



INSPECTION REPORT PREPARED FOR:
Gary Goodman



PROPERTY:
85 Old Lisbon Rd
Topsham ME



Table of Contents

INTRODUCTION	4
EXTERIOR	6
STRUCTURE & FOUNDATION	8
ROOF SYSTEMS	11
ELECTRICAL SYSTEMS	15
PLUMBING SYSTEMS	21
COMFORT CONTROL SYSTEMS	23
INTERIOR	24
GARAGE / CARPORT	30
POOL & SPA	32
CLOSING STATEMENTS	32

INSPECTION PERFORMED BY:

Brandon Delano
207-885-8664

PO BOX 474
Scarborough, ME 04070-0474

INTRODUCTION**Report limitations:**

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses my professional opinion, based upon the visual impressions of the conditions that existed on the exact date and at the exact time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which, by the nature of their location, are concealed, camouflaged, including but not limited to furnishings, temporary floor coverings, or seasonal conditions such as snow cover, or are unsafe to inspect are excluded from the report. Areas concealed at the time of this inspection should be inspected for acceptable condition at a time when they are no longer concealed and preferably prior to the close of the sales transaction. Any general comments about items outside the scope of the inspection per applicable reporting standards are informational only and entered as a courtesy. The inspection report should not be construed as a compliance inspection of any governmental, or non-governmental, codes or regulations. Any opinion expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasionally wide variations are to be expected between such estimates and actual experience. I have no interest, present or contemplated, in this property or its improvement. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Inspection Site: 85 Old Lisbon Rd
Topsham, ME 04086.

Client: Gary Goodman
Email: turntabledemon2001@yahoo.com
Phone: C-207-391-2378.

Buyers Agent: Pam Bonnvie
Partners Realty
Email: pbonnvie@gmail.com
Phone: C-207-939-3686.

How to read this report:

- Items specified in the "Scope of the inspection" throughout the report are operational (where applicable), serviceable, and functioning as intended, should continue to operate properly within the foreseeable future **unless** inoperative conditions, deficiencies, repairs, maintenance, monitoring, questionable dependability, or further evaluation by appropriate persons is indicated. Each and every item specified in the "Scope of the inspection" throughout the report are rarely found on every property, however if the systems or components are present, accessible, and visible, a complete visual inspection was performed unless limitations are disclosed.
- A condition that may be functional, serviceable, or satisfactory for older properties may be an area of concern for a newer property. Instances of normal wear and tear related to the age of the property may not be specified in this report and "functional" or "serviceable" or "satisfactory" is not meant to be considered "perfect".
- "Maintenance information" is intended to give the prospective purchaser an indication of certain maintenance that is known to keep the property in good condition and reduce the cost of ownership. In general, information entered in this category is not meant to indicate substantial defects or immediate maintenance needed.
- This report is a "Generalist" inspection report and not intended to offer precise repair procedures unless self evident or within the inspector's common knowledge or expertise. Ensuring proper repairs and/or corrections are performed is usually accomplished by having qualified persons perform the corrections or repairs. Many times, a competent homeowner can be a qualified individual for most basic and simple repairs and corrections.

Terminology:

Deficiencies:

Components, systems or areas have failed or may be at the end of their useful lifespan. Items may be costly to repair. It is recommended that qualified and competent tradespersons or licensed contractors perform repairs.

Not Dependable:

General observations, intermittent defects, age of the specified item, known product defects, or my common knowledge indicate that substantial repairs, replacement or anticipated problems are likely in the future.

Maintenance Advised:

To keep functional condition intact, these items now need regular maintenance, repairs, or correction as necessary. Items in this category are likely to worsen appreciably or cause further damage if not quickly addressed.

Attention Required:

Conditions may have the potential to worsen as time progresses and/or general awareness of the situation is advised. Conditions that fall in this category may vary due to seasonal changes. Corrective action may be needed in the future.

Safety Concern:

Any condition observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from the time the structure was built. Immediate repairs or upgrades are strongly advised.

Date & Property Status:

Date: 01/06/2021

Start Time: 1:15 PM.

Inspection Duration: Approximately 3 hours of actual inspection time, report preparation time not included in this estimate.

Utility Status: All utilities are on.

Occupancy Status: Not occupied.

Reporting Information:

Standards of Practice Observed: This inspection performed in accordance with the American Society of Home Inspectors (ASHI) standards of professional practice. [Click on the link or copy and paste into your browser to review our ASHI Standards and Practices at http://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf](http://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf)

Clarifications: Home inspections are intended to be a "**Generalist overview**" of the property. The main intent is to give the client a better understanding of the overall condition of the property. The inspection is not intended to produce a precise repair punch list.

When multiple issues are found at any system, component, or area, the report may include a generalist statement that recommends further review by an appropriate professional. These specific evaluations by appropriate professionals should provide the client with information about the extent of needed repairs as well as safety concerns that should be corrected to bring the home into acceptable condition.

Weather & Soil Conditions:

Temperature: Approximately 35 degrees fahrenheit.

Wind: Breezy.

Sky Conditions: Scattered clouds.

Precipitation: Light snow fall has occurred in the past 2 days.

Snow Cover on Site: Complete snow cover.

Orientation:

Bearing Reference: Front door faces southwest. Position is an approximation only and is utilized to reference locations and positions throughout this report.

Building Characteristics:

Building Type: Single family, site built structure.

Age: 1977.

Number of stories: 2

Substructure: Basement with finished rooms.

Inspector Comments:

In lieu of reporting minuscule repairs or corrections needed, during the inspection I may occasionally do a quick twist of a screwdriver or make a simple adjustment; such as, tighten a door knob, align a window latch, or adjust a toilet fill valve and this is done as a courtesy. However, I'm not obligated to make any extensive repairs or corrections to the property during the inspection. Please keep in mind when reviewing this report, there is no such thing as a "perfect" house. Even new structures may have defects but hopefully to a lesser degree than what may be found in an older structure. The main intention of this report is to give the client a better understanding of the **current condition** of the property on this exact date at this exact time. The report summary has information that the inspector feels should be brought to your immediate attention and is not a complete report of the property condition, the full report may contain information to be addressed. Reading the entire report and addressing any concerns prior to closing is crucial. The buyer should treat the final walk through inspection as a second inspection, performed by the buyer to verify the condition of the property is acceptable just prior to closing.

EXTERIOR

Scope of the inspection: Observe and inspect walkways leading up to the dwelling, patios, porches, stoops, covers, awnings, areaways, site grading and drainage, exterior balconies, decks, stairs, steps, safety railings, vegetation and soil retaining walls. Probing structural components where deterioration is suspected. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside Scope: Any reference to grade and drainage is limited to areas adjacent to the structure only. Reporting on site grading and drainage issues at remote portions of the lot that are not apparently causing adverse effects to the structure is outside the scope of this inspection. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted.

GROUNDS & DRIVEWAY

Inspected: Driveway and vegetation.



Comments: Items inspected are in satisfactory condition and functioning as intended except for concerns noted below.

Maintenance Information: Maintaining and monitoring drainage systems next to the foundation by diverting water away from the foundation is essential to prevent foundation or wet basement problems in the future. All exterior grades should allow for surface and roof water to flow away from the foundation.

Site Overview

Note: At the time of inspection, there was snow on the property. The home inspection is limited in scope and nature to only those areas that are visible and accessible at the time of inspection. Be advised that the snow may conceal exterior defects that the inspector could not view.

DISCLAIMER: The true condition of the following items may be undetermined and may require further inspection when visible (where applicable): Lot drainage, drainage along the foundation, driveway, walks/patio if present, deck if present, foundation above grade level, basement windows, lower siding & trim, steps to building, and roof. All snow covered components should be listed in the contract of sale and should be guaranteed by the owner to be serviceable and operative.

Driveway

Attention Required - Observation: DRIVEWAY CRACKS - the surface of the driveway has cracks. The driveway appears otherwise functional.

Analysis: Driveway maintenance has been deferred and exposure to the elements is starting to deteriorate the surface. The rate of deterioration will be progressive unless the surface of the driveway is maintained and restored.

Recommendation: I advise the application of crack filling compound as maintenance. Once the surface is restored, seal coating should be applied at minimum 3 year intervals. A competent and qualified handyman or contractor can perform this task.



PORCHES / DECKS / BALCONIES

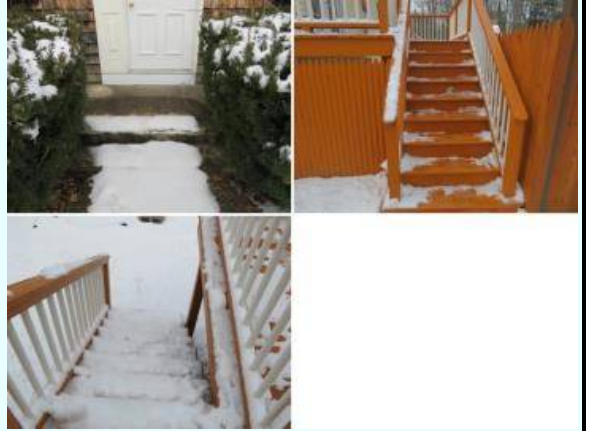
Inspected: Surface areas, guardrails, framing, skirting, and supports.
Surface Materials: Wood.
Supports: Wood.



Comments: Deck condition is satisfactory and functioning as intended.

EXTERIOR STAIRS / STEPS / RAMPS

Inspected: Surface areas, treads, risers, handrails, and supports.



Comments: Exterior steps are in satisfactory condition and functioning as intended.

STRUCTURE & FOUNDATION

Scope of the inspection: Describing structure components consisting of foundation, floor structure, exterior cladding, wall structure and exterior supports and/or columns. Observe and inspect entry doors, foundation, ventilation in unfinished spaces, under floor crawl spaces, wall structure, support columns and/or posts (if any), exterior trim, eaves, soffits, fascia, wall cladding and flashings. Probing structural and/or trim components where deterioration is suspected. Reporting the method used to inspect the under floor crawl space areas (if any). Verifying the existence or absence of insulation, vapor barriers in unfinished spaces only. Reporting signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Structural components hidden from view by finished walls, insulation, vegetation, or stored items cannot be evaluated and are not a part of this inspection.

WALLS & SUPPORTS

Exterior Wall Surface Material(s): Wood siding, vinyl siding, and wood shingles.

Exterior Wall Structure: Standard framing.

Interior Wall Structure: Frame construction.

Limitations/Exclusions: Wall structures are observed at the surfaces only, structure components are fully concealed by the surface materials which is typical with almost all inspections.



Comments: The vinyl siding is in satisfactory condition overall. Considering the age, normal wear and tear, and prolonged exposure to the weather and elements, typical deterioration and warping is noted at the wood shingle siding. Recommend monitoring the siding for eventual repair and/or replacement. Exterior structure walls are providing adequate support and appear in satisfactory condition.



Exterior Wall Surface Materials

Attention Required - Observation: UTILITY HOLES NOT SEALED - Utility holes through the siding are not sealed (above front door light).

Analysis: All utility holes (such as pipe & wire holes) through the siding should be sealed to prevent heat loss, drafts, insect access and rodent entry. Maintenance repair is needed.

Recommendation: Caulk or seal each utility hole where required. A competent and qualified handyman can perform this task.



EXTERIOR TRIM & WALL FLASHINGS

Inspected: Wall trim, window trim, fascia, eaves, door trim, soffits, and flashings.

Comments: Exterior trim components and flashings are overall in satisfactory condition. There is cosmetic damage noted on areas of the vinyl siding trim that can be replaced if elected in the future.



FOUNDATION & FLOOR STRUCTURE

Foundation Materials: Concrete.

Floor Supports: Columns are made of steel.

Main Floor Structure:

Frame construction: Wood joists.

Sub floor: Plywood sheathing.

Beams: Wood.

Basement: Partially finished.



Comments: Foundation where visible is overall in satisfactory condition. Hairline cracks found in the foundation walls are typical. Floor areas accessible for walking appear to be in satisfactory condition and functioning as intended. No readily discernible problems with the floor structure can be detected on the surface of the floor coverings.

Foundation

Attention Required - Observation: CRACKS NOTED - inspection of accessible portions of the foundation revealed vertical shrinkage type cracks. The one observed on the northwest wall had been patched at an unknown time.

Analysis: Shrinkage cracks usually occur shortly after construction or within the first 2 years. The cracks are caused by the introduction of excessive water during the mixing or pouring of the concrete.

Recommendation: The cracks should be monitored for water intrusion and unpredictable future movement. If elected you can hire a professional concrete repair company to fix all foundation cracks by epoxy injection with a written warranty.



Concrete Prescriptions, Dave Dalessandri, 207-799-9199

Basement Insulation

Safety Concern - Observation: EXPOSED PAPER ON INSULATION - There is fiberglass insulation on the basement walls or ceiling that has an exposed paper vapor retarder.

Analysis: This is a potential fire hazard. Repair is needed. Manufacturer's post the following warning and instructions:

"CAUTION: The vapor retarder facing on this product will burn and must not be left exposed. It must be covered with gypsum board or other code approved building materials. To prevent a fire, keep open flames and other sources of ignition away from the facing.

IMPORTANT: Install this side of insulation toward living space."

Recommendation: I advise that you install an approved covering or remove paper facing for fire safety.



ROOF SYSTEMS

Scope of the inspection: Describing the type of the roof covering material, roof structure, attic insulation, and the methods used to inspect the roofing and attic (if any). Observe and inspect the roofing materials, roof structure (where visible), roof drainage systems, flashings, roof penetrations, and signs of leaks or abnormal condensation on the structure components. Determining the presence or absence of a vapor barrier and ventilation in the attic or accessible ceiling cavities. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: The inspector cannot and does not offer an opinion or warranty as to whether the roof has concealed leaks or when future leakage will occur. The only way to determine whether a roof is reasonably watertight is to observe it during a prolonged rainfall; this situation is rarely present during the actual inspection. All roofs leak depending on the severity of weather such as a driving rain, excessive snow melting, and high winds.

ROOF SURFACE

Location: All roof areas.

Roof Coverings: Architectural composition shingles. One layer of primary roof material is apparent.

Flashings: Metal.

Chimney: Brick.

Roof Inspection Method: Viewing the roof from the ground with binoculars performed for all roof areas.

Limitations/Exclusions: Roof is snow covered and too slippery to access safely. Unable to fully observed all roof coverings, protrusions, and flashings because of complete snow cover.



Note: The roof was covered by snow at the time of inspection and therefore was inaccessible for evaluation. The true condition of the roof covering and flashings is undetermined. Be advised that hidden defects may exist. The roof may require further research when bare of snow.

Maintenance Information: There is no such thing as a "maintenance free" roof. All roofs will require periodic inspection and general maintenance to ensure effective water shedding capabilities.

Chimney

Attention Required - Observation: CHIMNEY NEEDS REPOINTING - as viewed above the roof line, the chimney mortar joints have eroded open in some areas.

Analysis: If this condition is allowed to continue without repair, then deterioration will be progressive until bricks will eventually loosen and fall causing unsafe chimney blockage or property damage. Due to exposure to the elements and neglected chimney cap maintenance, moisture has entered the brick causing the mortar to soften and erode. At this time, the chimney appears to only need simple re-pointing of the mortar joints.

Recommendation: I advise that you ask a brick mason to provide simple repair estimates. Notice: A detailed on roof close-up chimney inspection by a mason may reveal interior or exterior defects not disclosed in this report. After repairs, the chimney cap should be inspected every few years for cracks and patched as needed. Plus, the chimney should receive an annual safety inspection to check for blockages or other unsafe conditions.

Attention Required - Observation: UNCAPPED CHIMNEY - the chimney is uncapped.

Analysis: While a chimney cap is not required, the benefits gained by installing a cap are important. An uncapped chimney is an opening in the roof that readily admits rain, snow, ice, sleet, and wildlife, some carrying infection and disease. Rain water may appear in a connector pipe from the heating system or in a cleanout door at the base of the chimney. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping the acids eat the chimney liner. In short, good chimney caps enhance safety while they're saving you money.

Recommendation: I advise that you hire a certified chimney sweep to clean the chimney, examine the interior and finally install a protective metal cap. Go to WWW.CSIA.ORG for a certified member near your new location.



ROOF STRUCTURE & ATTIC

Location: Entire main roof.

Roof & Ceiling Structure: Roof construction consists of trusses.

Roof deck: Comprised of plywood sheathing.

Ceiling structure: Consists of trusses.

Ventilation: Gable vents, soffit vents, and ridge vents.

Insulation: Fiberglass batts. Average thickness is between 6 and 8 inches.

Attic Inspection Method: Entered the attic at 1 access scuttle located in a bedroom closet.



Comments: Roof structure is in satisfactory condition. Vents are in satisfactory condition except for items noted below. Water stains are observed on the under side of the roof deck near the chimney that are may have been from past roof or flashing leaks. Be advised that I was unable to fully inspect the chimney flashing due to snow cover. Insulation is in satisfactory condition except for items noted below.



Attic

Attention Required - Observation: Suspected microbial growth was visible in areas of the attic.

Analysis: Microbial growth is an indication of excessive moisture and/or inadequate ventilation. **NOTE: Excessive microbial growth can be an irritant to those with respiratory problems. DISCLAIMER: THE TRUE IDENTIFICATION OF microbial growth IS EXCLUDED AS BEYOND THE SCOPE OF THIS LIMITED VISUAL INSPECTION.** Be advised that the extent of microbial growth beyond visible surfaces is undetermined. Therefore, further investigation may be needed.



Recommendation: Ventilation should be improved while reducing the moisture generation source(s). If elected, you can hire a microbiology laboratory to perform a comprehensive investigation including collection and analysis of indoor air and surface mold samples, full report and discussion of qualitative and quantitative results, and suggestions concerning remediation. Be advised that testing may confirm a need to hire a professional environmental company to perform remediation at unknown expense.

Mattra, Inc., John Crafts, 207-577-9332 (Testing and remediation)

Green Home Solutions, 207-613-7411 (Testing and remediation)

<http://www.epa.gov/iaq/molds/moldguide.html><http://www.epa.gov/iaq/molds/moldguide.html>.

Ventilation

Attention Required - Observation: GABLE VENTS PRESENT WITH SOFFIT AND RIDGE VENTS - the attic is vented by a modern ridge and soffit vent system plus louver vents at the gable ends of the home.

Analysis: The current recommendation for attics in most new home construction consists of a balanced ridge & soffit ventilation system. Balanced means that the square surface area of the ridge & soffit vent are fairly equal in size to create a positive natural draft. Cool air should enter the attic space through the soffit vent and exit through the ridge vent at the peak of the roof. As louvered vents are present at the gable ends of the home, the proper positive air movement of the ridge vent system from soffit to ridge may be impaired. It is recommended that the gable vents be removed or blocked. Note that the ridge vent opening is not consistent in size and several of the soffit vents appear blocked.

Recommendation: I advise that you further research proper attic ventilation and consider upgrading in the future. A qualified carpenter can be called to further evaluate and perform corrections as needed.

Insulation

Attention Required - Observation: LIMITED ATTIC INSULATION - inspection of the accessible portions of the attic revealed an inadequate level of insulation as compared with present energy saving requirements.

Analysis: While the level of insulation may be typical for a home of this age, updating will prevent heat loss and reduce fuel consumption thus saving you money. Today's standards of insulation dictate a R value of approximately R-49. This is equal to 16 inches of fiberglass insulation. These conditions do not exist in this dwelling.

Recommendation: Optional updating is advised. Installation can be performed by a qualified contractor.

ROOF DRAINAGE SYSTEM

Gutters

Attention Required - Observation: GUTTERS NOT PRESENT - The home has no gutters.

Analysis: Gutters are recommended at the bottom edge of all sloped roofs to properly control roof run-off and divert it away from the building. Uncontrolled & misdirected roof drainage can be harmful to the exterior of the house, causes soil erosion & may infiltrate into the basement.

Recommendation: I advise that you consider seeking quotes from a competent and qualified gutter installer and install seamless aluminum gutters where needed.

GutterPro, David Vincent, 207-329-5833, david@seamlessgutterpro.com.

ELECTRICAL SYSTEMS

Scope of the inspection: Describing service amperage and voltage, conductor materials, and service type. Report the location of panels and presence of service ground. Inspect and observe service equipment, grounding, main panel, distribution panels, and proper wire compatibility in conjunction with the over current protection devices. Confirming grounding and polarity of a representative amount of interior and exterior receptacles and operating a representative amount of installed exterior and interior switches and fixtures. Operating ground fault circuit interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) when installed. Confirming the presence or absence of smoke detectors. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Phone lines, cable TV, internet, audio, security systems, landscape lighting, low voltage lighting systems and wiring for all aforementioned systems or components are excluded from this inspection. Burned out light bulbs, cosmetic issues at light fixtures or missing globes are not reported. Testing of AFCI protected circuits cannot always be achieved in occupied houses because severing the power would negatively impact electronic equipment including but not limited to computers that are often connected to these circuits.

ELECTRIC SERVICE

Service Location: Northwest side of house.

Service Rating: 200 amp capacity.

Main Disconnect Location: Inside the main panel.

Service Type: Overhead.

Service Ground: Yes.

Service Conductors: Aluminum. Service conductors made of aluminum is safe and is still used in modern electrical services.

Limitations/Exclusions: Testing the main shut off device is outside the scope of this inspection.



Comments: The service entrance and related components are in satisfactory condition.

ELECTRIC PANELS

Main Panel Location: Basement.

Panel Rating: Panel has a 200 amp rating.

Over Current Devices: Breakers.



Location Sub Panel: Garage.
Panel Rating: Panel has a unknown amp rating.
Over Current Devices: Breakers.



Comments: Main and sub panel components are in satisfactory condition with exceptions noted below.

Panel Cabinet

Safety Concern - Observation: SYLVANIA/ZINSCO PANEL PRESENT - This home is equipped with a SYLVANIA/ZINSCO brand electrical panel.

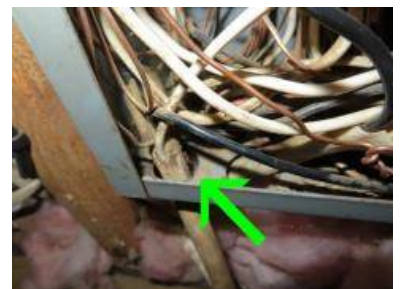
Analysis: The main electrical panel is a Sylvania/Zinsco brand panel box, a discontinued brand considered problematic by many industry professionals. These panels have aluminum bus bars (the bars that run down the middle of the panel to which the breakers connect). Over a period of years, oxide may form on the aluminum causing a poor connection with the breakers which can lead to arcing, overheating, and, possibly, breaker failure. Some Zinsco circuit breakers also have a poor reputation for reliability. All of this constitutes a possible fire hazard.

Recommendation: When this brand panel is found, further evaluation by a licensed and qualified electrician is recommended to determine if replacement is advised.

Safety Concern - Observation: OPENINGS IN PANEL - Wires enter the main panel without romex connectors.

Analysis: Romex connectors are required to secure the wires and to prevent chaffing against the sharp edges of the metal hole in the panel. Any openings in the panel may also allow for rodent entry.

Recommendation: Hire an electrician to install the romex connectors where missing.



Over Current Devices

Attention Required - Observation: DOUBLE TAPS - removal of the cover on the circuit breaker panel, revealed that several of the breakers were double tapped.

Analysis: Double tapping means that more than one circuit wire is attached to the breaker. This condition is not desirable as the double tapped breaker is more apt to trip depending on the power demand; and more importantly, a double tap is relying on the friction attachment of wires attached to a screw or clamp designed to accept one wire. Connections can come loose or cause resistance and heat. It is more desirable to have one breaker for each device connected. If there is sufficient space within the present panel box, then correction of this problem is a simple and inexpensive measure of installing another breaker and separating the wires. If the present panel has insufficient space, then room must be made by installing smaller sized breakers or by installing a sub-panel at added cost.



Recommendation: I advise that you consider hiring an electrician to perform corrections. **Note:** Some electrical inspectors allow double taps, but the practice is not considered good workmanship.

ELECTRIC FIXTURES

Inspected: Interior light fixtures, exterior light fixtures.

Limitations/Exclusions: Determining the function of each and every switch could not be verified, this is a typical inspection limitation. The occupants will need to take the time to familiarize themselves with the function of all switches at move in.

Comments: A representative amount of attached electrical fixtures were tested throughout the house. Most attached electrical fixtures are in satisfactory condition with exceptions noted below.

Maintenance Information: Loose connections at electrical fixtures can cause excessive heat and can damage electrical components beyond repair. Electrical fixtures should be kept in good repair to avoid any potential fire hazard by replacing damaged components whenever they are found.

Exterior Light Fixtures

Attention Required - Observation: EXTERIOR LIGHT FIXTURES NOT FUNCTIONAL - one or more of the exterior light fixtures were inoperable at time of inspection (front light pole, gable end house light). The light pole was also not properly secured and was loose at the time of inspection.

Analysis: Further investigation and repair is needed to restore the function of the light(s).

Recommendation: General repair to the pole that is needed should easily be performed by a handy person. Replace the bulbs and test the light fixtures. If function is not restored, then you can hire an electrician to further investigate and correct the problem as required.



WIRING

Wiring Methods: Non-metallic (romex) sheathed cables. The wiring system is mostly concealed inside the structure components, reporting on concealed wiring is outside the scope of this inspection. All electrical receptacles may not be observable because of furnishings and/or other obstructions, testing of at least one representative receptacle in each room was performed if possible.

Comments: A representative amount of receptacles and switches were tested throughout the house. Most wiring, switches, and receptacles are in satisfactory condition with exceptions noted below.

Maintenance Information: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house, or circuit, should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Loose connections at electrical components can cause excessive heat and can damage electrical components beyond repair. Electrical components should be kept in good repair to avoid any potential fire hazard by replacing damaged switches, fixtures, and receptacles whenever overheating evidence is found at these components.

Interior Receptacles

Safety Concern - Observation: NO GFCI PROTECTION AT KITCHEN OUTLETS - outlets within 6 feet of the kitchen sink lack required ground-fault-circuit-interrupter (GFCI) shock protection.

Analysis: By modern standards, this omission is considered to be an unsafe condition. A GFCI outlet or circuit breaker is a safety device intended to prevent serious electrical shock at water hazard areas. All new homes are required to have such protection at all outlets above the countertops.

Recommendation: I advise that you ask an electrician to provide estimates for the installation of GFCI devices above the countertop and also at all other water hazard areas that lack modern shock protection.



Exterior Receptacles

Safety Concern - Observation: NO GFCI PROTECTION AT OLDER EXTERIOR OUTLETS - the older home typically does not have modern ground-fault-circuit-interrupter (GFCI) shock protection for water hazard area outlets such as outside and garage.

Analysis: A GFCI outlet or circuit breaker is a safety device intended to prevent serious electrical shock at water hazard areas.

Recommendation: Optional updating is highly recommended and may prevent electrocution. An electrician can provide cost estimates for optional GFCI updating of all normally wet areas. (Note: If water hazard areas are remodeled, then GFCI updating will be required.)



Interior Wiring

Safety Concern - Observation: AMATEUR WIRING HAZARDS - where accessible, investigation of the branch wiring in the unfinished areas of the home revealed the presence of nonprofessional alterations /handyman wiring (under stairwell). The wires tested dead at the time of inspection, but an unknown switch or breaker could make them live.



Analysis: Amateur wiring is potentially unsafe as it could pose fire or shock hazards. Because the home inspection is limited in scope and nature, every instance of handyman wiring may not be detailed in this report. Home inspections often reveal handyman wiring in such locations as basements, shops, garages and other outside locations.

Recommendation: A qualified electrician should be called to further evaluate any areas of concern and perform corrections as needed.

Safety Concern - Observation: EXTENSION CORD RUNS THROUGH WALL - inspection revealed an extension cord runs that enter into an exterior wall (basement entrance).

Analysis: Unknown purpose for extension cord. Further investigation needed.

Recommendation: A qualified electrician can be called to further evaluate and perform corrections as needed.



Safety Concern - Observation: COVER MISSING ON JUNCTION BOX - as observed in the attic, a cover was missing from a junction box.

Analysis: While the repair of this problem is simple and inexpensive, the missing covers create an unsafe condition that could expose an occupant to live parts where wires are joined together, and also allow for rodent entry. For safety, all wiring splices in the branch wiring should be contained inside a securely mounted and covered metal or plastic junction box.



Recommendation: All missing covers should be installed where required. A competent and qualified handyman or electrician can perform this simple repair.

CB Electric, Chris Bonney 207-650-9168.

ELECTRICAL SAFETY ITEMS

Inspected: GFCI's, smoke detectors, and carbon monoxide detectors if present.

Comments: Most GFCI protected circuits tested properly and appear to be in satisfactory condition with the exceptions noted below. Occupants should familiarize themselves with Ground Fault Circuit Interrupt (GFCI) protected receptacle reset locations. If power is unavailable at a designated protected receptacle, the reset location may be at another receptacle, identified by buttons integral with the receptacle itself, possibly at a different location in the house and/or at an electrical panel. If problems or questions persist regarding the operation and circuitry of GFCI's, recommend contacting a licensed electrician.

Maintenance Information: Renewing the batteries in battery operated or battery back-up audible detectors at least once a year is recommended.

Ground Fault Circuit Interrupters (gfcis)

Attention Required - Observation: GFCI FAILED TO RESET - A GFCI located on the deck tripped but failed to reset.

Analysis: I suspect that the device is defective or there is another GFCI that it is on the same circuit but could not be found.

Recommendation: Have a competent and qualified electrician further evaluate the GFCI and make corrections to restore function.



Smoke Detectors

Safety Concern - Observation: SMOKE ALARMS MISSING - Failed to observe smoke detectors in the structure.

Analysis: Failure to install smoke detectors may result in personal injury or death.

Recommendation: Install a working smoke detector (photoelectric or ionization) on each floor level and in each area within or giving access to bedrooms. **Note:** Any detector located within 20 feet of a kitchen or a bathroom containing a tub or shower must be a photoelectric-type smoke detector. Installation of detectors is recommended to be completed prior to move-in.

Carbon Monoxide Detectors

Safety Concern - Observation: MISSING CARBON MONOXIDE DETECTORS - Did not observe any CO detectors during the course of the inspection.

Analysis: CO is a dangerous gas that you cannot see, smell, or taste. Carbon Monoxide can be deadly. Sources of CO can come from anything that burns fuels, especially if it is not used or vented in the right way. Examples include: Furnaces/Boilers, Wood Stoves, Kerosene heaters, Generators, Gas-powered home appliances, Gas-powered tools, Gas & charcoal grills, and Cars & trucks.

Recommendation: Where to install CO alarms. The NFPA recommends that a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. For added protection, install additional CO Alarms in each separate bedroom, on every level of the home and in garage. Additionally, install a CO Alarm at least 20 feet away from the home's heating appliance.

PLUMBING SYSTEMS

Scope of the inspection: Describe installed piping and/or line materials and water heating equipment. Observe and inspect the fuel supply (if any), water supply, waste pipe and vent pipe systems (where visible). Including but not limited to fixtures, faucets, attached hose faucets, adequate supports for piping systems, pipe insulation, existence of cross connections, and observation of supply or drainage leaks. Confirm functional flow and drainage at accessible sinks, tubs, showers, toilets and attached hose faucets. Observe and inspect the water heater operation, vent flues (if any), and the presence of automatic safety controls consisting of: temperature pressure relief valves (TPR), thermocouples, and shut off devices. Safety controls can be confirmed but are not tested. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Areas where the plumbing or septic systems are concealed by structural components, soil or otherwise inaccessible to view and determining the internal condition of fuel tanks is excluded from this inspection. Main valves, shut off valves under sinks, behind toilets or clothes washers and refrigerators are not turned in the normal course of a home inspection because they are prone to leaks when operated. Freestanding hose hydrants or faucets not attached to the structure are not included in this inspection unless specified otherwise.

WATER SYSTEM

Main Water Shut Off Location: Near the water storage tank.

Water Distribution Piping: Copper and plastic PEX.

Water Pressure: Water pressure reading was between 50-60 PSI. Tested at an exterior hose faucet.

Drainage Pipes/Lines: Plastic PVC.



Comments: The plumbing supply and drainage systems appear in satisfactory condition at most areas with exceptions noted below.



WELL GENERAL EXPLANATION: The home has a private well as a water supply and attached pump and holding tank equipment.

The visible and accessible parts of the well and pump equipment were evaluated for condition and function as rated in this report. Water is tested at fixtures for functional flow only. Be advised that I was unable to determine the exact year of the pressure storage tank. Storage tanks can last up to 12-17 years if properly maintained.

DISCLAIMER: Well depth, seasonal flow rates, water quantity testing and future performance are undetermined and beyond the scope of this limited inspection.

The presence of a well should not dissuade you from purchasing the home, but you should understand its mechanical operation, past history of performance, anticipated service life, health implications and required maintenance.

Firstly, you should question the owner as the best source of information. Ask when the water was last quality tested and what the results were. Ask who services the well. If the system has attached water filtration or softening equipment, its operation and maintenance should be reviewed with the owner and /or water treatment company that installed it. As, this is a limited scope inspection, you may consider having a well contractor and/or water treatment specialist further evaluate the well components for proper function and life expectancy. **NOTICE: TESTING FOR BACTERIA, ARSENIC, AND CHEMICAL POLLUTANTS IS ADVISED ON AN ANNUAL BASIS TO PROTECT THE HEALTH OF THE OCCUPANTS.**

Hose Faucets

Attention Required - Observation: OLDER OUTSIDE FAUCET - The home has an older outside faucet that requires seasonal draining to prevent winter freeze-up problems.

Analysis: The older outside faucet requires seasonal maintenance by closing the valve and draining water from the pipe. Be advised that old sill cocks lack a check valve and may present a sanitary hazard.

Recommendation: While no repairs are required, you may elect to update the outside faucet by installing a modern automatic draining, antifreeze type valve with a check valve to protect the public water supply from possible cross connection hazards. A competent and qualified plumber can provide you an estimate for this repair.



Septic System

Please copy and paste the following link into your browser for an article on the care and maintenance of your septic system.

http://www.nesc.wvu.edu/pdf/ww/septic/pl_fall04.pdf

Well Components

Attention Required - Observation: OLDER PRESSURE STORAGE TANK - The water storage tank appears to be an older unit. Note that I was unable to determine the exact age.

Analysis: Typical life of a storage tank ranges from 12-17 years.

Recommendation: As the life span may be unpredictable, further evaluation and/or replacement of the tank is advised before failure occurs. A competent and qualified contractor can be called to obtain an estimate to replace.

Attention Required - Observation: OLDER WELL HEAD COVER - The older well cover does not seal properly.

Analysis: Openings under the cover can allow pests to nest within the well pipe.

Recommendation: Consider Installing a new well head cap with a built in rubber gasket that seals the entire opening in order to prevent pests from entering.

[Dunbar Water, 207-646-8844](tel:207-646-8844) or [1-866-H2O-CARE](tel:1-866-H2O-CARE).



FUEL SYSTEM

Main Fuel Valve Shut Off Location: At the fuel storage tank.

Fuel Type: Fuel oil.

Fuel line: Sleeved copper.



Comments: The fuel supply system is in satisfactory condition at most areas with exceptions noted below.

Oil Line

Attention Required - Observation: OIL LINE SLEEVE NOT CONTINUOUS - inspection of the oil line running from the oil tank to the oil burner revealed the sleeve is not continuous.

Analysis: Without a continuous sleeve, any unknown defects in the oil supply line could cause pollution hazards or interior oil damage.

Recommendation: I advise that the oil line protection be updated by enclosing the oil line in a continuous sleeve as is required in new construction.



COMFORT CONTROL SYSTEMS

Scope of the inspection: Describing the energy sources of the comfort control systems and their distribution method(s). Observe and inspect the heating and/or cooling equipment which includes, but is not limited to, operation, normal operating controls, automatic safety controls, chimneys, flues and vents. Inspecting the comfort control distribution systems including, but not limited to, system operation, fans, pumps, radiators, convectors, fan-coil units, dampers, insulation, air filters, registers, and ducts and piping with supports. Confirming the presence of a heating and/or cooling source in each room or the absence of the same. Opening readily openable access panels on heating and cooling appliances provided for routine homeowner maintenance. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Humidity control devices or systems can be problematic and fail without warning regardless of age, therefore, these units are not included in this inspection. Routine test procedures cannot always reveal problems that may occur with system operation over extended periods of time.

HEATING EQUIPMENT

Location: Basement.

Equipment Type: Fuel oil fired boiler. Heating capacity is 92,000 Btu's.

Brand Name & Age: Pure Pro. Age is 2019.

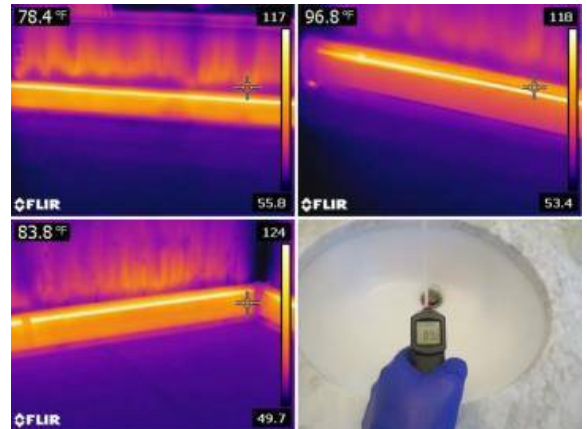
Model Number: AO-3-075.

Serial Number: 65715970.

Distribution Method: Radiators.



Comments: The heating equipment is in satisfactory condition and operates as intended.



Maintenance Information: Routine periodic preventive maintenance will help extend the service life of the equipment. Recommend obtaining any recent service records from seller and/or have appliance cleaned and serviced prior to or upon move in.

INTERIOR

Scope of the inspection: Operating a representative amount of interior doors, entry doors, and windows. Observe and inspect interior plumbing fixtures and associated drains and exterior hose bibs for presence of observable leaks and functional flow and drainage. Observe and inspect cabinets, and/or vanities, ventilation sources to the exterior, doors, windows, ceilings, walls, and floor coverings only where visible. Observe and inspect interior steps, stairways, balconies, and safety railings (if applicable). Reporting any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Determining the source of odors or like conditions is not included in this inspection. Identifying specific types of microbial growth requires extensive testing, capturing lab samples is beyond the scope of this inspection. Condition and presence of window screens and screen doors if entered in this report is performed as a courtesy, because they are considered seasonal accessories that are not normally reported in most home inspection reports.

WINDOWS

Inspected: Glass panes, frames, hardware, interior window sills, and installed screens.

Window Type: Horizontal sliding and vertical sliding with double hung action windows. Window glass type is multi-pane. Window frames are vinyl and wood.

Comments: Windows that were tested operate as intended and are in satisfactory condition.

Maintenance Information: Keeping window trim and caulking in good repair will prevent water intrusion into the wall cavity that could go unnoticed for an extended period of time and may result in undue damage inside the wall. Keeping window weather stripping in good condition will maintain interior comfort and should help to reduce energy costs.

DOORS

Inspected: Door panels, trim, jambs, casings, hardware, thresholds, and glass.

Comments: Interior and exterior entry doors are in satisfactory condition overall with exceptions noted below.

Maintenance Information: Keeping exterior door weather stripping in good condition will maintain interior comfort and should help to reduce energy cost. Door stops should be installed and maintained at interior doors where the door knobs have the potential to hit the wall.

Exterior Doors

Attention Required - Observation: DECAY AT EXTERIOR DOOR SIDE LIGHT - examination of the front exterior door revealed decay at the sidelight components.

Analysis: Exposure to elements, deferred maintenance. The method of repair depends on the severity of the decay and condition of the door itself. Minor surface decay might inexpensively be repaired by patching with suitable exterior wood putty followed by priming & painting. More extensive decay may require the services of a carpenter.

Recommendation: Repair/replace door and/or sidelight as required. A qualified carpenter can be called to further evaluate and perform corrections as needed.



INTERIOR SURFACES

Inspected: Wall surfaces, ceiling surfaces, closet interiors, wall trim, baseboards and floor coverings.



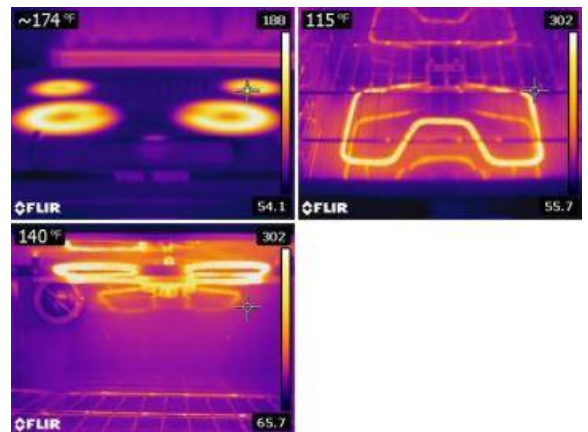
Comments: The interior surface areas and floors are new and have appropriate workmanship noted throughout.

APPLIANCES

Inspected: Dishwasher and range.



Comments: Newer appliances that are installed are in good condition and operate as intended, should provide years of service.



KITCHEN

Counter Tops: Laminate.
Range: Electric.



Comments: Cabinets and countertops are new, should provide years of service. Sink is in good condition.



Maintenance Information: Minor plumbing leaks that go unnoticed for extended periods of time can cause extensive damage to cabinets and wall areas under the sink. Inspecting for leaks periodically and keeping the plumbing in good repair is essential to avoiding water damage under sinks and kitchen wall and floor areas.

BATHROOMS

Location #1: Main floor bathroom. **Size:** Full bath, tub and shower are combined.

Heating: Heat from central source.

Ventilation: Opening window and electric vent fan.



Location #2: Lower level bathroom. **Size:** 3/4 bath, there is a shower installed, no bath tub.

Heating: Heat from central source.

Ventilation: Electric vent fan.



Comments: Overall, bathroom areas are in new condition.

Maintenance Information: Caulking and sealing all interior and exterior shower and tub areas as a precaution on a periodic basis is suggested to prevent undue water intrusion and damage behind the water proof wall coverings. Vent sources in bathrooms should be kept in good repair because of the wet or moist conditions encountered. Bathroom areas should be allowed to dry out between uses. A fan aids in removal of excess moisture.

LAUNDRY

Location: Laundry facilities are found in the basement.

Configuration: Washer and dryer can be installed side by side. Electric 240 volt (3 prong receptacle) is available for the dryer.



Maintenance Information: Excessive lint build up in the dryer vent can be a fire hazard and should be periodically inspected for build up and cleaned out when necessary. Frequency of cleaning will vary with use of the dryer. The use of hoses with a braided steel jacket is recommended for the washing machines hookups installed within the living space.

INTERIOR STAIRS & STEPS

Inspected: Floor coverings, treads, risers, and handrails.



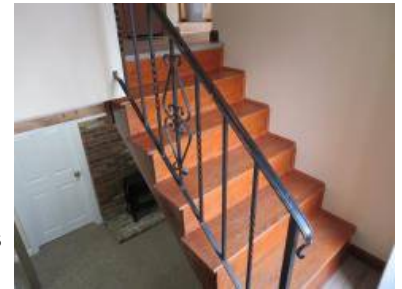
Comments: Interior stairs and related components are in satisfactory condition except for items noted below.

Handrails/Guardrails

Safety Concern - Observation: RAILING OPENINGS TOO LARGE - The openings between the sections of a railing and/or guard rail are too large.

Analysis: This poses a safety risk as children could easily fall through the openings.

Recommendation: For safety, I recommend that a carpenter be hired reconstruct the railing components as required to reduce the size of the openings for improved safety (maximum 4 inch clearance between balusters or railing components is advised, maximum 6 inch clearance between intersection of bottom rail, tread and riser).



Safety Concern - Observation: INCOMPLETE HANDRAIL - the handrail at the staircase is not continuous.

Analysis: All staircases should have a continuous handrail at one side that runs the full length of the staircase for safety.

Recommendation: I advise that a continuous handrail be installed as required. A qualified carpenter can be called to further evaluate and perform corrections as needed.



GARAGE / CARPORT

Scope of the inspection: Observe and inspect interior and exterior garage and/or carport walls, floors, garage doors, door operators, door operator safety devices, and required fire separation wall and ceiling systems between attached garages and living spaces and/or attic. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside Scope: Garages are considered un-conditioned and un-habitable space, reporting on the presence or absence of attic or wall insulation in garage structures is outside the scope of this inspection. Any reporting of the absence or presence of garage insulation is entered as a courtesy.

GARAGE

Garage Type & Size: Detached garage. Garage is an average sized 2 car garage.

Garage Door Count: 2

Automatic Operator Count: 1.

Limitations/Exclusions: Roof is snow covered and too slippery to access safely. Unable to fully observed all roof coverings, protrusions, and flashings because of complete snow cover.



Comments: Wall structure, foundation, floor, interior wall surfaces, ceiling surface, and garage door components are in satisfactory condition with the exceptions noted below.

Garage Door Operator

Attention Required - Observation: GARAGE DOOR OPENER POWERED BY EXTENSION CORD - the garage door opener is powered by an extension cord - the device was otherwise functional at time of inspection.

Analysis: Amateur installation. Extension cords are not designed for permanent use

Recommendation: I advise that you hire an electrician to install a local dedicated outlet for the door opener.



Garage Door

Safety Concern - Observation: NO SPRING CONTAINMENT - The springs that provide counterbalance for one of the garage overhead doors lack "spring containment."

Analysis: While the lack of spring containment may be typical of many older garage door installations, springs wear out and break overtime with normal usage. Be advised that the springs are under tension, that a broken spring can cause serious personal injury as parts can fly through the air and that operating a door with a broken spring is unsafe. Counterbalance springs and their attachment components should be restrained either externally (via a tube that contains spring[s] or internally (via a cable or shaft). Upgrading is needed.

Recommendation: I advise that you ask an overhead door contractor to further evaluate the overhead door installation and to provide a cost estimate for safety improvements.

Rob Gagne's Overhead Door Company, Rob Gagne, 207-783-6632 or Overhead Door Company, Don Labrie, 797-6734.



Structure

Attention Required - Observation: GARAGE SILL DECAYED - probing & sounding of the accessible portions of the garage sill revealed areas of decay.

Analysis: The drainage from the driveway appears to be directed towards the garage. Years of exposure and low ground clearance has resulted in the decay. The sill is a very important part of the wall frame that helps transfer the roof load to the foundation. Repair is needed.

Recommendation: A qualified contractor should be called to further evaluate and perform sill corrections as needed. You may elect to consult with a driveway contractor to discuss options for drainage and diverting water away from the garage.



Floor

Attention Required - Observation: GARAGE FLOOR CRACKS - where accessible, the garage concrete floor has visible random cracks.

Analysis: In my opinion, these cracks are not of great significance and do not detract from the over-all condition of the garage foundation. The cracks appear to be shrinkage type cracks related to the drying process of the concrete and perhaps a lack of reinforcing wire.

Recommendation: I advise that the cracks be patched with a suitable filler to prevent further deterioration.



POOL & SPA

Scope of the inspection: Observe and inspect the pool and/or spa body, decking, coping, steps, handrails, ladders, pumps, filters, heaters, exposed valves and plumbing lines, electrical components and proper bonding, automatic safety controls, cleaning equipment, child safety barriers and reporting the condition of these items. Operating water circulating equipment including the filters and checking for visible leaks. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Note: Inspector assumes no liability as to the negligent or unauthorized use of any pool item or system resulting in injury or death by any person.

Outside scope: Pool cleaning equipment must be installed and operational at the time of this inspection otherwise these items are excluded from the inspection. Recreational pool items are visually inspected only, therefore defects that can only be revealed with use are considered concealed and are excluded from this inspection.

POOL

Pool Type: In ground.

Note: There is a swimming pool on the property. Be advised that the inspection of swimming pools, attached mechanical systems, decks, pool houses, pool patio and ancillary equipment are expressly **EXCLUDED** from this inspection report per contract. Be advised that pool evaluation is undetermined as much of the piping and structure are hidden from view or the pool may be closed for the season. For safety, all pools should be protected by a five foot high fence with self-closing and self-latching gate hardware. Associated electrical equipment should have modern GFCI shock protection. You should review all data and maintenance requirements with the owner prior to purchase. Other options include hiring a local pool company to perform further inspections and provide a written summary of findings prior to commitment.

**CLOSING STATEMENTS****Overall Condition:**

This home is in good condition and the findings in this report are typical for remodeled properties this age. Comparable properties may have similar findings. The information contained in this inspection report is an earnest effort on my part to inform the buyer of the **current condition** of this property.

Post Inspection Fees:

To better serve my customers and in an effort to keep the initial inspection fees as reasonable as possible, I charge an additional fee for re-inspections. Due to insurance requirements there must be a re-inspection agreement executed prior to the re-inspection. Please call my office so I may send you the necessary documentation for the re-inspection. I may require lead time to schedule so please don't delay notifying me if re-inspection services is desired.

Legal:

Inspection agreement was sent electronically to client, signed and returned electronically.

Final Comments:

Each inspection report is relevant to the specific property inspected, at the time and on the day of the inspection only. Conditions may change in the interim between the inspection and occupancy of the property. I advise my client to thoroughly check this report for accuracy to the best of his or her knowledge prior to the close of the transaction. Although my standard of care is to produce a precise and accurate report, the human element of an oversight, omission, or unintentional data entry is always possible. Thank you for hiring me to perform your inspection. Your business is sincerely appreciated.

REPORT SUMMARY

Customer(s): Gary Goodman

Property Address: 85 Old Lisbon Rd, Topsham, ME

Important Notice: It is essential that you read the entire inspection report for complete inspection details.

This summary only highlights a few items that may be of concern.**Dear Gary,**

At your request, our inspector conducted a visual inspection of the above property on 1/6/21. This Summary Report is a compilation of our attached, detailed Inspection Report. Both documents reflect the condition of the observed property based on our visual observation, *at the time of the inspection only*. Hidden, latent, or concealed defects cannot be included in this report. This report is not an insurance policy, warranty service or a guarantee of future performance of any of the home's components and systems. An earnest effort was made on your behalf to discover all visible defects; however, in the event that our inspector made an oversight, our maximum liability must be limited to the inspection fee paid. The following is an opinion report, expressed as a result of the inspection. Please take the time to review all the limitations contained in the Inspection Agreement that you signed and that has been provided to you.

REPORT SUMMARY

For a detailed overview of areas inspected and our conclusions, along with supporting digital color photos, please see the full Inspection Report.

Overall, the home was constructed in a workmanlike manner. In accordance with prevailing real estate purchase agreements, the following summary itemizes the most significant areas that should be considered:

Items to Monitor or General Information:**EXTERIOR**GROUND & DRIVEWAY*Driveway*

Attention Required - Observation: DRIVEWAY CRACKS - the surface of the driveway has cracks. The driveway appears otherwise functional.

Analysis: Driveway maintenance has been deferred and exposure to the elements is starting to deteriorate the surface. The rate of deterioration will be progressive unless the surface of the driveway is maintained and restored.

Recommendation: I advise the application of crack filling compound as maintenance. Once the surface is restored, seal coating should be applied at minimum 3 year intervals. A competent and qualified handyman or contractor can perform this task.

STRUCTURE & FOUNDATION

WALLS & SUPPORTS

Exterior Wall Surface Materials

Attention Required - Observation: UTILITY HOLES NOT SEALED - Utility holes through the siding are not sealed (above front door light).

Analysis: All utility holes (such as pipe & wire holes) through the siding should be sealed to prevent heat loss, drafts, insect access and rodent entry. Maintenance repair is needed.

Recommendation: Caulk or seal each utility hole where required. A competent and qualified handyman can perform this task.

FOUNDATION & FLOOR STRUCTURE

Foundation

Attention Required - Observation: CRACKS NOTED - inspection of accessible portions of the foundation revealed vertical shrinkage type cracks. The one observed on the northwest wall had been patched at an unknown time.

Analysis: Shrinkage cracks usually occur shortly after construction or within the first 2 years. The cracks are caused by the introduction of excessive water during the mixing or pouring of the concrete.

Recommendation: The cracks should be monitored for water intrusion and unpredictable future movement. If elected you can hire a professional concrete repair company to fix all foundation cracks by epoxy injection with a written warranty.

Concrete Prescriptions, Dave Dalessandri, 207-799-9199

ROOF SYSTEMS

ROOF SURFACE

Chimney

Attention Required - Observation: CHIMNEY NEEDS REPOINTING - as viewed above the roof line, the chimney mortar joints have eroded open in some areas.

Analysis: If this condition is allowed to continue without repair, then deterioration will be progressive until bricks will eventually loosen and fall causing unsafe chimney blockage or property damage. Due to exposure to the elements and neglected chimney cap maintenance, moisture has entered the brick causing the mortar to soften and erode. At this time, the chimney appears to only need simple re-pointing of the mortar joints.

Recommendation: I advise that you ask a brick mason to provide simple repair estimates. Notice: A detailed on roof close-up chimney inspection by a mason may reveal interior or exterior defects not disclosed in this report. After repairs, the chimney cap should be inspected every few years for cracks and patched as needed. Plus, the chimney should receive an annual safety inspection to check for blockages or other unsafe conditions.

Attention Required - Observation: UNCAPPED CHIMNEY - the chimney is uncapped.

Analysis: While a chimney cap is not required, the benefits gained by installing a cap are important. An uncapped chimney is an opening in the roof that readily admits rain, snow, ice, sleet, and wildlife, some carrying infection and disease. Rain water may appear in a connector pipe from the heating system or in a cleanout door at the base of the chimney. Also, almost all costly chimney restoration projects are the result of water getting inside where it doesn't belong and helping the acids eat the chimney liner. In short, good chimney caps enhance safety while they're saving you money.

Recommendation: I advise that you hire a certified chimney sweep to clean the chimney, examine the interior and finally install a protective metal cap. Go to WWW.CSIA.ORG for a certified member near your new location.

ROOF STRUCTURE & ATTIC

Attic

Attention Required - Observation: Suspected microbial growth was visible in areas of the attic.

Analysis: Microbial growth is an indication of excessive moisture and/or inadequate ventilation. **NOTE: Excessive microbial growth can be an irritant to those with respiratory problems. DISCLAIMER: THE TRUE IDENTIFICATION OF microbial growth IS EXCLUDED AS BEYOND THE SCOPE OF THIS LIMITED VISUAL INSPECTION.** Be advised that the extent of microbial growth beyond visible surfaces is undetermined. Therefore, further investigation may be needed.

Recommendation: Ventilation should be improved while reducing the moisture generation source(s). If elected, you can hire a microbiology laboratory to perform a comprehensive investigation including collection and analysis of indoor air and surface mold samples, full report and discussion of qualitative and quantitative results, and suggestions concerning remediation. Be advised that testing may confirm a need to hire a professional environmental company to perform remediation at unknown expense.

Mattra, Inc., John Crafts, 207-577-9332 (Testing and remediation)

Green Home Solutions, 207-613-7411 (Testing and remediation)

<http://www.epa.gov/iaq/molds/moldguide.html><http://www.epa.gov/iaq/molds/moldguide.html>

Ventilation

Attention Required - Observation: GABLE VENTS PRESENT WITH SOFFIT AND RIDGE VENTS - the attic is vented by a modern ridge and soffit vent system plus louver vents at the gable ends of the home.

Analysis: The current recommendation for attics in most new home construction consists of a balanced ridge & soffit ventilation system. Balanced means that the square surface area of the ridge & soffit vent are fairly equal in size to create a positive natural draft. Cool air should enter the attic space through the soffit vent and exit through the ridge vent at the peak of the roof. As louvered vents are present at the gable ends of the home, the proper positive air movement of the ridge vent system from soffit to ridge may be impaired. It is recommended that the gable vents be removed or blocked. Note that the ridge vent opening is not consistent in size and several of the soffit vents appear blocked.

Recommendation: I advise that you further research proper attic ventilation and consider upgrading in the future. A qualified carpenter can be called to further evaluate and perform corrections as needed.

Insulation

Attention Required - Observation: LIMITED ATTIC INSULATION - inspection of the accessible portions of the attic revealed an inadequate level of insulation as compared with present energy saving requirements.

Analysis: While the level of insulation may be typical for a home of this age, updating will prevent heat loss and reduce fuel consumption thus saving you money. Today's standards of insulation dictate a R value of approximately R-49. This is equal to 16 inches of fiberglass insulation. These conditions do not exist in this dwelling.

Recommendation: Optional updating is advised. Installation can be performed by a qualified contractor.

ROOF DRAINAGE SYSTEM

Gutters

Attention Required - Observation: GUTTERS NOT PRESENT - The home has no gutters.

Analysis: Gutters are recommended at the bottom edge of all sloped roofs to properly control roof run-off and divert it away from the building. Uncontrolled & misdirected roof drainage can be harmful to the exterior of the house, causes soil erosion & may infiltrate into the basement.

Recommendation: I advise that you consider seeking quotes from a competent and qualified gutter installer and install seamless aluminum gutters where needed.

GutterPro, David Vincent, 207-329-5833, david@seamlessgutterpro.com.

ELECTRICAL SYSTEMS

ELECTRIC PANELS

Over Current Devices

Attention Required - Observation: DOUBLE TAPS - removal of the cover on the circuit breaker panel, revealed that several of the breakers were double tapped.

Analysis: Double tapping means that more than one circuit wire is attached to the breaker. This condition is not desirable as the double tapped breaker is more apt to trip depending on the power demand; and more importantly, a double tap is relying on the friction attachment of wires attached to a screw or clamp designed to accept one wire. Connections can come loose or cause resistance and heat. It is more desirable to have one breaker for each device connected. If there is sufficient space within the present panel box, then correction of this problem is a simple and inexpensive measure of installing another breaker and separating the wires. If the present panel has insufficient space, then room must be made by installing smaller sized breakers or by installing a sub-panel at added cost.

Recommendation: I advise that you consider hiring an electrician to perform corrections. **Note:** Some electrical inspectors allow double taps, but the practice is not considered good workmanship.

ELECTRIC FIXTURES

Exterior Light Fixtures

Attention Required - Observation: EXTERIOR LIGHT FIXTURES NOT FUNCTIONAL - one or more of the exterior light fixtures were inoperable at time of inspection (front light pole, gable end house light). The light pole was also not properly secured and was loose at the time of inspection.

Analysis: Further investigation and repair is needed to restore the function of the light(s).

Recommendation: General repair to the pole that is needed should easily be performed by a handy person. Replace the bulbs and test the light fixtures. If function is not restored, then you can hire an electrician to further investigate and correct the problem as required.

ELECTRICAL SAFETY ITEMS

Ground Fault Circuit Interrupters (gfcis)

Attention Required - Observation: GFCI FAILED TO RESET - A GFCI located on the deck tripped but failed to reset.

Analysis: I suspect that the device is defective or there is another GFCI that it is on the same circuit but could not be found.

Recommendation: Have a competent and qualified electrician further evaluate the GFCI and make corrections to restore function.

PLUMBING SYSTEMS

WATER SYSTEM

Hose Faucets

Attention Required - Observation: OLDER OUTSIDE FAUCET - The home has an older outside faucet that requires seasonal draining to prevent winter freeze-up problems.

Analysis: The older outside faucet requires seasonal maintenance by closing the valve and draining water from the pipe. Be advised that old sill cocks lack a check valve and may present a sanitary hazard.

Recommendation: While no repairs are required, you may elect to update the outside faucet by installing a modern automatic draining, antifreeze type valve with a check valve to protect the public water supply from possible cross connection hazards. A competent and qualified plumber can provide you an estimate for this repair.

Well Components

Attention Required - Observation: OLDER PRESSURE STORAGE TANK - The water storage tank appears to be an older unit. Note that I was unable to determine the exact age.

Analysis: Typical life of a storage tank ranges from 12-17 years.

Recommendation: As the life span may be unpredictable, further evaluation and/or replacement of the tank is advised before failure occurs. A competent and qualified contractor can be called to obtain an estimate to replace.

Attention Required - Observation: OLDER WELL HEAD COVER - The older well cover does not seal properly.

Analysis: Openings under the cover can allow pests to nest within the well pipe.

Recommendation: Consider Installing a new well head cap with a built in rubber gasket that seals the entire opening in order to prevent pests from entering.

Dunbar Water, 207-646-8844 or 1-866-H2O-CARE.

FUEL SYSTEM

Oil Line

Attention Required - Observation: OIL LINE SLEEVE NOT CONTINUOUS - inspection of the oil line

running from the oil tank to the oil burner revealed the sleeve is not continuous.

Analysis: Without a continuous sleeve, any unknown defects in the oil supply line could cause pollution hazards or interior oil damage.

Recommendation: I advise that the oil line protection be updated by enclosing the oil line in a continuous sleeve as is required in new construction.

INTERIOR

DOORS

Exterior Doors

Attention Required - Observation: DECAY AT EXTERIOR DOOR SIDE LIGHT - examination of the front exterior door revealed decay at the sidelight components.

Analysis: Exposure to elements, deferred maintenance. The method of repair depends on the severity of the decay and condition of the door itself. Minor surface decay might inexpensively be repaired by patching with suitable exterior wood putty followed by priming & painting. More extensive decay may require the services of a carpenter.

Recommendation: Repair/replace door and/or sidelight as required. A qualified carpenter can be called to further evaluate and perform corrections as needed.

GARAGE / CARPORT

GARAGE

Garage Door Operator

Attention Required - Observation: GARAGE DOOR OPENER POWERED BY EXTENSION CORD - the garage door opener is powered by an extension cord - the device was otherwise functional at time of inspection.

Analysis: Amateur installation. Extension cords are not designed for permanent use

Recommendation: I advise that you hire an electrician to install a local dedicated outlet for the door opener.

Structure

Attention Required - Observation: GARAGE SILL DECAYED - probing & sounding of the accessible portions of the garage sill revealed areas of decay.

Analysis: The drainage from the driveway appears to be directed towards the garage. Years of exposure and low ground clearance has resulted in the decay. The sill is a very important part of the wall frame that helps transfer the roof load to the foundation. Repair is needed.

Recommendation: A qualified contractor should be called to further evaluate and perform sill corrections as needed. You may elect to consult with a driveway contractor to discuss options for drainage and diverting

water away from the garage.

Floor

Attention Required - Observation: GARAGE FLOOR CRACKS - where accessible, the garage concrete floor has visible random cracks.

Analysis: In my opinion, these cracks are not of great significance and do not detract from the over-all condition of the garage foundation. The cracks appear to be shrinkage type cracks related to the drying process of the concrete and perhaps a lack of reinforcing wire.

Recommendation: I advise that the cracks be patched with a suitable filler to prevent further deterioration.

Defects & Safety Concerns:

STRUCTURE & FOUNDATION

FOUNDATION & FLOOR STRUCTURE

Basement Insulation

Safety Concern - Observation: EXPOSED PAPER ON INSULATION - There is fiberglass insulation on the basement walls or ceiling that has an exposed paper vapor retarder.

Analysis: This is a potential fire hazard. Repair is needed. Manufacturer's post the following warning and instructions:

"CAUTION: The vapor retarder facing on this product will burn and must not be left exposed. It must be covered with gypsum board or other code approved building materials. To prevent a fire, keep open flames and other sources of ignition away from the facing.

IMPORTANT: Install this side of insulation toward living space."

Recommendation: I advise that you install an approved covering or remove paper facing for fire safety.

ELECTRICAL SYSTEMS

ELECTRIC PANELS

Panel Cabinet

Safety Concern - Observation: SYLVANIA/ZINSCO PANEL PRESENT - This home is equipped with a SYLVANIA/ZINSCO brand electrical panel.

Analysis: The main electrical panel is a Sylvania/Zinsco brand panel box, a discontinued brand considered problematic by many industry professionals. These panels have aluminum bus bars (the bars that run down the

middle of the panel to which the breakers connect). Over a period of years, oxide may form on the aluminum causing a poor connection with the breakers which can lead to arcing, overheating, and, possibly, breaker failure. Some Zinsco circuit breakers also have a poor reputation for reliability. All of this constitutes a possible fire hazard.

Recommendation: When this brand panel is found, further evaluation by a licensed and qualified electrician is recommended to determine if replacement is advised.

Safety Concern - Observation: OPENINGS IN PANEL - Wires enter the main panel without romex connectors.

Analysis: Romex connectors are required to secure the wires and to prevent chaffing against the sharp edges of the metal hole in the panel. Any openings in the panel may also allow for rodent entry.

Recommendation: Hire an electrician to install the romex connectors where missing.

WIRING

Interior Receptacles

Safety Concern - Observation: NO GFCI PROTECTION AT KITCHEN OUTLETS - outlets within 6 feet of the kitchen sink lack required ground-fault-circuit-interrupter (GFCI) shock protection.

Analysis: By modern standards, this omission is considered to be an unsafe condition. A GFCI outlet or circuit breaker is a safety device intended to prevent serious electrical shock at water hazard areas. All new homes are required to have such protection at all outlets above the countertops.

Recommendation: I advise that you ask an electrician to provide estimates for the installation of GFCI devices above the countertop and also at all other water hazard areas that lack modern shock protection.

Exterior Receptacles

Safety Concern - Observation: NO GFCI PROTECTION AT OLDER EXTERIOR OUTLETS - the older home typically does not have modern ground-fault-circuit-interrupter (GFCI) shock protection for water hazard area outlets such as outside and garage.

Analysis: A GFCI outlet or circuit breaker is a safety device intended to prevent serious electrical shock at water hazard areas.

Recommendation: Optional updating is highly recommended and may prevent electrocution. An electrician can provide cost estimates for optional GFCI updating of all normally wet areas. (Note: If water hazard areas are remodeled, then GFCI updating will be required.)

Interior Wiring

Safety Concern - Observation: AMATEUR WIRING HAZARDS - where accessible, investigation of the branch wiring in the unfinished areas of the home revealed the presence of nonprofessional alterations /handyman wiring (under stairwell). The wires tested dead at the time of inspection, but an unknown switch or breaker could make them live.

Analysis: Amateur wiring is potentially unsafe as it could pose fire or shock hazards. Because the home inspection is limited in scope and nature, every instance of handyman wiring may not be detailed in this report. Home inspections often reveal handyman wiring in such locations as basements, shops, garages and other outside locations.

Recommendation: A qualified electrician should be called to further evaluate any areas of concern and perform corrections as needed.

Safety Concern - Observation: EXTENSION CORD RUNS THROUGH WALL - inspection revealed an extension cord runs that enter into an exterior wall (basement entrance).

Analysis: Unknown purpose for extension cord. Further investigation needed.

Recommendation: A qualified electrician can be called to further evaluate and perform corrections as needed.

Safety Concern - Observation: COVER MISSING ON JUNCTION BOX - as observed in the attic, a cover was missing from a junction box.

Analysis: While the repair of this problem is simple and inexpensive, the missing covers create an unsafe condition that could expose an occupant to alive parts where wires are joined together, and also allow for rodent entry. For safety, all wiring splices in the branch wiring should be contained inside a securely mounted and covered metal or plastic junction box.

Recommendation: All missing covers should be installed where required. A competent and qualified handyman or electrician can perform this simple repair.

CB Electric, Chris Bonney 207-650-9168.

ELECTRICAL SAFETY ITEMS

Smoke Detectors

Safety Concern - Observation: SMOKE ALARMS MISSING - Failed to observe smoke detectors in the structure.

Analysis: Failure to install smoke detectors may result in personal injury or death.

Recommendation: Install a working smoke detector (photoelectric or ionization) on each floor level and in each area within or giving access to bedrooms. **Note:** Any detector located within 20 feet of a kitchen or a bathroom containing a tub or shower must be a photoelectric-type smoke detector. Installation of detectors is recommended to be completed prior to move-in.

Carbon Monoxide Detectors

Safety Concern - Observation: MISSING CARBON MONOXIDE DETECTORS - Did not observe any CO detectors during the course of the inspection.

Analysis: CO is a dangerous gas that you cannot see, smell, or taste. Carbon Monoxide can be deadly. Sources of CO can come from anything that burns fuels, especially if it is not used or vented in the right way. Examples include: Furnaces/Boilers, Wood Stoves, Kerosene heaters, Generators, Gas-powered home appliances, Gas-powered tools, Gas & charcoal grills, and Cars & trucks.

Recommendation: Where to install CO alarms. The NFPA recommends that a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. For added protection, install additional CO Alarms in each separate bedroom, on every level of the home and in garage. Additionally, install a CO Alarm at least 20 feet away from the home's heating appliance.

INTERIOR

INTERIOR STAIRS & STEPS

Handrails/Guardrails

Safety Concern - Observation: RAILING OPENINGS TOO LARGE - The openings between the sections of a railing and/or guard rail are too large.

Analysis: This poses a safety risk as children could easily fall through the openings.

Recommendation: For safety, I recommend that a carpenter be hired reconstruct the railing components as required to reduce the size of the openings for improved safety (maximum 4 inch clearance between balusters or railing components is advised, maximum 6 inch clearance between intersection of bottom rail, tread and riser).

Safety Concern - Observation: INCOMPLETE HANDRAIL - the handrail at the staircase is not continuous.

Analysis: All staircases should have a continuous handrail at one side that runs the full length of the staircase for safety.

Recommendation: I advise that a continuous handrail be installed as required. A qualified carpenter can be called to further evaluate and perform corrections as needed.

GARAGE / CARPORT

GARAGE

Garage Door

Safety Concern - Observation: NO SPRING CONTAINMENT - The springs that provide counterbalance for one of the garage overhead doors lack "spring containment."

Analysis: While the lack of spring containment may be typical of many older garage door installations, springs wear out and break overtime with normal usage. Be advised that the springs are under tension, that a broken spring can cause serious personal injury as parts can fly through the air and that operating a door with a broken spring is unsafe. Counterbalance springs and their attachment components should be restrained either externally (via a tube that contains spring[s] or internally (via a cable or shaft). Upgrading is needed.

Recommendation: I advise that you ask an overhead door contractor to further evaluate the overhead door installation and to provide a cost estimate for safety improvements.

Rob Gagne's Overhead Door Company, Rob Gagne, 207-783-6632 or Overhead Door Company, Don Labrie, 797-6734.

Reminders & Maintenance Suggestions

- Clean, adjust and lubricate all doors and windows at least annually. Clean and lubricate all hinges, tracks and hardware, including lock sets and handles. We recommend the use of silicone spray or a comparable spray. Pay particular attention to tracks of windows and keep all brackets tight, including window locks.
- If your home has a garage door(s), we recommend that you clean, lubricate and adjust the rollers, tracks and related hardware at least semi-annually. Garage doors are expensive to repair and replace. If the door has an electronic opener, we recommend that you test both the reversing mechanism (using a 2" x 4" nominal wood block placed on the floor so that the door hits it just before it would normally hit the floor) and the electronic sensors regularly. Again, keeping the door(s) rollers, spindles and brackets lubricated is important.
- Have your HVAC (heating, ventilation and air conditioning) equipment checked, cleaned and serviced annually by a qualified HVAC technician familiar with your type of equipment. Regular servicing will help to reduce your energy costs and lengthen the service life of your unit(s).

- Vacuum regularly underneath clothes washers, dryers and refrigerators (especially near the motors; just be careful not to damage the condenser coil on the refrigerator(s)). Cleanliness is important to appliance health and efficiency and reduces the frequency of repair.
- ***Change or clean your clothes dryer vent hose at least annually.*** Clean the lint filter on the dryer after every load that is dried. Surprisingly, one of the major causes of home fires in the U.S. is the result of lint build-up in clothes dryers.
- If your clothes washing machine hoses are made of rubber and are more than a few years old, we recommend changing to wire mesh hoses to minimize the chances of a hose bursting. Turning off both the hot and cold supply valves to the washing machine after each wash load (and for certain before you leave for vacation) will reduce the possibility of the hoses bursting while you are away.

Fire Safety Recommendations

- Practice fire safety in your home. Contact your local fire department for more information and valuable safety tips.
- Take the time to develop and practice a home fire escape plan. Draw a floor plan of your home, showing two ways out of each room, including windows. Ensure that all occupants know how to exit the home. If you use key-to-key deadbolt locks on your doors or special locks on sliding glass doors or windows, make sure that all occupants know exactly how to exit the home in the event of a fire. This includes house guests. Make sure that someone is assigned to assist grandparents and infants. ***Discuss the escape plan with any children living in the home and be certain that they understand where to meet inside, if possible, and more importantly, outside the home. Many parents return to burning homes to rescue children that are already safe outside the home.***
- Install, inspect and ensure the operation of all smoke detectors and carbon monoxide (CO) detectors at least semi-annually. Let the occupants of home hear the operation of the detectors so that they know how to react.
- Purchase at least three dependable flashlights in case of emergency. Know where they are at all times. Make sure that they work. Replace batteries frequently, use rechargeable batteries or use rechargeable lights.
- ***Purchase at least two or three fire extinguishers*** (depending on home size and configuration). Place one in the kitchen in an easily accessible place and make sure it is rated to extinguish grease fires. Place the others in the garage (if applicable) or near furnaces, water heaters, etc. Know how to use them and train other adults living in or visiting the home.
- Review the specific provisions of your Homeowners Insurance Policy. Contact your agent if you need more information regarding potential claims for damage in case of fire, water damage, etc.

- Keep important records in a fire safe or in a safety deposit box at a bank where they cannot be damaged. An inventory of your possessions is extremely valuable (including digital photos or videos) in case of fire. It will help speed up the processing of any claim.

If repair, maintenance or improvement work is to be performed by tradespersons, we recommend that you secure competitive estimates from several sources and use competent, qualified, licensed (*if applicable*) professionals where possible.

Thank you for selecting Inspect-It 1st Property Inspection. If you have questions regarding the Inspection Report, please call me at 207-671-6588.

Sincerely,

Brandon Delano, ACI
Inspect-It 1st
P.O. Box 474
Scarborough, Maine 04070-0474