



# Home Inspection Report

**John Public  
Mary Public**

**Property Address:  
123 State Street  
Anytown ME 01234**



**S & J Property Services, LLC**

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Holden, ME 04429  
(207)944-7425**

**InterNACHI Certified Professional Inspector #14031015**



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<b>Date:</b> 9/5/2020	<b>Time:</b> 09:00 AM	<b>Report ID:</b> Public0920
<b>Property:</b> 123 State Street Anytown ME 01234	<b>Customer:</b> John Public Mary Public	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

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

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

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

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

**Inspection or Testing (IT)** = The item, component or unit needs further investigation, inspection, testing or monitoring by the client or a qualified contractor.

**Upgrade** = The item, system or component functions as intended or is not required by current safety or generally accepted building standards. However, we recommend an upgrades or addition to enhance the safety, function or efficiency of the home.

### Reading the Report

If you are buying or selling the property which is the subject of this report you are being asked to absorb a lot of information in a short time and this can be overwhelming. While the report may be longer than you expected, do not let its length concern you. The inspection was thorough and much of what is in the report identifies relatively minor issues, maintenance that has been deferred and useful information about the components of the home which you should be aware of. It is important that you read all of the report. **However, items which may pose a safety concern or require prompt attention are highlighted in red.** For some items which may not require repair at this time, there may be information included recommending inspection and/or maintenance as part of a maintenance schedule, or that you should be aware of their existence or location, or reference to a source of additional information as a resource for you.

Most sellers are surprised to learn of defects uncovered during an inspection. Sellers are under no obligation to repair everything mentioned in the report. Bear in mind that no home is perfect, even newly constructed homes.

### Life Expectancy

This term "average life expectancy" may be used in this report. When used, this is not a warranty or guarantee of the life expectancy of the item on the property which is the subject of this inspection. The life of an item depends on local weather conditions, building and design, material quality, how it was installed, and adequate maintenance. Items in areas that experience severe weather may have a shorter-than-normal lifespan overall or may incur isolated damage which requires repair in order to ensure the service life of the surrounding materials.

### Recalls

Products found in the home are, at times, subject to recalls. Identifying recalled items is not part of this home inspection, and therefore, specifically excluded from this inspection. As a service to you, we want you to know that resources are available, such as RecallChek, to identify recalled items potentially found within your home. For your safety, it is recommended that

you review all the products in your home including, but not limited to, circuit breakers, gas fireplaces, appliances etc. for possible recall information.

**Building Permits/Certificate of Occupancy**

I recommend you contact the municipality in which the property is located to determine if any permits have been issued for work at the property since it was built and, if so, if any of the permits are still open. I also recommend you check with the municipality to determine if a Certificate of Occupancy was required at the time the residence was built and, if so, was one issued.

**Now That You've Had A Home Inspection**

You received at the time of the inspection, or will soon be receiving, a complimentary book entitled: Now That You've Had A Home Inspection... The book hopefully will answer questions you may have about the house and certain items revealed in this home inspection report. The items covered in the book include how the home works, how to keep it maintained, and tips on saving energy. We encourage you to read the book and hope you find it helpful.

**The Safe Home Book**

The report includes a link to The Safe Home digital book. Whether you are a first-time homeowner or a veteran of residential real estate transactions, The Safe Home Book is filled with essential tips and facts that every family needs to live safely and comfortably in their home. The book is filled with informative articles about everything you need to know about, from child safety and home maintenance advice indoors, to landscaping recommendations and risk-free entertaining outdoors.

<b>Style of Property:</b> Colonial	<b>Age of Property:</b> Over 10 Years	<b>Property Faces:</b> NE
<b>Present:</b> Client, Buyer Agent, , Seller(s)	<b>Radon Test:</b> No	<b>Water Quality Test:</b> Yes
<b>Air Quality/Mold Test:</b> No	<b>Asbestos Test:</b> No	<b>Septic System Inspection:</b> No
<b>Weather:</b> Clear	<b>Temperature:</b> Over 60	<b>Rain in last 3 days:</b> No

# 1. Roof



**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

## Styles & Materials

<b>Roof Covering type:</b> Asphalt/fiberglass Shingles Architectural	<b>Viewed roof covering from:</b> Binoculars Ground	<b>Sky Light(s):</b> None
<b>Chimney (exterior):</b> Brick	<b>Roof Structure:</b> 2 X 6 Rafters Not visible	<b>Roof-Type:</b> Gable
<b>Method used to observe attic:</b> Inaccessible	<b>Attic info:</b> No Access	

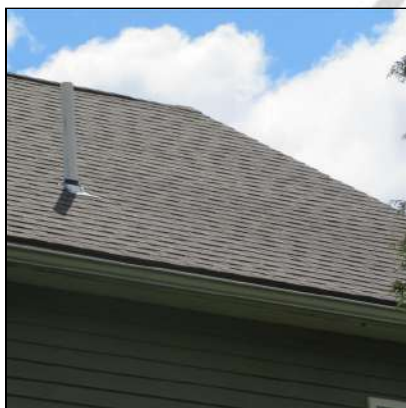
		IN	NI	NP	RR	IOT	UG
1.0	Roof Covering					•	
1.1	Gutters and Downspouts					•	•
1.2	Flashing					•	•
1.3	Vents, Skylights, Chimney, and other roof penetrations					•	•
1.4	Roof Structure and Attic					•	
		IN	NI	NP	RR	IOT	UG

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IOT= Investigate, Observe or Test, UG= Upgrade



**Comments:**

**1.0** (1) According to the disclosure, the shingles were installed in 2007 after a fire on the "3rd floor" of the house. The average life expectancy of architectural fiberglass/asphalt shingles is 25 to 30 years. This is not a warranty or guarantee of the life expectancy of the roof on the property which is the subject of this inspection. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Roofs in areas which experience severe weather may experience a shorter-than-normal lifespan overall or may incur isolated damage which requires repair in order to ensure the service life of the surrounding roofing materials.



**1.0 (2)** Unable to observe roof covering, gutters, flashing, or roof penetrations from the roof due to height and slope of roof. Viewed from ground and with binoculars where visible. Recommend further inspection from the roof when safe to do so.

**1.0 (3)** I recommend the roof covering be inspected at least annually as part of regular maintenance schedule.

**1.1 (1)** Please refer to Section 1.0(2) regarding further inspection of gutters.

**1.1 (2)** Recommend client install extensions to all downspouts of at least 3" to shed water from house and splash blocks to prevent erosion.



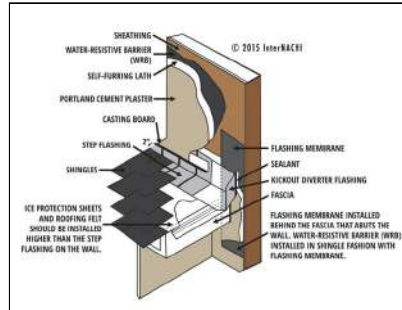
**1.1 (3)** Recommend client consider installation of additional gutters on front side of garage, with proper downspouts and extensions, to shed water away from property to avoid erosion and/or water intrusion.



**1.1 (4)** Recommend gutters and downspouts be inspected at least annually as part of a regular maintenance schedule.

**1.2 (1)** Please refer to Section 1.0(2) regarding further inspection of flashing.

**1.2 (2)** No kickout or diverter flashing to shed water away from side of main house where roof for garage meets the side of the house. To avoid possible rainwater intrusion, I recommend client consider having kickout flashing installed.



**1.2 (3)** Recommend flashing around all roof penetrations be inspected at least annually as part of regular maintenance schedule.

**1.3 (1)** Please refer to Section 1.0(2) regarding further inspection of vents, skylights, chimney and other roof penetrations.



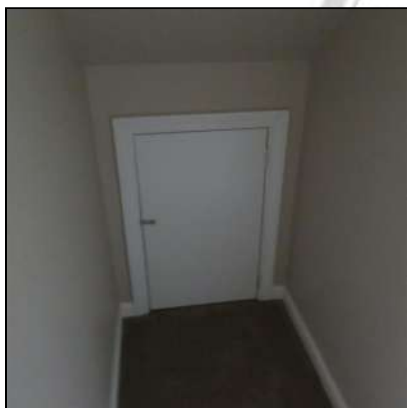


**1.3 (2)** I recommend a cap be installed for the entire chimney top, to keep rain, snow, animals and debris from getting into the chimney and possibly damaging the liner or chimney.



**1.3 (3)** Recommend all roof penetrations be inspected at least annually as part of a regular maintenance schedule.

**1.4 (1)** No access to attic over main house. Access to area behind knee wall on 3rd floor, but roof structure not visible due to insulation. This prevented me from inspecting the interior side of roof structure, ventilation, insulation or any electrical above the ceiling of the main house. Please refer to Section 10.3 regarding attic over garage. I recommend inspection of attic over main house if an opening is made for repairs or renovations.



**1.4 (2)** Recommend at least annual inspection of attic.

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

## 2. Exterior



**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



### Styles & Materials

**Siding Style:**

Clapboard

**Siding Material:**

Wood

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Deck

Gazebo - screened

**Driveway/Parking:**

Asphalt

		IN	NI	NP	RR	IOT	UG
2.0	Wall Covering, Flashing and Trim				•		
2.1	All Exterior Doors	•					
2.2	Adjacent Walkways and Driveways						•
2.3	Porches, Patios, Decks, Balconies and Carports					•	•
2.4	Railings, Guards and Handrails					•	
2.5	Stairs, Steps, Stoops, Stairways and Ramps						•
2.6	Eaves Soffits and Fascia	•					
2.7	Windows (a representative number)	•					
2.8	Vegetation, Surface Drainage, Retaining Walls, Grading of the property (where they may adversely affect the structure due to moisture intrusion)	•					
2.9	Exterior Spigots	•					
2.10	Other Exterior Items		•				
		IN	NI	NP	RR	IOT	UG

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## Comments:

**2.0 (1)** Section of clapboard siding above deck is loose and needs to be secured properly.



**2.0 (2)** Small areas of bare wood on siding on rear of house. Also several pieces of clapboard siding have cracks. Recommend any bare wood be primed and painted and cracks sealed or siding otherwise repaired to prevent moisture intrusion and extend life of siding.







2.2 (1) The average life expectancy of an asphalt driveway is 15 to 20 years.

2.2 (2) Asphalt driveway and walkway is functioning, but multiple cracks and some heaves. Recommend any significant cracks be sealed or repaired to avoid water intruding beneath asphalt.



**2.3 (1)** Recommend deck surface, railing system, framing, and support posts be inspected at least annually as part of regular maintenance schedule. Deck surface, railing system and stairs will require periodic maintenance to protect and extend useful life.



**2.3 (2)** Did not observe any bolts fastening ledger board for deck. Recommend lag bolts or other fasteners be installed to secure the ledger board to the house.





**2.3 (3)** Did not observe any concrete posts or pads under support columns for original deck. Recommend further inspection and if posts are not on concrete I recommend concrete pads be installed under all posts to extend useful life of posts.



**2.4 (1)** On residential porches, for balconies, decks and stairs more than 30" off the ground, current safety standards require a guardrail system with the guardrail at least 36" in height. The balusters as well as the bottom of the guardrail system, must be spaced tightly enough that a sphere of 4" in diameter cannot fit between them. While these standards may not have been required when the house was built, I recommend all homes comply with this requirement for safety reasons. Many insurance companies also require that guardrail systems comply with current safety standards.

**2.4 (2)** Spacing of balusters for railing system for steps to deck and in areas of addition to deck where gazebo located exceed maximum 4" required by current safety standards. Recommend railing system be repaired to comply with current safety standards.



**2.4 (3)** Railing systems for steps to deck and sections of railing system for deck are loose in areas. This is common for railing systems as they loosen over the course of time. Recommend the railing system be tightened or repaired as necessary.



**2.4 (4)** Railing system for addition to deck where gazebo is located is approximately 34" tall. Recommend guardrails be repaired to meet the current minimum height requirement of 36".



**2.5** Steps to deck are resting on piece of wood. I recommend steps be placed on stone or concrete be installed to prolong useful life of the steps.



**2.9** There are spigots on the front and rear of the house. I tested the water pressure at the spigot at the front of the house and the pressure was approximately 65 pounds per square inch (PSI). This is within the generally acceptable limits of 40 PSI and 80 PSI .



**2.10** Storage sheds not inspected as beyond scope of the inspection.



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

### 3. Basement, Foundation, Crawlspace and Structure



**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.





### Styles & Materials

**Foundation:**

Poured concrete

**Method Used to Observe Crawlpace:**

No crawlpace

**Floor Structure:**

Poured concrete

**Wall Structure:**

Poured concrete

**Ceiling Structure:**

Engineered floor joists

**Columns or Piers:**

Steel lally columns

**Otiher Items:**

Bulkhead

		IN	NI	NP	RR	IOT	UG
3.0	Foundation, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)					•	
3.1	Walls (Structural)					•	
3.2	Columns or Piers	•					
3.3	Floors (Structural)					•	
3.4	Ceilings (structural)	•					
3.5	Radon Mitigation System	•					
3.6	Egress Window			•			
3.7	Bulk Head		•				
3.8	Exterior Door			•			
		IN	NI	NP	RR	IOT	UG

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**Comments:**

**3.0 (1)** According to the disclosure, there was "minor seepage front right hand corner (of basement) - never had a problem until fall of 2019. Seller investigating." The seller advised me at the inspection that he determined the moisture was coming from around water line from well and he sealed around the pipe. No evidence of moisture intrusion observed at time of inspection. Recommend this area be monitored.



**3.0 (2)** Small area of white efflorescence (powder substance) on rear wall of basement near diagonal crack indicates moisture is in contact with the walls. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the walls if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it it raises possibility that future steps may be needed. Recommend area of efflorescence be monitored.



**3.1** Minor cracking in basement wall(s), but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.





**3.3 (1)** Floor drain in basement to right of the boiler. Did not observe where the floor drain pipe terminates. Recommend client(s) run a hose in the drain to determine where it exhausts and if it is functioning. Also recommend a perforated cap be installed on the drain pipe to keep it from getting clogged and to keep animals out of the pipe.

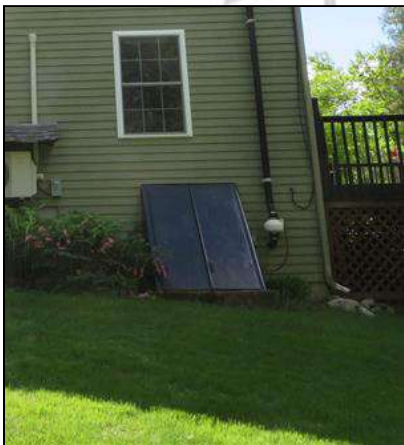


**3.3 (2)** Minor cracking in basement floor, but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.

**3.5** Radon mitigation system installed with fan on exterior right side of the house. Vacuum tube (manometer) on side of radon mitigation system does **not** provide any information regarding the amount of radon gas in the house. It only determines if the fan on the system is pulling air from under the floor of the basement. It is important that the vacuum tube be periodically inspected by the client(s) to confirm the fan is operating. Please refer to Section 17.0 regarding periodically testing the air in the house for radon gas.



**3.7** Bulk head on right side of house. Unable to clearly observe the bulkhead due to insulation blocking view. Recommend bulk head be inspected once insulation is removed.



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

## 4. Heating and Cooling



**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

### Styles & Materials

**Heat Type:**

Both  
Circulating boiler  
Heat Pump Forced Air (also provides cool  
air)

**Energy Source:**

Both  
Electric  
Oil

**Heat System Brand(s):**

BOTH  
FUJITSU  
SMITH

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

Three

**Ductwork:**

N/A

**Filter Type:**

Washable

**Filter Size:**

Adequate

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm  
air)

**Cooling Equipment Energy Source:**

Electricity

**Cooling Equipment Manufacturer:**

FUJITSU

**Number of AC Only Units:**

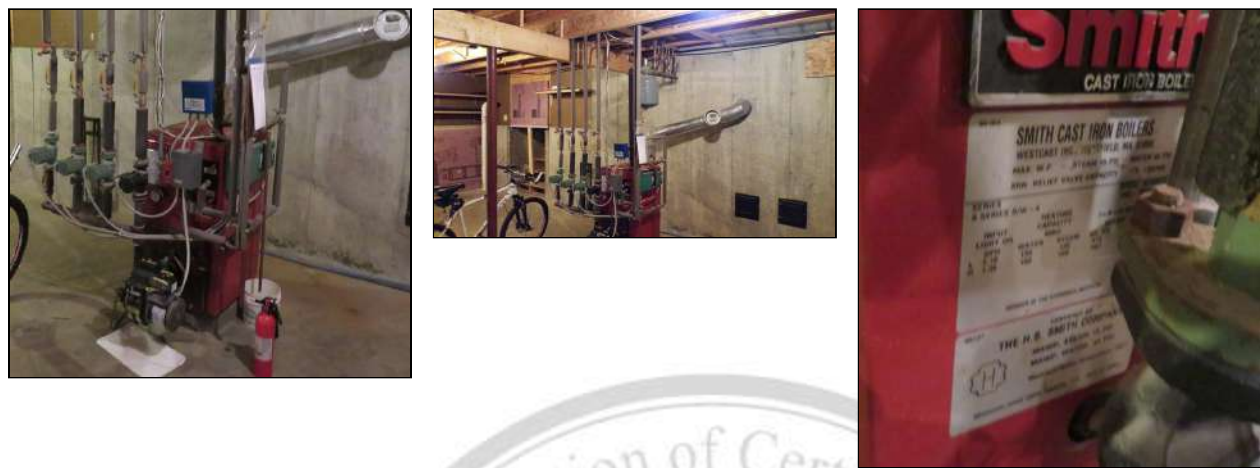
None

		IN	NI	NP	RR	IOT	UG
4.0	Heating System	•				•	
4.1	Normal Operating Controls	•				•	•
4.2	Automatic Safety Controls					•	•
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					•	
4.4	Presence of installed heat source in each room	•					
4.5	Chimneys, Flues and vents (for gas water heaters or heat systems)		•				
4.6	Cooling System	•					
4.7	Normal Operating Controls	•					
4.8	Presence of installed cooling source in each room			•			
		IN	NI	NP	RR	IOT	UG

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Comments:

4.0 (1) Smith oil burning boiler. Unable to determine date of manufacture. The average life expectancy of a boiler is 40 years. The boiler has a Carlin burner. The average life expectancy of a burner is 10+ years.



4.0 (2) According to the Disclosure, the boiler was serviced in 3/2020 by Dead River. This was confirmed by service tag on boiler. I recommend that the heating system be inspected and serviced annually by a qualified HVAC contractor. I also recommend the client consider having a service plan for the heating system.



4.0 (3) Fujitsu split type heat pump/air conditioners located in the living room and room over garage. The units are 16,000 BTU for heat and 12,000 BTU for cooling. Unable to determine date of manufactured based on serial numbers. The average life expectancy of a split type heat pump is 14 to 15 years.







**4.0 (4)** Heat pump compressors and head units require periodic maintenance, including cleaning the filter(s). No information regarding when the units were last serviced or cleaned. Recommend client read manual to determine what manufacturer recommends for a maintenance schedule.

**4.1 (1)** All thermostats operated properly unless otherwise noted.



**4.1 (2)** Please refer to Section 4.3(2) regarding baseboard register in room over garage.



**4.1 (3)** Remote control for each heat pump and each functioned properly at time of inspection.



**4.1 (4)** Recommend client(s) consider installing programable thermostat(s) if not currently installed to save on heating expense.

**4.2 (1)** The emergency shut off switch for the heating system is located near the top of the stairwell to the basement. The switch was not operated by the inspector. I recommend the client(s) operate the switch prior to moving into the property to make sure it is functioning properly and at least annually.

I also recommend the client(s) consider having the switch moved so it is not in same room as the heating system as is required by current Maine safety regulations.

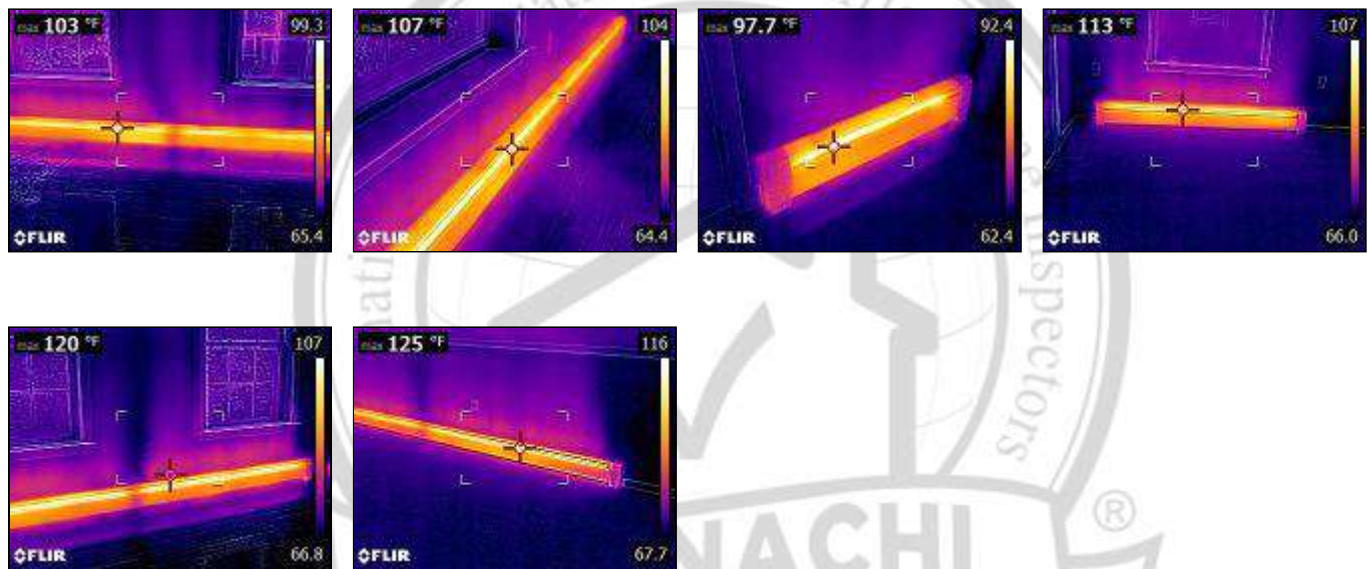




4.2 (2) The boiler is equipped with two temperature and pressure relief (TPR) valves. The valves will open if the temperature or pressure in the boiler exceeds limits set by the manufacturer. It is very important that the valves operate properly. To insure they are operating properly, I recommend the valves be tested at least annually.

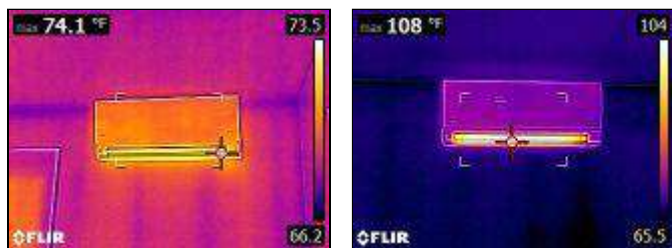
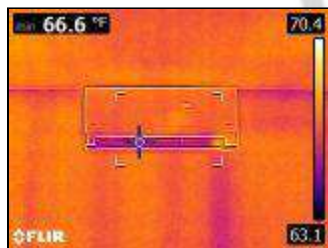


4.3 (1) All hot water baseboard registers inspected with thermal imaging camera and except as otherwise noted the registers operated properly. Please refer to representative photos of sections of the baseboard.



4.3 (2) Hot water baseboard for room over garage did not operate at time of inspection. Recommend further inspection ot determine if issue is with thermostat, a valve is turned off due to presence of heat pump or other cause. If repair is necessary recommend it be performed by qualified contractor.



**4.3 (3)** Heat pumps inspected with thermal imaging camera.**4.5** According to the seller the chimney was recently inspected and cleaned. Unable to get clear view of chimney top or flues from clean outs. Chimney and flues should be periodically inspected by a certified chimney sweep as part of a regular maintenance schedule.**4.6** Please refer to section 4.0(3) for information regarding heat pump/air conditioners.**4.7** Please refer to Section 4.1(2).

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

## 5. Plumbing



**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

### Styles & Materials

**Water Source:**

Well

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Black hose

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

None (Boiler only)

**Water Heater Capacity:**

Unknown

**Manufacturer:**

NONE

**Water Heater Location:**

Basement

		IN	NI	NP	RR	IOT	UG
5.0	Main Water supply shut-off valve (Describe location)					•	
5.1	Main Fuel Supply shut-off valve (Describe Location)					•	
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents						•
5.3	Interior Water Supply, Fixtures, Faucets and Systems				•		
5.4	Drainage, Waste and Vent System	•					
5.5	Drain/Sewer Line		•			•	
5.6	Interior Fuel Storage, Piping, Venting, Supports, Leaks	•					
5.7	Exterior Fuel Storage, Piping, Venting, Supports, Leaks	•					
5.8	Sump Pumps with accessible float			•			
5.9	Heat Tape for Water Line			•			
		IN	NI	NP	RR	IOT	UG

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**Comments:**

**5.0** (1) The main water shut-off valve is located near the bottom of the air bladder tank in the basement.



**5.0** (2) I did not operate the main water shut-off valve. I recommend the client(s) test the valve before moving into the property and periodically thereafter to make sure it is functioning properly.

**5.1** (1) Main oil shut-off valve located at bottom of oil tank near the oil filter. There is also a shut-off valve next to the burner on the boiler



**5.1** (2) The main fuel shut-off for the propane is at the tank outside.





**5.1 (3)** I did not operate any fuel shut-off valves. I recommend the client(s) test all fuel shut-off valves before moving into the property and periodically thereafter to make sure they are functioning properly.

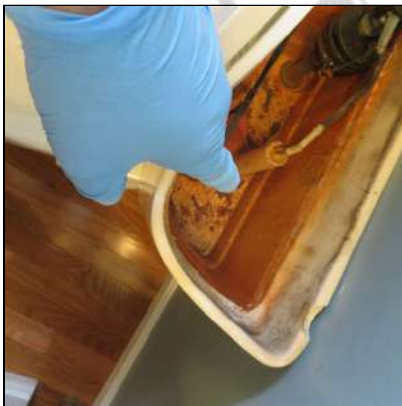
**5.2 (1)** There is no separate water heater. The hot water for the house is provided by the boiler. This can cause hotter water temperature at faucets and extra or unnecessary wear on the life expectancy of a boiler. I recommend the client consider installing a water heater, specifically a hybrid heat pump water heater, to reduce energy costs. In considering installing a water heater, I recommend the client investigate what federal or state programs may be available to assist in making any energy conservation improvements. Visit the [Efficiency of Maine website](#) which is a good source of information.

**5.2 (2)** The hot water temperature at the sinks was approximately 114 to 116 F. A minimum hot water temperature of 120 F is recommended by most hot water heater manufacturers. Water temperature over 125 F can cause severe burns instantly or death from scalds. Children, disabled and elderly are at the highest risk of being scalded. The client should read the instruction manual for the water heater regarding setting the temperature at a safe level. Temperature limiting valves may be available.



**5.3 (1)** Toilet in the 1st floor bathroom is loose at base. Recommend it be properly secured.

**5.3 (2)** Toilet tanks have staining consistent with iron or other contaminants in the water. The water is being tested for contaminants. Please refer to Section 15.





**5.5** Please refer to Section 12.5.

**5.6 (1)** I recommend the interior fuel tank and fuel line be inspected by the client on a regular basis, at least annually, as part of a regular maintenance schedule. Click [here](#) for a checklist prepared by the State of Maine for the areas of the oil tank which should be inspected.

The Maine DEP recommends that if you observe a rusty spot or a patch of wetness on the surface of an fuel tank that you not touch the area as doing so can cause a leak.

The Maine DEP also recommends that property owners consider having the bottom of fuel tanks more than 25 years old tested for thinning of the steel.

**5.6 (2)** The oil tank is located in the basement. The tank is 275 gallons. Unable to determine date of manufacture from tag on the tank.



**5.7** I recommend the propane fuel tank(s) and fuel line(s) be inspected by the client(s) on a regular basis, at least annually, as part of a regular maintenance schedule.



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

## 6. Electrical



**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
220 volts

**Panel capacity:**

100 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**Branch wire 15 and 20 AMP:**

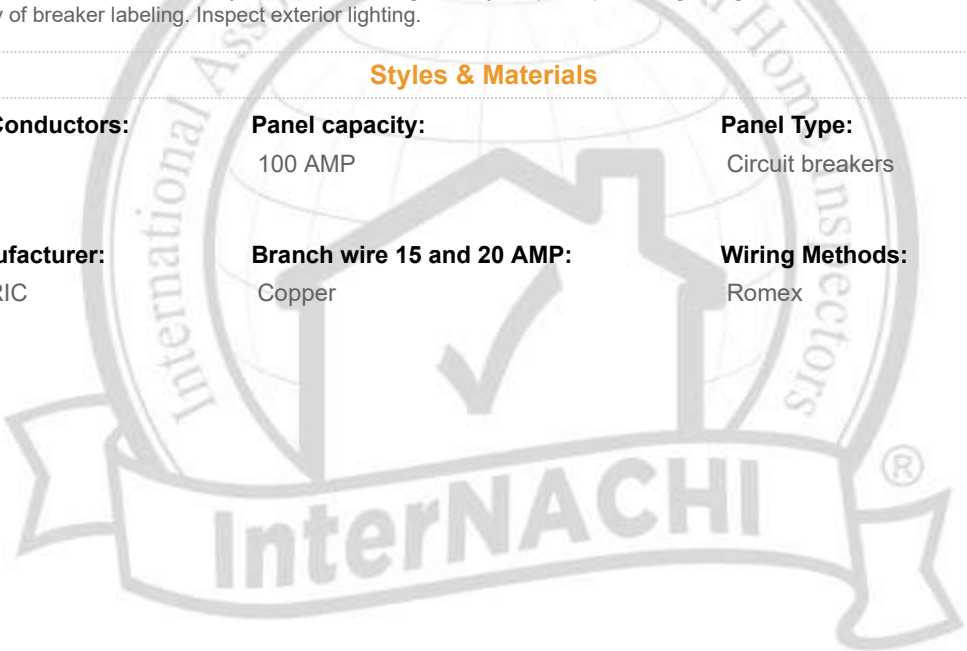
Copper

**Wiring Methods:**

Romex

**Dryer Power:**

220 Electric



		IN	NI	NP	RR	IOT	UG
6.0	Service Entrance Conductors, Service Drop and Meter	•					
6.1	Main and Distributin Panels, Main Disconnect, Grounding				•	•	
6.2	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage					•	
6.3	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)				•		•
6.4	Ground Fault Circuit Interrupter Receptacles				•	•	
6.5	Arc Fault Circuit Interrupter Receptacles			•			•
6.6	Location of Main and Distribution panels	•					
6.7	Smoke and Carbon Monoxide Detectors					•	•
6.8	Wiring from Well Pump		•				
6.9	Generator Switch/Wiring			•			
6.10	Generator			•			
6.11	Central Vacuum			•			
		IN	NI	NP	RR	IOT	UG

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## Comments:

**6.0** Electrical service entrance and meter on left side of the driveway.



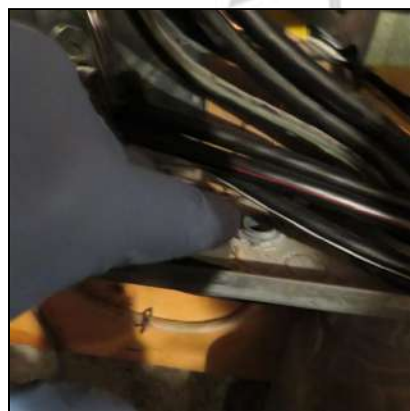
6.1 (1) 100 amp General Electric main service panel located in the basement.



6.1 (2) 100 amp General Electric distribution panel located in the basement for heat pumps.



6.1 (3) Open knockout hole(s) on bottom of main service panel. Recommend proper plug/cover(s) be installed to prevent intrusion of pests and/or moisture.





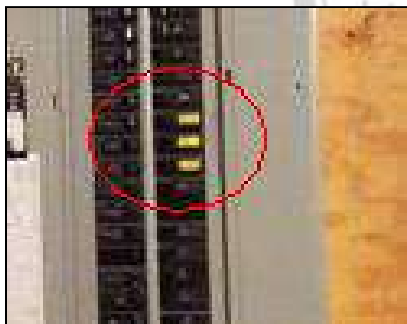
**6.1 (4)** Main disconnect switch below the electric meter on the exterior. I recommend client install a lock on the cover for the switch.



**6.2 (1)** Recommend client confirm accuracy of labeling of circuit breakers and that all circuits be labeled. Three Arc Fault Circuit Interrupter (AFCI) circuit breakers in main service panel marked for the bedrooms. Recommend the AFCI circuit breakers be tested periodically to determine if they are functioning properly.



**6.2 (2)** Several GFCI circuit breakers. Recommend the GFCI circuit breakers be tested periodically to determine if they are functioning properly. Please refer to Section 6.4(1).



**6.3 (1)** Receptacle near bulk head entrance in basement is not grounded. Recommend the receptacle be repaired or replaced by a qualified contractor so it is properly grounded.



**6.3 (2)** Exterior receptacle by front door is loose. Recommend it be properly secured.



**6.3 (3)** Recommend dome covers be installed for all exterior receptacles to protect connection if cord plugged into receptacle.



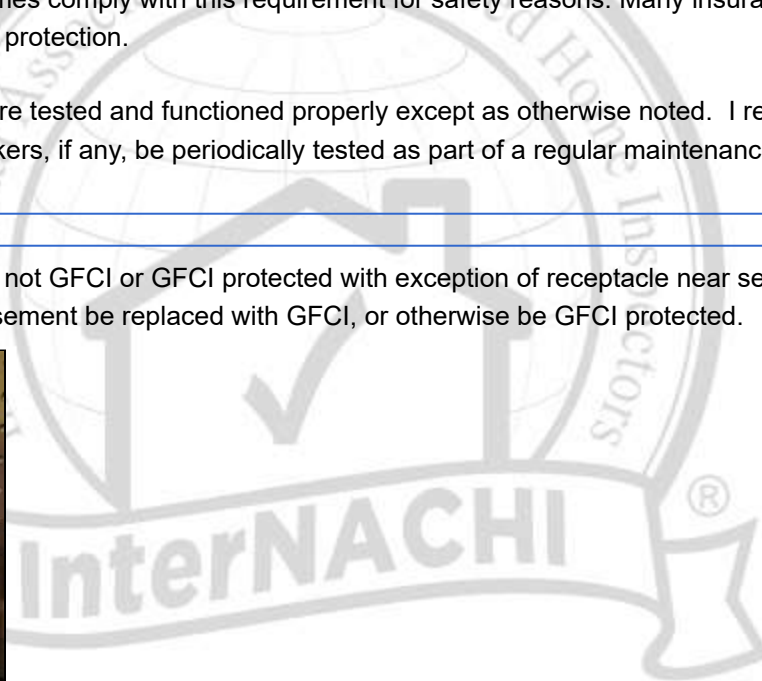
**6.3 (4)** Extension cord used to supply power to gazebo. Extension cords are not supposed to be used for permanent wiring. Recommend wiring to gazebo be hard wired and that any receptacles in gazebo be GFCI protected.



**6.4 (1)** All receptacles within a kitchen installed to serve the countertop surfaces, within 6 feet of a plumbing fixture, and those in a garage, unfinished basement, or exterior walls are required to be Ground Fault Circuit Interrupter (GFCI) protected under current safety standards. While this protection may not have been required when the wiring was installed, I recommend all homes comply with this requirement for safety reasons. Many insurance companies also require the presence of GFCI protection.

All observed GFCI receptacles were tested and functioned properly except as otherwise noted. I recommend that all GFCI receptacles and circuit breakers, if any, be periodically tested as part of a regular maintenance schedule.

**6.4 (2)** Receptacles in basement not GFCI or GFCI protected with exception of receptacle near service panel. Recommend all receptacles in basement be replaced with GFCI, or otherwise be GFCI protected.



**6.4** (3) Exterior receptacle by door to deck GFCI protected and tripped when tested. However, unable to locate GFCI the receptacle is protected by. Recommend GFCI receptacle be located so it can be reset.





**6.5 (1)** An Arc Fault Circuit Interrupter (AFCI) is a type of duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc in order to prevent electrical fires. AFCI protection is required for new homes built in Maine, and some renovations to existing electrical systems, for all 120 volt, 15 and 20 amp circuits supplying outlets installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

While this protection may not have been required when the wiring at the home was installed, I recommend all homes comply with this requirement for safety reasons. Some insurance companies may require the presence of AFCI protection.

**6.5 (2)** If any AFCI receptacles and/or circuit breakers are installed I recommend they be periodically tested as part of a regular maintenance schedule.

**6.7 (1)** Maine law requires the following with respect to smoke detectors:

- Owners of single-family or multifamily occupancies are required to have a working smoke detector, photoelectric or ionization, in each area within or giving access to bedrooms.
- After October 31, 2009 smoke detectors installed in a multifamily or newly constructed single family occupancy must be powered by both the electrical service in the building or dwelling and by battery. Batteries act as a backup to regular electrical service.
- After October 31, 2009 any person acquiring by sale or exchange either a single-family dwelling or multi apartment building shall certify at closing that the dwelling or multi apartment building is provided with smoke detectors in accordance with this statute. The certification must be signed and dated by the purchaser.
- Any smoke detector located within 20 feet of a kitchen or a bathroom containing a tub or shower must be a photoelectric-type smoke detector.

**6.7 (2)** The National Fire Protection Association (NFPA), specifically NFPA 72, National Fire Alarm and Signaling Code, recommends at a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.)

**6.7 (3)** Hard wired smoke detectors on 1st floor, in 2nd floor hallways, all bedrooms, room over garage and 3rd floor. All detectors were tested and operated.





**6.7 (4)** Maine law requires at least one carbon monoxide (CO) detector be installed "in each area within, or giving access to, bedrooms." The CO detector is required to be powered by both battery and electricity. It is also recommended that there be a CO detector on each floor of a residence.

**6.7 (5)** Plug in CO detectors in kitchen and 2nd floor hallway. I recommend the client install additional CO detector(s), powered by both battery and electricity, in compliance with Maine law. An option is to replace smoke only detectors in hallway(s) with combination smoke/CO detector(s).



6.7 (6) All detectors should be inspected at least annually, including batteries, following the recommendations of the manufacturer.

6.7 (7) I recommend client(s) determine age of all smoke and/or carbon monoxide detectors in the house. This information may be listed on label inside or on back of each detector. It is recommended that smoke and carbon monoxide detectors be replaced at least every 10 years, or earlier if recommended by manufacturer, because the circuits wear out and eventually stop working. Also, years of dust and painting can interfere with the sensor.



6.7 (8) Visit State of Maine website on [Act to Protect Maine Residents from Home Fires and Carbon Monoxide](#) for more information concerning the required number and location of detectors. For additional information on smoke detectors in a home, please visit [Planning and Impementing a Successful Smoke Alarm Installation Program](#) prepared by the National Fire Protection Association (NFPA).

6.8 See Section 13.0(1) regarding inspecting wiring from the well pump.

6.9 There is no generator switch at the property. If the client acquires a generator, I recommend a generator switch be installed by a licensed electrician before the generator is used.

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

## 7. Fireplaces and Stoves

**The inspector shall inspect:** The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

### Styles & Materials

<b>Types of Fireplaces:</b>	<b>Operable Fireplaces:</b>	<b>Number of Woodstoves:</b>
Woodstove insert	One	One
<b>Number of Pellet Stoves:</b>	<b>Number of Gas Stoves:</b>	
None	None	

		IN	NI	NP	RR	IOT	UG
7.0	Gas/LP Firelogs, Fireplaces and Stoves			•			
7.1	Solid Fuel Heating Devices (Fireplaces, Woodstoves, Pellet Stoves)	•					
7.2	Chimneys Flues and Vents (for Fireplaces, Woodstoves, Pellet Stoves)		•			•	
7.3	Hearth/Floor Protector					•	
		IN	NI	NP	RR	IOT	UG

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Comments:

7.1 Jotul wood stove in the living room.

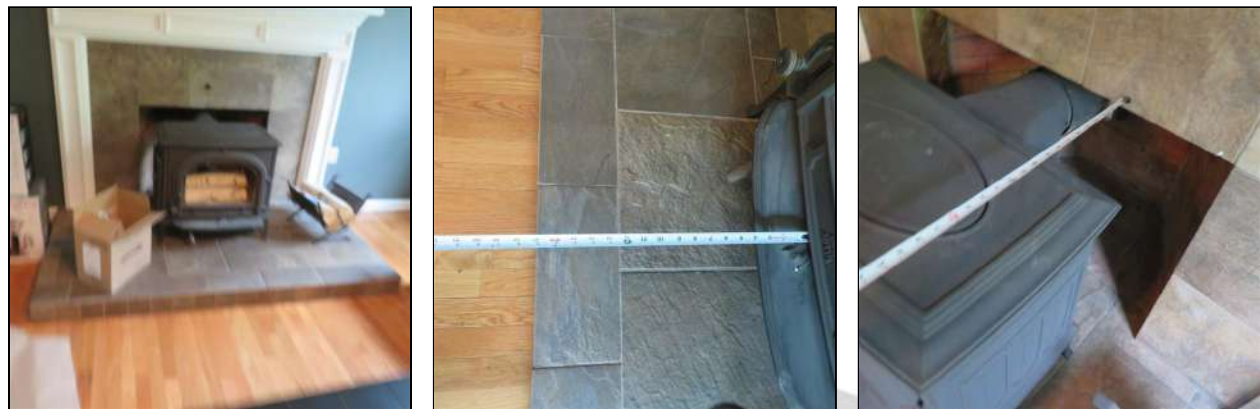


7.2 According to seller the chimney was inspected and cleaned shortly before the inspection. Unable to get clear view of chimney top or flues. Recommend the flue pipe for wood stove be inspected and cleaned on a regular basis by a certified chimney sweep if wood stove is going to be used and to follow his/her recommendations regarding future cleanings and/or inspections.





**7.3** Hearth/floor protector for wood stove is approximately 17" from the front opening of the wood stove and 9" from the side of the stove. A minimum of 18" from the front of a stove is required in most jurisdictions. Before the wood stove is used again, or any solid fuel heating device is installed in the fireplace opening, I recommend the client determine the requirements of the wood stove manufacturer and municipality where the property is located to determine the requirements of a hearth/floor protector and the clearance to combustibles.



The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

## 8. Insulation and Ventilation



**The home inspector shall observe:** Insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. **The home inspector shall describe:** insulation in unfinished spaces; and absence of insulation in unfinished space at conditioned surfaces. **The home inspector shall:** move insulation where readily visible evidence indicates the need to do so; and move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

**The home inspector is not required to report on:** concealed insulation and vapor retarders; or venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Fiberglass batt  
R-40 or better

**Floor System Insulation:**

Rim Joist Only

**Ventilation:**

Ridge vents  
Soffit Vents  
Soffit Vent Chutes

**Exhaust Fans:**

Fan with light

**Dryer Vent:**

Flexible Metal

		IN	NI	NP	RR	IOT	UG
8.0	Insulation in Attic					•	•
8.1	Insulation in Walls		•				
8.2	Insulation Under Floor System						•
8.3	Vapor Retarders (on ground in crawlspace or basement)			•			
8.4	Ventilation of Attic and Foundation Areas					•	
8.5	Venting systems (kitchens, baths and laundry)					•	
8.6	Air Exchange System			•			
8.7	Ventilation Fans and Thermostatic Controls (in attic)			•			
8.8	Misc. Insulation						•
		IN	NI	NP	RR	IOT	UG

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### Comments:

**8.0 (1)** The U.S. Dept. of Energy recommends using a minimum of R-49 insulation for attics in colder climates.

**8.0 (2)** No access to attic over main house so unable to observe insulation in the attic. Did observe R-19 fiberglass batt insulation under roof deck behind knee wall on front of house on 3rd floor. Recommend insulation in attic over main house be inspected if access is made to the attic.



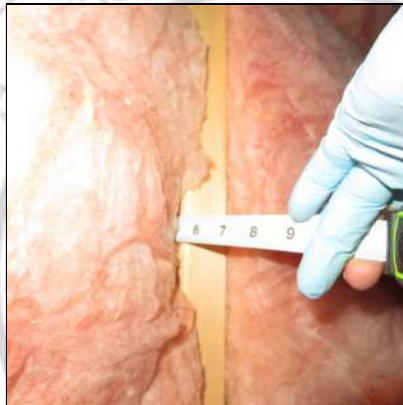
**8.0 (3)** Two layers of fiberglass batt insulation in attic, for total of approximately 12" to 14". The R-value of fiberglass insulation is approximately 3.1 to 3.4 per inch.





**8.0 (4)** Recommend client consult with insulation contractor regarding installing additional insulation in attic(s). Please refer to Home Energy Report (Section 14.0).

**8.1** Unable to observe insulation in walls with exception of area behind knee wall on front side of house on 3rd floor where 6" of fiberglass batt insulation present. The R-value of fiberglass insulation is approximately 3.1 to 3.4 per inch.



**8.2** Fiberglass insulation in most of rim joists in basement. No insulation in rim joist to right of where dryer vents to exterior. Recommend insulation be installed in all rim joists where missing.



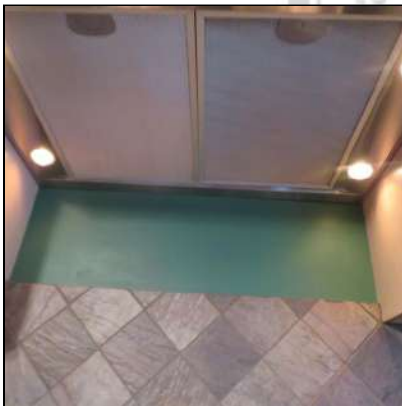
**8.4 (1)** Proper ventilation of an attic space and/or roof deck is very important to extend life expectancy of roof and roof structure, reduce chance of ice dams, and improve comfort of living space below the attic/roof in warm weather. Proper ventilation includes soffit vents which allow fresh air to enter the attic or under the roof deck, and exhaust vents, usually gable or ridge, to allow the warm, moist air to escape.

**8.4 (2)** Unable to access attic over main house for inspection of ventilation system. Ridge vent and soffit vents observed on house during exterior inspection. However, due to lack of an attic unable to determine if roof deck open under the ridge vent or if soffits open for ventilation. Please refer to Section 1.4(1). Recommend ventilation be inspected if access is made to the attic.

**8.5 (1)** There was lint in the exhaust vent which should be removed and the vent and pipe should be checked periodically and cleaned as necessary as part of the routine maintenance of the property to prevent the risk of fire and for the efficiency of the dryer.



**8.5 (2)** The metal filters for the range hood should be cleaned and/or replaced following recommendations of manufacturer.





**8.5 (3)** I recommend that all exterior vents be checked as part of a routine maintenance schedule to make sure they are not obstructed and are working properly.



**8.8** No insulation in overhead garage doors. Recommend insulation be installed



The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Interior



**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Tile

Wood

Interior Doors:

Raised panel

Wood

Window Types:

Both

Thermal/Insulated

Double-hung

Single-hung

Tilt feature

Casement

Window Manufacturer:

CERTAINTeed

Cabinetry:

Wood

Compressed board

Countertop:

Both

Granite

Laminate

		IN	NI	NP	RR	IOT	UG
9.0	Ceilings	•					
9.1	Walls	•					
9.2	Floors	•					
9.3	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails				•		
9.4	Counters and Cabinets (representative number)	•					
9.5	Doors (representative number)	•					
9.6	Windows (representative number)	•					
9.7	Lead Paint		•				
9.8	Asbestos		•				
		IN	NI	NP	RR	IOT	UG

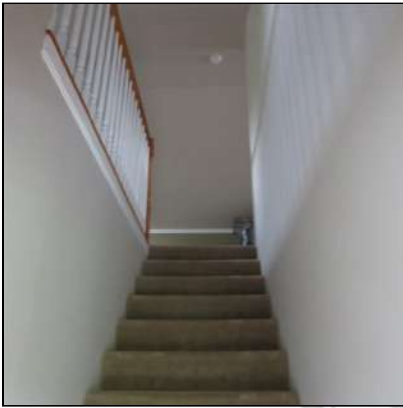
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IOT= Investigate, Observe or Test, UG= Upgrade

## Comments:

**9.3 (1)** In a two or single family house, handrails for stairs and steps should be 30" to 38" high. The balusters, as well as the bottom rail of the guardrail system, should be spaced tightly enough that a sphere of 4" in diameter cannot fit between them.

Although the handrail systems in the house may have been built to meet the safety standards in effect at the time the house was built, I recommend all handrail systems meet current standards for safety reasons.

**9.3 (2)** Recommend a handrail system which complies with current safety standards be installed for the stairs to the 3rd floor.



**9.3 (3)** Recommend a handrail system which complies with current safety standards be installed for the stairs to the basement.



The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Garage



Attached garages should be adequately sealed from living areas to restrict the potential spread of fire long enough to allow the occupants enough time to escape the home or building. This includes appropriate fire separation walls and ceilings (applied to the garage side) for walls and ceilings common to the house, proper garage to room entry doors, and a threshold or step between the house door and the garage floor. While it may not be required to upgrade an older home to meet the firewall separation requirements for new construction, reference is made to the requirements where appropriate to inform the client on what he/she may want to consider to improve the safety of the home.



Styles & Materials

Roof Covering type:

Asphalt/fiberglass Shingles  
Architectural

Roof-Type:

Gable

Siding Material:

Wood

Garage Door Material:

Metal

Window Manufacturer:

CERTAINTED

Viewed roof covering from:

Ground  
Binoculars

Columns or Piers:

Wooden columns

Ventilation:

Ridge vents  
Soffit Vents  
Soffit Vent Chutes

Auto-opener Manufacturer:

LIFT-MASTER  
1/2 HORSEPOWER

Roof Structure:

2 X 8 Rafters  
OSB roof decking

Siding Style:

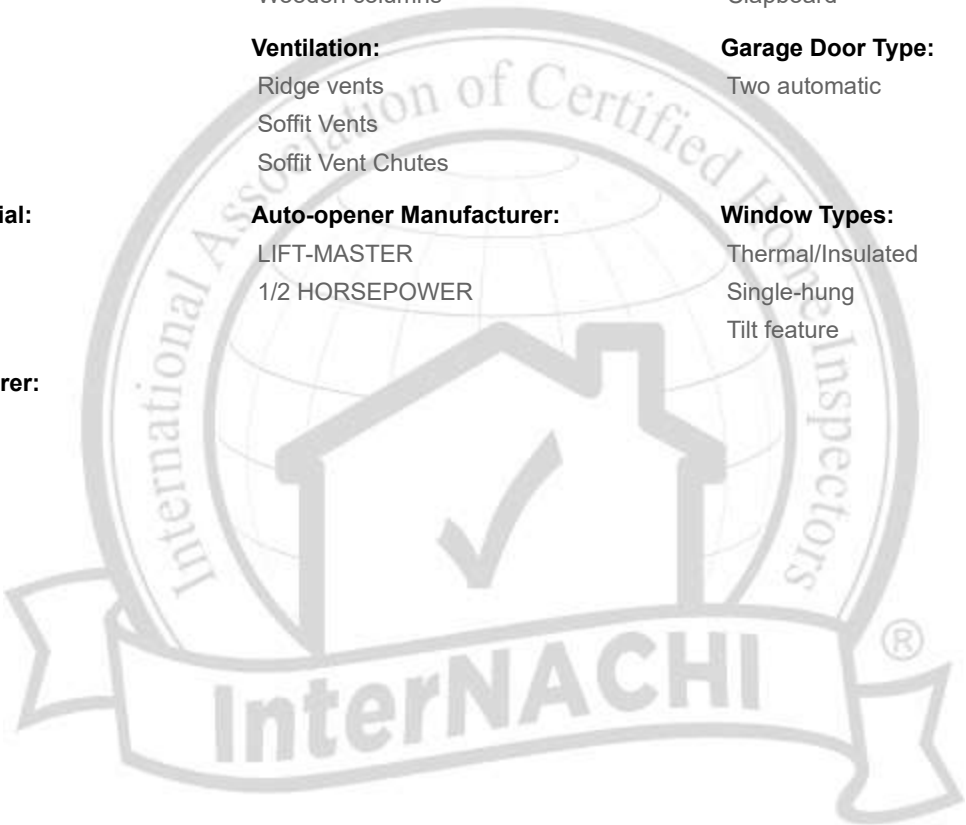
Clapboard

Garage Door Type:

Two automatic

Window Types:

Thermal/Insulated  
Single-hung  
Tilt feature





		IN	NI	NP	RR	IOT	UG
10.0	Foundation					•	
10.1	Roof Covering					•	
10.2	Gutters and Downspouts					•	
10.3	Roof Structure and Attic	•					
10.4	Exterior Trim				•		
10.5	Garage Ceiling					•	
10.6	Garage Walls - Interior				•		
10.7	Garage Walls - Exterior				•		•
10.8	Garage Floor					•	•
10.9	Overhead Garage Door(s)	•					
10.10	Garage Door Operators	•					
10.11	Entrance Door	•					
10.12	Occupant Door from Garage to inside of home						•
10.13	Steps/Stairs from Garage to Residence	•					
10.14	Spigot in Garage			•			
10.15	Garage Electrical						•
10.16	Plumbing			•			
10.17	Garage Windows	•					
10.18	Support Columns	•					
10.19	Stairs to Living Area/Storage Over Garage			•			
10.20	Heating			•			
10.21	Insulation and Ventilation	•					
		IN	NI	NP	RR	IOT	UG

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## Comments:

**10.0** Several minor cracks in concrete foundation wall for garage, but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.



**10.1** Please refer to Section 1.0 regarding roofing on garage.



**10.2** Please refer to Section 1.1.

**10.3** Observed roof structure and attic over garage from access opening in closet in 2nd floor bedroom.



**10.4 (1)** Damage to trim for entrance door to garage. This is often caused by the failure to remove snow from the doorway. Please refer to Section 10.11. Recommend that damaged wood be repaired or replaced as necessary by a qualified contractor.



**10.4 (2)** Gap between trim on left side of entrance door to garage and missing paint on section of the trim for door. Recommend gap be sealed and any bare wood be primed and painted to prevent moisture intrusion.



**10.5 (1)** Ceilings between garage and attic should be a minimum 1/2" drywall and that any penetration should be sealed (fire rated caulking recommended for small gaps around the pipes, air ducts, door frames, etc). Also, all drywall seams should be taped / finished with joint compound. If there is living space above the garage the separation shall be not less than 5/8" Type X gypsum board (drywall) or equivalent.

**10.5 (2)** No drywall for garage ceiling under storage area. There is finished drywall for ceiling under living space over the garage. Unable to determine thickness of drywall in garage ceiling. Recommend thickness be confirmed. If it does not meet requirements for firewall separation, I recommend it be repaired so it does.



**10.6 (1)** Walls between garage and living space should be a minimum 1/2" drywall and any penetration should be sealed (fire rated caulking recommended for small gaps around the pipes, air ducts, door frames, etc). Also, all drywall seams should be taped / finished with joint compound.

**10.6 (2)** Wall between garage and residence has drywall, but all joints do not have tape or joint compound. Wall is required to be firewall separation. This means that any penetration must be sealed (fire rated caulking recommended for small gaps around the pipes, air ducts, door frames, etc). Also, all drywall seams must be taped / finished with joint compound. Recommend joints of sheetrock have tape and joint compound applied by qualified contractor.



**10.7** Please refer to Section 2.0 regarding exterior siding of garage.

**10.8 (1)** Cracks in garage floor, but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.



**10.8 (2)** Recommend garage floor be sealed to prolong its useful life.





**10.11** Recommend snow be removed form all doorways to prevent moisture intrusion. Please refer to Section 10.4.

**10.12 (1)** The door from the attached garage to the home (referred to as the occupant door) should be a fire separation door. To qualify as a fire separation door, the door must be either solid wood not less than 1-3/8" in thickness, solid or honeycomb-core steel doors not less than 1-3/8" thick, or 20-minute fire-rated doors. If doors have glass the glass should be fire-rated. Pet doors should not be installed in fire separation doors.

**10.12 (2)** Metal door with double pane glass from garage to residence. The door does not have any labeling indicating it is fire rated and did not appear to be filled with concrete. If the door is not fire rated and a fire occurs in garage, the occupant door may not afford protection until fireman arrive. Recommend clients investigate this further. If the door is not fire rated I recommend it be upgraded with a fire rated door.



**10.15 (1)** Receptacles inside garage are not GFCI protected. Recommend all receptacles on interior of garage be GFCI, or GFCI protected. See Section 6.4.



10.15 (2) 220 volt receptacle in garage, possibly used for clothes dryer, welding equipment or compressor s live.



10.16 (1) I recommend the interior fuel tank and fuel line be inspected by the client on a regular basis, at least annually, as part of a regular maintenance schedule. Click [here](#) for a checklist prepared by the State of Maine for the areas of the oil tank which should be inspected.

The Maine DEP recommends that if you observe a rusty spot or a patch of wetness on the surface of an fuel tank that you not touch the area as doing so can cause a leak.

The Maine DEP also recommends that property owners consider having the bottom of fuel tanks more than 25 years old tested for thinning of the steel.

10.16 (2) I did not operate any fuel shut-off valves. I recommend the client(s) test all fuel shut-off valves before moving into the property and periodically thereafter to make sure they are functioning properly.

10.21 Please refer to Section 8.

## 11. Built-In Kitchen Appliances & Washer/Dryer



**The home inspector shall:** observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven.

**The home inspector is not required to observe:** clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Disposer Brand:**  
NONE

**Exhaust/Range hood:**  
UNKNOWN BRAND

**Range/Oven:**  
GENERAL ELECTRIC

**Power/Fuel for Range/Oven:**  
PROPANE

**Built in Microwave:**  
NONE

**Trash Compactors:**  
NONE

**Refrigerator/Freezer:**  
GENERAL ELECTRIC

**Freezer:**  
None

## Clothes Washer:

SAMSUNG

## Dryer:

SAMSUNG

## Power/Fuel for Clothes Dryer:

220 VOLT ELECTRICAL

		IN	NI	NP	RR	IOT	UG
11.0	Dishwasher	•					
11.1	Food Waste Disposer			•			
11.2	Freezer			•			
11.3	Microwave Cooking Equipment			•			
11.4	Ranges/Ovens/Cooktops					•	
11.5	Range hood	•					
11.6	Refrigerator/Freezer	•					
11.7	Trash Compactor			•			
11.8	Clothes Washer		•			•	
11.9	Clothes Dryer	•					
		IN	NI	NP	RR	IOT	UG

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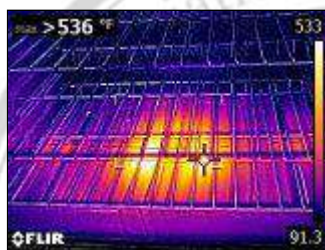
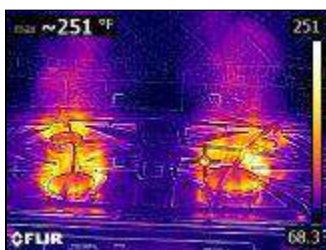
## Comments:

**11.0** General Electric dishwasher appears to have been manufactured in 9/07. The average life expectancy of a dishwasher is 9 years.

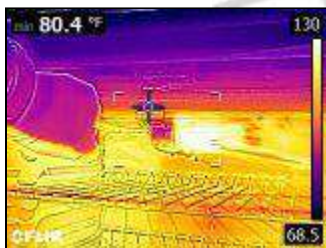


**11.3** There is no built in microwave. If one is installed, it should have its own dedicated electrical circuit.

**11.4 (1)** General Electric gas range/oven. The range/oven appears to have been manufactured in 10/07. The average life expectancy of a gas range/oven is 15 to 17 years.



**11.4 (2)** Broiler feature on range did not operate. Recommend further inspection to determine if any repairs are necessary. If so, recommend repair be performed by qualified contractor.





**11.5** Range hood vents to exterior of home. Unable to determine manufacturer or date of manufacture. The average life expectancy of a range hood is 14 years. Please refer to Section 8.5 for information regarding the venting of the hood.



**11.6 (1)** General Electric refrigerator appears to have been manufactured in 8/05 or 8/17. The average life expectancy of a refrigerator is 9 to 13 years.



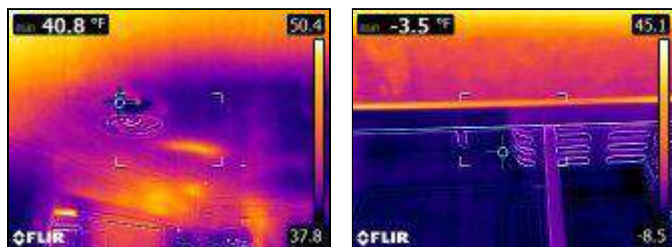
		GE APPLIANCES	
		Appliance Park, Louisville, KY 40225	
		geappliances.com 800-GE-CARES	
Model		GYE22HSKFSS	
Serial		RH516664	
		LISTED HOUSEHOLD REFRIGERATOR/FREEZER	
182A		110-127 VAC 60 HZ 9.5 AMPS	
		REFRIGERANT R134A CHARGE 5.25 OZ.	
		MINIMUM INSTALLATION CLEARANCES	
		TOP	1-0 IN
		BACK	2-0 IN
		SIDES	1-0 IN
			257C24

**11.6 (2)** Built in water filter in refrigerator which should be replaced periodically following recommendations of the manufacturer.



**11.6 (3)** Internal temperature of the refrigerator was approximately 40 F. The generally recommended temperature for a refrigerator is from 35 F to 40 F. The temperature of the freezer was approximately -3 F. The recommended

temperature of a freezer is 0 F. I recommend the client read the manual regarding setting the temperature for the refrigerator and freezer.



**11.8 (1)** Samsung clothes washer appears to have been manufactured in 2/17. The average life expectancy of a clothes washer is 5 to 15 years.



**11.8 (2)** Unable to operate washer through a cycle due to lack of clothes in washer. Recommend washer be operated and inspected prior to client(s) washing laundry.

**11.9** Samsung clothes dryer appears to have been manufactured in 11/16. The average life expectancy of a clothes dryer is 13 years . See Section 8.5 for information concerning the venting of the dryer.



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

## 12. Onsite Wastewater Treatment System Inspection: Septic Tank

The wastewater treatment system, including the septic tank, was not inspected as this is beyond the scope of this inspection. If the inspector noted anything during the inspection relating to the system it is included below. Please read the comments in Section 12.3 relating to pumping the septic tank. Reference is made to the information in the Disclosure concerning the waste water treatment system.

I recommended prior to the inspection that the client obtain a copy of the waste water system design and confirm if the design was approved by the authority having jurisdiction (AHJ). I also recommend the client confirm if the installation of the system was inspected by the AHJ.



### Styles & Materials

**Internal components viewed from::**  
Not Inspected

**Number of compartments in Tank:**  
Unknown

**Scum (inches):**  
Unknown

**Sludge (inches):**  
Unknown

**Tank Material:**  
Unknown

**Septic Pump Screen Type:**  
Unknown

**Type of Dye used:**  
No Dye Test

		IN	NI	NP	RR	IOT	UG
12.0	Subsurface Wastewater Disposal System Application (HHE-200)		•			•	
12.1	Wastewater Treatment System Inspected		•			•	
12.2	Tank Located		•			•	
12.3	Has the tank been pumped recently?		•				
12.4	Distribution Field Inspected		•			•	
12.5	Camera Inspection of Sewer Lines		•			•	
		IN	NI	NP	RR	IOT	UG

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Comments:

**12.0** I recommend the client(s) obtain a copy of the Subsurface Wastewater Disposal System Application (HHE-200) for the wastewater system at the property from the property owner or the municipality where the property is located.

**12.1** I recommend the septic tank and septic pump, if present, be periodically inspected as part of a regular maintenance schedule.

**12.2** The tank is located behind the house and there are two covers at ground level.

**12.3** According to the Seller's Disclosure, the septic tank was last pumped in 2014. The seller advised me he had made arrangements to have the tank pumped several days after the inspection. Most septic contractors recommend that a septic tank be pumped and inspected every 4-5 years, and possibly sooner depending on the number of people using the system. I recommend the client have the tank inspected periodically to determine if it needs to be pumped.

**12.4 (1)** I did not locate the distribution field as beyond scope of the inspection requested by the client(s). I recommend the location of the field be marked so it can be easily located for inspections in the future.

**12.4 (2)** It is important that no vehicles drive on the distribution field and that no heavy objects be placed on the field. This includes buildings, swimming pools, patios, etc.

**12.5** Camera inspection of the sewer line from the home to the septic tank and from the tank to the distribution field was not included in the inspection requested by the client. I recommend the sewer lines be periodically inspected as part of a regular maintenance schedule.

13. Water Wells

The water well was not inspected as this is beyond the scope of this inspection. Reference is made to the Seller's Disclosure, if any, concerning information relating to the well. The well related equipment located inside the property was inspected.

Styles & Materials

Pump Type:

Below ground  
Not accessible

Accessories:

Air bladder tank

		IN	NI	NP	RR	IOT	UG
13.0	Well Location	•				•	
13.1	Well Pump and Equipment				•		
13.2	Filters and Conditioners			•			
		IN	NI	NP	RR	IOT	UG

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Comments:

13.0 (1) The well is located on the front yard to the right of the driveway. I did not remove the cover to the well. I recommend the cover be removed and the wiring for the well pump inspected. If this is done, some water quality experts recommend a well be chlorinated anytime the cover is removed.



13.0 (2) Although the well cap is functioning, I recommend the client(s) consider installing a sanitary cap for the well head to keep insects and animals out of the well.



13.1 (1) There is a State air bladder tank which was apparently manufactured in 9/07. The average life expectancy of an air bladder tank is 7 years. I tested the tank using the knocking technique and with thermal imaging camera to confirm the air bladder was intact.



**13.1** (2) Unable to read the water pressure gauge at the base of the air pressure tank in the basement. Recommend the gauge be replaced so the pressure can be determined as part of a routine maintenance schedule or for servicing purposes. The generally acceptable limits for well water pressure at a residence is between 40 PSI and 80 PSI . I tested the water pressure at the exterior spigot. Please refer to Section 2.9.



## 14. Home Energy Inspection

A home energy inspection is included by S & J Property Services at **no charge** with a residential building inspection or as a separate stand alone service. The home energy inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below). It is designed to provide a list of recommended energy improvements to encourage investments by homeowners that may increase the energy efficiency and comfort of the house. The home energy inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The inspector who performed the home energy inspection has been trained by and is a certified member in good standing of InterNACHI. Certification requirements are described [here](#). The inspector's certifications include the following from InterNACHI: Home Energy Inspector, Energy Savings Specialist, and Home Energy Report. The inspector is also a member of the International Association of Certified Indoor Air Consultants (IAC2) in both radon and mold, is a Certified Residential Thermographer and a member of the Maine Indoor Air Quality Council.

The home energy inspection is not equivalent to a comprehensive home energy audit, home energy assessment, or home energy rating, which require the use of a diagnostic tool, such as a combustion analyzer, blower door or infrared camera. Please refer to Section 4.0(2) regarding having an energy assessment performed for the property. The Standards of Practice for a home energy inspection, including what is inspected and what is excluded, can be found at [Home Energy Inspection Standards of Practice](#).

		IN	NI	NP	RR	IOT
14.0	Home Energy Report	•				
14.1	Home Energy Inspection	•				
		IN	NI	NP	RR	IOT

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, IOT= Investigate, Observe or Test

### Comments:

**14.0** A **Home Energy Report** has been prepared based on the information obtained during the home energy inspection. Click [here](#) to read the report. The **Home Energy Report**:

- Estimates the home's yearly energy usage;
- Pinpoints potential energy inefficiencies;
- Contains recommendations for energy improvements; and
- Determines potential energy savings.

Throughout the rest of this report, you will find information about the efficiency of the major systems in the home, and recommendations for improvements that can help reduce your energy bills while making your home more comfortable.

The **Home Energy Report** is generated using software provided by InterNACHI available online at [www.nachi.org/home-energy-report](http://www.nachi.org/home-energy-report), and functions on U.S. housing stock only.

**14.1** The home energy inspection performed as part of the home inspection is **not** an energy assessment/audit. I recommend the client(s) consider having an energy assessment/audit, which may be available at no cost, to consider options with respect to heating and/or cooling the property and heating the water, and investigate what federal or state programs may be available to assist in making any energy conservation improvements. Visit the [Efficiency of Maine website](#) which is a good source of information.

To find a contractor to perform an energy assessment/audit who has been certified as a "qualified partner" by Efficiency of Maine, click [here](#).

## 15. Water Test

The State of Maine recommends that well water be tested every year for bacteria, nitrates, and nitrites and every 3 to 5 years for certain other chemicals. Click [here](#) for a link to a brochure prepared by the State which sets forth its recommendations concerning testing well water.

The State of Maine also recommends that the water in all homes, even if the water is not from a well, be tested for lead with what is referred to as "first draw lead" test, every 10 years for homes built before 1990 when lead soldering was banned. Because the source of lead is usually NOT the ground water, but the plumbing, a unique sample is required for a First Draw Lead.

### Styles & Materials

#### Water Quality Parameters Tested:

Arsenic  
Calcium  
Chloride  
Coliform Bacteria  
Copper  
E. coli Bacteria  
Fluoride  
Hardness  
Iron  
Lead (Source)  
Magnesium  
Manganese  
Nitrate  
Nitrite  
pH Level  
Sodium  
Uranium

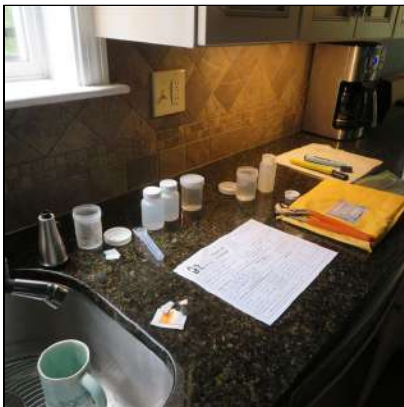
		IN	NI	NP	RR	IOT	UG
15.0	Water Quality	•					
15.1	Arsenic	•					
15.2	Bacteria	•					
15.3	Hardness					•	
		IN	NI	NP	RR	IOT	UG

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## Comments:

**15.0 (1)** I drew water samples on the date of the inspection to have the water tested for certain contaminants. The test results have been received, provided to the client, and are attached to this report. An explanation sheet from the laboratory is also attached to the report.

For information on the parameters included in the water quality test, click [here](#).



**15.0 (2)** I recommend the client consult with a water quality expert to discuss options for addressing any water quality issues identified by the water test. I specifically recommend the client(s) contact **Norlen's Water Treatment**. The phone number is **(207)825-4964**.

**15.3 (1)** Hardness in drinking water is defined as those minerals that dissolve in water, primarily calcium and magnesium, having a positive electrical charge. Hardness is governed by the EPA Secondary Drinking Water Regulations. At higher concentrations hardness can cause soap scum most noticeable on tubs and showers, and white mineral deposits on dishes and glassware. It can also reduce the efficiency of devices which heat water.

**15.3 (2)** The water quality test revealed a hardness level of 128 mg CaCO<sub>3</sub>/L which means the water is considered "**hard**." I recommend the client(s) consult with a water quality expert to discuss options for addressing the hardness of the water at the property. I specifically recommend they contact **Norlen's Water Treatment**. The number is (207)825-4964



## 16. Air Quality Test

The U.S. EPA has reported that the air in your home can have 100 times more chemicals in it than outside. These chemicals could potentially affect the health of you and your family. The CDC has reported that 20+ million adults have asthma, and the National Asthma Survey has reported that asthma is the most prevalent chronic disease among children. Indoor environment may play a contributing role in this. Mold can be present within the home and be hidden behind walls or underneath carpeting or flooring. The use of Formaldehyde is prevalent in certain building materials, including the resins used in backing materials for laminated flooring, oriented strand board (OSB) and plywood. The concentration of this known cancer-causing agent can be many times the safe level.

If there is a concern regarding the air quality at the property being inspected, S & J Property Services, LLC can collect air samples which can be tested for chemicals in the air that could potentially make the residents of the property ill, and provide an assessment of the properties air quality. The test will report the total amount of Volatile Organic Compounds (VOCs) and whether they are within a recommended safe range. It will also predict the source of the VOCs and if the home is the source or if the VOCs are from contents of the home or lifestyle.

The air quality test also monitors for the chemicals released by actively growing mold, whether it is behind walls or underneath carpeting or flooring.

Formaldehyde can also be measured. This test is especially recommended for any home constructed or remodeled within the past five years.

### Styles & Materials

**Test Performed:**

None

		IN	NI	NP	RR	IOT	UG
16.0	Volatile Organic Compounds (VOCs)		•				
16.1	Total Mold Volatile Organic Compounds (TMVOCs)		•				
16.2	Formaldehyde		•				
16.3	Mold Air Test		•				
16.4	Mold Surface Test		•				
		IN	NI	NP	RR	IOT	UG

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## 17. Radon Gas Testing

Radon is the 2nd leading cause of lung cancer. It occurs naturally in Maine soil and water, and can move up into a house from the ground. The house then traps the radon in the air inside. Radon gas can also dissolve into well water, which is then released into the air when you use the water. Simple air and well water tests can show whether home radon levels meet state and national safety guidelines. According to the Seller's Disclosure, the property was tested for radon in air or water in June of 2014. Press [here](#) for a tip sheet prepared by the State of Maine concerning the risk posed by radon, and the importance of periodically testing for radon.

### Styles & Materials

**Radon Mitigation System:**

Air

		IN	NI	NP	RR	IOT	UG
17.0	Radon in Air		•			•	
17.1	Radon in Water		•			•	
		IN	NI	NP	RR	IOT	UG

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**Comments:**

**17.0 (1)** There is a radon mitigation system at the property. Please refer to Section 3.5. If a radon mitigation system is installed, the State of Maine recommends the air be tested for radon gas every 2 years.

**17.0 (2)** According to the disclosure the air at the property was last tested for radon gas in 6/14 and the level was 2.4 - 2.5 pCi/L. As it has been more than five years since the air was last tested for radon gas, I recommend the client have the air at the property tested for radon gas at this time.

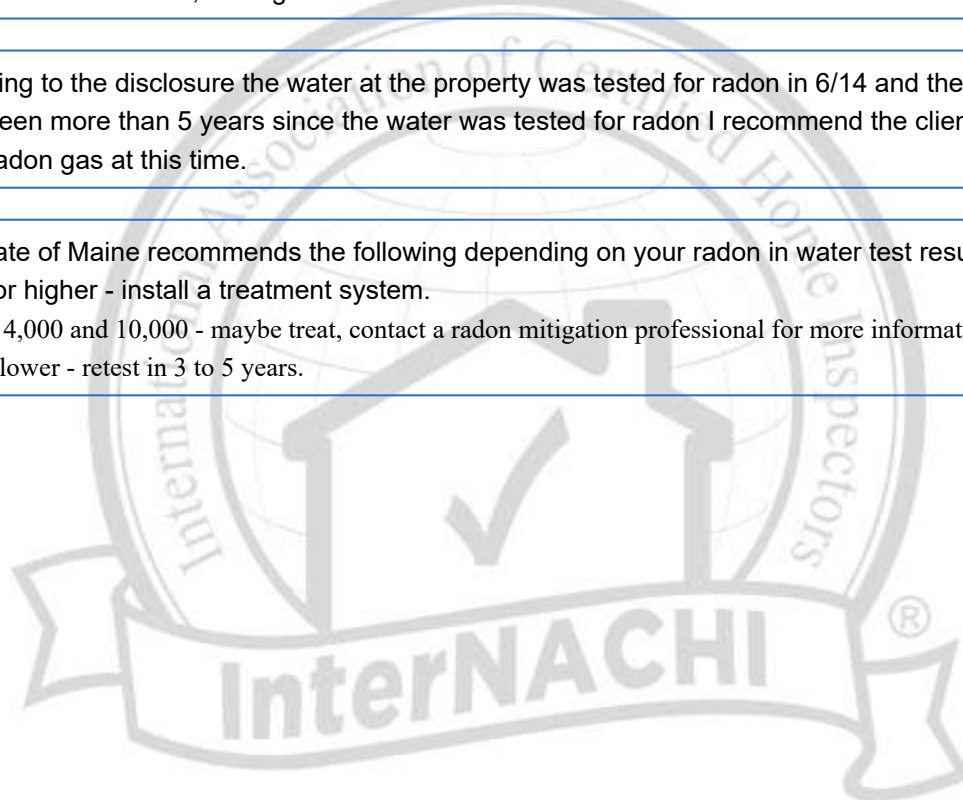
**17.0 (3)** The State of Maine recommends the following depending on your radon in air test result:

- 4 or higher - install a radon mitigation system
- Between 2 and 4 - consider installing a radon mitigation system. If a system is not installed, re-test ever 2 -3 years.
- Below 2 and you tested in cold weather with the heat on—retest in 3 to 5 years. If you tested in warmer weather when heat is off, test again in cold weather when heat is on.

**17.1 (1)** According to the disclosure the water at the property was tested for radon in 6/14 and the level was 1,669 pCi/L. As it has been more than 5 years since the water was tested for radon I recommend the client test the water at the property for radon gas at this time.

**17.1 (2)** The State of Maine recommends the following depending on your radon in water test result:

- 10,000 or higher - install a treatment system.
- Between 4,000 and 10,000 - maybe treat, contact a radon mitigation professional for more information.
- 4,000 or lower - retest in 3 to 5 years.



# General Summary




P.O. Box 141  
Holden, ME 04429  
(207)944-7425

Customer  
John Public  
Mary Public

Address  
123 State Street  
Anytown ME 01234

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

1. Roof		
1.0	<b>Roof Covering</b> <b>Investigate, Observe or Test</b> (2) Unable to observe roof covering, gutters, flashing, or roof penetrations from the roof due to height and slope of roof. Viewed from ground and with binoculars where visible. Recommend further inspection from the roof when safe to do so.	
1.1	<b>Gutters and Downspouts</b> <b>Investigate, Observe or Test, Upgrade</b> (1) Please refer to Section 1.0(2) regarding further inspection of gutters.	
1.2	<b>Flashing</b> <b>Investigate, Observe or Test, Upgrade</b> (1) Please refer to Section 1.0(2) regarding further inspection of flashing.	
1.3	<b>Vents, Skylights, Chimney, and other roof penetrations</b> <b>Investigate, Observe or Test, Upgrade</b> (1) Please refer to Section 1.0(2) regarding further inspection of vents, skylights, chimney and other roof penetrations.	

**1.4 Roof Structure and Attic****Investigate, Observe or Test**

(1) No access to attic over main house. Access to area behind knee wall on 3rd floor, but roof structure not visible due to insulation. This prevented me from inspecting the interior side of roof structure, ventilation, insulation or any electrical above the ceiling of the main house. Please refer to Section 10.3 regarding attic over garage. I recommend inspection of attic over main house if an opening is made for repairs or renovations.

**2. Exterior****2.0 Wall Covering, Flashing and Trim****Repair or Replace**

(1) Section of clapboard siding above deck is loose and needs to be secured properly.  
(2) Small areas of bare wood on siding on rear of house. Also several pieces of clapboard siding have cracks. Recommend any bare wood be primed and painted and cracks sealed or siding otherwise repaired to prevent moisture intrusion and extend life of siding.

**2.4 Railings, Guards and Handrails****Investigate, Observe or Test**

(2) Spacing of balusters for railing system for steps to deck and in areas of addition to deck where gazebo located exceed maximum 4" required by current safety standards. Recommend railing system be repaired to comply with current safety standards.  
(3) Railing systems for steps to deck and sections of railing system for deck are loose in areas. This is common for railing systems as they loosen over the course of time. Recommend the railing system be tightened or repaired as necessary.  
(4) Railing system for addition to deck where gazebo is located is approximately 34" tall. Recommend guardrails be repaired to meet the current minimum height requirement of 36".

**3. Basement, Foundation, Crawlspace and Structure****3.0 Foundation, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Investigate, Observe or Test**

(1) According to the disclosure, there was "minor seepage front right hand corner (of basement) - never had a problem until fall of 2019. Seller investigating." The seller advised me at the inspection that he determined the moisture was coming from around water line from well and he sealed around the pipe. No evidence of moisture intrusion observed at time of inspection. Recommend this area be monitored.  
(2) Small area of white efflorescence (powder substance) on rear wall of basement near diagonal crack indicates moisture is in contact with the walls. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the walls if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it it raises possibility that future steps may be needed. Recommend area of efflorescence be monitored.

**3.1 Walls (Structural)****Investigate, Observe or Test**

Minor cracking in basement wall(s), but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.

**3.3 Floors (Structural)****Investigate, Observe or Test**



- (1) Floor drain in basement to right of the boiler. Did not observe where the floor drain pipe terminates. Recommend client(s) run a hose in the drain to determine where it exhausts and if it is functioning. Also recommend a perforated cap be installed on the drain pipe to keep it from getting clogged and to keep animals out of the pipe.
- (2) Minor cracking in basement floor, but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.

### 3.7 Bulk Head

#### Not Inspected

Bulk head on right side of house. Unable to clearly observe the bulkhead due to insulation blocking view. Recommend bulk head be inspected once insulation is removed.

## 4. Heating and Cooling



### 4.0 Heating System

#### Inspected, Investigate, Observe or Test

(4) Heat pump compressors and head units require periodic maintenance, including cleaning the filter(s). No information regarding when the units were last serviced or cleaned. Recommend client read manual to determine what manufacturer recommends for a maintenance schedule.

### 4.1 Normal Operating Controls

#### Inspected, Investigate, Observe or Test, Upgrade

(2) Please refer to Section 4.3(2) regarding baseboard register in room over garage.

### 4.2 Automatic Safety Controls

#### Investigate, Observe or Test, Upgrade

(2) The boiler is equipped with two temperature and pressure relief (TPR) valves. The valves will open if the temperature or pressure in the boiler exceeds limits set by the manufacturer. It is very important that the valves operate properly. To insure they are operating properly, I recommend the valves be tested at least annually.

### 4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Investigate, Observe or Test

(2) Hot water baseboard for room over garage did not operate at time of inspection. Recommend further inspection to determine if issue is with thermostat, a valve is turned off due to presence of heat pump or other cause. If repair is necessary recommend it be performed by qualified contractor.

## 5. Plumbing



### 5.0 Main Water supply shut-off valve (Describe location)

#### Investigate, Observe or Test

(2) I did not operate the main water shut-off valve. I recommend the client(s) test the valve before moving into the property and periodically thereafter to make sure it is functioning properly.

### 5.1 Main Fuel Supply shut-off valve (Describe Location)

#### Investigate, Observe or Test

(3) I did not operate any fuel shut-off valves. I recommend the client(s) test all fuel shut-off valves before moving into the property and periodically thereafter to make sure they are functioning properly.

### 5.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents

#### Upgrade

(2) The hot water temperature at the sinks was approximately 114 to 116 F. A minimum hot water temperature of 120 F is recommended by most hot water heater manufacturers. Water temperature over 125 F can cause severe

burns instantly or death from scalds. Children, disabled and elderly are at the highest risk of being scalded. The client should read the instruction manual for the water heater regarding setting the temperature at a safe level. Temperature limiting valves may be available.

### 5.3 Interior Water Supply, Fixtures, Faucets and Systems

#### Repair or Replace

(1) Toilet in the 1st floor bathroom is loose at base. Recommend it be properly secured.

### 5.5 Drain/Sewer Line

#### Not Inspected, Investigate, Observe or Test

Please refer to Section 12.5.

## 6. Electrical



### 6.1 Main and Distribution Panels, Main Disconnect, Grounding

#### Repair or Replace, Investigate, Observe or Test

(3) Open knockout hole(s) on bottom of main service panel. Recommend proper plug/cover(s) be installed to prevent intrusion of pests and/or moisture.

### 6.2 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

#### Investigate, Observe or Test

(1) Recommend client confirm accuracy of labeling of circuit breakers and that all circuits be labeled. Three Arc Fault Circuit Interrupter (AFCI) circuit breakers in main service panel marked for the bedrooms. Recommend the AFCI circuit breakers be tested periodically to determine if they are functioning properly.

(2) Several GFCI circuit breakers. Recommend the GFCI circuit breakers be tested periodically to determine if they are functioning properly. Please refer to Section 6.4(1).

### 6.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)

#### Repair or Replace, Upgrade

(1) Receptacle near bulk head entrance in basement is not grounded. Recommend the receptacle be repaired or replaced by a qualified contractor so it is properly grounded.

(2) Exterior receptacle by front door is loose. Recommend it be properly secured.

(4) Extension cord used to supply power to gazebo. Extension cords are not supposed to be used for permanent wiring. Recommend wiring to gazebo be hard wired and that any receptacles in gazebo be GFCI protected.

### 6.4 Ground Fault Circuit Interrupter Receptacles

#### Repair or Replace, Investigate, Observe or Test

(2) Receptacles in basement not GFCI or GFCI protected with exception of receptacle near service panel. Recommend all receptacles in basement be replaced with GFCI, or otherwise be GFCI protected.

(3) Exterior receptacle by door to deck GFCI protected and tripped when tested. However, unable to locate GFCI the receptacle is protected by. Recommend GFCI receptacle be located so it can be reset.

### 6.7 Smoke and Carbon Monoxide Detectors

#### Investigate, Observe or Test, Upgrade

(5) Plug in CO detectors in kitchen and 2nd floor hallway. I recommend the client install additional CO detector(s), powered by both battery and electricity, in compliance with Maine law. An option is to replace smoke only detectors in hallway(s) with combination smoke/CO detector(s).

(7) I recommend client(s) determine age of all smoke and/or carbon monoxide detectors in the house. This information may be listed on label inside or on back of each detector. It is recommended that smoke and carbon monoxide detectors be replaced at least every 10 years, or earlier if recommended by manufacturer, because the circuits wear out and eventually stop working. Also, years of dust and painting can interfere with the sensor.

## 7. Fireplaces and Stoves

### 7.3 Hearth/Floor Protector

#### Investigate, Observe or Test

Hearth/floor protector for wood stove is approximately 17" from the front opening of the wood stove and 9" from the side of the stove. A minimum of 18" from the front of a stove is required in most jurisdictions. Before the wood stove is used again, or any solid fuel heating device is installed in the fireplace opening, I recommend the client determine the requirements of the wood stove manufacturer and municipality where the property is located to determine the requirements of a hearth/floor protector and the clearance to combustibles.

## 8. Insulation and Ventilation



### 8.0 Insulation in Attic

#### Investigate, Observe or Test, Upgrade

(2) No access to attic over main house so unable to observe insulation in the attic. Did observe R-19 fiberglass batt insulation under roof deck behind knee wall on front of house on 3rd floor. Recommend insulation in attic over main house be inspected if access is made to the attic.

### 8.4 Ventilation of Attic and Foundation Areas

#### Investigate, Observe or Test

(2) Unable to access attic over main house for inspection of ventilation system. Ridge vent and soffit vents observed on house during exterior inspection. However, due to lack of an attic unable to determine if roof deck open under the ridge vent or if soffits open for ventilation. Please refer to Section 1.4(1). Recommend ventilation be inspected if access is made to the attic.

### 8.5 Venting systems (kitchens, baths and laundry)

#### Investigate, Observe or Test

(1) There was lint in the exhaust vent which should be removed and the vent and pipe should be checked periodically and cleaned as necessary as part of the routine maintenance of the property to prevent the risk of fire and for the efficiency of the dryer.

## 9. Interior



### 9.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

#### Repair or Replace

(2) Recommend a handrail system which complies with current safety standards be installed for the stairs to the 3rd floor.

(3) Recommend a handrail system which complies with current safety standards be installed for the stairs to the basement.

## 10. Garage



### 10.0 Foundation

#### Investigate, Observe or Test

Several minor cracks in concrete foundation wall for garage, but no evidence of any structural issues. Cracks of this type are common. Recommend cracks be monitored and if any 1/4" or larger that they be sealed.

### 10.4 Exterior Trim

#### Repair or Replace

(1) Damage to trim for entrance door to garage. This is often caused by the failure to remove snow from the doorway. Please refer to Section 10.11. Recommend that damaged wood be repaired or replaced as necessary by a qualified contractor.

(2) Gap between trim on left side of entrance door to garage and missing paint on section of the trim for door. Recommend gap be sealed and any bare wood be primed and painted to prevent moisture intrusion.

#### 10.5 Garage Ceiling

##### Investigate, Observe or Test

(2) No drywall for garage ceiling under storage area. There is finished drywall for ceiling under living space over the garage. Unable to determine thickness of drywall in garage ceiling. Recommend thickness be confirmed. If it does not meet requirements for firewall separation, I recommend it be repaired so it does.

#### 10.6 Garage Walls - Interior

##### Repair or Replace

(2) Wall between garage and residence has drywall, but all joints do not have tape or joint compound. Wall is required to be firewall separation. This means that any penetration must be sealed (fire rated caulking recommended for small gaps around the pipes, air ducts, door frames, etc). Also, all drywall seams must be taped / finished with joint compound. Recommend joints of sheetrock have tape and joint compound applied by qualified contractor.

#### 10.7 Garage Walls - Exterior

##### Repair or Replace, Upgrade

Please refer to Section 2.0 regarding exterior siding of garage.

#### 10.8 Garage Floor

##### Investigate, Observe or Test, Upgrade

(1) Cracks in garage floor, but no evidence of any structural issues. Cracks of this type are common Recommend cracks be monitored and if any 1/4" or larger that they be sealed.

### 11. Built-In Kitchen Appliances & Washer/Dryer



#### 11.4 Ranges/Ovens/Cooktops

##### Investigate, Observe or Test

(2) Broiler feature on range did not operate. Recommend further inspection to determine if any repairs are necessary. If so, recommend repair be performed by qualified contractor.

#### 11.8 Clothes Washer

##### Not Inspected, Investigate, Observe or Test

(2) Unable to operate washer through a cycle due to lack of clothes in washer. Recommend washer be operated and inspected prior to client(s) washing laundry.

### 12. Onsite Wastewater Treatment System Inspection: Septic Tank

#### 12.0 Subsurface Wastewater Disposal System Application (HHE-200)

##### Not Inspected, Investigate, Observe or Test

I recommend the client(s) obtain a copy of the Subsurface Wastewater Disposal System Application (HHE-200) for the wastewater system at the property from the property owner or the municipality where the property is located.

#### 12.1 Wastewater Treatment System Inspected

##### Not Inspected, Investigate, Observe or Test

I recommend the septic tank and septic pump, if present, be periodically inspected as part of a regular maintenance schedule.

#### 12.4 Distribution Field Inspected



**Not Inspected, Investigate, Observe or Test**

(1) I did not locate the distribution field as beyond scope of the inspection requested by the client(s). I recommend the location of the field be marked so it can be easily located for inspections in the future.

**12.5 Camera Inspection of Sewer Lines****Not Inspected, Investigate, Observe or Test**

Camera inspection of the sewer line from the home to the septic tank and from the tank to the distribution field was not included in the inspection requested by the client. I recommend the sewer lines be periodically inspected as part of a regular maintenance schedule.

**13. Water Wells****13.0 Well Location****Inspected, Investigate, Observe or Test**

(1) The well is located on the front yard to the right of the driveway. I did not remove the cover to the well. I recommend the cover be removed and the wiring for the well pump inspected. If this is done, some water quality experts recommend a well be chlorinated anytime the cover is removed.

**13.1 Well Pump and Equipment****Repair or Replace**

(2) Unable to read the water pressure gauge at the base of the air pressure tank in the basement. Recommend the gauge be replaced so the pressure can be determined as part of a routine maintenance schedule or for servicing purposes. The generally acceptable limits for well water pressure at a residence is between 40 PSI and 80 PSI . I tested the water pressure at the exterior spigot. Please refer to Section 2.9.

**15. Water Test****15.3 Hardness****Investigate, Observe or Test**

(2) The water quality test revealed a hardness level of 128 mg CaCO<sub>3</sub>/L which means the water is considered "hard." I recommend the client(s) consult with a water quality expert to discuss options for addressing the hardness of the water at the property. I specifically recommend they contact **Norlen's Water Treatment**. The number is (207)825-4964

**17. Radon Gas Testing****17.0 Radon in Air****Not Inspected, Investigate, Observe or Test**

(2) According to the disclosure the air at the property was last tested for radon gas in 6/14 and the level was 2.4 - 2.5 pCi/L. As it has been more than five years since the air was last tested for radon gas, I recommend the client have the air at the property tested for radon gas at this time.

**17.1 Radon in Water****Not Inspected, Investigate, Observe or Test**

(1) According to the disclosure the water at the property was tested for radon in 6/14 and the level was 1,669 pCi/L. As it has been more than 5 years since the water was tested for radon I recommend the client test the water at the property for radon gas at this time.

# Upgrade Summary



P.O. Box 141  
Holden, ME 04429  
(207)944-7425

**Customer**  
John Public  
Mary Public

**Address**  
123 State Street  
Anytown ME 01234

The systems or components function as intended, or the item mentioned is not required by current safety or generally accepted building standards. However, we recommend the following upgrades or additions to **enhance the safety, function or efficiency of the home**. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roof



### 1.1 Gutters and Downspouts

#### **Investigate, Observe or Test, Upgrade**

- (2) Recommend client install extensions to all downspouts of at least 3" to shed water from house and splash blocks to prevent erosion.
- (3) Recommend client consider installation of additional gutters on front side of garage, with proper downspouts and extensions, to shed water away from property to avoid erosion and/or water intrusion.

### 1.2 Flashing

#### **Investigate, Observe or Test, Upgrade**

- (2) No kickout or diverter flashing to shed water away from side of main house where roof for garage meets the side of the house. To avoid possible rainwater intrusion, I recommend client consider having kickout flashing installed.

### 1.3 Vents, Skylights, Chimney, and other roof penetrations

#### **Investigate, Observe or Test, Upgrade**

- (2) I recommend a cap be installed for the entire chimney top, to keep rain, snow, animals and debris from getting into the chimney and possibly damaging the liner or chimney.

## 2. Exterior



### 2.2 Adjacent Walkways and Driveways

#### Upgrade

(2) Asphalt driveway and walkway is functioning, but multiple cracks and some heaves. Recommend any significant cracks be sealed or repaired to avoid water intruding beneath asphalt.

### 2.3 Porches, Patios, Decks, Balconies and Carports

#### Investigate, Observe or Test, Upgrade

(2) Did not observe any bolts fastening ledger board for deck. Recommend lag bolts or other fasteners be installed to secure the ledger board to the house.

(3) Did not observe any concrete posts or pads under support columns for original deck. Recommend further inspection and if posts are not on concrete I recommend concrete pads be installed under all posts to extend useful life of posts.

### 2.5 Stairs, Steps, Stoops, Stairways and Ramps

#### Upgrade

Steps to deck are resting on piece of wood. I recommend steps be placed on stone or concrete be installed to prolong useful life of the steps.

## 4. Heating and Cooling



### 4.1 Normal Operating Controls

#### Inspected, Investigate, Observe or Test, Upgrade

(4) Recommend client(s) consider installing programable thermostat(s) if not currently installed to save on heating expense.

### 4.2 Automatic Safety Controls

#### Investigate, Observe or Test, Upgrade

(1) The emergency shut off switch for the heating system is located near the top of the stairwell to the basement. The switch was not operated by the inspector. I recommend the client(s) operate the switch prior to moving into the property to make sure it is functioning properly and at least annually.

I also recommend the client(s) consider having the switch moved so it is not in same room as the heating system as is required by current Maine safety regulations.

## 5. Plumbing



### 5.2 Water Heating Equipment, Controls, Chimneys, Flues and Vents

#### Upgrade

(1) There is no separate water heater. The hot water for the house is provided by the boiler. This can cause hotter water temperature at faucets and extra or unnecessary wear on the life expectancy of a boiler. I recommend the client consider installing a water heater, specifically a hybrid heat pump water heater, to reduce energy costs. In considering installing a water heater, I recommend the client investigate what federal or state programs may be available to assist in making any energy conservation improvements. Visit the [Efficiency of Maine website](#) which is a good source of information.

**6. Electrical****6.1 Main and Distributin Panels, Main Disconnect, Grounding****Repair or Replace, Investigate, Observe or Test**

(4) Main disconnect switch below the electric meter on the exterior. I recommend client install a lock on the cover for the switch.

**6.3 Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)****Repair or Replace, Upgrade**

(3) Recommend dome covers be installed for all exterior receptacles to protect connection if cord plugged into receptacle.

**6.5 Arc Fault Circuit Interrupter Receptacles****Not Present, Upgrade**

(1) An Arc Fault Circuit Interrupter (AFCI) is a type of duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc in order to prevent electrical fires. AFCI protection is required for new homes built in Maine, and some renovations to existing electrical systems, for all 120 volt, 15 and 20 amp circuits supplying outlets installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas.

While this protection may not have been required when the wiring at the home was installed, I recommend all homes comply with this requirement for safety reasons. Some insurance companies may require the presence of AFCI protection.

**8. Insulation and Ventilation****8.0 Insulation in Attic****Investigate, Observe or Test, Upgrade**

(4) Recommend client consult with insulation contractor regarding installing additional insulation in attic(s). Please refer to Home Energy Report (Section 14.0).

**8.8 Misc. Insulation****Upgrade**

No insulation in overhead garage doors. Recommend insulation be installed

**10. Garage****10.8 Garage Floor****Investigate, Observe or Test, Upgrade**

(2) Recommend garage floor be sealed to prolong its useful life.

**10.12 Occupant Door from Garage to inside of home****Upgrade**

(2) Metal door with double pane glass from garage to residence. The door does not have any labeling indicating it is fire rated and did not appear to be filled with concrete. If the door is not fire rated and a fire occurs in garage, the occupant door may not afford protection until fireman arrive. Recommend clients investigate this further. If the door is not fire rated I recommend it be upgraded with a fire rated door.

**10.15 Garage Electrical****Upgrade**



(1) Receptacles inside garage are not GFCI protected. Recommend all receptacles on interior of garage be GFCI, or GFCI protected. See Section 6.4.

### 13. Water Wells

#### 13.0 Well Location

##### **Inspected, Investigate, Observe or Test**

(2) Although the well cap is functioning, I recommend the client(s) consider installing a sanitary cap for the well head to keep insects and animals out of the well.

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**INVOICE**

**S & J Property Services, LLC**  
**P.O. Box 141**  
**Holden, ME 04429**  
**(207)944-7425**  
**Inspected By: Jay Otis**

**Inspection Date: 9/5/2020**  
**Report ID: Public0920**

<b>Customer Info:</b>	<b>Inspection Property:</b>
John Public Mary Public	123 State Street Anytown ME 01234
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

<b>Service</b>	<b>Price Amount</b>	<b>Sub-Total</b>
Residential property inspection - Heated Sq Ft 2,001 - 3,000	425.00 1	425.00
Water Test - Comprehensive (Includes arsenic, source lead, uranium and bacteria count) - included with inspection	140.00 1	140.00
Discount for Buuilding Inspection	-25.00 1	-25.00
		<b>Tax \$0.00</b>
		<b>Total Price \$540.00</b>

**Payment Method:** Credit Card Online  
**Payment Status:** Paid Prior to Inspection  
**Note:** Paid in Full



**P.O. Box 141  
Holden, ME 04429  
(207)944-7425**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Water Test Explanation Sheet](#)

[The-Safe-Home-Book](#)

[Diverter/kickout Flashing](#)

