

- Report Date: 11/18/2024
- Property: 7 Walnut Avenue, North Hampton NH 03862
- > Type: Single Family Residential
- MAPN: NHTN M:14 B:146 L:

7 Walnut Avenue, North Hampton NH 03862

Single Family Residential



Year Built	1960 (64 years)	Bedrooms	2	Status	Active
	1,680 sq ft	🎧 Bathrooms	1 + 1 Partial		1
♦ Lot Size	0.35 acres		Garage	Basement	Yes
வி Stories	2 Story	Parking Spaces	1	⚠ Attic	No

PropertyLens Insights

We've put this property under the PropertyLens, here's what we found!



BuyerLens

Before buying this property, consider asking the seller or listing agent these questions

Key Findings & Questions To Ask

- We found 3 potential wind events for this property from December 18, 2023 to April 4, 2024. See the damaging events timeline for more details.
 - It appears this property may have been in 3 high wind events.
 - Was there any damage from a wind event? Has the damage been fully repaired?
 - Are there any signs of cracked glass, damaged siding, or missing roof shingles?
- Although the roof is in great condition, at an estimated age of 64 years old it appears to be past the end of its' standard life of 25 years, with a replacement needed sooner rather than later. It looks as if this roof is made from shingles. The estimated cost to replace this roof is between \$10,500.00 and \$14,280.00.
 - What if anything has been done to preserve the roof?
 - · Have there been any issues with missing shingles?
 - Has there been any issue with water leaks through the roof?
 - Does the roof have gutter guards and proper drains that run away from the foundation?
 - Have the gutters and downspouts been repaired or replaced?
 - Be sure to include a roof inspection for this property.
 - · We found this roof to be in great shape. Make sure to ask the seller how old the roof is and when it was last inspected to confirm these findings.
- This property has a very high risk of experiencing an ice dam. An ice dam is a buildup of ice at the roof's edge, stopping melted snow from draining. This trapped water can seep into a property, damaging walls, ceilings, and insulation.
 - Has the seller reported any ice dam events or water damage coming from the roof?
 - How old is the insulation in the roof?
 - Are there guards/screens on the existing gutters?
 - Is there any unusual staining at the tops of walls nearest to the roof?
- This property has a very high risk of experiencing frozen pipes.
 - · Have the pipes frozen at this property before? When did it happen? How extensive was the property damage?
 - Is there insulation on any pipes near the foundation of the building?
- This property has a high risk of experiencing mold issues.
 - · Have there been any issues with mold?
 - · Have there been any claims for mold damage?
 - Is there any unusual staining on any walls or ceilings?
 - Has a mold test recently been performed on this property?
- This property has a high risk of experiencing roof issues due to heavy snow loads. The accumulation of heavy, wet snow can cause damage to the roof and lead to further damages from water intrusion.
 - Has the roof been repaired or reinforced due to snow load issues?
- This property is 64 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line depending on materials

- When was the last time the sewer pipes were inspected for damage or root intrusion? Has the sewer line been replaced or lined?
- This property is 64 years old and the condition of the water heater is unreported. Most water heaters have an average service life of 8 to 12 years.
 - · When was the water heater last replaced?
 - When was the last time the water heater was inspected?
- Fig. This property is 64 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.
 - · When was the furnace last replaced?
 - When was the last time the furnace was inspected?
- This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).
 - Has any work been done to remediate hazardous materials or replace/upgrade older systems? If lead paint and asbestos are still present, have these materials been effectively encapsulated?
- This property has a basement. Basements especially those that are older or unfinished may be more susceptible to vermin infestations, such as rats and insects.
 - Does the basement show any signs of vermin infestation (e.g., droppings, gnaw marks, nests)?
 - Has the property had any issues with termites or other wood-destroying insects? If so, when was the last treatment conducted and by whom?
- This property has a basement. Basements are generally more prone to water damage due to surface and groundwater intrusion, sewer backups, and sump pump failures. Items stored in the basement may be at risk of damage.
 - Does the basement have proper shelving and storage off the ground?
 - Are most items currently stored in the basement by the seller placed on high shelves or in waterproof containers? If so, this may indicate a history of water intrusion.
 - Has the basement been waterproofed? If so, when was the work done and by whom?
 - Does the property have a French drain or other water mitigation system?
- This property has a basement and likely has a sewage or sump pump. The condition of any pumps at this property are unreported. Most sewage and sump pumps have an average service life of 10 years.
 - Does the property have a sewage (ejector) pump or a sump pump? If either exist, when were they last replaced?
- This property has a basement and the condition of the foundation is unreported.
 - · Have there been any foundation issues?
- This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
 - · What is the condition of the fireplace(s)? If the home has one or more chimneys, when were they last cleaned and inspected?
- We did not detect solar panels on the roof of this property.
 - If you're interested in taking advantage of solar power for this property, the estimated costs excluding federal, state, and local incentives is \$18,492.90 with a likely payback period of 8 years. Consult with a solar contractor for a more accurate quote.
- $_{\scriptsize{\scriptsize{\scriptsize{\scriptsize{\scriptsize{\scriptsize{F}}}}}}}$ We found different estimates of square footage between local assessor and MLS records for this property.
 - Have there been any additions to this property? If so, were they permitted and inspected?

When scheduling a home inspection, share these hints for your home inspector to uncover hidden issues upfront

What to Check...

- We found 3 potential wind events for this property from December 18, 2023 to April 4, 2024. See the damaging events timeline for more details.
 - · Check for torn or missing shingles, siding, or gutters.
 - · Check exterior appliances and outbuildings for damage.
- Although the roof is in great condition, at an estimated age of 64 years old it appears to be past the end of its' standard life of 25 years, with a replacement needed sooner rather than later. It looks as if this roof is made from shingles. The estimated cost to replace this roof is between \$10,500.00 and \$14,280.00.
 - · Inspect the roof for signs of shingles damage.
 - · Look for signs of gutter damage.
 - · Check roof downspouts for signs of damage.
 - Note whether downspouts drain water away from the foundation.
- This property has a very high risk of experiencing an ice dam. An ice dam is a buildup of ice at the roof's edge, stopping melted snow from draining. This trapped water can seep into a property, damaging walls, ceilings, and insulation.
 - Check that attic/roof insulation is free of water damage and mold.
 - · Note the presence of suitable attic ventilation.
 - Note the presence of an air barrier separating the property ceiling and attic space.
- This property has a very high risk of experiencing frozen pipes.
 - · Check for water damage from any previous frozen pipe incidents.
 - · Note the presence of pipe insulation, especially around the foundation.
- This property has a high risk of experiencing mold issues.
 - · Consider performing a mold test.
 - · Check for mold damage, especially in usually moist areas and crawlspaces/basement.
 - · Note the presence of fresh paint in usually moist areas and basement if applicable.
 - Note the presence of failing or missing caulk around bathroom and kitchen fixtures.
- This property has a high risk of experiencing roof issues due to heavy snow loads. The accumulation of heavy, wet snow can cause damage to the roof and lead to further damages from water intrusion.
 - Check for water damage and repairs to roof trusses.
 - Note the presence of any reinforcing/bracing materials supporting the roof.
- This property is 64 years old and the condition of the sewer line is unreported. The average lifespan of a sewer line depending on materials used is 40 to 60 years.
 - Scope sewer line and note the presence of any root intrusion or damage.
- This property is 64 years old and the condition of the water heater is unreported. Most water heaters have an average service life of 8 to 12 years.
 - · Check for signs of leaking around the water heater. Note the installation date and most recent service date.
- This property is 64 years old and the condition of the furnace is unreported. Most furnaces have an average service life of 15 to 20 years.
 - Verify the furnace is in working order. Note the installation date and most recent service date.
- This property was built before 1978 and may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).
 - Check for flaking and chipped paint, especially on exterior siding and trim.
 - · Note the presence and condition of any asbestos tile, pipes and pipe insulation, ceiling materials, etc.
 - Note the presence and condition of any outdated pipe materials (clay, cast iron, orangeburg, etc.) and repairs.
 - Note the presence and condition of any knob and tube wiring.
 - · Check the electrical panel to make sure it is up to code.
 - · Note any uninsulated living spaces.
- This property has a basement. Basements especially those that are older or unfinished may be more susceptible to vermin infestations, such as rats and insects.
 - Check for signs of pests and rodents.
 - · Check exposed structural wood for signs of termite damage.
- This property has a basement. Basements are generally more prone to water damage due to surface and groundwater intrusion, sewer backups, and sump pump failures. Items stored in the basement may be at risk of damage.
 - Check for signs of water damage or staining on the walls and floor.
 - Check for signs of mold or mildew. Verify basement is properly ventilated.
 - · Note the presence of a dehumidifier.
- This property has a basement and likely has a sewage or sump pump. The condition of any pumps at this property are unreported. Most

- Verify any sewage (ejector) pump or sump pump is in working condition. Note the installation date and most recent service date.
- This property has a basement and the condition of the foundation is unreported.
 - Check for cracks in the foundation, especially those which may indicate structural issues.
 - This property has at least one fireplace. Fireplaces are generally associated with increased fire risk.
 - Check for cresote buildup.
 - Check for proper ventilation.
 - Check that the flue and damper are in working order.

What to Know Ahead of Time...

Although the roof is in great condition, at an estimated age of 64 years old it appears to be past the end of its' standard life of 25 years, with a replacement needed sooner rather than later. It looks as if this roof is made from shingles. The estimated cost to replace this roof is between \$10,500.00 and \$14,280.00.

Homes with older roofs can cost 10-20% more to insure than newer roofs.

Some insurance companies may not insure homes with a roof past its expected lifespan.

C This property is 64 years old.

Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.

This property has a basement and the condition of the foundation is unreported.

If the basement is finished, inform your insurance agent for proper coverage due to increased replacement costs.

Control of the contro

The presence of a fireplace or wood-burning stoves may result in increased premiums.

This property has an estimated replacement cost of \$284,000.00

Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!

We found historical insurance premium rates for similar properties in NH.

Based upon insurance company rate filings in NH, your annual premium should be between \$696.00 and \$1,165.00. Estimates are based on the property's location, age, and condition. Consult with your insurance agent for a more accurate quote.

Property Overview Detailed facts, features and information for this property



Features & Construction
From roof to foundation, here's detailed property features and building information

7 Walnut Avenue, No Single Family Residentia	rth Hampton, NH 03862 al				
🛗 Year Built	1960 (64 Years)	Bedrooms	2	■ Status	Active
Size	1,680 Square Feet	ଳି Bathrooms	1 + 1 Partial		1
♦ Lot Size	0.35 Acres	Garage	Garage	Basement	Yes
d Stories	2 Story	Parking Spaces	1	合 Attic	No

Interior		Location & Special Features	
Levels	2 Story	View	
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Range/cooktop, Range	Waterfront	Not Availabl
Fireplace	1	Water Access	Not Availab
Fireplace Type	Wood-Burning	Distance to Coast	3.39 Mile
		Playground	N
		Sport Features	N
Exterior		Systems	
Garage & Parking	Garage - 1 Parking Space(s)	Heating	Oil, Wood Stove, Wood, Hot Wat
Perimeter Fence	No	Cooling	
Deck	-	Water	Public Water Service
Pool	No	Sewer	
		Solar	N
		Ventilation	
Roof		Construction	
Roof Features	Shingle	Primary Exterior Material	Vinyl Sidir
Roof Footprint	1,191.35 Square Feet	Basement	Yı
Shape	Gable	Architectural Style	Cape Co
Material	Shingle	Construction Quality	Average / Standa
Pitch	-	Construction Type	Framing, Woo
		Physical Shape	Rectangul
Height		- nysicai shape	

		0	Skylight
	District		Parcel Information
North Hamp	Municipality	Nhtn m:14 b:146 l:	PN
Any Population, Housing, or Territory Outs Urbanized Areas, Urbanized Clusters	Suburban	42.981744	atitude
C		-70.846533	ongitude
Nh-Rockingh	County	67.55 Feet	Property Elevation
Winnacunnet Cooperative School Dist North Hampton School Dist	School District	0,100,100	report, Lievation
	USDA Plant Hardiness Zone		

Most Recent Listing Details Property listing information from November 11, 2024

\$650,000

Listing Price (Nov 11, 2024)

\$454,300Assessed Value

\$216,500

\$237,800

Structure Value

Land Value

\$585,000 - \$715,000

\$650,000

Market Value

Listing Details Status	Active
Last Date Sold	October 29, 2021
Sale Price	\$500,000
List Price	\$650,000
Days on Market	7
Price/Sq. Ft.	\$298
HOA Dues	\$0

Description

Welcome to the well desired New Hampshire beautiful and prime coastal town of North Hampton located in Rockingham County. Under 10 minutes to the beach, all your shopping and amenities needed, and 10 minutes to Exeter, 15 to Portsmouth. 7 Walnut is a classic New England cape with modern updates all around - kitchen, baths, and windows yet the home has classic architectural features as well - the perfect mix of charm and convenience allows for an ease of use in a great neighborhood in a vibrant community that offers so much no matter your lifestyle or hobbies. This beautiful home is ready to greet its new owners and the purchase simple with flexibility on the closing date and no "seller to find suitable housing" or residency restrictions. Come take a look at North Hampton and this classic, easy home that awaits you. *Virtual staging used for decorated rooms.

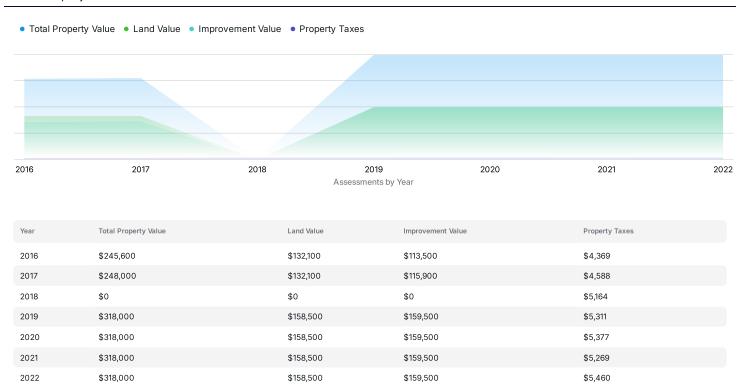
Ownership Transaction History & Ownership Details

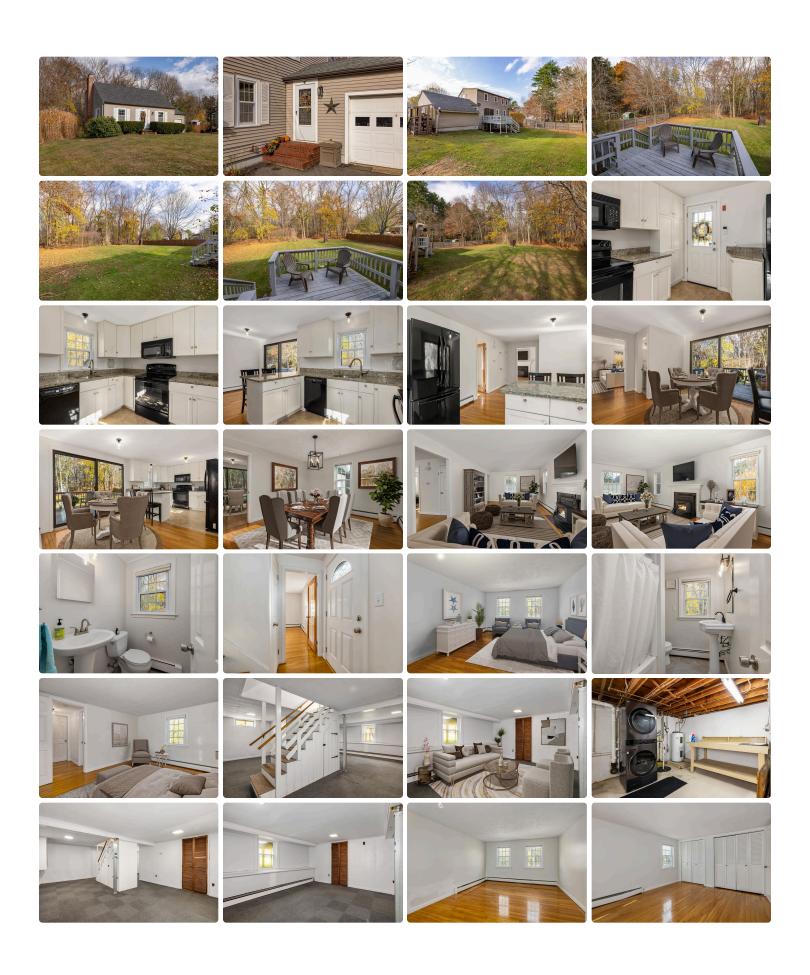
Transaction History

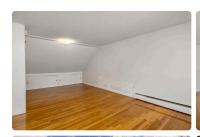
		•
Date	Туре	Description
Sep 19, 2013	置 Listing	List Price \$310,000
Aug 8, 2016	龍 Listing	List Price \$345,000
Sep 12, 2016	€ Deed	Buyer Type Individual
Sep 16, 2021	龍 Listing	List Price \$479,000
Oct 29, 2021	€ Deed	Buyer Type Husband And Wife
Oct 29, 2021	声 Sold	Sales Price \$500,000
Nov 11, 2024	声 Listing	List Price \$650,000

Property Value & Tax History Historical view of property taxes and assessed property and land values

Historical Property Assessments

















Roof Condition

Current and historical look at what shape the roof is in

Roof Lifespan & Aerial Imagery Imagery of roof condition as of April 22, 2024

Unreported or Original: 1960

Avg. Roof Lifespan (NH): 25 years

64 Years

Probable Roof Age

-39 Years

Est. Remaining Roof Life

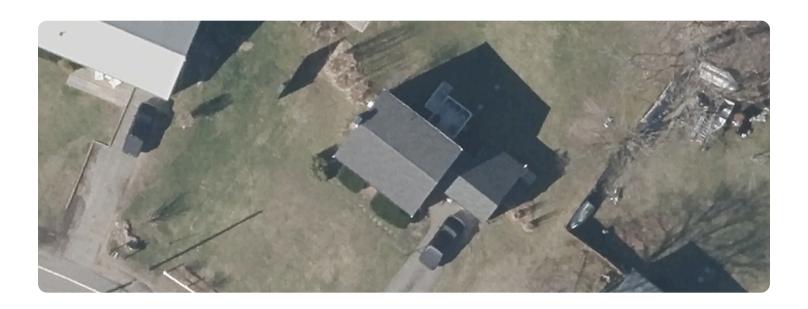
Shingle

Primary Roof Material

\$6,720-\$14,280

\$14,280

Est. Roof Replacement Cost



Current Roof Condition by Building

Primary Building Roof Condition: Great







4.5 out of 5

Roof Condition Score
Roof is in great condition - No visible signs of defects. It looks new.

Roof Potential Issues	Roof Features	
Free Overhang	0% Stories	2 Story
Missing Shingles	- Roof Area	1,191.35 Sq. Ft
Ponding	0% Roof Material	Shingle
Debris	0% Roof Shape	Gable
Staining	0% Roof Pitch	-
Algae Staining	0% Solar	No
/ent Staining	0% Chimney(s)	1
- Tarp	- Roof Vent(s)	0
	Satellite(s)	0
	Skylight(s)	0

Damaging Events Property damage due to weather and other disaster



History of Damaging Events
Historical damage at this property due to fire, severe weather and other catastrophic events

Timeline of Potentially Damaging Events

Date	Event Name	Description
April 4, 2024	2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
January 9, 2024	→ 2024 Wind	Cause Wind Speed Wind 65 Miles Per Hour
December 18, 2023	2023 Wind	Cause Wind Speed Wind 65 Miles Per Hour







Property Updates & Repairs Many major modifications can be detected by permit history.

Last Known Modifications

Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

Roof Electrical

None Reported None Reported

Plumbing Mechanical Systems

None Reported None Reported

Building Improvement Outdoor & Landscaping

None Reported None Reported



No permits reported for this property

Owners often make unpermitted changes which may lead to unexpected repairs and costs. Be sure to confirm all modifications with the seller before purchase.



No homeowner service records reported for this property

Property maintenance varies by owner and not all services are reported to us. Be sure to confirm

all recent maintenance with the seller before purchase.

Property Inspections History of health, safety and major defect inspections found at this property



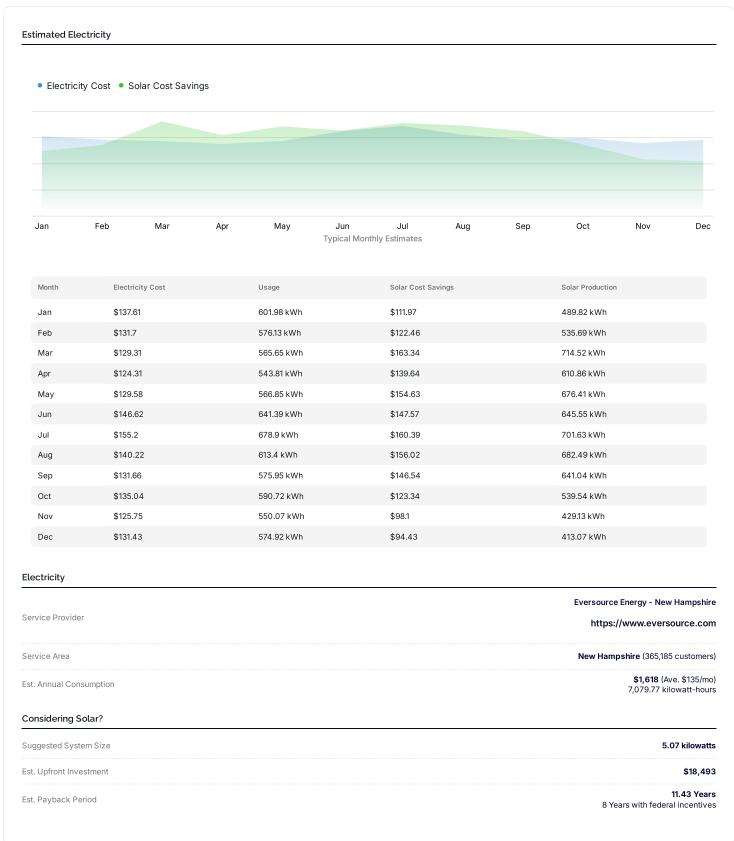
No prior inspections reported for this property

A home inspection is a critical part of home buying process. If you've yet to do so, request a copy of the latest inspection.

Upkeep & Property Ownership

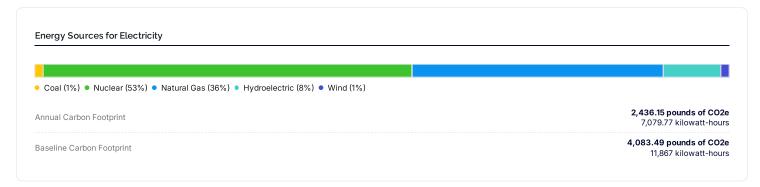
What to expect when owning this property







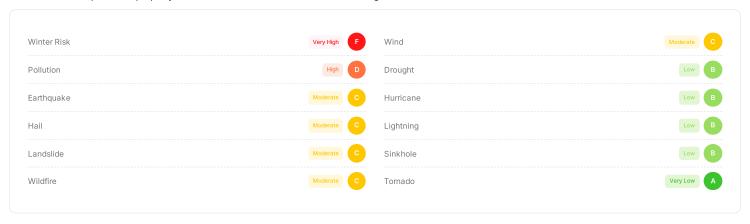
Carbon Footprint
Climate impact of this property based on the building characteristics, climate characteristics and the fuel mix of the area's electricity generation



Risk Assessment

A deep dive on possible property hazards, severe weather and other contaminants.

Risks At A Glance
How susceptible this property is to environmental and climate-related damage









In FEMA 100yr Digital Flood Zone ③



In FEMA 500yr Digital Flood Zone ③



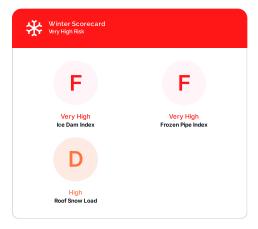
Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard) Base Flood Elevation FEMA Flood Zone Area Is Not in a Fema Flood Hazard Zone but May Be Susceptible to Rare Flooding Events Area of Minimal Flood Hazard Flood Zone Subtype

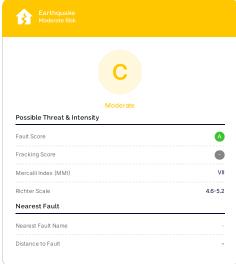
Sea Level Rise Impact

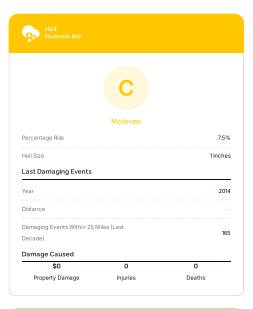
Ext

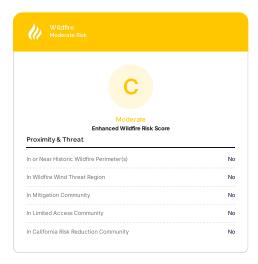
Extreme Weather & Disasters

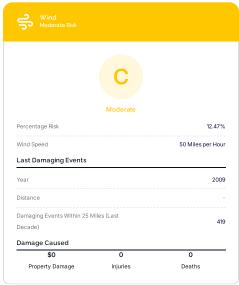
An in-depth look at the potential risk of natural disasters and weather damage at this property



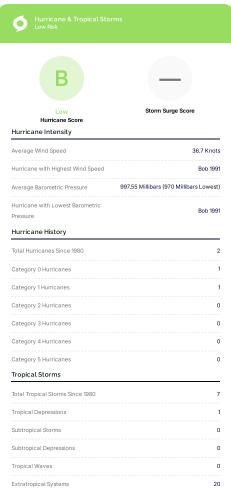












Very Low

Injuries

Deaths

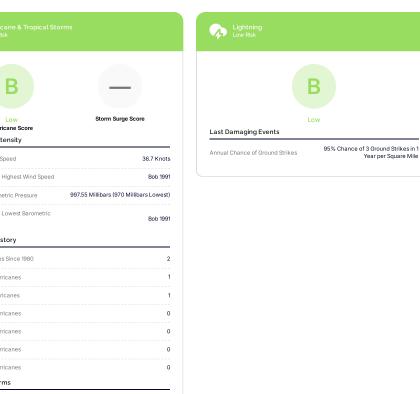
Percentage Risk Tornado F Scale Last Damaging Events

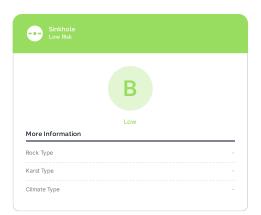
Damage Caused

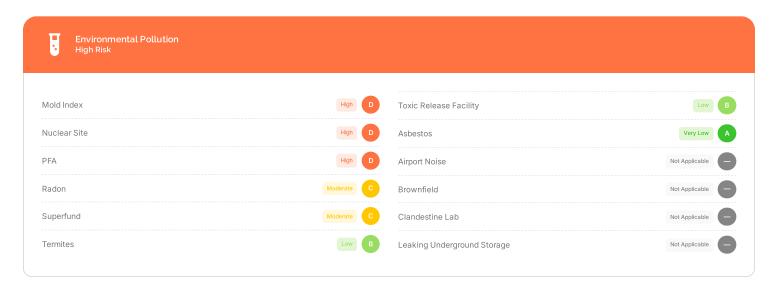
Property Damage

Damaging Events Within 25 Miles (Last

Year Distance







Closest Known Contaminant Sites

Site Name	Seabrook
Туре	Power Plan
Drive Distance	5.82 Mile
Reactors	
Toxic Release Facilities	
Site Name	Chemtan Co In
Туре	Chemical Wholesaler
Chemicals	Formic Aci
Known Carcinogen Leaking Underground Storage Facilities Location	N
	N
Leaking Underground Storage Facilities	N
Leaking Underground Storage Facilities	
Leaking Underground Storage Facilities Location Distance	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites	
Leaking Underground Storage Facilities Location Distance # of Tanks in .25 miles # of Tanks in .5 miles # of Tanks in 1 mile Superfund Sites Site Name	227/227a Atlantic Avenue Are

Former Clandestine Drug Labs Location Drive Distance -	Registry #			-
Drive Distance -			 	
Drive Distance -	Location			
Date -	Drive Distance			-
	Date			-

Insurability & Claims

A breakdown of estimates and coverage needed to protect this property

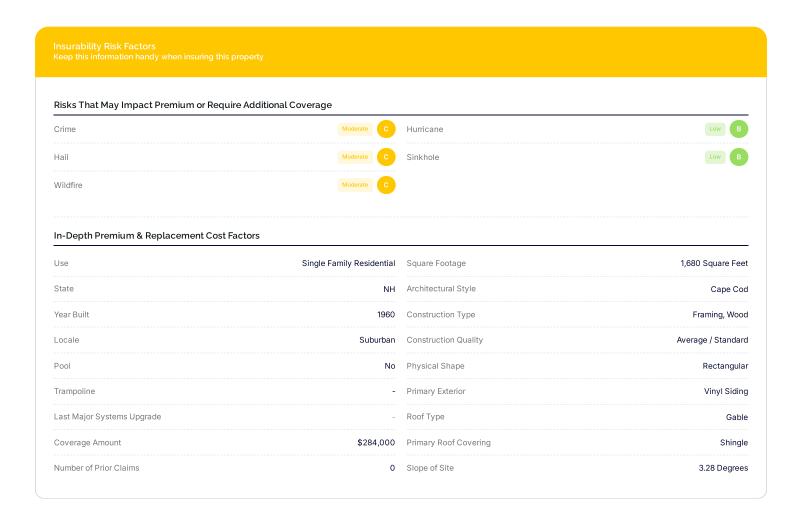


\$696 - \$1,165

\$696 Est. Annual Insurance Premium \$284,000

\$169

Total Replacement Cost Replacement Cost Per Sq Ft

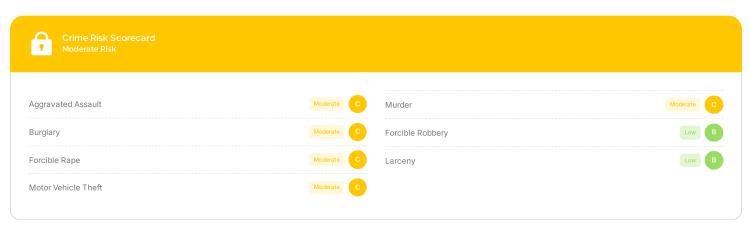


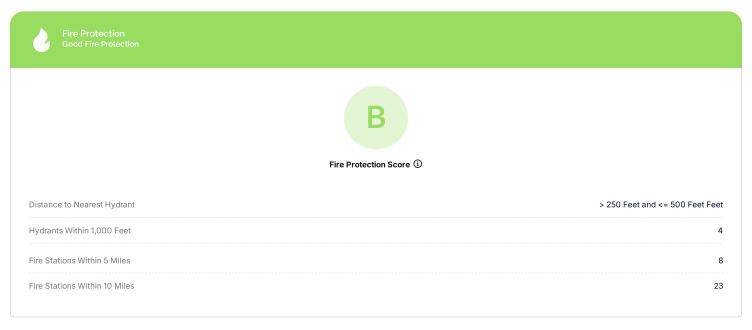
Insurance & Warranty Claims o

No claims reported for this property
Prior insurance and home warranty claims may indicate risk or damage at this property. Not all
claims are reported to PropertyLens.

NeighborhoodLocation, location, location. Here's how this neighborhood stacks up







Proximity to Emergency Response **Police Stations** Closest Police Station North Hampton Police Department Drive Distance 0.98 Miles Police Stations Within 5 Miles 5 Hospitals Closest Hospital Exeter Hospital Inc, 5 Alumni Drive Drive Distance 4.49 Miles Туре General Acute Care Helipad

Hospitals Within 10 Miles 4 Fire Stations Closest Fire Station North Hampton Fire and Rescue Drive Distance 1.23 Miles (3 Min) Туре Blended Response Area North Hampton Fire Protection Zone Second Closest Fire Station Hampton Fire and Rescue Station 2 Drive Distance 3.67 Miles (8 Min) Туре Full Time **Urgent Care** Closest Urgent Care Facility

Drive Distance

Туре

Property Timeline Look back in time with a chronological history of this property

Detailed HistoryFilter, sort or search all property records

Tittel, sort of search			
Date 🗸	Туре	Company	Description
November 11, 2024	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$650,000
April 22, 2024	Roof Condition	N/A	Roof Condition Imagery Reported
April 4, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
January 9, 2024	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
December 18, 2023	Damage Assessment	N/A	Potentially Damaging Wind Event
			Cause Wind Speed Wind 65 Miles Per Hour
October 29, 2021	Transaction	None Available	Property Transaction Reported (Deed)
			Buyer Type Husband And Wife
October 29, 2021	Transaction	N/A	Property Transaction Reported (Sold)
			Sale Price Price Per Sq. Ft \$500,000 \$298 / Sq. Ft
September 16, 2021	Transaction	N/A	Property Transaction Reported (Listing)
			Listing Price \$479,000
August 7, 2020	Roof Condition	N/A	Roof Condition Imagery Reported

Date v Type Company Description



November 15, 2018

Roof Condition

N/A

Roof Condition Imagery Reported



September 12, 2016

Transaction

N/A

Property Transaction Reported (Deed)

Buyer Type Individual

August 8, 2016

Transaction

N/A

Property Transaction Reported (Listing)

Listing Price \$345,000

September 19, 2013

Transaction

N/A

Property Transaction Reported (Listing)

Listing Price \$310,000 This PropertyLens Report is based only on information supplied to PropertyLens and available as of 11/18/2024 at 06:41:38 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase.

Report Date: 11/18/2024 | Report ID: 27b5f8bf-5b75-4841-9443-c031c8de3eab | Address: 7 Walnut Avenue, North Hampton, NH 03862 | APN: NHTN M:14 B:146 L: