

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. SELLER: Emily R. Andrews, Nathan D. Andrews

2. PROPERTY LOCATION: 562 Pickering Rd, Rochester, NH 03867

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐ Yes ☒ No

4. SELLER: ☒ has ☐ has not occupied the property for 4 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

b. INSTALLATION: Location: Well is in the back yard to the left if you're looking at the house from the front
Installed By: Clearwater Artesian Well Company Date of Installation: 3/19/2022
What is the source of your information? Attached Well Report

c. USE: Number of persons currently using the system: 3
Does system supply water for more than one household? ☐ Yes ☒ No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No
Quality: ☐ Yes ☒ No ☐ Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☒ Yes ☐ No Date of most recent test 9/22/2026
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No
If YES, are test results available? ☒ Yes ☐ No
What steps were taken to remedy the problem? None
COMMENTS: Well ID: 203.1194 - 480' deep, 18' to bedrock, 40' casing, 40' static level, 3 GPM

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: ☐ Yes ☒ No Community/Shared: ☐ Yes ☒ No
Private: ☒ Yes ☐ No ☐ Unknown
Septic Design Available: ☒ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:
TANK: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other
Tank Size 1,250 Gal. ☐ Unknown ☐ Other
Tank Type ☒ Concrete ☐ Metal ☐ Unknown ☐ Other
Location: Right side yard ☐ Location Unknown. Date of Installation: 8/1/2022 operation date
Date of Last Servicing: 10/5/26 Name of Company Servicing Tank: L.W.Morgridge & Son, Inc
Have you experienced any malfunctions? ☐ Yes ☒ No
COMMENTS: Installed by Wayne R. McKay, Somersworth, NH

SELLER(S) INITIALS _____ / _____ BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: right front of the house Size: 300 GPD _____ Unknown
Date of installation of leach field: 8/1/2022 Operation Date Installed By: Wayne R. McKay
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: Designed for 300 gallons per day

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: None
FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	☒	☐	☐	<u>Unknown</u>	<u>Unknown</u>	
	Crawl Space	<u>N/A - home built on concrete slab</u>					
	Exterior Walls	☒	☐	☐	<u>Unknown</u>	<u>Unknown</u>	
	Floors	☒	☐	☐	<u>Foam</u>	<u>Unknown</u>	

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown
IF YES: Are tanks currently in use? ☐ Yes ☐ No
IF NO: How long have tank(s) been out of service? _____
What material(s) are, or were stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any past or present problems such as leakage, etc? ☐ Yes ☐ No
Comments: _____
If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown
Comments: Other than septic tank, no known underground tanks exist on property

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? ☐ Yes ☒ No ☐ Unknown
In the siding? ☐ Yes ☒ No ☐ Unknown In the roofing shingles? ☐ Yes ☒ No ☐ Unknown
In flooring tiles? ☐ Yes ☒ No ☐ Unknown Other: _____
If YES, Source of information: N/A
Comments: None

c. RADON/AIR - Current or previously existing:
Has the property been tested? ☒ Yes ☐ No ☐ Unknown
If YES: Date: 9/21/2026 By: Northeast Building Inspections
Results: 2.8 pCi/l If applicable, what remedial steps were taken? None
~~Has the property been tested since remedial steps? ☐ Yes ☐ No~~
Are test results available? ☒ Yes ☐ No
Comments: None

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d. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If YES: Date: 9/19/2026

By: Seacoast Analytical Services

Results: 3,467 pCi/L

If applicable, what remedial steps were taken? None

Has the property been tested since remedial steps? ☐ Yes ☒ No

Are test results available? ☒ Yes ☐ No Comments: None

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? ☐ Yes ☒ No

If YES: Source of information: *****

Are you aware of any cracking, peeling, or flaking lead-based paint? ☐ Yes ☒ No

Comments: None

f. Are you aware of any other hazardous materials? ☐ Yes ☒ No

If YES: Source of information: X

Comments: X

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

☐ Yes ☒ No ☐ Unknown If YES, Explain: N/A

What is your source of information? Seller

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: N/A

What is your source of information? Seller

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: N/A

d. Are you aware of any problems with other buildings on the property?

☐ Yes ☒ No If YES, Explain: N/A

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

☐ Yes ☒ No ☐ Unknown If YES, Explain: No exemptions or reductions

f. Is this property located in a Federally Designated Flood Hazard Zone?

☐ Yes ☒ No ☐ Unknown Comments: None

g. Has the property been surveyed?

☐ Yes ☒ No ☐ Unknown If YES, By: None

If YES, is survey available? ☐ Yes ☒ No ☐ Unknown

h. How is the property zoned? Agricultural

i. Heating System Age: 2022 Type: Heat pumps x3 Fuel: Electric Tank Location: NONE

Owner of Tank: NO TANKS

Annual Fuel Consumption: Part of power bill Price: Unknown Gallons: Unknown

Date system was last serviced and by whom? None

Secondary Heat Systems: None

Comments: None

j. Roof Age: 2022 Type of Roof Covering: Asphalt Shingle Roof

Moisture or leakage: None

Comments: None

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REALTORS®

Equal Housing
Opportunity

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k. Foundation/Basement ☐ Full ☐ Partial ☒ Other: Slab _____ Type: Concrete _____

Moisture or leakage: None

Comments: None

I. **Chimney(s)** How Many? None Lined? Last Cleaned: Problems?

Comments: None

m. Plumbing Type: PVC, PEX Age: 2022

Comments: ~~None~~

n. Domestic Hot Water Age: 2022 Type: Electric Gallons: N/A

Electrical System	# of Amps	000	X Circuit Breakers	Fuses
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6. **Electrical System** # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: None

Comments: None

Solar Panels: Leased Owned If leased, explain terms of agreement:

Comments: None

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ___Yes xNo

If Yes, please explain: None

q. Pest Infestation: Are you aware of any past or present pest infestations? ___Yes XNo Type: N/A

Comments: None

r. Methamphetamine Production Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) Yes X No If YES, please explain: N/A

s. **Air Conditioning** Type: Heat Pump x3 Age: 2022 Date Last Serviced and by whom: None

Comments: None

t. **Pool** Age: _____ Heated: ____ Yes ____ No _____ Type: _____ Last Date of Service: _____

By Whom: *****

u. **Generator** Portable: ___Yes xNo Whole House: ___Yes xNo Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: None

v. **Internet** Type Currently Used at Property: Fiber Optic

w. **Other** (e.g. Alarm System, Irrigation System, etc.) None

Comments: None

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS /

BUYER(S) INITIALS _____ /

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Produced with Lone Wolf Transact 717 N Harwood St. Suite 2200. Dallas, TX 75201 www.lwolf.com

562 Pickering Road

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10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☒ Yes ☐ No

b. ADDITIONAL COMMENTS:

See attached Zoning Map, Tax Map, Floorplans, Well Report, Water test, Radon Water test, Septic design and permit, Real estate tax bill, GIS map, FIRMette map, Deed, Assessor field card, inspection report.

Koskela Construction installed two bathroom fan exterior outlet vents in vinyl soffit of the house.

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

SELLER Emily R. Andrews

DATE _____

SELLER Nathan D. Andrews

DATE _____

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER _____

DATE _____

BUYER _____

DATE _____

SELLER(S) INITIALS _____ / _____

BUYER(S) INITIALS _____ / _____

Note: Report includes internal fields.

Residential	Single Family	562 Pickering Road		Listed: 9/2/2026	\$485,000
5108103		Rochester	NH 03867	Closed:	
Active		Unit/Lot #		DOM: 2	



County NH-Strafford
VillDstLoc
Year Built 2022
Architectural Style Ranch
Color
Total Stories 1
Taxes TBD No
Tax Annual Amount \$6,518.00
Tax Year 2026
Tax Year Notes

Rooms Total 6
Bedrooms Total 3
Bathrooms Total 2
Bathrooms Full 2
Bathrooms Three Quarter 0
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,288
Below Grade Finished Area 0
Total Finished Area 1,288
List \$/SqFt Fin Total \$376.55
Total Area 1,288
Lot Size Acres 0.20
Lot Size Square Feet 8,712
Footprint

Activation Date

Directions The road numbering is not aligned with GPS. Use 476 Pickering Rd, Rochester, NH on GPS to get directly to this property.

M

H

Virtual Tour URL Un...

Virtual Tour URL Un...

Public Remarks OPEN HOUSE SATURDAY 9/5/2026 2:00-4:00 Built in 2022, this thoughtfully designed ranch combines modern finishes with the convenience of one-level living. The home offers 3 bedrooms, 2 full bathrooms, first-floor laundry and an oversized attached garage, all set on a manageable, level 0.20± acre lot. The kitchen features granite countertops, stainless steel appliances and a center island providing additional workspace and seating. Heat-pump heating and cooling provide efficient year-round comfort, while vinyl siding and a slab foundation help keep maintenance manageable. The third bedroom also offers flexibility for a home office, den or guest space. Private water and septic, ample off-street parking and frontage on a paved public road add everyday practicality. Located in a country setting near the Dover line, this newer home offers an appealing combination of modern construction, flexible living space and convenient access to Rochester, Dover and surrounding Seacoast communities.

STRUCTURE			
Property Condition	Existing	Estimated Completion Date	List \$/SqFt Fin ABV Grade \$376.55
Construction Materials	Wood Frame, Vinyl Siding		Above Grade Finished Area Source Public Records
Roof	Shingle		Above Grade Unfinished Area 0
Foundation Details	Concrete Slab		Above Grade Unfinished Area Source
			Below Grade Finished Area Source
			Below Grade Unfinished Area 0
			Below Grade Unfinished Area Source
			Total Below Grade Area
			Total Below Grade Area Source
Basement	No		
Basement Access Type			
Garage	Yes		
Garage Capacity	2		

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL
-------	------------------	-------	------------------	-------	------------------

Development / Subdivision

Owned Land

Common Land Acres

ROW Length

ROW Width

ROW Parcel Access

ROW to other Parcel

Yes

School District

Elementary School

Middle/Jr School

High School

Lot Features

Level, Neighborhood

Waterfront Property

Water View

Water Body Access

Water Body Name

Water Body Type

Water Frontage Length

Waterfront Property Rights

Water Body Restrictions

Road Frontage

Road Frontage Length

Road Frontage Type

Yes

110

Paved,

Public

Initial

EA

Initial

ohe

UTILITIES			
Heating	Heat Pump	Internet	High Speed Intrnt Avail
Cooling	Mini Split	Fuel Company	
Water Source	Private	Electric Company	
Sewer	Private	Water Company	
Electric	Circuit Breaker(s)	Cable Company	
Utilities	Other	Phone Company	
		Internet Service Provider	

FEATURES	
Driveway	Paved

CONDO -- MOBILE -- AUCTION INFO			
Condo Name	Bldng#	Auction Date	
Condo Limited Common Area	UntPerBldg	Auction Time	
Condo Fees		Auctioneer Name	
		Auctioneer License Number	
		Auction Price Determnd By	
Mobile Park Name			
Mobile Make		Mobile Park Approval	Mobile Anchor
Mobile Model Name		Mobile Must Move	Mobile Co-Op
MobileSer#			

DISCLOSURES			
Fee			
Fee 2			
Fee 3			
Planned Unit Development		Flood Zone	No
Rented		Seasonal	No
Rental Amount		Easements	
Special Listing Condition	None	Covenants	No
Exclusions		Resort	No
		Right of First Refusal	

		Timeshare/Fract. Ownrshp	No
		T/F Ownership Amount	
		T/F Ownership Type	
		Surveyed	Yes
		Surveyed By	

PUBLIC RECORDS				POWER PRODUCTION	
DeedRecTy	Warranty	Map	263	PrdType	PrdType2
Total Deeds		Block	0	PrdOwner	PrdOwner2
Deed Book	5082	Lot	51	MountType	MountType2
Deed Page	619	SPAN#		Mount Loc	Mount Loc2
Deed 2 Book		Tax Class		PrdSize	PrdSize2
Deed 2 Page		Tax Rate		InstallYr	InstallYr2
PlanSurv#		PropTaxRel		PrdAnnual	PrdAnnual2
Property ID		Land Gains		AnnStatus	AnnStatus2
Zoning	Agricultural	AssmntYr		PrdVerSrc	PrdVerSrc2
		AssmntAmt			
		SpecAssmt			

GREEN PERFORMANCE INDICATORS

VerBody	VerBody2	VerBody3
BldgPrgm	BldgPrgm2	BldgPrgm3
Green Verification Year	Green Verificatn Year 2	Green Verificatn Year 3
VerRating	VerRating2	VerRating3
Green Verification Metric	Green Verificatn Metric 2	Green Verificatn Metric 3
Green Verification Status	Green Verificatn Status 2	Green Verificatn Status 3
Green Verification Source	Green Verification Source 2	Green Verification Source 3
Green Verification NewCon	Green Verificatn NewCon 2	Green Verificatn NewCon 3
Green Verification URL	Green Verificatn URL 2	Green Verificatn URL 3

Initial

EA

Initial

ohe

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks

Private Office Remarks

Showing Instructions ShowingTime 800-746-9464
Showing Service ShowingTime

Input of Owner Name I have written permission to submit name
Owner Name Emily R. & Nathan D. Andrews
Owner Phone
Occupant Type Owner
Occupant Name Emily & Nate Andrews
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name	Tim Dunham Realty	MLS List Date	9/2/2026
Listing Office - Phone Number	Off: 207-729-7297	Expiration Date	9/2/2027
Listing Office - Phone Number 2		Active Under Contract Date	
List Agent - Agent Name and Phone	Tim Dunham - Phone: 207-720-0660	Pending Date	
List Agent - Phone Number	Phone: 207-720-0660	Withdrawn Date	
List Agent - E-mail	tim@dunhamrealty.com	Terminated Date	
List Team - Team Name		Close Date	
List Team - Phone Number 1		Anticipated Closing Date	
List Team - Team Email 1			
Co List Agent - Agent Name and Phone		Marketed in other Property Type	No
Co List Agent - Phone Number		Other MLS#	
Co List Agent - E-mail		Comp Only	No
Alternate Contact - Agent Name		Comp Type	
Alternate Contact - Phone Number		Listing Type	Exclusive Right
Alternate Contact - E-mail		Listing Service	Full Service
Buyer Office - Office Name		Designated/Apptd. Agency	No
Buyer Office - Phone Number			
Buyer Office - E-mail		Original List Price	\$485,000
Buyer Agent - Agent Name			
Buyer Agent - Phone Number			
Buyer Agent - E-mail			
Buyer Team - Team Name			
Buyer Team - Phone Number 1			
Co Buyer Office - Office Name and Phone			
Co Buyer Agent - Agent Name and Phone			

Concessions	Buyer Financing
Concessions Amount	Right of First Refusal
Concessions Comments	
Appraisal Complete	
Appraisal Type	
Appraiser	
Appraiser Phone	
Appraiser Email	Contingencies
Buyer Name	
Residence	
Title Company	

My Info: Tim Dunham - Phone: 207-720-0660

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Initial
EA

Initial
[Signature]

City of Rochester, NH

Zoning Map



Legend

Overlay Districts

-  Aquifer Protection
-  Historic
-  Special Downtown

Zoning Districts

-  Agricultural
-  Residential - 1
-  Residential - 2
-  Neighborhood Mixed Use
-  Downtown Commercial
-  Highway Commercial
-  Office Commercial
-  General Industrial
-  Granite Ridge
-  Airport Special
-  Hospital Special
-  Recycling Industrial

Other

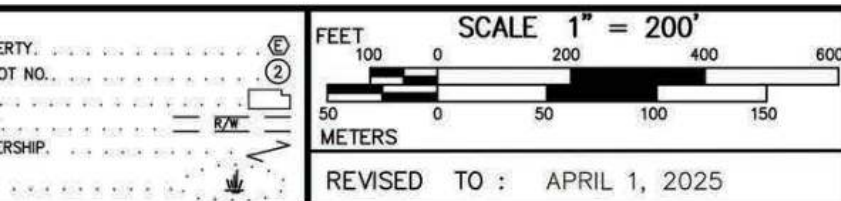
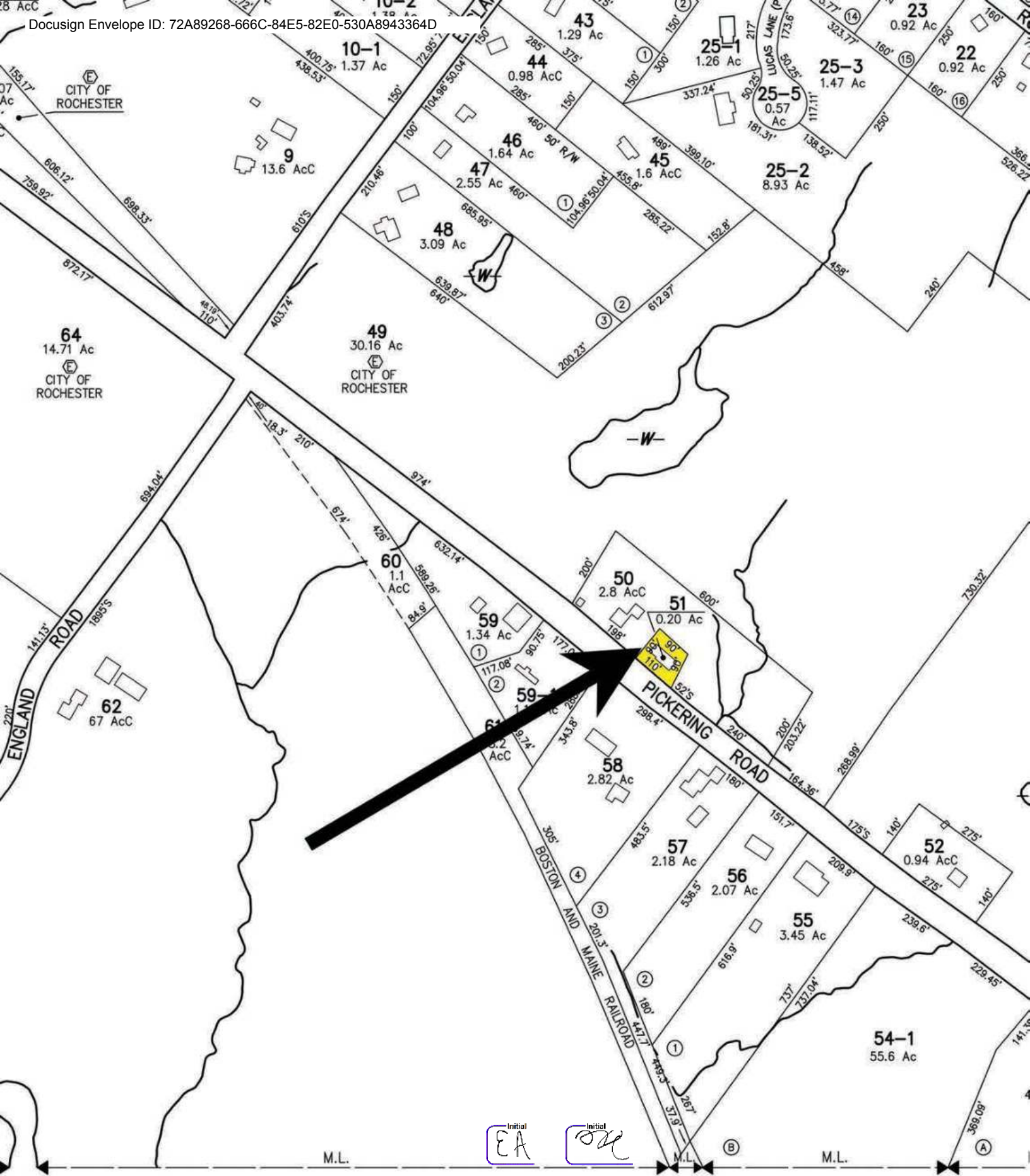
-  PUD-1
-  PUD-2
-  PUD-4
-  Density Rings



1 0.5 0 1 Miles

Initial
EA Initial
JAC

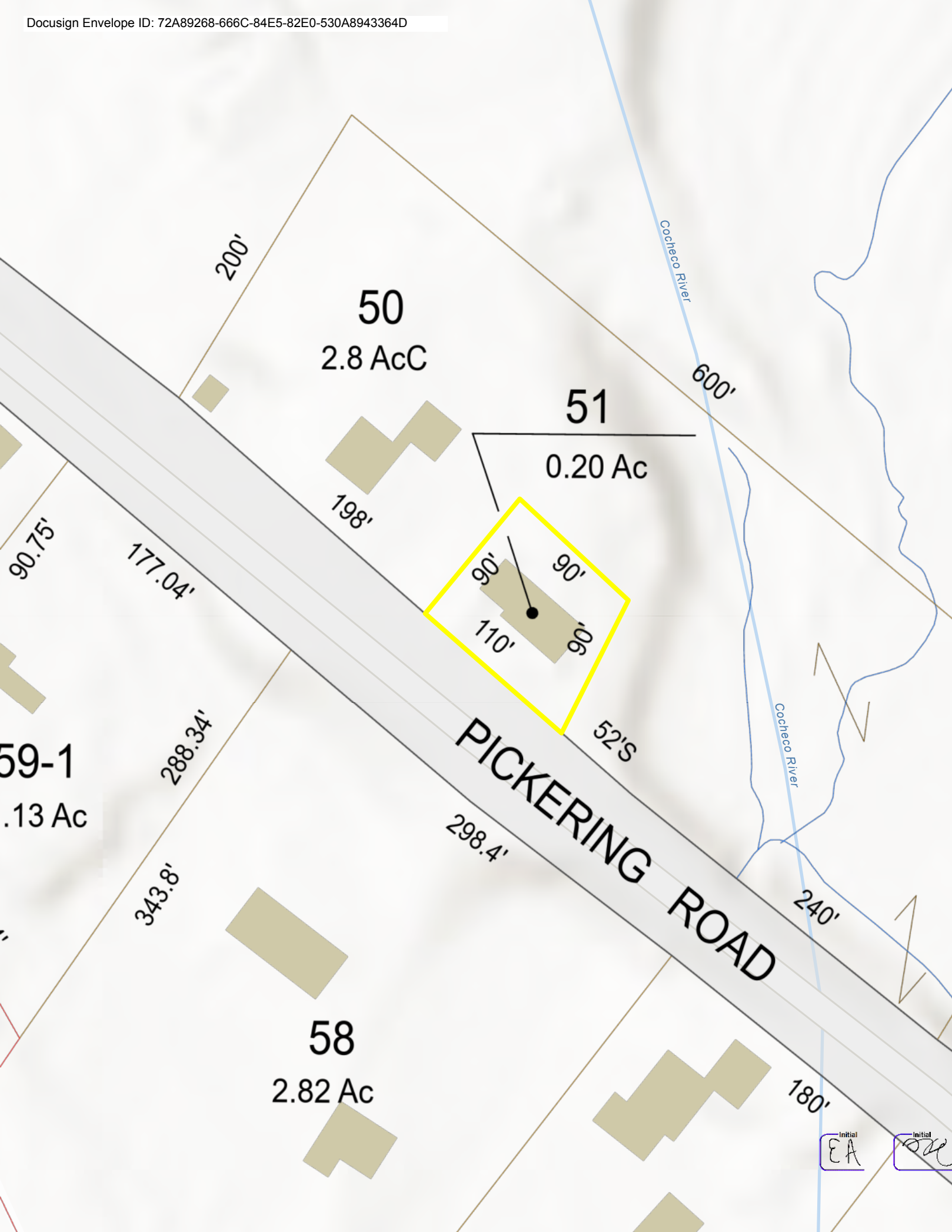
Adopted: 4/14/2014
Amended: 7/12/2013; 10/7/2013; 1 and 1.25 Rings 4/11/14; Aquifer Protection Overlay 4/22/14; Industrial Zone 3/7/2017, Downtown Commercial Zone 2/6/2018



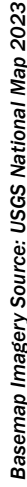
PROPERTY MAPS

ROCHESTER

NEW HAMPSHIRE



Docusign Envelope ID: 72A89268-666C-84E5-82E0-530A8943364D



9/4/2026

Water Well Report

1 of 1

Well Id (WRB#): 203.1194

Name and Location:
NA NA
562 PICKERING RD.
[MapIt](#)
ROCHESTER

Tax Map No: 263

Lot No: 51

Type: BEDROCK (DRILLED)

Use: DOMESTIC DRINKING WATER;

Date Completed: 03/19/2022

Total Depth: 480 ft

Depth to Bedrock: 18 ft

Casing: 40 ft

Tested Yield: 0.5 gal/min

Static Water Level: 40 ft

Measured Yield After Development: 3 gal/min

Well Driller

Driller License No: 1236

Name and Address:
CLEARWATER ARTESIAN WELL COMPANY, INC
15 JESSIE DOE RD
ROLLINSFORD NH 03869

Email: CLEARWATERINC@COMCAST.NET

Driller Well Id: 4/21/22 DD

Current License Status: Inactive

Phone Number: 603-742-7531

Initial

EA

Initial





Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: October 24, 2022

Reference #: S102022H

Client: Emily Andrews

Water location: 562 Pickering Road
Rochester, NH

Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	1.6	-	-
EPA 300.0	Chloride (mg/L)	250	25	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	7.7 @ 20 °C	-	-
SM 2340B	Hardness (mg/L)	No limit	138	-	-
EPA 200.8	Sodium (mg/L)	250	17.5	-	-
EPA 200.8	Iron (mg/L)	0.300	0.109	-	-
EPA 200.8	Manganese (mg/L)	0.050	0.010	-	-
EPA 200.8	Copper (mg/L)	1.300	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.0011	-	-
EPA 200.8	Arsenic (mg/L)	0.010	< 0.001	-	-
EPA 200.8	Uranium (µg/L)	30.0	15.3	-	-
Colilert	Total Coliform Bacteria	absent	absent	-	-
Colilert	E. Coli Bacteria	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL PRIMARY DRINKING WATER STANDARDS. Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above. Nitrate-N/nitrite-N should be analyzed within 48 hours of collection. Samples tested after this time period may not yield accurate results. pH should ideally be measured at the time of collection. Reported pH may differ from field measurement. This report relates only to the sample received.

Date/time sampled: 10/20/22 13:00

EPA 300.0 analysis: 10/20/22 13:14

Colilert analysis: 10/20/22 13:17

EPA 200.8 analysis: 10/21/22

EPA 150.1 analysis: 10/20/22 15:25

Date rec'd: 10/20/22 Temp (°C) rec'd: 13 On Ice: N

Client email: emilyandrews2017@gmail.com

SEACOAST ANALYTICAL SERVICES is a NELAP Accredited Laboratory in NH #1733 and ME #NH00043. Please refer to our website at seacoastanalytical.com for a copy of our current certificates and accredited parameters. This sample was received and analyzed in compliance with the National Environmental Laboratory Accreditation Conference (NELAC) requirements unless noted. Please call with questions regarding this analysis.

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

Katy Anderson, Technical Director

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EA

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[Signature]



Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: October 24, 2022

Reference #: S102022HR

Client: Emily Andrews

Water location: 562 Pickering Road
Rochester, NH

Test Method	ANALYTE (pCi/L) = picocurie per liter	YOUR WATER'S VALUE < means less than
E-PERM®	Radon	2,671

Date/time sampled: 10/20/22 13:00

Radon analysis: 10/20/22

Date rec'd: 10/20/22

THIS REPORT IS CONFIDENTIAL. IF YOU
RECEIVE THIS INFORMATION IN ERROR,
PLEASE CALL 603-868-1457.

SEACOAST ANALYTICAL SERVICES is a National Radon Safety Board Accredited Radon Laboratory (NRSB # ARL0008) in New Hampshire, Maine, Massachusetts, Vermont, and Connecticut. We are also registered (#ME07800C) as required with the State of Maine. Two national organization web sites list accredited radon mitigation companies. Follow the links to radon mitigation. (www.nrsb.org) (nrpp.info)

A handwritten signature in black ink, appearing to read "Katy G. Anderson".

Katy Anderson, Technical Director

Water - Subsurface Onestop - Application Detail

Friday, Sep. 4, 2026

Return to Query

Return to Results

Work Number:

202201318

Status:

OPERATIONAL APPROVAL

Application Type:

CONSTRUCTION

Approval Number:

ECA2022032909

Owner Name:

KB PROPERTIES LLC

Site Street Address:

562 PICKERING ROAD
ROCHESTER

County:

STRAFFORD

Book / Page:

/

Map / Lot:

263 / 51

Subdivision Name:

Subdivision Approval Number:

Designer:

DAVID A CLUFF
ROCHESTER NH 03839

Surveyor:

Installer:

WAYNE R MCKAY
SOMERSWORTH, NH 03878

Approval Date:

3/29/2022

Operation Date:

8/1/2022

Do Not Backfill Date:

Bedrooms:

2

Flow:

300

Approval Conditions

THIS APPROVAL IS VALID FOR 90 DAYS FROM DATE OF APPROVAL, PER ENV-WQ 1004.20.
NO WAIVERS HAVE BEEN APPROVED.

Operational Conditions

NHDES Reviewer:

DARREN KING

Application Documents:
If you are in need of accommodation with any of these files, please contact the NHDES reviewer listed above.

OneStop is currently experiencing a 2-3 day delay in uploading daily information to project files. If you push the "Select" button for a file that was uploaded today it may not be available to download for a couple of days. We appreciate your patience while we work to correct this issue.

	Title	Date	Document Type	Size
Select	202201318_APPRET_01.PDF	29-MAR-22	APPLICATION RETURN LETTER	0
Select	202201318_CORPLA_01.PDF	29-MAR-22	PLAN - CORRECTED	0.45
Select	202201318_CORPLA_02.PDF	29-MAR-22	PLAN - CORRECTED	0.45
Select	202201318_APPACC_01.PDF	29-MAR-22	APPLICATION ACCEPTANCE LETTER	0
Select	202201318_CONCA_01.PDF	29-MAR-22	ISDS CONSTRUCTION APPROVAL	0
Select	202201318_PLAN-A_01.PDF	29-MAR-22	PLAN - APPROVED	0
Select	202201318_OWNCER_01.PDF	28-MAR-22	OWNER CERTIFICATION LETTER	0.51
Select	202201318_PLAN_01.PDF	28-MAR-22	PLAN	0
Select	202201318_RECWRE_01.PDF	28-MAR-22	RECORDED WELL RELEASE	0.57
Select	202201318_CONOA_01.PDF	01-AUG-22	ISDS OPERATIONAL APPROVAL	0

Total Documents Returned: 10

You will need a PDF reader in order to view any documents. You can download a free reader from [Adobe](#).

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CURRENT OWNER			UTILITIES		TOPO		ZONING		CURRENT ASSESSMENT				VISION										
ANDREW'S EMILY R & NATHAN D 562 PICKERING RD ROCHESTER NH 03867			0	WELL	0	LEVEL	A	AGRICULTURAL	Description BLDG LAND	LUC Co 101 101	Prior Assessed 354,700 71,200	Current Assesse 354,700 71,200											
			0	SEPTIC	NEIGHBORHOOD	NHBD NAME																	
			0	NONE	1070	RURAL SOUTHWEST																	
			UTL/ST/ TRAF		EXEMPTIONS																		
			0	PAVED		Code		Description															
			0	MEDIUM																			
			LEGAL DESCRIPTION																				
SALES INFORMATION- GRANTEE			BOOK/PAGE	SALE DATE	SALE PRICE	SALE CODE		PREVIOUS ASSESSMENTS (HISTORY)															
ANDREW'S EMILY R & NATHAN D			5082	619	12-02-2022	389,000	02	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse	Year	Descri	Prior Assesse							
K-B PROPERTIES LLC			4995	615	12-21-2021	0	54	2023	BLDG	200,200	2024	BLDG	354,700	2025	BLDG	354,700							
K-B PROPERTIES LLC			4928	165	07-08-2021	2,667	45		LAND	50,300		LAND	71,200		LAND	71,200							
KB PROPERTIES LLC			4928	163	06-24-2021	2,667	45																
K-B PROPERTIES LLC			4569	614	05-17-2018	11,000	35																
			Total					Total		250,500		425,900		Total		425,900							
BUILDING NOTES																							
FKA 476 PICKERING RD																							
5/23- DFVL- P/U NEW HSE																							
BUILDING PERMIT RECORD																							
Issue Date	Permit Id	Description	Price	Insp Date	% C	Stat	Notes																
07-28-2022	M-22-365	HEATING SY	11,200	05-10-2023	100	CI	Heat pump mini split system																
07-28-2022	E-22-381	ELECTRIC	9,000	05-10-2023	100	CI	wiring ranch home																
05-18-2022	P-22-83	PLUMBING	11,755	05-10-2023	100	CI	venting/drainage for kitchen, two baths, laundry & w/h																
04-26-2022	MJB-22-39	RES BLDG	180,000	05-10-2023	100	CI	Single fam two bed w/attached garage																
06-20-2018	B-18-368	DEMOLITION	5,300	03-07-2019	100	C	vacant distressed building;																
LAND LINE VALUATION SECTION																							
B	LUC	Description	LandU	Land Type	Loc Adj	UnitPric	Size Adj	Cond	Nbhd	Nb Adj	Inf11	Inf11 Adj	Inf12	Inf12 Adj	Inf13	Inf13 Adj	Adj UnitPrice	Appraised Value	Assessed Value	Notes			
1	1010	SINGLE FA	0.200	PRIMARY	P	1.000	137,00	3.03771	1.00	1070	0.900	O	0.950				355.816.	71,200	71,200				
Initial EA																							
Initial 102																							
Total Card Land Units															0.20	AC	Parcel Total Land Area		0.20	AC	Total Land Value		71,200

[illegible]



Real Estate

View Bill

As of	9/1/2026
Bill Year	2026
Bill	567
Owner	ANDREWS EMILY R & NATHAN D
Parcel ID	026300510000

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	7/10/2026	\$3,258.14	\$3,258.14	\$0.00	\$0.00	\$0.00
TOTAL		\$3,258.14	\$3,258.14	\$0.00	\$0.00	\$0.00

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Return To: Emily R. Andrews and Nathan D. Andrews

E-Doc # 220017756
Book 5082 Page 619

12/06/2022 08:39:58 AM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA204368 25.00
TRANS TAX ST859931 5,835.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That K-B Properties, LLC, a New Hampshire Limited Liability Company, of PO Box 15, Somersworth, NH 03878, for consideration paid grant(s) to Emily R. Andrews and Nathan D. Andrews, Wife and Husband, of 25 Turgeon Street, Lewiston, ME 04240, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain tract or parcel of land with the buildings thereon, situated on the Northeasterly side of the Pickering Road in the City of Rochester, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at an iron hub driven in the ground at the base of a maple tree on the northeasterly side of said highway; thence running Northwesterly by said highway one hundred ten (110) feet, more or less, to another iron hub; thence turning and running Northeasterly ninety (90) feet, more or less, to another iron hub; thence turning and running Southeasterly ninety (90) feet, more or less, to another iron hub; thence turning and running Southwesterly ninety (90) feet, to another Iron hub to the point of beginning.

Excepting and reserving the parcel conveyed to Robin P. Brown by virtue of a Quitclaim deed dated July 8, 2021, and recorded in the Strafford County Registry of Deeds in Book 4928, Page 165.

And also A certain tract or parcel of land situated on Pickering Road in the City of Rochester, County of Strafford and State of New Hampshire and bounded and described as follows.

Beginning at a "NPA" re-bar TBS on the easterly side of Pickering Road, said point being S 31° 57' 13" E and a distance of 10.00 feet from a deed parcel boundary line between "Parcel 1" and "Parcel 2" of Tax Map 263, Lot 50; thence along the agreed upon boundary lines and said Lot 50 the following courses; N 56° 25' 42" E for a distance of 90.00 feet to a "NPA" re-bar TBS; S 30° 08' 34" E for a distance of 90.00 feet to a "NPA" re-bar TBS; thence S 43° 30' 44" W for a

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distance of 90.00 feet to a "NPA" re-bar TBS at the easterly side of said Pickering Road; thence along said Pickering Road N 31° 57' 13" W for a distance of 110.00 feet to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to K-B Properties, LLC by virtue of a Quitclaim deed from the City of Rochester dated 05/17/2018 and recorded at the Strafford County Registry of Deeds in Book 4569, Page 614, and a Quitclaim deed from Kathleen Ann Cool dated January 3, 2022 and recorded at the Strafford County Registry of Deeds in Book 4995, Page 615.

See also

Quitclaim Deed from Robin P. Brown to K-B Properties, LLC dated July 8, 2021 and recorded in the Strafford County Registry of Deeds in Book 4928, Page 163.

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

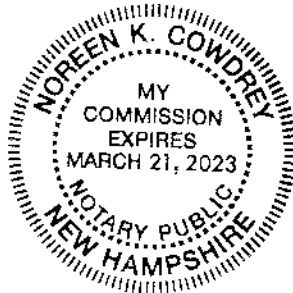
Executed this 2nd day of December, 2022.

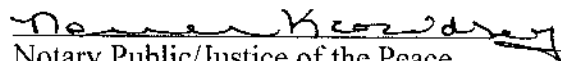
K-B Properties, LLC


By: Brenda Robinson
Its: Member

State of New Hampshire
County of Rockingham

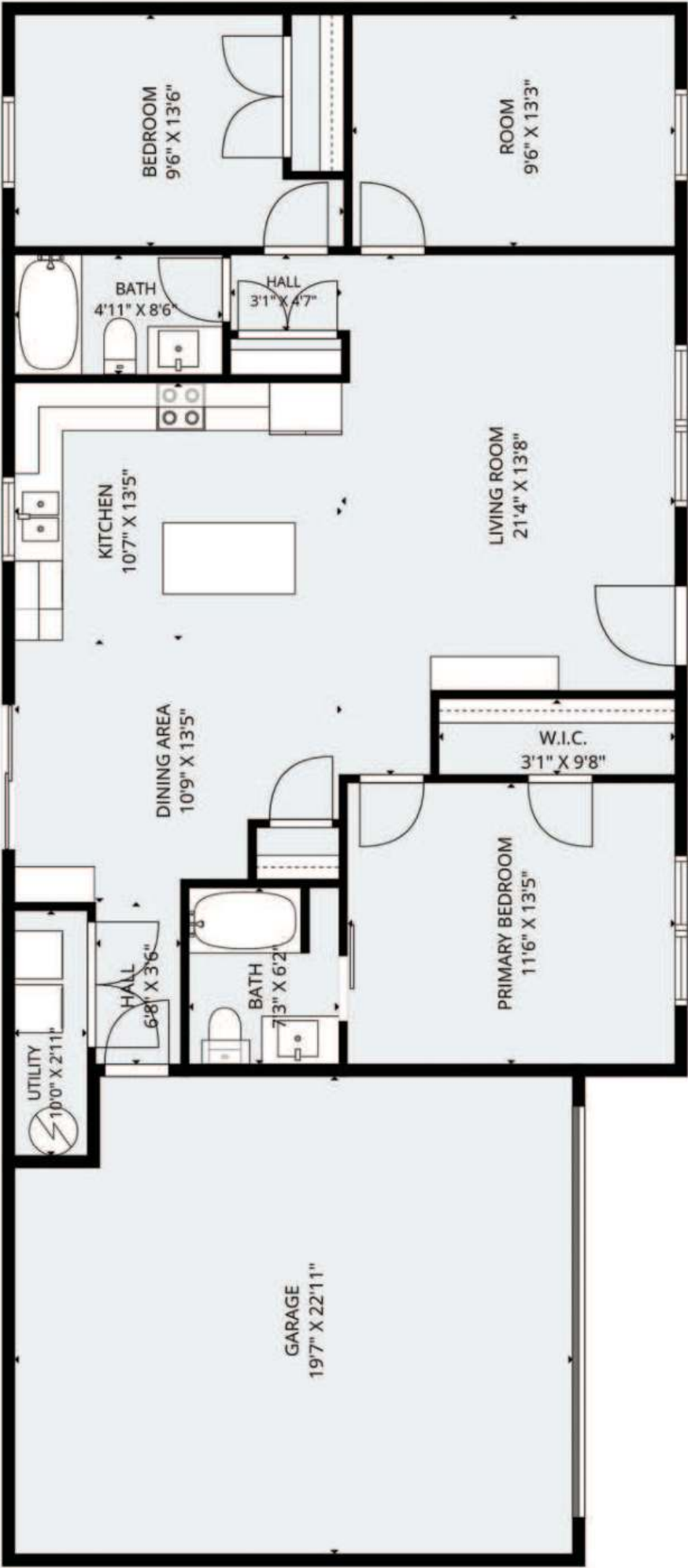
Then personally appeared before me on this 2nd day of December, 2022, Brenda Robinson, duly authorized on behalf of K-B Properties, LLC, and acknowledged the foregoing to be her free act and deed.




Notary Public/Justice of the Peace
Commission expiration:

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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR OPERATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

DATE OF INSPECTION: 8/1/2022

APPROVAL NUMBER: eCA2022032909

DATE OF OPERATIONAL APPROVAL: 8/1/2022

I. PROPERTY INFORMATION

Address: 562 PICKERING ROAD
ROCHESTER NH 03867
Subdivision Approval No.: PRE-1967
Subdivision Name:
County: STRAFFORD
Tax Map/Lot No.: 263/51

II. OWNER INFORMATION

Name: KB PROPERTIES LLC
Address: KB PROPERTIES LLC
PO BOX 15
SOMERSWORTH NH 03878

III. APPLICANT INFORMATION

Name: DAVID A CLUFF
Address: PO BOX 7223 GONIC STATION
ROCHESTER NH 03839-7223

IV. DESIGNER INFORMATION

Name: DAVID A CLUFF
Address: PO BOX 7223 GONIC STATION
ROCHESTER NH 03839-7223
Permit No.: 00535

V. INSTALLER INFORMATION

Name: WAYNE R MCKAY
Address: 12 LAVOIE WAY
SOMERSWORTH NH 03878
Permit No.: 04736

VI. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Operation

- A. TYPE OF SYSTEM:** ADVANCED ENVIRO-SEPTIC
- B. NO. OF BEDROOMS:** 2
- C. APPROVED FLOW:** 300 GPD
- D. OTHER CONDITIONS AND WAIVERS:**
 - 1. No waivers have been approved.

Derek Clay
Subsurface Systems Bureau

APPROVAL FOR OPERATION

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Operation

- A. This Approval for Operation is for the ISDS as identified on Page 1 of this Approval.
- B. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- C. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Operation. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- D. The system must be constructed in strict accordance with the approved plans and specifications.
- E. This Approval for Operation does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202201318-1
APPROVAL NUMBER: eCA2022032909
RECEIVED DATE: March 28, 2022
TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTIC

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[Signature]

Book:5018 Page:77



Doc # 220004509 03/22/2022 03:32:50 PM
Book 5018 Page 77 Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County



State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES
Subsurface Systems Bureau
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
603-271-3501 FAX 603-271-6683

Release Form For Protective Well Radlii
RSA 485-A:30-b

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[Signature]



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

**APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVAL
OWNER CERTIFICATION**

Application Work # 202201318

Document Prepared: 3/28/2022

Property Owner:

KB PROPERTIES LLC
PO BOX 15
SOMERSWORTH NH 03878

Property Address: 562 PICKERING ROAD
ROCHESTER, NH

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE OWNER

Pursuant to Env-Wq 1003.08, I certify that I am the present owner of the property referenced in this application and that I have seen the plans, and I hereby confirm that the plans are in accordance with my needs and desires. I fully understand that should this plan be approved, no waivers to the construction approval will be allowed and that any change(s) will require a new submission, review, and approval.


Kenneth Robinson
Date: 3/28/2022

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KOR



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 3/29/2022

APPROVAL NUMBER: eCA2022032909

I. PROPERTY INFORMATION

Address: 562 PICKERING ROAD
ROCHESTER NH 03867
Subdivision Approval No.: PRE-1967
Subdivision Name:
County: STRAFFORD
Tax Map/Lot No.: 263/51

II. OWNER INFORMATION

Name: KB PROPERTIES LLC
Address: KB PROPERTIES LLC
PO BOX 15
SOMERSWORTH NH 03878

III. APPLICANT INFORMATION

Name: DAVID A CLUFF
Address: PO BOX 7223 GONIC STATION
ROCHESTER NH 03839-7223

IV. DESIGNER INFORMATION

Name: DAVID A CLUFF
Address: PO BOX 7223 GONIC STATION
ROCHESTER NH 03839-7223
Permit No.: 00535

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: ADVANCED ENVIRO-SEPTIC

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 90 days from date of approval, per Env-Wq 1004.20.
2. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

NHDES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

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JL

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 6/27/2022, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202201318-1

APPROVAL NUMBER: eCA2022032909

RECEIVED DATE: March 28, 2022

TYPE OF SYSTEM: ADVANCED ENVIRO-
SEPTICInitial
EAInitial
[Signature]



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

NOTICE OF ACCEPTANCE OF PERMIT APPLICATION

MARCH 29, 2022

ASSISTANT CITY ENGINEER
31 WAKEFIELD ST
ROCHESTER NH 03867-1917

RE: Subsurface Systems Bureau Application for Individual Subsurface Disposal System (RSA 485:A)

Work Number: 202201318

Subject Property: 562 PICKERING ROAD

ROCHESTER NH 03867

TAX MAP: 263, TAX LOT: 51

Dear Municipal Clerk:

Pursuant to RSA 541-A:39, please be advised that the Department of Environmental Services (NHDES) accepted an application for an Individual Subsurface Disposal System (ISDS) on March 28, 2022 for the subject property referenced above.

This is not an authorization to proceed or permit to do work.

Please provide a copy of this notice to all interested departments, boards and commissions. Also note that under current state law and regulations, NHDES is not authorized to consider local zoning and regulatory issues pertaining to a project; these must be addressed at the local level.

If you have any questions, please contact the NHDES Subsurface Systems Bureau at (603) 271-3501.

Sincerely,

Subsurface Systems Bureau
Land Resources Management

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EA Initial
JH

NHDES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

BUILDING ANALYSIS REPORT

Client: *Jim Torres*

Property Location: *562 Pickering Rd.
Rochester, NH 03867*

Date of Inspection: *9/21/2026*

TABLE OF CONTENTS

Pre-Inspection Agreement.....	
Message to the Home Buyer.....	
Summary.....	1
Structural and Basement.....	2
Heating and Cooling.....	3
Plumbing and Bathrooms.....	4
Electrical and Kitchen.....	5
Interior and Attic.....	6
Roofing Systems and Exterior.....	7
Grounds.....	8
Remarks - (Optional Page).....	9
Home Inspection Facts.....	10

MESSAGE TO THE HOME BUYER

The Building Inspection

This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all.

You are urged to attend the inspection and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report is a summary of that information.

It is important for you to understand exactly what your professional building inspector is able to do for you and what the limitations are in the inspection and analysis. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

Your Inspection Report

Throughout your report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When an item in the report is checked "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

Problems with the Building

This report is not a guaranty or warranty; we cannot eliminate all your risk in purchasing. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the house.

Home buyers, after settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice and recommendations had been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel the report did not give you sufficient warning of, call the inspector. A phone consultation may be helpful to you in deciding what corrective measures to take and the inspector may be able to advise you in assessing proposals offered by contractors for remedying the problem.

Please consult your inspector before you engage a contractor to correct a possible defect. Unless prior consultation occurs, this company cannot assist you further.

The Building Analysis Report (B.A.R.)

This report form was first developed in 1984 at the request of home inspectors who needed to present a concise but complete summary of the results of their inspections free from the sort of technical language which many home buyers would find bewildering. It is used today by hundreds of leading home inspection companies throughout the United States and Canada, including members of such respected professional organizations as the American Society of Home Inspectors (ASHI), the National Association of Home Inspectors (NAHI), and the California Real Estate Inspection Association (CREIA).

Many improvements and revisions in this report form have been made through the years from suggestions by home inspectors and home buyers. We welcome any suggestions and criticisms which will assist us in improving it in the future.

BUILDING ANALYSIS REPORT

Copyright © 2011 HomeTech Publishing

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

No major structural issues observed, the home is in normal condition for its age.

******Safety issues noted;*

**The garage door opener needs the downforce safety reverse adjusted for safety.*

**The holes in the garage firewall from installing wiring need to be sealed with fire rated sheetrock, there should be no openings in the firewall.*

**The dryer duct and outlet need to be cleaned for fire safety.*

******Interior issues noted;*

There are no outlets on the exterior of the home for the bathroom exhaust fans.

The fans may be ducted to the soffit vent area of the attic but that will not get the moisture from the bathrooms out of the building. The bathroom exhaust fans need to be ducted out of the building through outlets designed for this.

**The primary bathroom vanity sink drains slowly, most likely needs hair cleaned out of the drain.*

*****Exterior issue noted;*

**There should be kick out flashing at the bottom of the garage roof where it ends beside the exterior wall home.*

**There is a loose piece of gable rake trim on the right side rear bottom corner that needs to be secured in place.*

Minor repairs during the first year of occupancy are estimated to be between \$0.00 and \$0.00

This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
	<i>No estimates are provided as a part of this home inspection.</i>

Remarks

Recommend using the washer water shutoffs when not using the washer.

The following pages cover in greater detail the items which are a part of this inspection.

Additional recommendations may also be found on the following pages.

KOSKELA CONSTRUCTION

P.O. BOX 863 • DOVER • NH • 03821 (603) 781-3033



October 6, 2026

Bill To:
Emily and Nate Andrews
562 Pickering Rd.
Rochester, NH, 03867

INVOICE
Exterior Fan Vent Installation

Description	Amount
Work Completed: Installed two bathroom fan exterior outlet vents in the vinyl soffit of the house. The new exterior vents were connected to the existing 4 inch vent hose that was existing behind the vinyl soffit	\$600.00
TOTAL DUE:	\$600.00
<u>Koskela Construction Terms are as follows:</u> Labor Rate is \$85.00 per hour – plus Material & Sub- contractors -with a 20% Contractors Fee on the total of the project. Projects are billed out as needed – **PAYMENTS ARE DUE UPON RECEIPT**	

Thank you for your business!



STRUCTURAL AND BASEMENT

TYPE OF BUILDING	☒ Single ☐ Duplex ☐ Rowhouse / Townhouse ☐ Multi-Unit ☒ Gable Roof ☐ Shed ☐ Hip ☐ Gambrel ☐ Mansard ☐ Flat
STRUCTURE	Foundation Wall: ☒ Poured Concrete ☐ Block ☐ Brick ☐ Brick and Block ☒ Slab with Posts/Columns: ☐ Steel ☐ Masonry ☐ Wood ☐ Concrete ☐ Not visible Floor structure: Closed construction, could not observe floor structure. Wall structure: 2x6 wood studs with OSB sheathing. Roof structure: Wood truss style rafters with OSB sheathing. Water damage: ☐ Some signs ☐ Extensive ☒ None observed Signs of abnormal condensation: ☐ Some signs ☐ Extensive ☒ None observed ☒ No major structural defects noted -- in normal condition for its age
Remarks	No structural issues observed.
BASEMENT	☐ Full ☐ Partial ☐ None ☒ Slab on grade Walls: ☐ Open ☐ Closed Ceiling: ☐ Open ☐ Closed ☐ ☐ Limited visibility due to extensive basement storage
FLOOR	☐ Concrete ☐ Dirt ☐ Satisfactory ☐ Resilient tile ☐ Sheet goods ☐ Carpeting ☒ N/A
FLOOR DRAIN	☐ Tested ☐ Not tested ☐ Water observed in trap ☐ Satisfactory ☐ French drain ☒ N/A
SUMP PUMP	☐ Tested ☐ Not tested ☐ Water observed in crock ☐ Satisfactory Pipes: ☐ Copper ☐ Galvanized ☐ Plastic ☒ N/A
BASEMENT DAMPNESS	☐ Some signs ☐ Extensive ☐ Past ☐ Present ☐ Not known ☒ None observed
CRAWL SPACE	☐ Readily accessible ☐ Not readily accessible ☐ Not inspected ☐ Satisfactory ☐ Conditions inspected ☐ Method: ☒ N/A Floor: ☐ Concrete ☐ Dirt ☐ Wood to earth contact Dampness: ☐ Some signs ☐ Extensive ☐ None observed ☐ Vapor barrier ☐ Insulation ☐ Ventilation
Remarks	The home does not have a crawlspace or basement.

HEATING AND COOLING

HEATING SYSTEM	Fuel: ☐ Gas ☐ Oil ☒ Electric ☐ Forced Air Furnace (see page 11) ☐ Gravity hot water ☐ Forced Hot Water Boiler ☐ Steam Boiler ☐ ☐ Radiant Heat ☐ Electric Baseboard ☒ Heat Pump (see page 11) No. 1Capacity: 24,000 BTU Age: 4Yrs. No. 2Capacity: 15,000 BTU Age: 4Yrs. No. 3Capacity: Age: Yrs. When turned on by thermostat: ☒ Fired ☐ Did not fire	☒ Satisfactory ☐ N/A
FUEL SUPPLY	☐ Oil tank in basement ☐ Buried ☐ Public gas supply ☐ Tank ☒ Electricity ☐ Fuel supply shutoff location: Circuit breakers	
HEAT EXCHANGER	☐ Partially observed ☐ Not visible; enclosed combustion ☐ Have condition checked before settlement (see page 11)	☒ N/A
HEAT DISTRIBUTION	☐ Radiators ☐ Convectors ☐ Baseboard Convectors ☐ Radiant Pipes: ☐ Galvanized pipes ☐ Copper ☐ Black iron ☐ Pipes not visible ☐ Ductwork Heat source in each room: ☒ Yes ☐ No	☒ Satisfactory ☐ N/A
HUMIDIFIER	☐ Atomizer ☐ Evaporator ☐ Steam ☐ Not Functioning ☐ Not Tested	☒ N/A
FILTER	☐ Washable ☐ Disposable ☐ Electronic ☐ Electrostatic	☒ N/A
SUPPLE-MENTARY HEAT	Location Type	☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
Remarks	<i>The mini split heat pump and air conditioning units are operating as designed.</i>	
COOLING	☐ Cooling system integral with heating system ☐ Central Air ☒ Room Units ☒ Heat Pump ☐ Through Wall ☒ Electric Compressor ☐ Gas Chiller ☒ Air Filter ☒ Air Handler ☒ Thermostat No. 1Condensing Unit Capacity: 2 tons Age: 4Yrs. No. 2Condensing Unit Capacity: 1-1/2 tons Age: 4Yrs. No. 3Condensing Unit Capacity: Age: Yrs. ☒ Tested ☐ Not Tested (see page 11) ☐ Ductwork ☐ Window units not tested	☒ Satisfactory ☐ N/A
Remarks	<i>The mini split heat pump and air conditioning units are operating as designed.</i>	

HEATING AND COOLING PHOTOS



IMG_4263.JPG

The mini split heat pump and air conditioning units are operating as designed.



IMG_4302.JPG

The mini split heat pump and air conditioning units are operating as designed.



IMG_4304.JPG

The mini split heat pump and air conditioning units are operating as designed.



IMG_4305.JPG

The mini split heat pump and air conditioning units are operating as designed.

HEATING AND COOLING PHOTOS



IMG_4306.JPG

The mini split heat pump and air conditioning units are operating as designed.

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	Water Supply: ☐ Public ☒ Private (see page 12) ☐ Not known ☒ Satisfactory Pipe: ☐ Copper ☐ Galvanized ☐ Brass ☒ Plastic ☐ N/A ☐ Lead ☐ Unknown Main shutoff location: <i>Laundry closet</i>
PIPES	☐ Copper ☐ Galvanized ☐ Brass ☒ Plastic ☐ Unknown ☒ Satisfactory Water Flow: ☐ Tested ☒ Not tested ☐ N/A Leaks: ☐ Some signs ☒ None observed Cross connections: <i>None observed</i> ☐ None observed Hose bibbs: ☒ Operating ☒ Frost free ☐ Not tested (see page 12)
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: ☐ Copper ☐ Galvanized ☐ Brass ☒ Plastic ☐ Lead ☐ Cast Iron ☐ Unknown ☐ Slow drain ☐ Leaks ☒ None observed Waste disposal: ☐ Public ☒ Private (see page 12) ☐ Not known
WATER HEATER	☐ Gas ☒ Electric ☐ Oil ☐ Tankless ☐ Integral with heating system ☒ Satisfactory ☐ In line system: Fuel cutoff location: <i>Circuit breaker</i> Capacity: 37Gal. Ample for: 4 - 5 people Age: 4Yrs. ☐ N/A ☒ Pressure relief valve ☒ Extension
Remarks:	<i>No plumbing issues observed.</i>

BATHROOM NO. 1 Location: <i>1st floor hall</i> ☒ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☒ Toilet ☐ Bidet ☐ Lavatory ☒ Vanity ☒ Fan ☐ Window Shower wall: ☐ Ceramic tile ☒ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient ☒ <i>LVP</i> Leaks: ☐ Some signs ☒ None observed ☒ Satisfactory	BATHROOM NO. 2 Location: <i>1st flr primary</i> ☐ Built in tub ☐ Leg tub ☒ Stall shower ☐ Whirlpool ☒ Toilet ☐ Bidet ☐ Lavatory ☒ Vanity ☒ Fan ☐ Window Shower wall: ☐ Ceramic tile ☒ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient ☒ <i>LVP</i> Leaks: ☐ Some signs ☒ None observed ☐ Satisfactory
BATHROOM NO. 3 Location: ☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	BATHROOM NO. 4 Location: ☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory
BATHROOM NO. 5 Location: ☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	BATHROOM NO. 6 Location: ☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory

Remarks:	<i>The primary bathroom vanity sink drains slowly, most likely needs hair cleaned out of the drain.</i>
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PLUMBING AND BATHROOM PHOTOS



IMG_4290.JPG

The Main water shutoff for the home is in the laundry closet, it is the yellow handled lever at the base of the blue pressure tank.



IMG_4291.JPG

The four year old 37 gallon electric water heater is operating as designed.



IMG_4307.JPG

The primary bathroom vanity sink drains slowly, most likely needs hair cleaned out of the drain.

ELECTRICAL AND KITCHEN

SERVICE ENTRANCE CABLE	Capacity: 200Amps, 120/240 Volts ☒ Satisfactory Service line entrance: ☒ Overhead ☐ Underground ☐ Raceway Conductor material: ☐ Copper ☒ Aluminum	
MAIN PANEL BOX	Location: Right front bedroom ☒ Grounded ☒ Bonded ☒ Satisfactory 200 Amps ☐ Fuses ☒ Circuit Breakers ☐ N/A ☐ Subpanel Location: Capacity of Main Current Disconnect: 200Amps	
CIRCUITS AND CONDUCTORS	Quantity: ☒ Ample Branch Wiring: ☒ Copper ☐ Aluminum ☒ Satisfactory Wiring method: ☒ Romex ☐ BX ☐ Knob and Tube ☐ Raceway ☐ Conduit ☐ Overfused circuit ☐ Double tap breaker GFCI: ☒ Exterior ☒ Garage ☒ Kitchen 2 Bathroom(s)	
OUTLETS, FIXTURES AND SWITCHES	☐ Random testing ☐ Reversed polarity ☐ Open ground ☒ Satisfactory ☐ Smoke detectors absent	
Remarks	No electrical issues observed.	
CABINETS AND COUNTER TOP		☒ Satisfactory
SINK	Plumbing Leaks: ☐ Some signs: ☒ None observed ☒ Satisfactory Disposal: ☐ Operating ☐ Not Operating Age: Yrs.	
DISHWASHER	☒ Operating ☐ Not Operating Age: 4 Yrs. ☒ Satisfactory ☐ Air gap or high loop ☐ N/A	
RANGE/ OVEN	☒ Range ☒ Operating ☐ Gas ☒ Electric Age: 4 Yrs. ☒ Satisfactory ☐ Wall oven ☐ Operating ☐ Gas ☐ Electric Age: Yrs. ☐ N/A ☐ Cooktop ☐ Operating ☐ Gas ☐ Electric Age: Yrs.	
REFRIGERATOR	#1 ☒ Operating ☒ Frost free ☒ Ice maker Age: 4 Yrs. ☒ Satisfactory #2 ☐ Operating ☐ Frost free ☐ Ice maker Age: Yrs. ☐ N/A	
OTHER APPLIANCES	Microwave ☒ Operating Age: 4 Yrs. ☒ Satisfactory ☐ Operating Age: Yrs. ☐ N/A	
FLOOR COVERING	☐ Resilient tile ☐ Sheet goods ☐ Ceramic ☐ Wood ☒ Satisfactory ☐ Laminate ☒ LVP	
VENTILATION	☒ Exhaust fan ☒ Ductless ☐ Vented to outside ☒ Satisfactory ☒ Filter ☒ Light ☐ N/A	
CLOTHES WASHER	☐ Operating Age: 4 Yrs. ☐ Satisfactory ☒ Not tested ☐ N/A	
CLOTHES DRYER	☐ Operating ☐ Gas ☐ Electric Age: 21 Yrs. ☒ Not tested ☐ Satisfactory ☐ Vented To: Outside ☐ N/A	
Remarks	The washer and dryer had clothes in them and were not tested during the inspection. The dryer duct and outlet need to be cleaned for fire safety. Recommend using the washer water shutoffs when not using the washer.	

ELECTRICAL AND KITCHEN PHOTOS



IMG_4300.JPG

The main electrical panel is located in the right front bedroom, no issues were observed inside the panel.



IMG_4301.JPG

The main electrical panel is located in the right front bedroom, no issues were observed inside the panel.



IMG_4294.JPG

The washer and dryer had clothes in them and were not tested during the inspection.



IMG_4296.JPG

The washer and dryer had clothes in them and were not tested during the inspection.

ELECTRICAL AND KITCHEN PHOTOS



IMG_4273.JPG

The dryer duct and outlet need to be cleaned for fire safety.



IMG_4275.JPG

The dryer duct and outlet need to be cleaned for fire safety.



IMG_4293.JPG

Recommend using the washer water shutoffs when not using the washer.

INTERIOR AND ATTIC

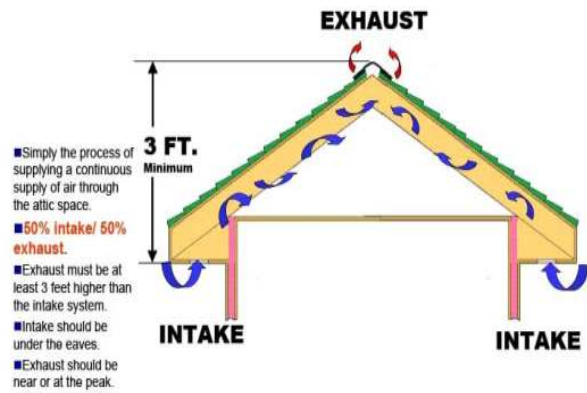
FLOOR	☐ Hardwood ☐ Softwood ☐ Plywood ☐ Wall-to-Wall Carpet ☐ Resilient ☐ Laminate ☒ LVP ☐ Not visible	☒ Satisfactory
WALLS	☐ Plaster ☒ Drywall ☐ Wood ☐ Masonry	☒ Satisfactory
CEILING	☐ Plaster ☒ Drywall ☐ Wood	☒ Satisfactory
STAIRS / RAILINGS	☐ Balcony ☐ Stairs ☐ Railings	☐ Satisfactory ☒ N/A
FIREPLACE	☐ Flue liner ☐ Partially observed ☐ Damper ☐ Operating ☐ Not operating ☐ Metal pre-fab ☐ Free-standing ☐ Wood stove ☐ Pellet stove ☐ Gas ☐ Operating ☐ Not operating ☐ Clean chimney before use	☐ Satisfactory ☒ N/A
DOORS (INSIDE)		☒ Satisfactory
WINDOWS AND SKYLIGHT	☒ Double hung ☐ Single hung ☒ Casement ☐ Awning ☐ Sliding ☐ Fixed ☐ Wood ☐ Vinyl or aluminum clad wood ☒ Vinyl ☐ Aluminum ☐ Steel ☒ Insulated Glass ☐ Single pane glass ☐ Roof windows and skylights ☐ Moisture stains ☐ Extensive	☒ Satisfactory ☐ N/A
Remarks	<i>No interior issues observed.</i>	
ACCESS	How Inspected: <i>Observed from Scuttle</i> ☐ Not inspected ☐ Stairs ☐ Pulldown ☒ Scuttlehole ☐ No access	☒ Satisfactory ☐ N/A
MOISTURE STAINS	☐ Some signs ☐ Extensive ☒ None observed ☐ Condensation	
STORAGE	☐ Heavy ☐ Light ☐ Floored ☒ Not floored ☐ No storage	
INSULATION	Type: <i>Blown in cellulose</i> Avg. Inches: <i>16-18</i> Installed in: ☐ Rafters ☒ Floor Approx. R Rating: <i>R-50+</i> ☐ Vapor retarders	☒ Satisfactory ☐ N/A
VENTILATION	☐ Window(s) ☐ Attic Fan ☐ Whole House Fan ☐ Turbine ☒ Ridge Vent ☒ Soffit Vent ☐ Roof Vent(s) ☐ Gable end louvers	☒ Satisfactory ☐ N/A
Remarks	<i>There are no outlets on the exterior of the home for the bathroom exhaust fans. The fans may be ducted to the soffit vent area of the attic but that will not get the moisture from the bathrooms out of the building. The bathroom exhaust fans need to be ducted out of the building through outlets designed for this.</i>	



IMG_4272.JPG

There are no outlets on the exterior of the home for the bathroom exhaust fans.

What Is Ventilation?



Attic ventilation.jpg

The fans may be ducted to the soffit vent area of the attic but that will not get the moisture from the bathrooms out of the building.



Soffit outlet 3.jpg

The bathroom exhaust fans need to be ducted out of the building through outlets designed for this.

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location <i>All roofs</i>	Materials <i>Architectural shing</i>	Age 4Yrs. Yrs. Yrs. Yrs.	☒ Satisfactory ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory How inspected: <i>From ground with binoculars</i> Roof leaks: ☐ Some signs ☐ Extensive ☒ None observed
FLASHING	☒ Aluminum ☐ Galvanized ☐ Copper ☐ Rubberized membrane			☐ Satisfactory ☐ N/A
GUTTERS AND DOWNSPOUTS	☐ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl ☐ Wood Extensions: ☐ Yes ☐ No			☐ Satisfactory ☒ N/A
Remarks	<i>The 4 year old roof shingles on the home are in good condition with no issues observed. There should be kick out flashing at the bottom of the garage roof where it ends beside the exterior wall home.</i>			
EXTERIOR DOORS				☒ Satisfactory
WINDOWS AND SKYLIGHTS				☒ Satisfactory
EXTERIOR WALL COVERING	Location <i>All</i>	Materials <i>Vinyl siding</i>	☒ Satisfactory ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory	
EXTERIOR TRIM	☒ Eaves ☒ Fascia ☒ Soffits ☒ Rake ☒ Signs of deterioration ☐ Extensive ☐ None observed			☐ Satisfactory
CHIMNEY	☐ Brick ☐ Metal ☐ Block ☐ Flue liner partially observed ☐ Clean before use			☐ In chase ☐ Satisfactory ☒ N/A
GARAGE/ CARPORT	☒ Garage ☐ Carport ☒ Attached ☐ Detached ☒ Door Operator ☒ Operating ☒ Safety Reverse			☐ Satisfactory ☐ N/A
PORCH	Floor: ☐ Wood ☐ Concrete ☐ Railing / Guardrail			☐ Satisfactory ☒ N/A
Remarks:	<i>The garage door opener needs the downforce safety reverse adjusted for safety. The holes in the garage firewall from installing wiring need to be sealed with fire rated sheetrock, there should be no openings in the firewall. There is a loose piece of gable rake trim on the right side rear bottom corner that needs to be secured in place.</i>			

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_4258.JPG

The roof and exterior of the home are in good condition with only minor issues observed.



IMG_4259.JPG

The roof and exterior of the home are in good condition with only minor issues observed.



IMG_4261.JPG

The roof and exterior of the home are in good condition with only minor issues observed.



IMG_4272.JPG

The roof and exterior of the home are in good condition with only minor issues observed.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_4277.JPG

The roof and exterior of the home are in good condition with only minor issues observed.



IMG_4278.JPG

The roof and exterior of the home are in good condition with only minor issues observed.



IMG_4280.JPG

There should be kick out flashing at the bottom of the garage roof where it ends beside the exterior wall home.



IMG_4281.JPG

There should be kick out flashing at the bottom of the garage roof where it ends beside the exterior wall home.

ROOFING SYSTEM AND EXTERIOR PHOTOS



Kick out flashing with vinyl siding_134447.jpg

This is an illustration of proper kick out flashing with vinyl siding.



IMG_4269.JPG

There is a loose piece of gable rake trim on the right side rear bottom corner that needs to be secured in place.



IMG_4271.JPG

There is a loose piece of gable rake trim on the right side rear bottom corner that needs to be secured in place.



IMG_4289.JPG

The garage door opener needs the downforce safety reverse adjusted for safety.

ROOFING SYSTEM AND EXTERIOR PHOTOS



IMG_4284.JPG

The holes in the garage firewall from installing wiring need to be sealed with fire rated sheetrock, there should be no openings in the firewall.



IMG_4287.JPG

The holes in the garage firewall from installing wiring need to be sealed with fire rated sheetrock, there should be no openings in the firewall.



IMG_4285.JPG

The holes in the garage firewall from installing wiring need to be sealed with fire rated sheetrock, there should be no openings in the firewall.

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	☒ Satisfactory ☐ N/A ☒ Satisfactory ☐ N/A
SIDEWALK AND WALKWAY	☐ Concrete ☐ Brick ☐ Flagstone ☒ Asphalt	☒ Satisfactory ☐ N/A
DRIVEWAY	☐ Concrete ☒ Asphalt ☐ Gravel ☐ Brick	☒ Satisfactory ☐ N/A
WINDOW WELLS	☐ Metal ☐ Brick ☐ Concrete	☐ Satisfactory ☒ N/A
RETAINING WALL	☐ Brick ☐ Block ☐ Stone ☐ Timber	☐ Satisfactory ☒ N/A
TREES AND SHRUBBERY		☒ Satisfactory ☐ N/A
FENCING	☐ Metal ☐ Wood ☐ Plastic	☐ Satisfactory ☒ N/A
Remarks	<i>No grounds issues observed.</i>	
DECK/ BALCONY	☐ Signs of deterioration ☐ Extensive ☐ None observed ☐ On grade ☐ Raised ☐ Wood ☐ Metal ☐ Handrail	☐ Satisfactory ☒ N/A
PATIO, TERRACE	☐ Concrete ☐ Brick ☐ Flagstone	☐ Satisfactory ☒ N/A
STEPS TO BUILDING	Landing: ☐ Concrete/Masonry ☐ Wood Steps: ☐ Concrete/Masonry ☐ Wood ☐ Metal Handrails: ☐ Wood ☐ Metal ☐	☐ Satisfactory ☒ N/A
OUTBUILDING	☐ Not inspected	
Remarks	<i>No grounds issues observed.</i>	

FACTS ABOUT THIS HOME INSPECTION

Throughout this report where the age of appliances, roof, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is stated to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$10 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

HEATING AND COOLING

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidifier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

PLUMBING AND BATHROOM

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tub

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFCIs should be tested monthly to insure they are functioning.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Power Usage of Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

INTERIOR AND ATTIC

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks

ROOFING

Inspection of Roof

Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

“Satisfactory” Roof Covering

When the report indicates that a roof is “satisfactory,” that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20 years.

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

Vines growing into the mortar joints of a masonry wall can also cause water penetration.

The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 16 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.

L.W. Morgridge & Son Inc.
PO Box 53
Eliot, ME 03903
(207) 439-1250
office@allthingsseptic.com



Receipt

Confirmation # 280887361787
Method MasterCard *3303
Payment Date Oct 7, 2026

Billing Address

Andrews, Nathan
562 Pickering RD
Rochester, NH 03867

Paid \$385.00

Invoice	Invoice Date	PO #	Clerk	Payments	Outstanding
I4280	Oct 7, 2026		JC	\$385.00	\$0.00

Site: Andrews, Nathan, 562 Pickering RD Rochester, NH 03867

Line #	Service	Tax Code	Rate	Qty.	Amount
1	NH Pumping		\$385.00	1	\$385.00
Oct 5, 2026 - Oct 5, 2026 Pumping Tank-1000 gallons					
Invoice Subtotal					\$385.00
Invoice Total					\$385.00

Thank you!

From

Andrews, Nathan
562 Pickering RD
Rochester, NH 03867

Subtotal \$385.00
Tax \$0.00
Discount (\$0.00)
Payments \$385.00
Refunds \$0.00

To

L.W. Morgridge & Son Inc.
PO Box 53
Eliot, ME 03903

Remaining Payment Balance \$0.00

Date: September 22, 2026

Reference #: S091926H

 Client: Northeast Building Inspectors
 Jim Torres

 Water location: 562 Pickering Road
 Rochester, NH

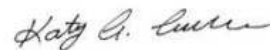
ANALYTICAL REPORT						
Test Method	ANALYTE (mg/L) = milligrams per liter (µg/L) = micrograms per liter	EPA MAXIMUM recommended concentration	NEW HAMPSHIRE MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	4.0	1.7	-	-
EPA 300.0	Chloride (mg/L)	250	250	39	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	1.0	< 0.50	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	(6.5 - 8.5)	7.8 @ 16 °C	-	-
SM 2340B	Hardness (mg/L)	No limit	No limit	143	-	-
EPA 200.8	Sodium (mg/L)	No limit	250	39.8	-	-
EPA 200.8	Iron (mg/L)	0.300	0.300	0.081	-	-
EPA 200.8	Manganese (mg/L)	0.050	0.050	0.012	-	-
EPA 200.8	Copper (mg/L)	1.30	1.30	< 0.050	-	-
EPA 200.8	Lead (mg/L)	0.015	0.015	< 0.001	-	-
EPA 200.8	Arsenic (mg/L)	0.010	0.005	< 0.001	-	-
EPA 200.8	Uranium (µg/L)	30.0	30.0	9.2	-	-
Colisure	Total Coliform Bacteria	absent	absent	absent	-	-
Colisure	<u>E. Coli</u> Bacteria	absent	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL AND STATE PRIMARY DRINKING WATER STANDARDS. (www.epa.gov/dwreginfo/drinking-water-regulations) Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above. Nitrate-N/nitrite-N should be analyzed within 48 hours of collection. Samples tested after this time period may not yield accurate results. pH should ideally be measured at the time of collection. Reported pH may differ from field measurement. This report relates only to the sample received.

Date/time sampled: 09/19/26 08:50
 EPA 300.0 analysis: 09/21/26 08:23
 Colisure analysis: 09/19/26 12:20
 EPA 200.8 analysis: 09/21/26
 EPA 150.1 analysis: 09/19/26 13:15
 Date rec'd: 09/19/26 Temp (°C) rec'd: 17 On Ice: Y
 Client email: NEBINH@hotmail.com

SEACOAST ANALYTICAL SERVICES is a NELAP Accredited Laboratory in NH #1733 and ME #NH00043. Please refer to our website at seacoastanalytical.com for a copy of our current certificates and accredited parameters. This sample was received and analyzed in compliance with the NELAC Institute requirements. Please call with questions regarding this analysis.

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.



Katy Anderson, Technical Director



Route 125 & Pinkham Road
Lee, New Hampshire
(603)-868-1457
(Mail to: PO Box 555, Barrington, NH)

Date: September 22, 2026

Reference #: S091926HR

Client: Northeast Building Inspectors
Jim Torres

Water location: 562 Pickering Road
Rochester, NH

Test Method	ANALYTE (pCi/L) = picocurie per liter	YOUR WATER'S VALUE < means less than
E-PERM®	Radon	3,467

Date/time sampled: 09/19/26 08:50
Radon analysis: 09/20/26
Date rec'd: 09/19/26

For private wells with radon concentrations at or above 10,000 pCi/L, NHDES recommends mitigation in conjunction with air mitigation. NHDES also states that for private wells with radon concentrations between 2,000 and 10,000 pCi/L, mitigation may be advisable if air concentrations exceed 4 pCi/L.

THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

SEACOAST ANALYTICAL SERVICES is a National Radon Safety Board Accredited Radon Laboratory (NRSB # ARL0008) in New Hampshire, Maine, Massachusetts, Vermont, and Connecticut. We are also registered (#ME07800C) as required with the State of Maine. Two national organization web sites list accredited radon mitigation companies. Follow the links to radon mitigation. (www.nrsb.org) (nrpp.info)

A handwritten signature in black ink, appearing to read "Katy A. Anderson".

Katy Anderson, Technical Director



Northeast Building Inspections
188 Greenhill Rd.
Barrington, NH 03825
603-767-3619

Radon Inspection Report

Test Location:

JimTorres
562 Pickering Rd.
Rochester, NH 03867
jimctorres@gmail.com
603-502-7703
Bldg. Type: Residential Single Family

Test For:

JimTorres
562 Pickering Rd.
Rochester, NH 03867
jimctorres@gmail.com
603-502-7703
Type: Real Estate Transaction

Inspected By:

Jack Lagasse/Northeast Building Inspections
188 Greenhill Rd.
Barrington, NH 03825
603-767-3619

Test Result: Pass

Overall Average:

2.8 pCi/l

EPA Average:

2.9 pCi/l

Test Device Details:

Serial Number: 246645012
Model Number: 1028XP
Last Calibration: 10/09/2025
Next Calibration: 10/09/2026
Cal-Factors: 2.45
Motion Error: Yes

Test Site Condition:

Condition: Recent Rainfall
Structure Type: Ranch
Year Built: 2022
Sq Ft: 1288

Test Summary:

<u>CRM Location:</u>	<u>Start:</u>	<u>Stop:</u>	<u>Interval:</u>	<u>Duration:</u>
Livingroom	09/19/2026 08:30 AM	09/21/2026 08:30 AM	1 hr	48 hr
*First 4 hrs of data excluded	<u>Min:</u>	<u>Max:</u>	<u>Average:</u>	<u>Measurement Units:</u>
Radon Concentration:	0.8	8.2	2.9	pCi/l

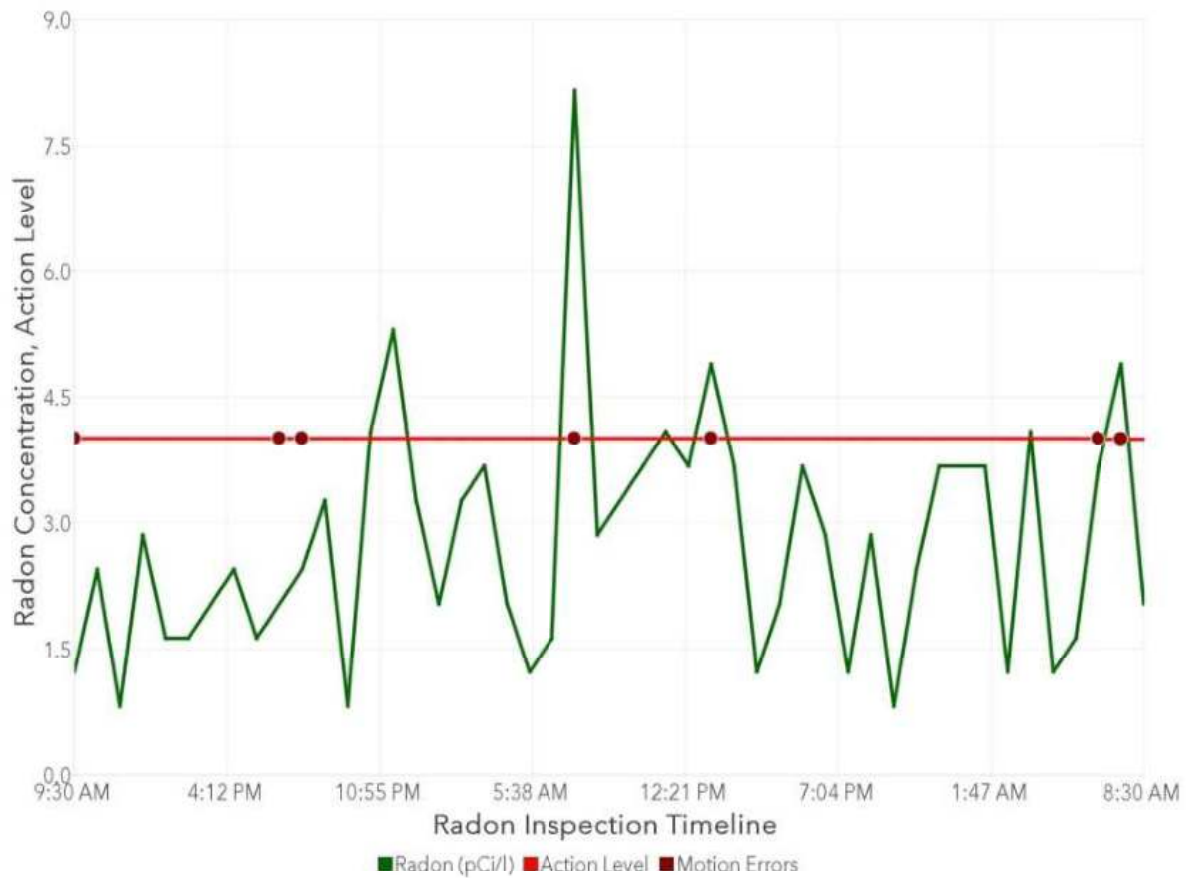
Comments:

Lic/Cert Signature

Test device manufactured by SunRADON, LLC

Inspection Report Date: 09/21/2026

Radon Inspection Chart



Test Result: Pass

Test Location: 562 Pickering Rd. Rochester, NH 03867

Inspection Report Date: 09/21/2026

Test device manufactured by SunRADON, LLC



Test Checklist

- ☒ The location of the detector was selected so the detector was not to be disturbed during testing.
- ☒ The monitor was not placed in an area of high humidity such as: Kitchen, laundry room, cellar, spa room, garage, crawl space or sump area.
- ☒ The detector was not located near drafts caused by HVAC vents, windows and doors.
- ☒ The detector was not placed near areas of excessive heat, such as a fireplace or in direct sunlight.
- ☒ Portable window fans were removed or sealed in place prior to testing.
- ☒ The detector was placed within the breathing zone of at least 20 inches to 6 feet above the floor and at least 1 foot below the ceiling if suspended.
- ☒ The detector was not placed within 1 foot of outside walls of the home or within 3 feet of any windows or doors to the exterior of the home.
- ☒ Ceiling fans, portable dehumidifiers, portable humidifiers, portable air filters, and all window air conditioners are not operated within 20 feet of the detector.

Test Result: Pass

Test Location: 562 Pickering Rd. Rochester, NH 03867

Inspection Report Date: 09/21/2026

Test device manufactured by SunRADON, LLC



Northeast Building Inspections
188 Greenhill Rd.
Barrington, NH 03825
603-767-3619

Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
09/19/26 09:30 AM	1.2	M
09/19/26 10:30 AM	2.4	-
09/19/26 11:30 AM	0.8	-
09/19/26 12:30 PM	2.9	-
09/19/26 01:30 PM	1.6	-
09/19/26 02:30 PM	1.6	-
09/19/26 03:30 PM	2.0	-
09/19/26 04:30 PM	2.4	-
09/19/26 05:30 PM	1.6	-
09/19/26 06:30 PM	2.0	M
09/19/26 07:30 PM	2.4	M
09/19/26 08:30 PM	3.3	-
09/19/26 09:30 PM	0.8	-
09/19/26 10:30 PM	4.1	-
09/19/26 11:30 PM	5.3	-
09/20/26 12:30 AM	3.3	-
09/20/26 01:30 AM	2.0	-
09/20/26 02:30 AM	3.3	-
09/20/26 03:30 AM	3.7	-
09/20/26 04:30 AM	2.0	-
09/20/26 05:30 AM	1.2	-
09/20/26 06:30 AM	1.6	-
09/20/26 07:30 AM	8.2	M
09/20/26 08:30 AM	2.9	-
09/20/26 09:30 AM	3.3	-
09/20/26 10:30 AM	3.7	-
09/20/26 11:30 AM	4.1	-
09/20/26 12:30 PM	3.7	-
09/20/26 01:30 PM	4.9	M
09/20/26 02:30 PM	3.7	-
09/20/26 03:30 PM	1.2	-
09/20/26 04:30 PM	2.0	-
09/20/26 05:30 PM	3.7	-
09/20/26 06:30 PM	2.9	-
09/20/26 07:30 PM	1.2	-
09/20/26 08:30 PM	2.9	-
09/20/26 09:30 PM	0.8	-
09/20/26 10:30 PM	2.4	-
09/20/26 11:30 PM	3.7	-
09/21/26 12:30 AM	3.7	-
09/21/26 01:30 AM	3.7	-
09/21/26 02:30 AM	1.2	-
09/21/26 03:30 AM	4.1	-
09/21/26 04:30 AM	1.2	-

Test Result: Pass

Test Location: 562 Pickering Rd. Rochester, NH 03867

Inspection Report Date: 09/21/2026

Test device manufactured by SunRADON, LLC



Northeast Building Inspections
188 Greenhill Rd.
Barrington, NH 03825
603-767-3619

Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
09/21/26 05:30 AM	1.6	-
09/21/26 06:30 AM	3.7	M
09/21/26 07:30 AM	4.9	M
09/21/26 08:30 AM	2.0	-

Test Result: Pass

Test Location: 562 Pickering Rd. Rochester, NH 03867

Inspection Report Date: 09/21/2026

Test device manufactured by SunRADON, LLC



Radon Test Information

Understanding Radon Test Results

Recommended Action Levels vary by country and typically range from 3 pCi/l (100 Bq/m³) to 8 pCi/l (300 Bq/m³). Recommendations below are based on test results by a Continuous Radon Monitor (CRM) Test of at least 48h duration and are based on recommendations by the EPA.

Measured Average Radon Level:

- At or above 4.0 pCi/l (148 Bq/m³): Corrective measures to reduce exposure to radon gas is strongly recommended (ANSI MAH2014)
- Between 2-4 pCi/l (74-148 Bq/m³): Consider mitigation or periodic retest as indoor Radon levels vary by season and weather conditions
- Below 2 pCi/l (74 Bq/m³): Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred

Test Result: Pass

Test Location: 562 Pickering Rd. Rochester, NH 03867

Inspection Report Date: 09/21/2026

Test device manufactured by SunRADON, LLC