

INSPECTION PERFORMED BY



INSPECTOR:
John Howard
Breakwater Inspections

CONTACT:
5 Limerock Street, Suite 5
Rockland, ME 04841
207-956-0323
JLH@BreakwaterInspections.biz
<http://BreakwaterInspections.biz>

REPORT INFORMATION

PREPARED FOR:
Alex Rowe

PROPERTY ADDRESS:
84 School Street, Waldoboro, ME 04572



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Date: 8/19/2024	Time: 09:00 AM	Report ID: 2024081902
Property: 84 School Street Waldoboro ME 04572	Customer: Alex Rowe	Real Estate Professional: Meriwether Gill Better Homes & Gardens Real Estate/The Masiello Group

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this house or structure. Any recommendations or advice by the inspector to repair or replace suggest a second opinion or further inspection by a qualified and licensed (if licensing is required) 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) = The item, unit, component or system was visually observed as conditions allowed. If no other comments were made, it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, unit, component or system was not inspected, and no representations of whether or not it was functioning as intended and will be made. A reason for not inspecting the item, unit, component or system will be provided.

Not Visible (NV) = The item, unit, component or system was not visible or accessible at the time of the inspection. There is no way to determine any information about the operability, functionality, serviceability, or safety of the item, unit, component or system. The conditions preventing access to or visibility of the unit should be corrected, and the item, unit, component or system should be re-inspected prior to the close or completion of the contemplated transaction.

Not Present (NP) = The item, unit, component or system was not present in the house, property or structure at the time of the inspection.

Informational (IF) = This is not a statement about the condition of or the operability of the item, unit, component or system; the comments are to supply information about the unit, component or system.

Serviceable (OK) = The item, unit, component or system appeared functional at the time of the inspection, and no conditions were observed that would lead us to believe problems existed with this item, unit, component or system. Some serviceable items, units, components or systems may show wear and tear. Other conditions may be noted in the body of the report.

Marginal/Maintenance (MM) = The item, unit, component or system warrants attention or monitoring, or has a limited anticipated remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or assessment or servicing may be needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with that item, unit, component or system. It may be prudent to plan to budget for the repair or replacement of these items.

Deferred Maintenance (DM) = The item, unit, component or system was observed to be in a condition that reflects deferred maintenance. The item or system is one that warrants maintenance on a periodic or as-need basis and has not had such maintenance done. Further evaluation or assessment or servicing may be needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with that item, unit, component or system.

Repair or Replace (RR) = The item, unit, component or system was not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with this item, unit, component or system.

Not Operable (NO) = The item, unit, component or system was not operable or functioning as intended. The item, unit, component or system could not be evaluated or assessed. This is not a statement that the item, unit, component or system will not function or operate. Further evaluation may be required by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with this item, unit, component or system. The conditions preventing access to or visibility of the unit should be corrected, and the item, unit, component or system should be re-inspected prior to the close or completion of the contemplated transaction.

Safety Advisory (SA) = The item, unit, component or system may present a safety concern or hazard. The item, unit, component or system may be functional, operable and in acceptable working order however some aspect may warrant attention or care when using or operating potentially because of safety. All items in the report marked as "Safety Advisories" should be addressed, repaired, corrected and re-inspected prior to the close or completion of the contemplated transaction as **they could potentially represent potentially serious issues.**

Test Requested (TR) = A test was requested as part of the scope of the inspection services.

Test Performed (TP) = A test was performed as part of the inspection services.

Test Not Requested (NR) = A test not was requested as part of the scope of the inspection services.

Not Tested (NT) = A test was not performed during the execution of the inspection.

Other Important Information:

Please see section **General Information** topic in the section at the end which is titled **Comments, Notes, Other Items** for some important comments and information about the inspection and the report.

Directional References

References in the description of the building, house, rooms, components and systems are made with terms such as "front", "rear", "left" and "right". All such references are made from the perspective of looking at the front of the building or house. References may also be made to north, south, west, and east. There may also be references to the compass rose directions, which would be north (0 degrees), south (180 degrees), west (270 degrees), and east (90 degrees).

Seller's Inspection

Just as no two home inspectors and no two reporting systems are alike, no two inspection reports, even if performed on the same property at the same time are alike. This Seller's Inspection and resulting report was performed for Breakwater Inspection's Client, the property seller, with the cooperation and assistance of said Client, the property seller. It assumes full disclosure on the part of the Client, the property seller. This Report may be made available to the Client's contracted real estate agent and to prospective buyers. The Report must be provided in its entirety. Please refer to the Inspection Agreement for more details. Although Breakwater Inspections performs all inspections and writes all Reports objectively, without regard to the Client's personal interests, the performance of additional subsequent inspections could reveal new matters and report matters differently.

Further or additional assessment of issues

There may be issues in the report that are identified where further assessment or evaluation is recommended or advised. Specifically, the wording may be "It is recommended (or advised) that the issue be further assessed and required repairs effected". This additional evaluation or assessment should be completed prior to the end of the due diligence period. If there is no due diligence period, then the additional assessment of evaluation should be completed as soon as reasonably possible.

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Thank you for selecting Breakwater Inspections to perform this inspection for you. We appreciate the opportunity to provide this service for you and invite you to contact us should you have any questions or comments regarding this report, the inspection, or any of our services.

Inspection type:

Residential, Seller's inspection, Multifamily

Standards of Practice:

ASHI American Society of Home Inspectors,
InterNACHI International Association of
Certified Home Inspectors

In attendance:

Client, Client's agent

Type of building:

Residential, Multifamily

Style of building:

Multifamily

Approximate age of building:

Over 100 Year
Year built : 1880

Building faces:

West Northwest

Weather:

Cloudy, Overcast, Fog

Temperature:

Between 60 (F) and 70 (F)

Wind conditions:

Calm, Occasional breezes

Rain in last 3 days:

Yes

Snow in last 3 days:

No

Ground/Soil surface condition:

Damp, Wet

Radon air test:

No

1. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Clapboard Shingles	Siding Material: Vinyl Wood	Soffit Material: Vinyl Wood
Fascia Material: Wood Vinyl	Trim Material: Wood Vinyl	Exterior Entry Doors: Door with glass lights (panes) Metal Wood
Appurtenance: Deck(s) with steps	Driveway: Asphalt	Walkway: Asphalt Stone

Items

1.0 Exterior

Comments: Informational

(1) The exterior of the building and the approach to the building were inspected and assessed. Comments regarding each of the components are provided in this section.



1.0 Item 1(Picture) Front



1.0 Item 2(Picture) Front and left side



1.0 Item 3(Picture) Left side



1.0 Item 4(Picture) Rear and left side



1.0 Item 5(Picture) Rear



1.0 Item 6(Picture) Rear and right side



1.0 Item 7(Picture) Right side



1.0 Item 8(Picture) Front and right side

(2) Caulking and other weather proofing on the exterior serves the purpose of helping to make the building weather-tight to keep out moisture. Moisture intrusion can lead to rot, mold, and decay. Caulking is typically found around windows and doors, as well as other joints. Over time, caulking will decay and fail. It is recommended that any caulking that is failing be repaired and that the caulking be maintained over time.

(3) This building is 100 or more years old and there are considerations to be conscious of. It should not be expected that the building will meet current building standards and practices. There are also considerations with respect to wear and tear and general condition. While there may not be specific faults or defects with external components, it is important to remember that they are older and may require additional maintenance, and potentially repairs. As an example, older windows tend to be glazed and require reglazing from time to time and paint to help preserve them. While this inspection makes every effort to point out safety issues, it does not identify issues that are inconsistent with today's building practices and standards. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. This inspection looks for items that are not functioning as intended. Older buildings can still be as viable as buildings built today, and tend to have history and charm that is quite appealing.

(4) The building was built before 1978, and as such it is possible that painted surfaces on the exterior and interior of the structure were painted with paint that contains lead. About 80% of all Maine homes and apartments built before 1978 could have some lead paint in them. Homes built before 1950 are the most likely to have leaded paint. Lead can be found both inside and outside of a building, and in the soil adjacent to a structure. Lead dust can be created through normal activities like opening and closing windows, or disturbing painted surfaces during renovations. While paint with lead can have certain distinctive patterns in appearance, the presence or absence of lead can only be determined through testing.

Further information about the extent of the existence of leaded paint can be obtained through testing. If the presence of lead paint is a concern, it is recommended that lead paint testing be undertaken. Options for removal or remediation can be obtained by engaging a licensed and certified contractor. Please be advised the under Maine State law, all individuals who engage in work related to lead-based paint are required to be appropriately licensed under the Maine DEP Chapter 424 Lead Hazard Prevention.

1.1 Approach

Comments: Inspected, Serviceable

Nothing remarkable or of concern was noted in the vicinity of, or while approaching the subject property.

1.2 Wall Cladding, Flashing, and Trim

Comments: Inspected, Serviceable, Marginal/Maintenance



(1) The wood siding and trim generally appeared to be in a condition at least as good as would be expected for a building of this age and in this environment. Small areas require some maintenance, particularly with paint. Nothing of significant concern was noted.



1.2 Item 1(Picture) Left side



1.2 Item 2(Picture) Rear



(2) Several areas of the trim and exterior were checked for rot. While small areas of rot were noted, the trim more generally was in need of new paint. Wood trim left unattended will decay and rot and potentially lead to issues such as water leaks, mold, and potential additional more extensive damage. Trim maintenance should be regarded as an ongoing activity and tended to from time to time.



1.2 Item 3(Picture) Front



(3) The siding on the structure is or includes wood shingles. Areas of the shingles presented in a condition reflecting moderate to advanced age and varying degrees of decay. The decay is in the form of discoloration, some rot, some splitting, and some curling. This is not unusual for older shingles. It is recommended that the most affected areas be repaired, and that repairs be effected to other areas as the decay continues. Some areas require repair now, and others will in the near future. It would also not be

unreasonable to expect that ongoing maintenance and repairs will be required unless or until the siding is replaced.



1.2 Item 4(Picture) Rear



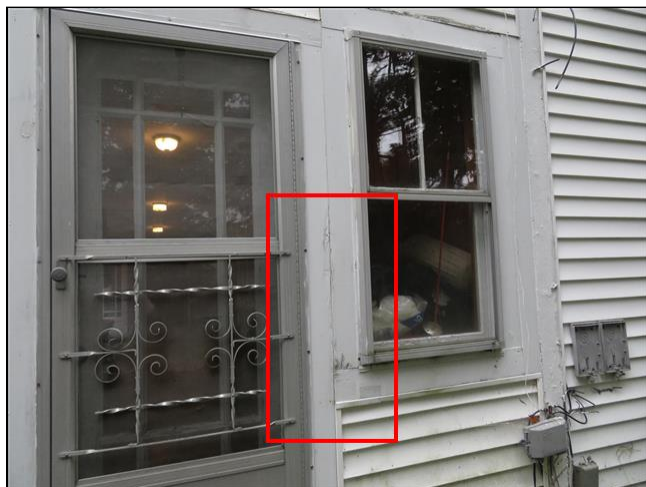
(4) Areas of perforated siding were noted on the left side. Such defects can allow access for pest, moisture and other such issues, which can lead to infestations and potential compromise of the underlying structure. It is recommended that repairs be effected.



1.2 Item 5(Picture) Left side



(5) Areas of the trim and exterior were noted to have areas of rot and decay. This is not unusual. Painted or not, wood trim will eventually rot when it is outdoors. Trim maintenance should be regarded as an ongoing activity and tended to from time to time. It is recommended that the issue be further assessed and required repairs effected.



1.2 Item 6(Picture) Right side



1.2 Item 7(Picture) Right side



1.2 Item 8(Picture) Right side

(6) The shingle siding generally presented in an acceptable condition and one that is not unexpected for the age of the house. Some areas of softness, damage, curling, and splitting were noted. From time to time repairs should be effected to repair finding damage so as to prevent water and pests from potentially gaining access to the sheathing and structure



1.2 Item 9(Picture) Rear

1.3 Windows

Comments: Inspected, Serviceable, Marginal/Maintenance, Repair or Replace

(1) Window screens and storm windows are not assessed or evaluated as part of a building inspection (per the Standard of Practice). Generally, the reasons include the following:

- screens and/or storm windows are not considered to be of material value in the context of the transaction contemplated
- screens and/or storm windows are often removed for seasonal reasons, and it would not be reasonable to spend (potentially substantial amounts of) time locating and inventorying them

It is recommended that the owner/seller/property manager be consulted for additional information on window screens and/or storm windows.



(2) A degree of decay and rot was noted with the front exterior window trim. While the issue did not appear significant at the time of the inspection, continued decay may lead to issues of water intrusion and damage to adjacent components. It is recommended that repairs be effected and that these components be monitored from time to time for further such issues in the future. (Note: The photos are not an exhaustive list of the affected areas, but a representation.)



1.3 Item 1(Picture) Front



1.3 Item 2(Picture) Front



1.3 Item 3(Picture) Front



1.3 Item 4(Picture) Rear



(3) There is a crack in one of the rear windows. Cracked or broken windows are considered a potential safety concern as they present the risk of injury. Repairs should be effected to this an all occurrences of cracked glass.



1.3 Item 5(Picture) Rear

1.4 Doors (Exterior)

Comments: Inspected, Serviceable, Repair or Replace

No significant visible issues or concerns presented with the exterior doors to the extent they were observable.

1.5 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patios, and Applicable Railings

Comments: Inspected, Not Inspected, Not Visible, Serviceable, Repair or Replace

(1) The front deck presented generally without significant issues or concerns. It was noted that the deck is older, and over time will require periodic repairs and maintenance. While no significant specific defects were noted, the deck should be monitored for issues from time to time. The type of issues that it would not be unreasonable to expect include:

- buckling, decay, and/or splitting handrails;
- splitting guard spindles;
- splintering, rotting, and/or splitting deck boards; and/or
- nails popping.

It should be considered that while it is not unreasonable to expect a wood deck to last 15 to 25 years, all wood left outdoors will eventually decay.

Basic care and maintenance will help prolong the lifespan of a deck. Activities such as the following can help:

- Apply sealants from time to time as required (and according to manufacturer recommendations)
- To the extent possible, maximize the sun exposure of the deck
- Use algaecides to reduce or eliminate algae growth
- Effect repairs as soon as they are needed
- Eliminate or reduce standing water
- Clear snow, however avoid using metal shovels as they can catch in the deck boards and create splinters



1.5 Item 1(Picture) Front



1.5 Item 2(Picture) Front

(2) The left side deck presented generally without significant issues or concerns. It was noted that the deck is older, and over time will require periodic repairs and maintenance. While no significant specific defects were noted, the deck should be monitored for issues from time to time. The type of issues that it would not be unreasonable to expect include:

- buckling, decay, and/or splitting handrails;
- splitting guard spindles;
- splintering, rotting, and/or splitting deck boards; and/or
- nails popping.

It should be considered that while it is not unreasonable to expect a wood deck to last 15 to 25 years, all wood left outdoors will eventually decay.

Basic care and maintenance will help prolong the lifespan of a deck. Activities such as the following can help:

- Apply sealants from time to time as required (and according to manufacturer recommendations)
- To the extent possible, maximize the sun exposure of the deck
- Use algaecides to reduce or eliminate algae growth
- Effect repairs as soon as they are needed
- Eliminate or reduce standing water
- Clear snow, however avoid using metal shovels as they can catch in the deck boards and create splinters



1.5 Item 3(Picture) Left side

(3) The structure under the deck was not visible due to the installation of finishes. No notable issues or concerns presented with the (limited) visible components.



1.5 Item 4(Picture) Left side



(4) The right side steps were noted to be in a state of disrepair. There is a risk that the steps may become unstable and hazardous. It should be expected that the condition will deteriorate over time. It is recommended that the issue be further assessed and repairs effected.



1.5 Item 5(Picture) Right side

1.6 Vegetation, Grading, Drainage, Driveways, Walkways, Retaining Walls, Fences, and Gates

Comments: Inspected, Serviceable, Repair or Replace

(1) It is not possible to view or inspect underground drainage lines, conduits, systems, or pumps during a property inspection as they are buried and inaccessible. Underground drainage systems refer to those used for perimeter drainage around the foundation as well as any used for ground drainage and water management (on the property). It is not uncommon for the performance of these systems to become compromised over time from root infiltration and the buildup of silt. Should there be any concerns, it is recommended that's the lines be scoped and any required remedial actions undertaken. If any specific areas of concern were visible during the inspection, they will be noted in the report.

(2) No significant issues or concerns presented with the walkways around the building.

(3) The asphalt driveway exhibited some cracks and defects. These are most likely the result of normal aging and weathering. Left unrepaired, such cracks can worsen eventually resulting significant deterioration, potential trip hazards, and with a potential significant cost to repair. It is recommended that the cracks be repaired and the area monitored on a routine basis for further deterioration. This type of maintenance activity should be regarded and routine and should be expected on an ongoing basis.



1.6 Item 1(Picture) Front



1.6 Item 2(Picture) Front



1.6 Item 3(Picture) Front



1.6 Item 4(Picture) Right side



(4) The fence was noted to be in a state of disrepair. It will likely worsen with time and eventually fail. It is recommended that the issue be further assessed and repairs planned.



1.6 Item 5(Picture) Rear



1.6 Item 6(Picture) Rear



1.6 Item 7(Picture) Rear



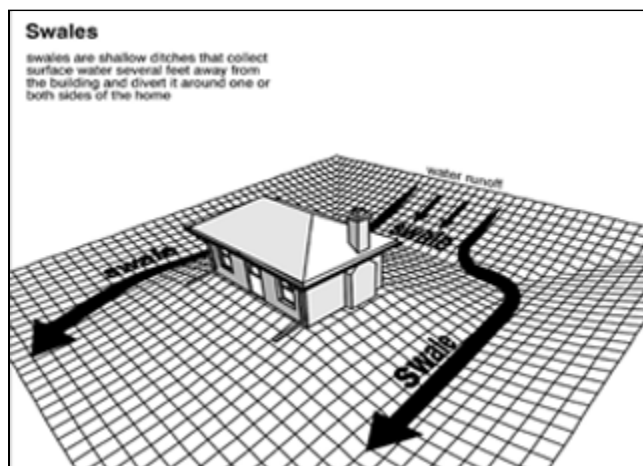
(5) Vegetation is in contact with the structure or foundation in one or more places. When vegetation is allowed to grow on to or touch a structure it can allow excessive moisture to build up in the area and also facilitate the entry of insects and pests to the structure. Moisture build-up can facilitate the growth of mold, mildew and rot. Vegetation should be kept trimmed and away from contact with buildings. This should be regarded as a normal ongoing maintenance activity.



1.6 Item 8(Picture) Front



(6) The general grading at the rear of the building was pitched into the building (negative pitch). Ideally grading should be pitched away from the building, or such that the building is higher and the ground drops away (positive pitch). The issue with a negative pitch is that water is guided towards the foundation of the building which can lead to basement moisture issues and potentially foundation erosion issues. Some limited evidence presented in the basement of water intrusion (moisture). The scale and magnitude of the issue suggest that remediation approaches should be considered. Such approaches could include swales, re-grading, and perimeter drainage systems.



1.6 Item 9(Picture) Illustration

1.7 Eaves, Soffits, and Fascias

Comments: Inspected, Serviceable, Marginal/Maintenance



(1) Some minor areas of failing and peeling paint were observed on areas of the fascia and soffit. The extent of the damage that was observed would be regarded as relatively minor. While this type of deterioration of the paint is not unexpected with wood trim, it does require periodic repair and maintenance. When left unattended, the paint will continue to decay exposing the underlying wood which will be at risk for rot and decay. It is suggested that repair and maintenance of the painted wood be considered as a regular ongoing maintenance activity and be attended to. (Note: The photos are not an exhaustive list of the affected areas, but a representation.)



1.7 Item 1(Picture) Front



1.7 Item 2(Picture) Front



1.7 Item 3(Picture) Front



(2) Some minor areas of rot and decay were noted on the fascia in areas around the building. The extent of the damage that was observed would not yet be regarded as significant or large-scale. While this type of deterioration is not unexpected with wood components, it does require periodic maintenance and repair. When left unattended, such areas can develop and require significant repair and reconstruction. It is suggested that repair and maintenance of the wood be considered as a regular ongoing maintenance activity and be attended to. (Note: The photos are not an exhaustive list of the affected areas, but a representation.)



1.7 Item 4(Picture) Front



1.7 Item 5(Picture) Front



(3) Some areas of rot and decay were noted on the fascia in areas around the building. The extent of the damage that was observed would not yet be regarded as large-scale. While this type of deterioration is not unexpected with wood components, it does require periodic maintenance and repair. When left unattended, such areas can develop and require significant repair and reconstruction. It is suggested that repairs be effected and maintenance of the wood be considered as a regular ongoing maintenance activity and be attended to. (Note: The photos are not an exhaustive list of the affected areas, but a representation.)



1.7 Item 6(Picture) Rear



1.7 Item 7(Picture) Rear



1.7 Item 8(Picture) Rear



(4) Defects (gaps, voids, or opening) were noted in the rear fascia and trim. Such openings can allow pests (insects or rodents) to gain access and nest. There is also a risk of water intrusion that can result in rot or mold issues. It is advisable that repairs be effected.



1.7 Item 9(Picture) Rear



1.7 Item 10(Picture) Rear

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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.

2. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Architectural	Number of layers of roofing: One	Method use to view roof covering: Ground Binoculars Adjacent areas Vantage point above roof
Sky Light(s): -None	Chimney 1st (exterior): Brick	Chimney 2nd (exterior): Brick
Chimney 3rd (exterior): Metal Flue Pipe		

Items

2.0 Roofing

Comments: Informational

The roofing surfaces and related components of the building were inspected and assessed. Comments regarding each of the components are provided in this section.

2.1 Roof Coverings

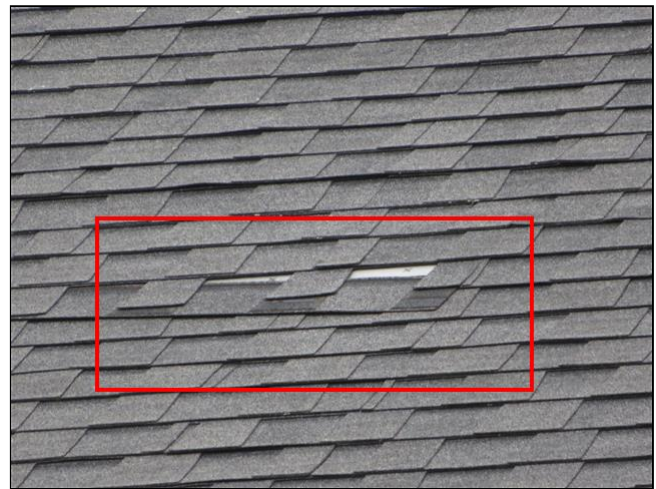
Comments: Inspected, Serviceable, Repair or Replace



(1) Areas of the front roof displayed damaged or failed shingles. When roof covering material fails, moisture can enter the structure below potentially causing rot, mold, mildew and potential failure of the underlying structure, as well as water damage to any possessions or property that may become exposed. It is advisable that any areas in question be repaired.



2.1 Item 1(Picture) Front



2.1 Item 2(Picture) Front



(2) Areas of the rear roof displayed damaged or failed shingles. When roof covering material fails, moisture can enter the structure below potentially causing rot, mold, mildew and potential failure of the underlying structure, as well as water damage to any possessions or property that may become exposed. It is advisable that any areas in question be repaired.



2.1 Item 3(Picture) Rear



2.1 Item 4(Picture) Rear

2.2 Flashings

Comments: Inspected, Serviceable

Nothing remarkable or of concern was observed with the visible areas of the roof flashings, or flashings around roof penetrations.

2.3 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Serviceable, Marginal/Maintenance, Repair or Replace



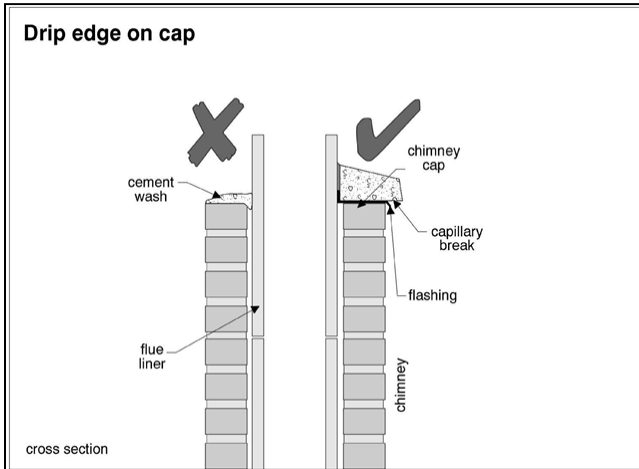
(1) It appeared that the chimney cap may be decayed or otherwise deficient. The chimney cap is an important component that helps prevent water (and snow/ice) from accumulating on top of the chimney. Moisture that accumulates on top of the chimney in the winter time can freeze and further damage the chimney materials. In the warmer months, the moisture can seep into the mortar and brick and degrade the structure. It is recommended that repairs be considered.



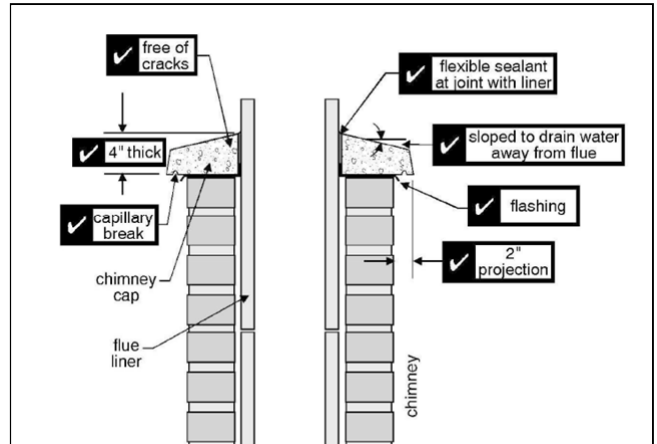
2.3 Item 1(Picture) Left side chimney



2.3 Item 2(Picture) Left side chimney



2.3 Item 3(Picture) Illustration



2.3 Item 4(Picture) Illustration



(2) The left side chimney was noted to be in a minor state of disrepair. Loose brick(s) were noted. Left unrepaired, there is a risk of the bricks falling and causing damage. Missing bricks can also result in further damage to the chimney. It is recommended that the issue be further assessed and required repairs effected.



2.3 Item 5(Picture) Left side chimney



2.3 Item 6(Picture) Left side chimney



2.3 Item 7(Picture) Left side chimney



2.3 Item 8(Picture) Left side chimney



2.3 Item 9(Picture) Left side chimney



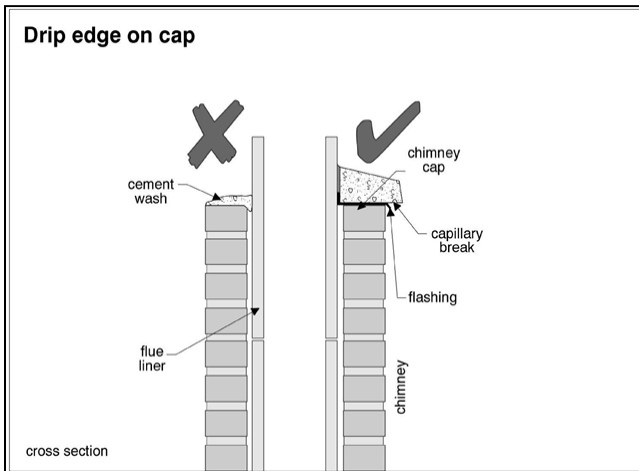
(3) It appeared that the chimney cap may be decayed or otherwise deficient. The chimney cap is an important component that helps prevent water (and snow/ice) from accumulating on top of the chimney. Moisture that accumulates on top of the chimney in the winter time can freeze and further damage the chimney materials. In the warmer months, the moisture can seep into the mortar and brick and degrade the structure. It is recommended that repairs be considered.



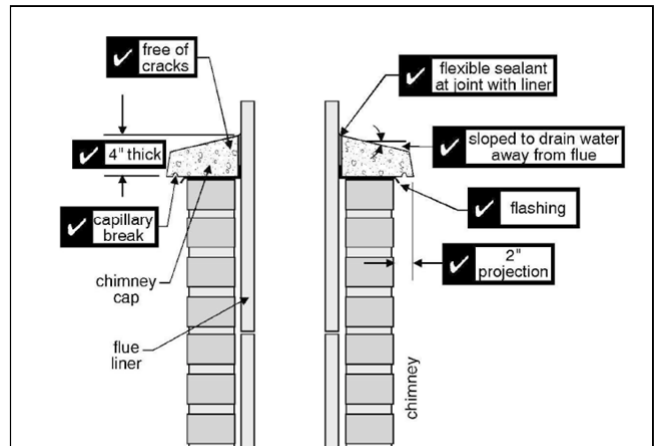
2.3 Item 10(Picture) Right side chimney



2.3 Item 11(Picture) Right side chimney



2.3 Item 12(Picture) Illustration



2.3 Item 13(Picture) Illustration

2.4 Roof Drainage Systems

Comments: Inspected, Serviceable, Repair or Replace



(1) The downspouts were observed to drain at the foundation of the building. Best practices suggest that downspouts should be directed to drain 4 to 6 feet away from foundations. Not doing so can lead to the foundation being exposed to excessive water and moisture and might result in water penetration, leaks, and excessive moisture in the basement. It is recommended that modifications and repairs be effected.



2.4 Item 1(Picture) Front



(2) The end cap is missing on the left side gutter. Gutters should be in good working order in order to perform their intended function of directing water away the perimeter of the building. It is recommended that repairs be effected (and repairs be effected for all such occurrences).



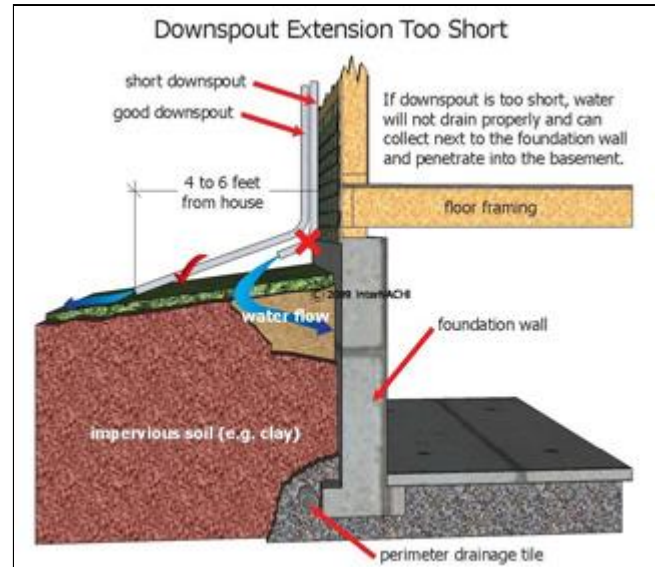
2.4 Item 2(Picture) Left side



(3) The downspouts were observed to drain at the foundation of the building. Best practices suggest that downspouts should be directed to drain 4 to 6 feet away from foundations. Not doing so can lead to the foundation being exposed to excessive water and moisture and might result in water penetration, leaks, and excessive moisture in the basement. It is recommended that modifications and repairs be effected to all such instances.



2.4 Item 3(Picture) Left side



2.4 Item 4(Picture) Illustration

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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3. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Garage Door Type:

One automatic
One manual

Garage Door Material:

Metal

Garage Door Auto-opener Manufacturer:

CRAFTSMAN

Items

3.0 Garage Ceilings (garage/barn)

Comments: Inspected, Serviceable

No areas of the garage ceiling that were visible presented any significant issues or concerns.

3.1 Garage Walls (including Firewall Separation) (garage/barn)

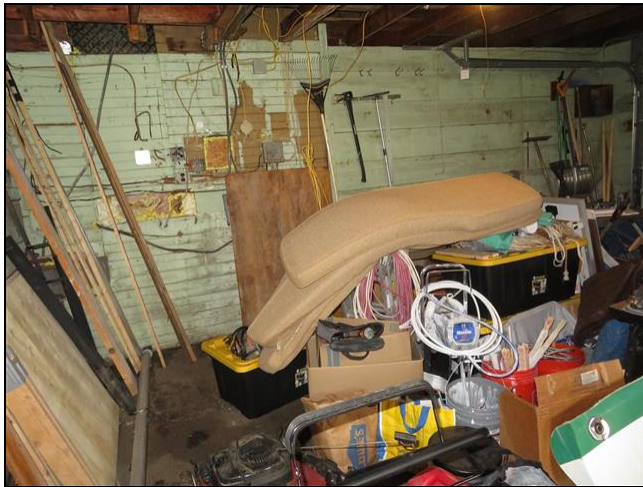
Comments: Inspected, Serviceable, Repair or Replace



The garage is situated adjacent living space. While the fire separation between the house and the garage was potentially compliant at the time the house was built, the standards today are different. By today's standards, and depending upon the area, it is conventionally expected (according to standards) that:

- the separation between the garage and the residence and attics shall be not less than 1/2-inch gypsum board or equivalent applied to the garage
- the separation between the garage and all habitable rooms above the garage shall be not less than 5/8-inch Type X gypsum board or equivalent
- "equivalent" materials are materials deemed by the manufacturers (as certified by independent agencies) to have equivalent fire resistance
- all joints between the sections of drywall should be taped and spackled ("mudded")

In all cases it is expected that there is a degree of air sealing to inhibit the seepage of gasses from the garage into the adjacent living spaces. While the specific requirements of areas may vary, it is widely accepted that the above standards are regarded as a life and safety issue, and should be complied with (regardless of the age of the house). It is recommended that the issue be further assessed (e.g. consult the authority having jurisdiction) and any required repairs effected.



3.1 Item 1(Picture) Attached garage

3.2 Garage Floor (garage/barn)

Comments: Inspected, Not Inspected, Not Visible, Serviceable

(1) No observable issues presented with the areas of the garage floor that were viewable during the inspection.

(2) The entirety of the garage floor could not be inspected due to possessions and articles stored in the garage. The areas that were visible did not appear to indicate any need for any general concern.



3.2 Item 1(Picture) Attached garage

3.3 Garage Steps, Stairways, Balconies and Railings (garage/barn)

Comments: Inspected, Serviceable

No visible issues or concerns of significance were observed with the steps or stairs.

3.4 Garage Windows (representative number) (garage/barn)

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the windows.

3.5 Garage Door(s)

Comments: Inspected, Serviceable

No significant visible issues or areas of concern presented with the garage door(s).

3.6 Garage Door Operators (Report whether the doors will reverse when met with resistance)

Comments: Inspected, Serviceable

(1) No significant visible issues or areas of concern presented with the garage door operator.

(2) The garage door operator sensors are in place and the reversing system is working.

3.7 Occupant Door (from garage to inside living space) (garage/barn)

Comments: Inspected, Serviceable, Repair or Replace



The occupant door from inside the garage area to inside the living space (including basements and attics) appears potentially not to be a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. By today's standards, and depending upon the area, it is conventionally expected (according to standards) that: *"Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors."* While the specific requirements of areas may vary, it is recommended that the issue be further assessed (e.g. consult the authority having jurisdiction) and any required repairs effected. Additional discussion of this type of issue can be found in the "General Comments" section of this report in the sub section titled "Life and Safety Issues and Considerations".



3.7 Item 1(Picture) Attached garage

3.8 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Repair or Replace, Not Operable



It was noted that the left garage operator was not working at the time of the inspection. It is recommended that the issue be further assessed and required repairs effected.



3.8 Item 1(Picture) Attached garage

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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4(A) . Apartments / Offices / Suites / Guest Rooms / Lower - 84A



Styles & Materials

Ceiling Materials:

Ceiling Tile
Unfinished

Wall Material:

Painted-over wall paper
Paneling
Plaster or drywall
Wood

Floor Covering(s):

Area rug
Hardwood T&G
Laminated T&G
Old 9" square tile
Vinyl

Interior Doors:

Metal
Panelled glass lights
Raised panel
Solid
Wood

Window Types:

Casement
Double-hung
Single pane
Single-hung
Thermal/Insulated
Tilt feature

Window Manufacturer:

ANDERSEN
UNKNOWN

Cabinetry:

Wood

Countertop:

Composite
Laminate
Wood

Hot water temperature:

Measured at kitchen sink
Within the accepted range of 110 to 125 degrees

Water Heater Manufacturer:

PEERLESS

Water Heater Capacity:

Tankless coil

Water Heater Power Source:

Tankless coil

Water Heater Location:

Utility room

Heating Fuel Oil/K1 Capacity:

1 tank - 275 gallons (heating oil)

Heating Fuel Oil/K1 Tank:

Manufacture date
Date : 2009

Electrical service size:

100 AMPS

Electrical service adequate for property: Electric Meter:

Generally adequate, as suggested by current standards

Central Maine Power (CMP)
1 electric meter

Panel capacity:

100 AMP (main panel)

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Wiring Methods:

Other legacy wiring
Romex

Heat Type:

Hydronic baseboard
Oil boiler

Energy Source:

Heating oil

Location of Safety Shut-off Switch(es):

At or near heating system
Entrance to utility room

Heat System Brand:

PEERLESS

Dishwasher Brand:

-NONE

Range/Oven:

FRIGIDAIRE

Exhaust/Range hood:

-NONE

Refrigerator:

WHIRLPOOL

Washing Machine:

GENERAL ELECTRIC

Clothes Dryer:

KENMORE

Items

4.0.A Interior spaces

Comments: Informational

(1) The interior spaces were inspected and assessed. Comments regarding each of the components are provided in this section.

(2) This building is 100 or more years old and there are considerations to be conscious of. It should not be expected that the building will meet current building standards and practices. There are also considerations with respect to wear and tear and general condition. While there may not be specific faults or defects with internal components, it is important to remember that they are older and may require additional maintenance, and potentially repairs. As an example, many older home do not have as many electrical receptacles in the interior as new buildings have. As another example, older buildings sometimes have stairways that are steeper and narrower than ones built today. While this inspection makes every effort to point out safety issues, it does not identify issues that are inconsistent with today's building practices and standards. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. This inspection looks for items that are not functioning as intended. Older buildings can still be as viable as buildings built today, and tend to have history and charm that is quite appealing.

(3) The building was built before 1978, and as such it is possible that painted surfaces on the exterior and interior of the structure were painted with paint that contains lead. About 80% of all Maine homes and apartments built before 1978 could have some lead paint in them. Homes built before 1950 are the most likely to have leaded paint. Lead can be found both inside and outside of a building, and in the soil adjacent to a structure. Lead dust can be created through normal activities like opening and closing windows, or disturbing painted surfaces during renovations. While paint with lead can have certain distinctive patterns in appearance, the presence or absence of lead can only be determined through testing.

Further information about the extent of the existence of leaded paint can be obtained through testing. If the presence of lead paint is a concern, it is recommended that lead paint testing be undertaken. Options for removal or remediation can be obtained by engaging a licensed and certified contractor. Please be advised the under Maine State law, all individuals who engage in work related to lead-based paint are required to be appropriately licensed under the Maine DEP Chapter 424 Lead Hazard Prevention.

4.1.A Ceilings

Comments: Inspected, Serviceable

(1) No significant visible issues or concerns were observed with the ceilings.

(2) Stains were noted on the front room ceiling that appeared to potentially be from a water leak. Testing the stains for moisture levels indicated that their moisture level was similar to the surrounding area suggesting that the cause of the staining is not active. That said, it is recommended that the area be monitored for future activity/progression.



4.1.A Item 1(Picture) Front room

4.2.A Walls

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the walls to the extent they were observed and could be viewed.

4.3.A Floors

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the floors to the extent they could be viewed.

4.4.A Doors (representative number)

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the doors.

4.5.A Windows (representative number)

Comments: Inspected, Serviceable, Marginal/Maintenance, Not Operable



The mechanisms that operate the windows in the living room was in a state of disrepair. It is recommended that the mechanism (and all other inoperable mechanisms) be repaired or replaced.



4.5.A Item 1(Picture) Living room



4.5.A Item 2(Picture) Living room

4.6.A Counters and a Representative Number of Cabinets

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the counters or cabinets.

4.7.A Plumbing Drain, Waste and Vent Systems

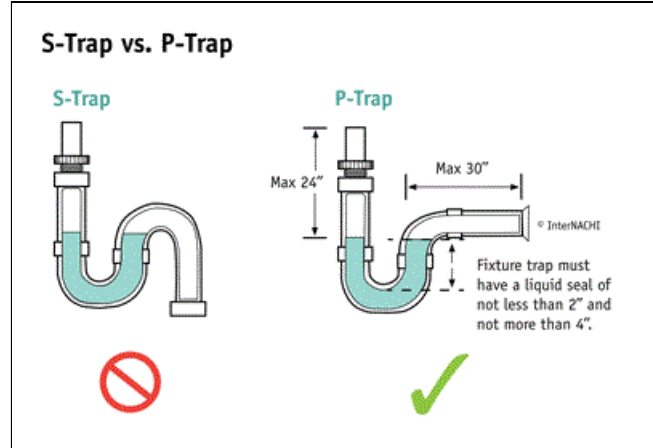
Comments: Inspected, Serviceable, Marginal/Maintenance



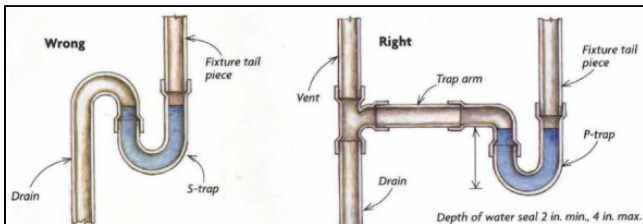
(1) The style of drain trap in the kitchen is called an "S-trap". This type of trap is not used as there is a risk of it being evacuated which can result in sewer gasses leaking into the living space. Properly functioning are important components that help prevent sewer gasses from escaping into living spaces from sewer system. It is recommended that the issue be further assessed and required repairs effected. There are two common approaches to resolving the issue. The first is to replace the trap with a "P-trap" and connect it to a vent. This can be a complicated and costly repair. The other common approach is to replace the S-trap with a drum trap (picture in the second illustration) or to use an air admittance valve. Finally, there are instances where the installation of an "air admittance valve" can be an option. It should be noted that there is an argument made that when the drain line is 2" or larger, the issue of an "S-trap" is not as much of a concern as pipe that large is difficult to evacuate.



4.7.A Item 1(Picture) Kitchen



4.7.A Item 2(Picture) Illustration



4.7.A Item 3(Picture) Illustration



4.7.A Item 4(Picture) Illustration

(2) During the course of a building inspection, it is generally not possible to positively determine whether all drains and drain systems in a building have the proper and appropriate venting. Often (and more commonly) the attachment of a vent to a drain or drain system is concealed in a wall and is not visible. It is also common for vents to be combined in concealed areas further complicating the identification process. With this said, clear issues such as the absence of any venting, venting that terminates indoors, or the like will be identified and discussed in the report.

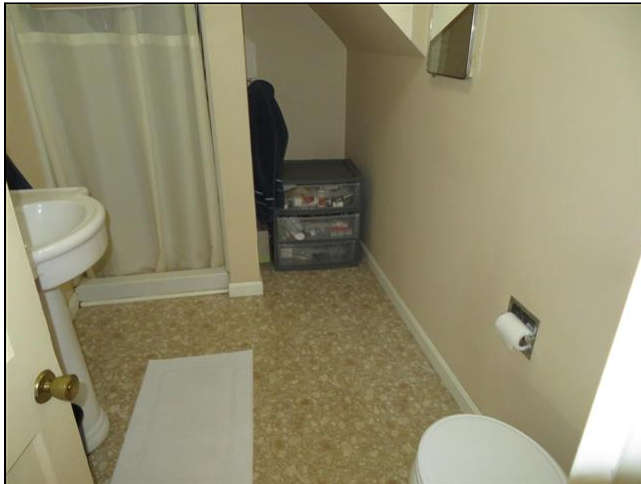
4.8.A Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Serviceable, Marginal/Maintenance

(1) No general issues of note were observed with the water supply, entry, or distribution.



(2) A bathroom sink in the hall bath was noted to be cracked and/or broken. It is recommended that the sink be replaced.



4.8.A Item 1(Picture) Hall bath



4.8.A Item 2(Picture) Hall bath

4.9.A Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Serviceable

(1) The electric water was noted to not be in the same room as the electrical disconnect (circuit breaker). Generally when an electric water heater is in a different room from where its power disconnect is, a switch is installed in the vicinity of the water heater. This allows the power to the water heater to be turned off safely so that a person can service the unit with the concern of the power being turned back on inadvertently. It is recommended that the installation of switch be considered.

(2) It can be a good idea to have an expansion tank on the hot water plumbing in the building. There are situations where the pressure on the hot water side of the plumbing increases (due to the heat of the water). This extra pressure can stress older or weak plumbing fixtures. Sometimes the relief valve on the water heater is triggered by the extra pressure which can cause a leak by the water heater. The installation of such a tank is can be done for a reasonable cost and is not complicated, it is a good idea.

(3) The measurement of the sufficiency of hot water is not something that can be assessed or measured during an inspection. Whether there is hot water is determined, and the general or approximate temperature of the hot water is measured. The amount of hot water cannot be measured. There are many types of water heaters which operate in a variety of ways. Some are more likely to "run out of hot water" faster than others. Others are designed to provide continuous hot water. The rate of usage will also affect the amount of hot water that is available.

(4) No significant observable issues were noted with the operation of the water heater. The water heater appeared to have been manufactured in 2008. Typical electric water heater life expectancy is in the range of 10 to 12 years. There are exceptions where a water heater can fail earlier or last significantly longer than the expected lifespan. It appears possible that the water heater is at the end of or past the end of its expected service life.



4.9.A Item 1(Picture) Utility room

4.10.A Fuel Storage and Distribution Systems (Fuel storage, piping, venting, supports, leaks)

Comments: Inspected, Serviceable

(1) No immediate or significant issues or concerns were noted with the fuel storage tank(s) or related components. There are limitations to the visual inspection that can be done on fuel oil or kerosene storage tanks. While visible issues such as external corrosion (of visible areas), mechanical damage (of visible areas), and poor placement can be observed; the inside of the tank cannot. It is not uncommon for fuel tanks to

corrode or decay from the inside or have other material defects or issues on the inside. There are some fuel suppliers who offer extensive tank testing which may include pressure testing and ultra-sonic testing. If there are concerns about the fuel tank, it is advisable that the tank be further assessed by a qualified and appropriately licensed professional/specialist.



4.10.A Item 1(Picture) Attached garage

(2) The Maine Department of environmental Protection Agency has a program to assess and help with old heating oil fuel tanks. More information is available at <http://www.maine.gov/dep/waste/publications/isyourta.html>

4.11.A Main Fuel Shut-off (Describe Location)

Comments: Inspected, Informational, Serviceable

The fuel oil shut-off is located at the point of exit from the tank.



4.11.A Item 1(Picture) Attached garage

4.12.A Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

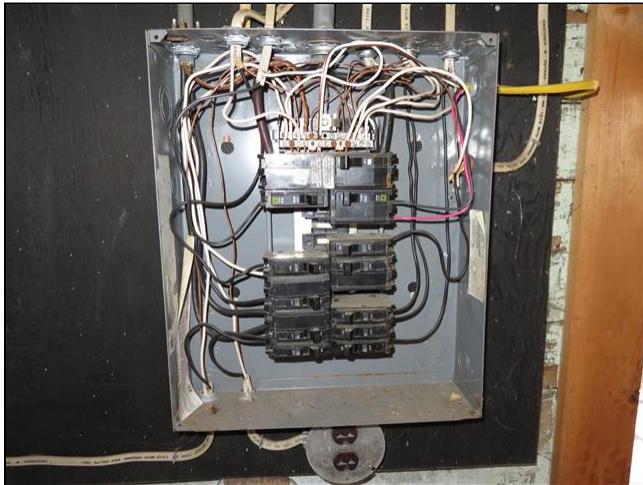
Comments: Inspected, Serviceable

(1) No issues of significant concern were observed with the service and grounding equipment.

(2) The labeling of circuits and circuit breakers in electrical panels is more often than not inaccurate. The reasons are varied, but most commonly include the history of circuits being added or moved, and the labeling not being updated. It is recommended that the labeling not be relied upon for accuracy until independently verified.

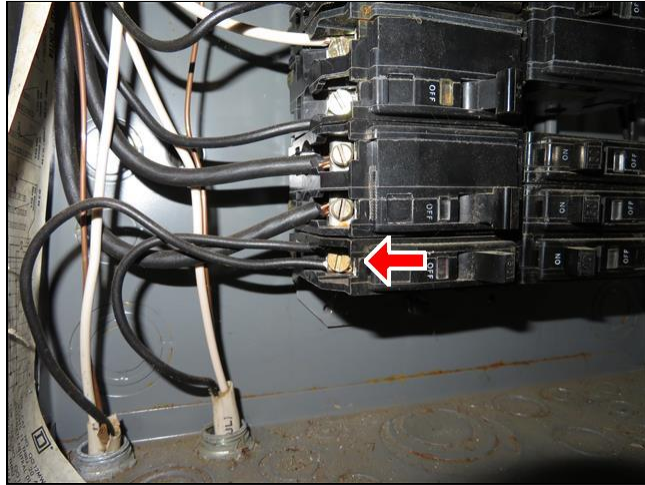
(3) The service, grounding, main overcurrent device, and panels are located in the basement and are addressed in the Electrical section.

(4) No issues of significant concern were observed with the attached garage main panel.

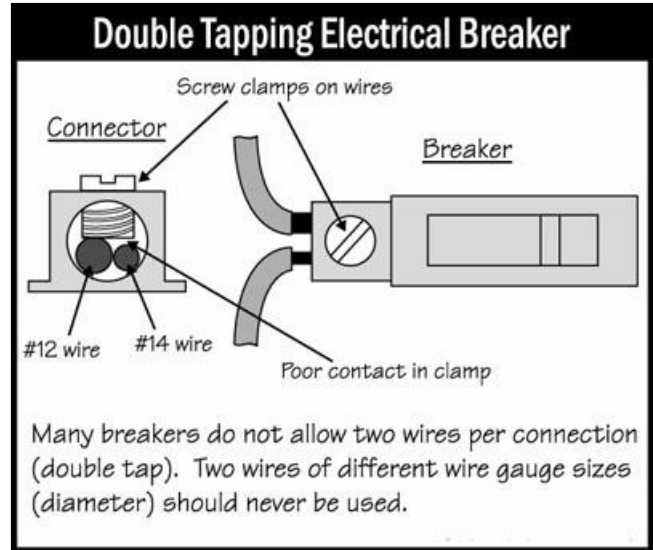


4.12.A Item 1(Picture) Attached garage

(5) Instance(s) of "double-tapping" were observed in the electrical panel. Double-tapping is the installation of two or more branch circuit wires to a single circuit breaker. While not a significant issue (under certain circumstances), there are considerations. There is a risk of the branch circuit wires becoming loose over time (due to heating and cooling) and then arcing. Arcing in electrical panels can be a serious issue as it can result in electrical fires. While some circuit breakers are designed to accommodate two branch circuit wires, many do not. One common example of a breaker that allows double-tapping is the Square D QO breaker. In situations where the two (or more) of the wires are of different gauges (sizes), the practice of double-tapping is not acceptable. It is also possible to have "nuisance" circuit breaker tripping when there are double-tapped breakers.



4.12.A Item 2(Picture) Attached garage



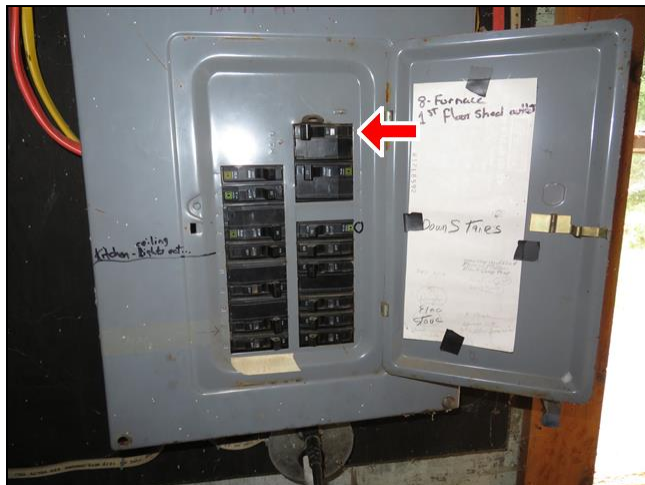
4.12.A Item 3(Picture) Illustration

4.13.A Location of Main Electrical Disconnect

Comments: Inspected, Informational, Serviceable

The main disconnect is located in the main panel.

The main disconnect is located in the attached garage.



4.13.A Item 1(Picture) Attached garage

4.14.A Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected, Serviceable

No significant issues or concerns were noted with the branch circuit wiring or the overcurrent devices (breakers) at the panel.

4.15.A Connected Electrical Devices and Fixtures (Observed a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside & outside the building, and garage)

Comments: Inspected, Serviceable, Marginal/Maintenance

(1) A best professional effort is made to test at least a representative number, if not all the electrical receptacles, lights, and light switches. This is dictated by the Standard of Practice. It is to be expected that some receptacles, lights and light switches may not be tested. It is not unusual for switches or receptacles to be concealed by possessions, furniture, or clutter. In such cases, concealed switches and receptacles cannot be tested. It is also not unusual for some receptacles or switches to appear to not work. Such cases can result from a receptacle being on a light switch, or potentially abandoned and disconnected light switches that appear not to work may also be connected to a fixture with a dead light bulb, or a fixture that has been removed.



(2) Ungrounded 3-pin receptacles were observed in the living spaces. Such receptacles are regarded as potentially unsafe as it is possible for appliances to malfunction resulting in injury or damage to a person or object. The risks posed can be mitigated to an extent by exercising caution when using such a receptacle and ensuring that electrical appliances are in good working order. While a more significant issue in wet areas, ungrounded outlets should be replaced with grounded ones when possible. It is recommended that the issue be further assessed and any required repairs effected.



4.15.A Item 1(Picture) Living room



(3) Electrical boxes without covers were noted in the utility room. Uncovered electrical boxes are safety hazards as they pose a risk of electric shock. It should also be noted that all metal electrical boxes should be grounded. It is advisable that all open/uncovered electrical boxes have an appropriate cover installed and any missing grounding installed.



4.15.A Item 2(Picture) Utility room

4.16.A Polarity, Grounding and existence of GFCI Protection of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport, and exterior walls of inspected structure

Comments: Inspected, Serviceable, Repair or Replace



The receptacles noted over or near the kitchen counter were not GFCI (Ground Fault Circuit Interruption) protected. Receptacles in wet areas (such as kitchens, bathrooms, garages, outside, and unfinished basements) can pose shock hazards if they are not on GFCI-protected circuits. Additionally, all receptacles over kitchen counters are supposed to be GFCI-protected (regardless of proximity to a water source). It is advisable that repairs or modifications be made by installing GFCI protection to this receptacle (and all other required receptacles).



4.16.A Item 1(Picture) Kitchen

4.17.A Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the operation of the GFCI receptacles to the extent they were tested, except where noted elsewhere in the report.

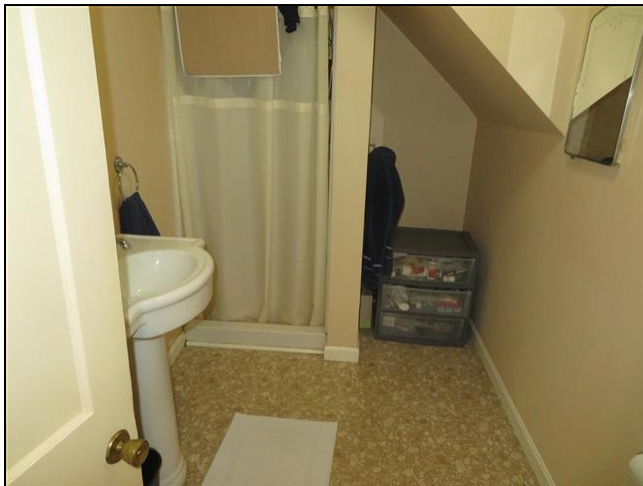
4.18.A Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Not Present, Repair or Replace

(1) There was no range hood installed. Cooking can release significant amounts of moisture into the air in a home. Excessive moisture in a can lead to air quality issues, as well as mold, mildew and the decay/rot of materials in the home. Cooking can also release grease and cooking aromas (than can later become odors) into the air. A range hood (vented to the outside) will help manage and control these issues. While many homes do not have range hoods, and they are not a requirement, they ought to be considered.



(2) The hall bath did not have an exhaust or ventilation fan. They are particularly beneficial when there are no windows, and in fact are required. Bathrooms can introduce a substantial amount of moisture into the air in a home, and excess air moisture can potentially lead to issues relating to mold, mildew and unhealthy indoor air quality. It is recommended that a bathroom exhaust fan be installed.



4.18.A Item 1(Picture) Hall bath

4.19.A Smoke Detectors

Comments: Informational

(1) Smoke detectors are not activated as part of a building inspection per the ASHI Standard of Practice and Code of Ethics (which this inspection follows). The reason that they are not activated or tested is that some times these devices are centrally connected to a system that automatically alerts the local emergency services. Sometimes the units are interconnected, and it can be difficult to them shut off once activated. Finally, smoke detectors are sometimes installed in places that are inaccessible or very difficult to access (e.g. vaulted ceilings). The presence or absence of smoke detectors may or may not be noted.

Experts suggest that smoke detectors should be replaced every 10 years. It is recommended that new smoke detectors be installed upon the transition of ownership of the property (unless you know they are already new). Smoke detectors are not expensive and an essential safety device that should be in every building.

(2) Smoke detector(s) were observed.

(3) While smoke detectors were noted in some locations, they were also noted to be missing from others. It is recommended that the subsequent comment be noted and the appropriate detectors installed.

(4) According to Maine State Public Law Chapter 551 and MRSA Title 25 Chapter 317 §2464: Operational smoke alarms are required outside each separate sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes; on each story of the dwelling units including the basement. Hard-wired smoke alarms with battery back-up are required in the immediate vicinity of bedrooms and inside each bedroom. Smoke alarms must be interconnected such that activation of one within a unit activates all within that unit. Exception: Smoke alarms installed in bedrooms are permitted to be solely battery operated and not interconnected where no construction or repairs are taking place that results in removal of interior wall or ceiling finishes or unless there is an attic, crawl space or basement available which could provide access for building wiring without removal of interior finishes. Note that State Public Law, Ch. 551 further requires that all smoke alarms within 20 feet of a kitchen or bathroom be of the photoelectric type to reduce false alarms.

Of note in the regulation: "A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multiapartment building shall install smoke detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if smoke detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation."

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

4.20.A Carbon Monoxide Detectors

Comments: Informational

(1) Carbon monoxide detectors are not activated as part of a building inspection per the ASHI Standard of Practice and Code of Ethics (which this inspection follows). The reason that they are not activated or tested is that some times these devices are centrally connected to a system that automatically alerts the local emergency services. Sometimes the units are interconnected, and it can be difficult to them shut off once activated. Finally, carbon monoxide detectors are sometimes installed in places that are inaccessible or very difficult to access (e.g. vaulted ceilings). Their presence or absence may or may not be noted or documented.

Experts suggest that carbon monoxide detectors should be replaced every 10 years. It is recommended that new carbon monoxide detectors be installed upon the transition of ownership of the property (unless you know

they are already new). Carbon monoxide detectors are not expensive and an essential safety device that should be in every building.

(2) According to Maine State Public Law Chapter 551 and MRSA Title 25 Chapter 317 §2468: A carbon monoxide detector must be installed in each area within, or giving access to, the bedrooms. This means you can put one in each bedroom or in the hallway or room in which a person travels through to reach a bedroom(s). It is strongly recommended that no CO detector be placed in excess of 15 feet of any bedroom door. Carbon monoxide detectors must be powered by the electrical service in the building by plugging them in a wall outlet or by having them hardwired in by an electrician. In either case, the detector must have a battery backup.

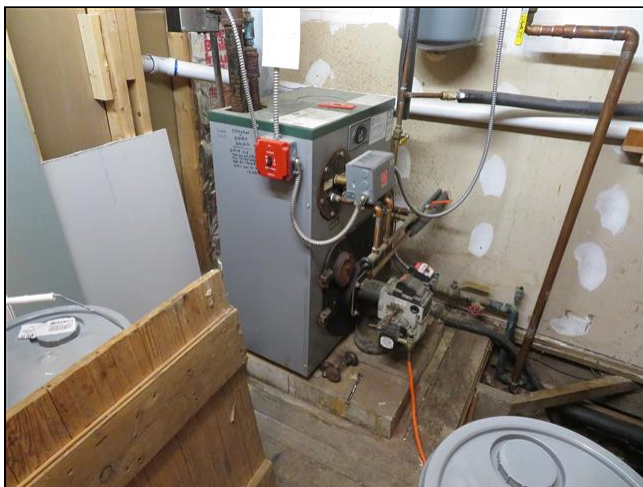
Of note in the regulation: "A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multiapartment building shall install carbon monoxide detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if carbon monoxide detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation."

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

4.21.A Heating Equipment

Comments: Inspected, Serviceable

No issues or concerns of significance were observed with the boiler or operation to the extent that it was tested and observed. Industry sources suggest that the boiler was manufactured in 2011. It is not unreasonable to expect boilers to last in the range of 35 to 45 years, although some can last substantially longer, and others fail sooner.



4.21.A Item 1(Picture) Utility room

4.22.A Normal Operating Controls

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the operation of the heating system controls to the extent they were tested.

4.23.A Automatic Safety & Safety Controls

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the placement of the heating automatic safety controls.

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

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the distribution system for the heat in the building, to the extent it could be observed and tested.

4.25.A Presence of Installed Heat Source in Each Room

Comments: Inspected, Serviceable

There appeared to be a heat source in each of the living space rooms (not necessarily rooms such as mud rooms, utility rooms, storage rooms, pantries, basements, and the like).

4.26.A Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Inspected, Not Visible

The design of the of the flue for the heating system, and the way the heating system is connected to the flue prevents any type of visual access for inspection. The interior of the flue could be inspected.



4.26.A Item 1(Picture) Utility room

4.27.A Dishwasher

Comments: Not Present

The kitchen does not have a built-in dishwasher.

4.28.A Ranges/Ovens/Cooktops

Comments: Inspected, Serviceable, Repair or Replace

No visible issues or concerns of significance were observed with the range or its operation to the extent that it was tested. It is not unreasonable to expect ranges to last in the range of 13 to 15 years, although some do last substantially longer, and some fail sooner. It is noted that the ability to test the temperature accuracy of the oven is not possible during an inspection; although if the oven did not heat at all it would be noted.

4.29.A Range Hood(s)

Comments: Not Present

There was no range hood installed. Cooking can release significant amounts of moisture into the air in a home. Excessive moisture in a can lead to air quality issues, as well as mold, mildew and the decay/rot of materials in the home. Cooking can also release grease and cooking aromas (than can later become odors) into the air. A range hood (vented to the outside) will help manage and control these issues. While many homes do not have range hoods, and they are not a requirement, they ought to be considered.

4.30.A Refrigerator

Comments: Inspected, Serviceable

The refrigerator was operating at the time of the inspection and no issues or concerns of significance were observed. It is not unreasonable to expect refrigerators to last in the range of 9 to 13 years, although some do last substantially longer, and some fail sooner.

4(B) . Apartments / Offices / Suites / Guest Rooms / Upper - 84B



Styles & Materials

Ceiling Materials:

Plaster or drywall

Wall Material:

Painted-over wall paper
Sheetrock

Floor Covering(s):

Area rug
Hardwood T&G
Painted
Pine board (or similar)

Interior Doors:

Hollow core
Masonite
Raised panel
Solid
Wood

Window Types:

Casement
Double-hung
Thermal/Insulated
Tilt feature

Window Manufacturer:

PELLA
UNKNOWN

Cabinetry:

Wood

Countertop:

Composite
Laminate

Hot water temperature:

Measured at kitchen sink
Within the accepted range of 110 to 125 degrees

Water Heater Manufacturer:

RELIANCE

Water Heater Capacity:

40 Gallon

Water Heater Power Source:

Electric

Water Heater Location:

Attic

Propane:

1 tank - 120 gallons

Electrical Service Conductors:

220 volts
Aluminum
Overhead service

Electrical service size:

100 AMPS

Electrical service adequate for property:

Generally adequate, as suggested by current standards

Electric Meter:

Central Maine Power (CMP)
1 electric meter

Panel capacity:

100 AMP (main panel)

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Wiring Methods:

Other legacy wiring
Romex

Heat Type:

Direct vent wall furnace

Energy Source:

Propane

Heat System Brand:

RINNAI

Range/Oven:

SAMSUNG

Exhaust/Range hood:

(integrated with microwave)
SAMSUNG

Refrigerator:

FRIGIDAIRE

Built in Microwave:

SAMSUNG

Washing Machine:

-NONE

Clothes Dryer:

-NONE

Items

4.0.B Interior spaces

Comments: Informational

(1) The interior spaces were inspected and assessed. Comments regarding each of the components are provided in this section.

(2) This building is 100 or more years old and there are considerations to be conscious of. It should not be expected that the building will meet current building standards and practices. There are also considerations with respect to wear and tear and general condition. While there may not be specific faults or defects with internal components, it is important to remember that they are older and may require additional maintenance, and potentially repairs. As an example, many older home do not have as many electrical receptacles in the interior as new buildings have. As another example, older buildings sometimes have stairways that are steeper and narrower than ones built today. While this inspection makes every effort to point out safety issues, it does not identify issues that are inconsistent with today's building practices and standards. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. This inspection looks for items that are not functioning as intended. Older buildings can still be as viable as buildings built today, and tend to have history and charm that is quite appealing.

(3) Some interior spaces were significantly over cluttered with items and possessions limiting access. While the best effort possible was made to view and assess the area, the lack of access may have resulted in issues not be visible and not assessed.

(4) The building was built before 1978, and as such it is possible that painted surfaces on the exterior and interior of the structure were painted with paint that contains lead. About 80% of all Maine homes and apartments built before 1978 could have some lead paint in them. Homes built before 1950 are the most likely to have leaded paint. Lead can be found both inside and outside of a building, and in the soil adjacent to a structure. Lead dust can be created through normal activities like opening and closing windows, or disturbing painted surfaces during renovations. While paint with lead can have certain distinctive patterns in appearance, the presence or absence of lead can only be determined through testing.

Further information about the extent of the existence of leaded paint can be obtained through testing. If the presence of lead paint is a concern, it is recommended that lead paint testing be undertaken. Options for removal or remediation can be obtained by engaging a licensed and certified contractor. Please be advised the under Maine State law, all individuals who engage in work related to lead-based paint are required to be appropriately licensed under the Maine DEP Chapter 424 Lead Hazard Prevention.

4.1.B Ceilings

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the ceilings.

4.2.B Walls

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the walls to the extent they were observed and could be viewed.

4.3.B Floors

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the floors to the extent they could be viewed.

4.4.B Doors (representative number)

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the doors.

4.5.B Windows (representative number)

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the windows.

4.6.B Counters and a Representative Number of Cabinets

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the counters or cabinets.


4.7.B Steps, Stairways, Balconies and Railings

Comments: Inspected, Serviceable

No visible issues or concerns were observed with the stairs.

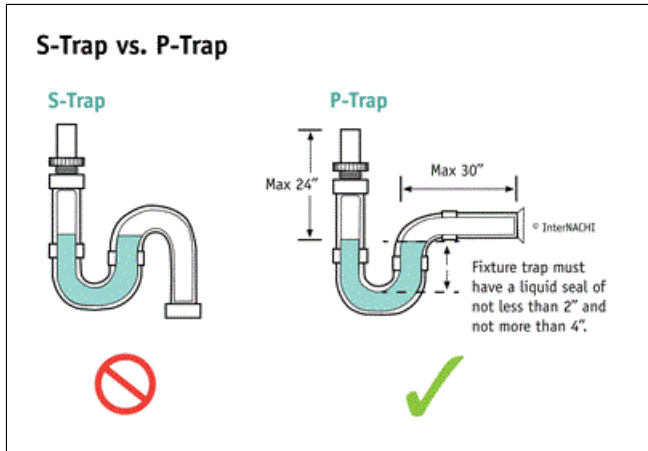
4.8.B Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Serviceable, Repair or Replace

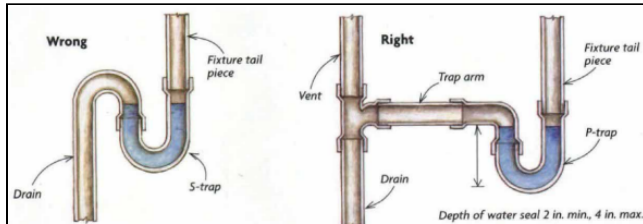
 (1) The style of drain trap in the hall bath is called an "S-trap". This type of trap is not used as there is a risk of it being evacuated which can result in sewer gasses leaking into the living space. Properly functioning are important components that help prevent sewer gasses from escaping into living spaces from sewer system. It is recommended that the issue be further assessed and required repairs effected. There are two common approaches to resolving the issue. The first is to replace the trap with a "P-trap" and connect it to a vent. This can be a complicated and costly repair. The other common approach is to replace the S-trap with a drum trap (picture in the second illustration) or to use an air admittance valve.



4.8.B Item 1(Picture) Bathroom



4.8.B Item 2(Picture) Illustration



4.8.B Item 3(Picture) Illustration



4.8.B Item 4(Picture) Illustration

(2) During the course of a building inspection, it is generally not possible to positively determine whether all drains and drain systems in a building have the proper and appropriate venting. Often (and more commonly) the attachment of a vent to a drain or drain system is concealed in a wall and is not visible. It is also common for vents to be combined in concealed areas further complicating the identification process. With this said, clear issues such as the absence of any venting, venting that terminates indoors, or the like will be identified and discussed in the report.

4.9.B Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Serviceable

No general issues of note were observed with the water supply, entry, or distribution.

4.10.B Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Serviceable, Repair or Replace

(1) The electric water heater was noted to not be in the same room as the electrical disconnect (circuit breaker). Generally when an electric water heater is in a different room from where its power disconnect is, a switch is installed in the vicinity of the water heater. This allows the power to the water heater to be turned off safely so that a person can service the unit with the concern of the power being turned back on inadvertently. It is recommended that the installation of switch be considered.

(2) It can be a good idea to have an expansion tank on the hot water plumbing in the building. There are situations where the pressure on the hot water side of the plumbing increases (due to the heat of the water). This extra pressure can stress older or weak plumbing fixtures. Sometimes the relief valve on the water heater is triggered by the extra pressure which can cause a leak by the water heater. The installation of such a tank is can be done for a reasonable cost and is not complicated, it is a good idea.

(3) The measurement of the sufficiency of hot water is not something that can be assessed or measured during an inspection. Whether there is hot water is determined, and the general or approximate temperature of the hot water is measured. The amount of hot water cannot be measured. There are many types of water heaters which operate in a variety of ways. Some are more likely to "run out of hot water" faster than others.

Others are designed to provide continuous hot water. The rate of usage will also affect the amount of hot water that is available.

(4) The water heater appeared to be leaking. While it is possible for water heaters to leak for reasons such as poor seals around heating elements, and leaking TPR valves, it is not uncommon for leaks to develop as the tank approaches the end of its expected service life. The water heater appeared to have been manufactured in 2010. Typical electric water heater life expectancy is in the range of 10 to 12 years. There are exceptions where a water heater can fail earlier or last significantly longer than the expected lifespan.



4.10.B Item 1(Picture) Utility room



(5) The drain pipe connected to the temperature pressure relief (TPR) valve on the water heater is not installed appropriately or is missing. Such pipes are supposed to be:

- made of a material that is used for distribution; copper, CPVC, PEX, or other such material;
- made of a material that is not plastic or PVC;
- of a constant diameter;
- free of valves or closing devices;
- drain in such a way as to not pose a flooding risk or potential damage to the interior of the building; and,
- extended to within 6 inches of the ground.

TPR valves and their related plumbing are a safety feature that divert hot water and/or steam out of a water heater and safely to the ground. It is recommended that repairs be effected. Further information may be available from the authority having jurisdiction.



4.10.B Item 2(Picture) Utility room



4.10.B Item 3(Picture) Illustration

4.11.B Fuel Storage and Distribution Systems (Fuel storage, piping, venting, supports, leaks)

Comments: Inspected, Serviceable

No issues or concerns of significance were noted with the propane storage tank or its related components. There are limitations to the visual inspection that can be done on propane tanks. While visible issues such as corrosion, mechanical damage, and poor placement can be observed, the inside of the tank cannot. It is worth noting that propane tanks are usually supplied by the propane supplier, and remain their property and their responsibility.



4.11.B Item 1(Picture) Rear

4.12.B Main Fuel Shut-off (Describe Location)

Comments: Inspected, Informational, Serviceable

The main fuel shut off is at the propane tank outside.

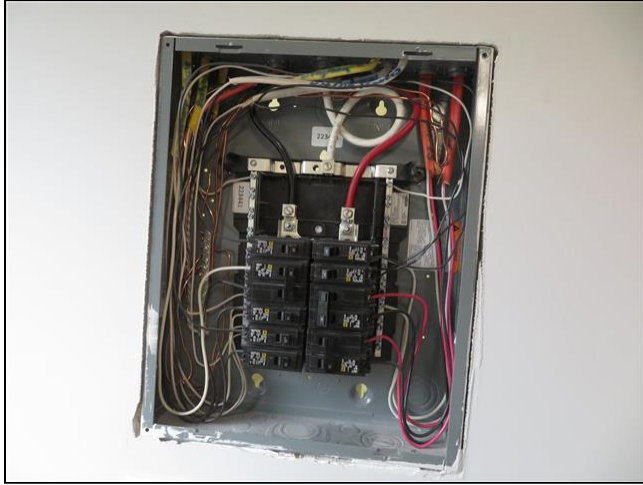


4.12.B Item 1(Picture) Illustration

4.13.B Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

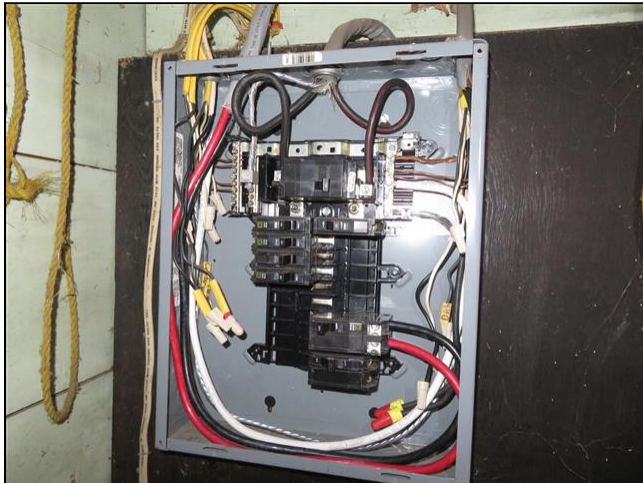
Comments: Inspected, Serviceable

(1) No issues of significant concern were observed with the kitchen sub-panel.



4.13.B Item 1(Picture) Kitchen

(2) No issues of significant concern were observed with the attached garage main panel.



4.13.B Item 2(Picture) Attached garage

4.14.B Location of Main Electrical Disconnect

Comments: Inspected, Informational, Serviceable

The main disconnect is located in the main panel.

The main disconnect is located in the attached garage.



4.14.B Item 1(Picture) Attached garage

4.15.B Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected, Serviceable

(1) No significant issues or concerns were noted with the branch circuit wiring or the overcurrent devices (breakers) at the panel.

(2) Due to the age of the building, it is possible that some older wiring may exist in the building. Sometimes it is readily visible (in areas such as the attic or the basement), while other times it is concealed in walls. While not an issue in and of itself, it is worth noting. Some older wiring can have rubber insulation that over time can dry and decay, and in the process lose some of its insulative properties. The outer covering on other older wiring can become brittle with time, or simply begin to decay. In some unusual and rare cases, these conditions can lead to fire hazards. While no immediate issues were noted at the time of the inspection, it would not be unreasonable to consider replacing some of this wire as the opportunity presents itself.

(3) It appears possible that due to the age of the building, it is possible that single-strand aluminum wire may be in use on 120 VAC branch electrical circuits in the building. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s (although not as commonly in Maine). According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . While there are circumstances in which aluminum wire can be used in acceptable ways, it is recommended that the issue be further assessed by a licensed electrical contractor. It is also possible that there are instances where copper wire is "tinned" (coated) and appears similar in appearance to single-strand aluminum wire. Without disconnecting the wire from its connection to examine it, it can be impossible to discern a difference. While not specifically visible in the building, it is possible that aluminum wire is concealed in walls and places that cannot be accessed during a building inspection.

4.16.B Connected Electrical Devices and Fixtures (Observed a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside & outside the building, and garage)

Comments: Inspected, Serviceable

(1) No issues or concerns of significance presented with the lighting, switches, outlets, or other connected devices to the extent they were observed and tested.

(2) A best professional effort is made to test at least a representative number, if not all the electrical receptacles, lights, and light switches. This is dictated by the Standard of Practice. It is to be expected that some receptacles, lights and light switches may not be tested. It is not unusual for switches or receptacles to be concealed by possessions, furniture, or clutter. In such cases, concealed switches and receptacles cannot be tested. It is also not unusual for some receptacles or switches to appear to not work. Such cases can result from a receptacle being on a light switch, or potentially abandoned and disconnected light switches that appear not to work may also be connected to a fixture with a dead light bulb, or a fixture that has been removed.

(3) A best professional effort is made to test at least a representative number, if not all the electrical receptacles. It is not unusual for switches or receptacles to be concealed by possessions, furniture, or clutter. In such cases, concealed switches and receptacles cannot be tested. It is also not unusual for some receptacles or switches to appear to not work. Such cases can result from a receptacle being on a light switch, or potentially abandoned and disconnected Light switches that appear not to work may also be connected to a fixture with a dead light bulb, or a fixture that has been removed.

4.17.B Polarity, Grounding and existence of GFCI Protection of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport, and exterior walls of inspected structure

Comments: Inspected, Repair or Replace



(1) The receptacles noted over or near the kitchen counter were not GFCI (Ground Fault Circuit Interruption) protected. Receptacles in wet areas (such as kitchens, bathrooms, garages, outside, and unfinished basements) can pose shock hazards if they are not on GFCI-protected circuits. Additionally, all receptacles over kitchen counters are supposed to be GFCI-protected (regardless of proximity to a water source). It is advisable that repairs or modifications be made by installing GFCI protection to this receptacle (and all other required receptacles).



4.17.B Item 1(Picture) Kitchen



(2) The receptacle noted in the bath was not GFCI (Ground Fault Circuit Interruption) protected. Receptacles in wet areas (such as kitchens, bathrooms, garages, outside, and unfinished basements) can pose shock hazards if they are not on GFCI-protected circuits. It is advisable that repairs or modifications be made by installing GFCI protection to this receptacle (and all other required receptacles).



4.17.B Item 2(Picture) Bath

4.18.B Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Not Present

No GFCI-protected receptacles were noted in the apartment.

4.19.B Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Not Present, Serviceable, Repair or Replace



(1) The hall bath did not have an exhaust or ventilation fan. They are particularly beneficial when there are no windows, and in fact are required. Bathrooms can introduce a substantial amount of moisture into the air in a home, and excess air moisture can potentially lead to issues relating to mold, mildew and unhealthy indoor air quality. It is recommended that a bathroom exhaust fan be installed.



4.19.B Item 1(Picture) Bathroom

(2) There was no range hood installed. Cooking can release significant amounts of moisture into the air in a home. Excessive moisture in a can lead to air quality issues, as well as mold, mildew and the decay/rot of materials in the home. Cooking can also release grease and cooking aromas (than can later become odors) into the air. A range hood (vented to the outside) will help manage and control these issues. While many homes do not have range hoods, and they are not a requirement, they ought to be considered.

4.20.B Smoke Detectors

Comments: Informational

(1) Smoke detectors are not activated as part of a building inspection per the ASHI Standard of Practice and Code of Ethics (which this inspection follows). The reason that they are not activated or tested is that some times these devices are centrally connected to a system that automatically alerts the local emergency services. Sometimes the units are interconnected, and it can be difficult to them shut off once activated. Finally, smoke detectors are sometimes installed in places that are inaccessible or very difficult to access (e.g. vaulted ceilings). The presence or absence of smoke detectors may or may not be noted.

Experts suggest that smoke detectors should be replaced every 10 years. It is recommended that new smoke detectors be installed upon the transition of ownership of the property (unless you know they are already new). Smoke detectors are not expensive and an essential safety device that should be in every building.

(2) Smoke detector(s) were observed.

(3) While smoke detectors were noted in some locations, they were also noted to be missing from others. It is recommended that the subsequent comment be noted and the appropriate detectors installed.

(4) According to Maine State Public Law Chapter 551 and MRSA Title 25 Chapter 317 §2464: Operational smoke alarms are required outside each separate sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes; on each story of the dwelling units including the basement. Hard-wired smoke alarms with battery back-up are required in the immediate vicinity of bedrooms and inside each bedroom. Smoke alarms must be interconnected such that activation of one within a unit activates all within that unit. Exception: Smoke alarms installed in bedrooms are permitted to be solely battery operated and not interconnected where no construction or repairs are taking place that results in removal of interior wall or ceiling finishes or unless there is an attic, crawl space or basement available which could provide access for building wiring without removal of interior finishes. Note that State Public Law, Ch. 551 further requires that all smoke alarms within 20 feet of a kitchen or bathroom be of the photoelectric type to reduce false alarms.

Of note in the regulation: "A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multiapartment building shall install smoke detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if smoke detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation."

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

4.21.B Carbon Monoxide Detectors

Comments: Informational

(1) Carbon monoxide detectors are not activated as part of a building inspection per the ASHI Standard of Practice and Code of Ethics (which this inspection follows). The reason that they are not activated or tested is that some times these devices are centrally connected to a system that automatically alerts the local emergency services. Sometimes the units are interconnected, and it can be difficult to them shut off once

activated. Finally, carbon monoxide detectors are sometimes installed in places that are inaccessible or very difficult to access (e.g. vaulted ceilings). Their presence or absence may or may not be noted or documented.

Experts suggest that carbon monoxide detectors should be replaced every 10 years. It is recommended that new carbon monoxide detectors be installed upon the transition of ownership of the property (unless you know they are already new). Carbon monoxide detectors are not expensive and an essential safety device that should be in every building.

(2) According to Maine State Public Law Chapter 551 and MRSA Title 25 Chapter 317 §2468:

A carbon monoxide detector must be installed in each area within, or giving access to, the bedrooms. This means you can put one in each bedroom or in the hallway or room in which a person travels through to reach a bedroom(s). It is strongly recommended that no CO detector be placed in excess of 15 feet of any bedroom door. Carbon monoxide detectors must be powered by the electrical service in the building by plugging them in a wall outlet or by having them hardwired in by an electrician. In either case, the detector must have a battery backup.

Of note in the regulation: "A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multiapartment building shall install carbon monoxide detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if carbon monoxide detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation."

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

4.22.B Fuel Gas Detectors

Comments: Not Present, Informational

According to Maine State Public Law MRSA Title 25 §2469:

This law became effective January 1, 2022. Fuel gas detector required. The building owner shall install, or cause to be installed, in accordance with the manufacturer's requirements at least one approved fuel gas detector in every room containing an appliance fueled by propane, natural gas or any liquefied petroleum gas in:

- A. Each unit in any building of multifamily occupancy
- B. A fraternity house, sorority house or dormitory that is affiliated with an educational facility
- C. A children's home, emergency children's shelter, children's residential care facility, shelter for homeless children or specialized children's home.
- D. A hotel, motel or inn
- E. A mixed use occupancy that contains a dwelling unit
- F. A business occupancy
- G. A mercantile occupancy
- H. An assembly occupancy

Residential rental units: In a residential unit occupied under the terms of a rental agreement or under a month to month tenancy, at the time of each occupancy the landlord shall provide fuel gas detectors if they aren't

already present, and they must be in working condition. After notification of deficiencies, in writing, by the tenant, the landlord shall repair or replace the fuel gas detector.

Tenants shall keep the fuel gas detectors in working condition, test them periodically to make sure they work, and refrain from disabling them.

Transfer (sale or exchange): A person who, after January 1, 2022, acquires by sale or exchange a building listed above shall install fuel gas detectors within 30 days of acquisition or occupancy of the building, whichever is later, if fuel gas detectors are not already present, and shall certify at the closing of the transaction that fuel gas detectors will be installed. This certification must be signed and dated by the person acquiring the building. A fuel gas detector must be installed in accordance with the manufacturer's requirements at the time of installation in each area containing an appliance fueled by propane, natural gas or liquefied petroleum gas. A person may not have a claim for relief against a property owner, a property purchaser, an authorized agent of a property owner or purchaser, a person in possession of real property, a closing agent or a lender for any damages resulting from the operation, maintenance or effectiveness of a fuel gas detector. Violation of this subsection does not create a defect in title.

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

4.23.B Heating Equipment

Comments: Inspected, Serviceable

(1) No issues or concerns of significance were observed with the direct vent wall heater or operation to the extent that it was tested.

Industry sources suggest that the heater appears to have been manufactured in 2004. It is not unreasonable to expect heaters of this type to last in the range of 20 to 35 years, although some can last substantially longer, and others fail sooner.



4.23.B Item 1(Picture) Bedroom

(2) No issues or concerns of significance were observed with the direct vent wall heater or operation to the extent that it was tested.

Industry sources suggest that the heater appears to have been manufactured in 2004. It is not unreasonable to expect heaters of this type to last in the range of 20 to 35 years, although some can last substantially longer, and others fail sooner.



4.23.B Item 2(Picture) Living room

4.24.B Normal Operating Controls

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the operation of the heating system controls to the extent they were tested.

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

Comments: Not Present

Direct vent wall furnace heating systems do not have distribution systems in the sense that central heating systems do.

4.26.B Presence of Installed Heat Source in Each Room

Comments: Not Present

The bedroom and living room has the only sources of heat in the living space.

4.27.B Dishwasher

Comments: Not Present

The kitchen does not have a built-in dishwasher.

4.28.B Ranges/Ovens/Cooktops

Comments: Inspected, Informational, Repair or Replace

No visible issues or concerns of significance were observed with the range or its operation to the extent that it was tested. It is not unreasonable to expect ranges to last in the range of 13 to 15 years, although some do last substantially longer, and some fail sooner. It is noted that the ability to test the temperature accuracy of the oven is not possible during an inspection; although if the oven did not heat at all it would be noted.

4.29.B Range Hood(s)

Comments: Not Present

(1) No visible issues or concerns of significance were observed with the range hood or its operation to the extent that it was tested. It is not unreasonable to expect range hoods to last in the range of 13 to 15 years, although some do last substantially longer, and some fail sooner.

(2) There was no range hood installed. Cooking can release significant amounts of moisture into the air in a home. Excessive moisture in a can lead to air quality issues, as well as mold, mildew and the decay/rot of materials in the home. Cooking can also release grease and cooking aromas (than can later become odors) into the air. A range hood (vented to the outside) will help manage and control these issues. While many homes do not have range hoods, and they are not a requirement, they ought to be considered.

4.30.B Refrigerator

Comments: Inspected, Serviceable

The refrigerator was operating at the time of the inspection and no issues or concerns of significance were observed. It is not unreasonable to expect refrigerators to last in the range of 9 to 13 years, although some do last substantially longer, and some fail sooner.

4.31.B Built-in Microwave Cooking Equipment

Comments: Inspected, Serviceable

The microwave oven was operable at the time of the inspection and no issues or concerns of significance were observed. It is not unreasonable to expect a microwave oven to last in the range of 9 to 12 years, although some do last substantially longer, and some fail sooner.

4.32.B Washing Machine

Comments: Not Present

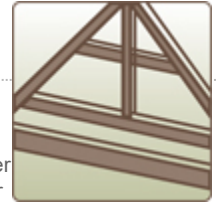
There was no built in or connected washing machine.

4.33.B Clothes Dryer

Comments: Not Present

There was no built in or connected dryer.

5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Traverse attic load-bearing components that are concealed by insulation or by other materials. Enter under-floor or above ceiling crawlspace areas that have less than 36 inches of vertical clearance between components and the ground or that have an access opening smaller than 30 inches by 30 inches.

Styles & Materials

<p>Wall Structure (building): Wood 6" or larger</p>	<p>Foundation: Stone</p>	<p>Method used to observe basement/crawlspace: Walked</p>
<p>Floor Structure (Basement/Crawlspace ceiling): 6" or better Wood beams Wood joists</p>	<p>Wall Structure (Basement/Crawlspace): Masonry Stone/Rock</p>	<p>Columns or Piers (Basement/Crawlspace): Brick columns Stone/rock piers Wood columns</p>
<p>Roof-Type: Gable</p>	<p>Attic info: Attic access Unfinished Installed stairs Storage</p>	<p>Method used to observe attic: Walked</p>
<p>Roof Structure: 8" or larger rafters Common board sheathing</p>	<p>Attic floor (Finished surface over ceiling structure): Unfinished board</p>	<p>Ceiling Structure (Beneath attic floor): Not visible (due to finishes)</p>
<p>Foundation (garage/barn): Not visible (due to access)</p>	<p>Method used to observe Crawlspace/Basement: Crawled (in crawlspace) Limited access</p>	

Items

5.0 Foundations, Basements, Crawlspace, Attics, and Structure

Comments: Informational

(1) The structural components and areas of the building were inspected and assessed. The comments and findings for these components are in this section.

(2) Any crawlspace, basement or attic entry that is sealed with screws, fasteners, paint, caulk, or other means will not be opened as doing so could result in damage. Breaking such a seal could cause damage which would be considered destructive, and since property inspections are "non-destructive" in nature, such damage to a property cannot be inflicted.

(3) Any crawlspace, basement or attic entry that is less than 30 inches by 30 inches in size and with less than 36 inches of space from the floor to structural components may be unsafe to traverse or pass through. Therefore if an attic, crawlspace, basement with a sole means of entry that is less than 30 inches by 30 inches

in width/height/depth, and with less than 36 inches of space from the floor to structural components will not be entered. It may be possible for some limited degree of inspection or assessment to be complete from the entry. If so, comments and observations will be included in the report. If it is necessary that a more complete inspection of the space be completed; it is recommended that it be explored through other means or more adequate access be provided.

(4) Any attic without a finished or unfinished floor surface will only be observed and inspected from the point of entry. It is not safe to attempt to walk in an attic when there are only ceiling joists or ceiling joists with insulation. There is a substantial risk of stepping in between the joists and onto the underlying plaster or drywall material potentially causing damage or injury. As a result, it is possible that there will be areas of the attic that not visible and cannot be inspected. Should this be a concern, it is recommended that arrangements be made to have some form of flooring installed in the area so that the area can be safely traversed.

(5) A home or building inspection is **not** a pest inspection. A reasonable effort is made to discover and observe reasonably visible and reasonably observable evidence of pests and insects in the structure and on the exterior of the structure. Comments on the findings will be included. If no comments are in this report, this absence signifies that no significant or noteworthy pests or evidence of pests was readily observed, and does not mean that there is no pest activity. Pest activity can be seasonal and can vary by the time of day. **It is also important to consider that areas of the building that are inaccessible, hard to access, or difficult to see may have pest activity or issues.** Such areas include crawlspaces, attics, inside wall, basements, above ceilings, cluttered areas, cabinets that contain any possessions, and under (or above) insulation. In consideration of these limitations, it is advisable that a pest inspection be considered as part of the due diligence effort.

(6) A home or building inspection is **not** a mold inspection. Mold can only be positively identified by conducting mold tests. Patterns and discoloration on surfaces that are similar in appearance to those caused by fungal growth (mold) may be observed and noted in this report. Circumstances that can be conducive to mold growth may also be reported. Comments on the findings may be included. If no comments are in this report, this absence signifies that no significant or noteworthy areas that could potentially be mold were readily observed, and does **not** mean that there is no mold growth. **It is also important to consider that areas of the building that are inaccessible, hard to access, or difficult to see may have mold growth or issues.** Such areas include crawlspaces, attics, inside wall, basements, above ceilings, cluttered areas, cabinets that contain any possessions, and under (or above) insulation. In consideration of these limitations, it is advisable that a mold inspection be considered as part of the due diligence effort if the presence of mold is a concern.

5.1 Foundations, Basement and Crawlpace

Comments: Inspected, Not Inspected, Not Visible, Serviceable, Marginal/Maintenance, Repair or Replace

(1) Areas of the structural components of the foundation were not visible or accessible. As a building is constructed there are components that become concealed in the normal course of completing the construction. Most commonly, areas of the sill plates, joists, beams, and foundation walls become concealed. Sometimes the concealment is further compounded by the installation of insulation. While every reasonable effort is made to see and assess these components, there are areas that cannot be seen.

(2) It is not uncommon for water to seep through foundation walls into basements and crawlspaces. This seepage is sometimes somewhat persistent, in that the normal ground water on the exterior is continuously or just about continuously seeping through. In these cases, moisture in the interior will be fairly evident and easy to observe.

Other times, this seepage only occurs after a rain event or when snow is melting. In these cases, evidence of moisture on the interior or seepage through the walls may only be visible at limited times and may not present at the time of the building inspection. In these cases, it is also the case sometimes that evidence of previous seepage is difficult to see.

Still in other situations, seepage through the walls may never occur or be extremely rare, only occurring during extreme weather events. These cases will generally be completely undetectable at the time of the inspection.

It is important to understand the moisture seepage and intrusion issues may not always be visible or detectable, and it is possible for the issue to exist but not be visible during a building inspection, and as such not reported.

(3) It is important to manage the drainage around the exterior area of a foundation. Excessive water accumulation around a foundation can lead to issues of water intrusion (to the interior), degradation of the integrity of the foundation, and potential issues of damage from freezing and frost heaving.

Newer foundations generally have drainage systems built into the areas around the foundation footing (at the bottom) as well as sometimes drainage systems closer to the surface. These systems generally reduce or even prevent the accumulation of water immediately around the structure. Additionally, newer foundations tend to be relatively resistant to the issues that affect older foundations.

Older foundations, particularly older stone foundations were often built without any type of drainage systems built in. It is important to keep as much surface water away from the perimeter of the building as possible.

Excessive or unmanaged water accumulation can lead to issues that include:

- Water intrusion into the interior areas.
- Water intrusion through the walls into the interior areas.
- Degradation of the integrity of the foundation structure. Water that continuously seeps through the walls can erode the mortar and weaken the walls, or allow stones/blocks to become dislodged.
- If the moisture on the outside of the wall freezes, there is a risk of the wall becoming damaged by the expanding soil (as it freezes). The best way to help avoid this from happening (in addition to managing the water) is to keep the wall warm. If the wall is not insulated on the inside and outside from the base up to about a foot below ground level (and it should not be), a small amount of warmth will be allowed to radiate through the wall and help prevent the ground on the immediate exterior from freezing. Generally the normal

ambient warmth in the basement or crawlspace is sufficient. Contrary to what intuition may suggest, this process will not result in a noticeable effect on the energy efficiency of the building.

Regardless of the type of foundation there are some general rules that apply:

- The ground in the immediate vicinity of the foundation should be graded such that it slopes away from the building.
- Avoid excessively dense vegetation in the area. It tends to trap moisture and the roots can potentially be a hazard to the structure.
- Drainage systems can become clogged over time from silt and other debris. Getting them cleaned can be helpful.

This is not an exhaustive commentary on the subject, but some selected highlights and points.

(4) Structural components such as load-bearing columns or posts, load-bearing walls, and the like are generally installed over or are supported by footings or other structural components. Once a building is complete, it is often not possible to determine where the footings are. It is also not possible to determine if load-bearing columns, posts, and the like have been installed on footings or whether they are resting on an area of floor where no footing exists. Sometimes visible damage to a floor, settling, or other characteristics can be indicative of the absence of a footing or a footing that is not strong enough.

(5) Structural components such as load-bearing beams, load-bearing joists, load-bearing walls, and the like are generally not analyzed during a building or home inspection. The general presence, absence, and condition of such components is inspected. A home or building inspection and resulting report will not be able to provide an analysis of whether the dimensions and placement of these components are adequate for the building. Such an analysis can only be done during an engineering study in which the dimensions and placement of the components is adequate or compliant with code.

(6) The conditions in the basement/crawlspace appeared potentially conducive to organic growth similar to organic growth known to be fungal in nature, or mold. While no immediate evidence or signs of it were visible there is a risk.

In order for mold to grow, there are four factors that are required.

1. Mold spores. There are in the air; everywhere all the time.
2. Mold "food". This is anything organic; examples of which would include paper, wood, and cardboard.
3. Temperature. Generally speaking, mold can grow in the same temperature range that humans can live in.
4. Moisture. This can be water in a liquid or vapor form.

More often than not, the single factor that plays the greatest role in promoting or perpetuating the growth of mold is moisture. Moisture can be introduced into buildings in a variety of ways which can include water leaks, steam from showers, steam from cooking, and leaks (in roofs, foundations, windows, window trim, doors, and door trim). Excessive number of interior plants and the like can also be a factor in excess moisture indoors.

Mold is most commonly found inside buildings in the areas where moisture accumulates and is not exhausted. These areas are most commonly attics, basements, followed by bathrooms, kitchens, and closets.

In the case of this building the (matter that appears to potentially be) mold growth is most likely be caused or promoted by:

- Bathroom ventilation; the absence of, lack of use of, or poor installation of bathroom exhaust fans.
- Kitchen ventilation; the absence of, lack of use of, or lack of exterior venting of a range hood.
- Roof leaks; either an active leak of the seepage of water through a roof that is wetting the underlying building materials.
- Attic ventilation; the absence of adequate attic ventilation to allow moisture and humidity to escape.
- Wet basement/crawlspace; the humidity from the basement/crawlspace area is condensing on surfaces in the attic.
- Firewood storage in the basement.
- Excessive vegetation overhanging a roof impeding drying from sunlight, and holding excess moisture against the roof.

(7) The US Centers for Disease Control (CDC) has information on their website about mold. This link <https://www.cdc.gov/mold/faqs.htm> provides some concise information which addresses many common questions.

(8) The visibility of the left foundation was limited or extremely limited due to limited access. The areas that were visible were assessed and inspected. There are areas of the foundation that could not be seen and it is possible that issues and defects were not visible.



5.1 Item 1(Picture) Left side



5.1 Item 2(Picture) Rear and left side



(9) Minor evidence of water intrusion was noted in the crawlspace. While not significant, it is recommended that means be undertaken to mitigate the issue. Water intrusion into a basement or crawlspace area through the walls can, over time, lead to the degradation of the integrity of the foundation walls. Such measures may include ensuring the proper operation of the gutters in the adjacent exterior area, ensuring that water cannot accumulate around the foundation, and ensuring the that exterior perimeter drainage is working.



5.1 Item 3(Picture) Crawlspace

(10) There was limited access to the foundation area under the building. The part of the building had a basement or crawlspace area that was generally not accessible, or the access was extremely limited. There are structural components, systems, and utilities that were not accessible or generally not accessible and could not be adequately inspected.



5.1 Item 4(Picture) Crawlspace



5.1 Item 5(Picture) Crawlspace



(11) Evidence of water intrusion was noted in the basement. While not a large scale issue, it is recommended that means be undertaken to mitigate the issue. Water intrusion into a basement or crawlspace area through the walls can, over time, lead to the degradation of the integrity of the foundation walls. Such

measures may include ensuring the proper operation of the gutters in the adjacent exterior area, ensuring that water cannot accumulate around the foundation, and ensuring the that exterior perimeter drainage is working.



5.1 Item 6(Picture) Basement



(12) Evidence of pests were observed in the basement. Patterns and disturbance in materials (insulation) consistent with nesting or intrusion were noted. Other evidence was also noted in the form of sebum trails or other disturbances. This appearance of nesting materials is similar in appearance to those made by mice. It is recommended that means be undertaken to remove the pests from the building, and that the nesting and other areas be cleaned and removed. Further, it is recommended that the damaged insulation be replaced.



5.1 Item 7(Picture) Basement



5.1 Item 8(Picture) Basement

5.2 Basement/Crawlspace Floor

Comments: Inspected, Serviceable

(1) No significant issues of concern were readily visible with the basement/crawlspace floor.

(2) The entirety of the basement/crawlspace floor could not be inspected due to possessions and articles stored in the basement. The concealed areas (and other such areas that were inaccessible) could not be

viewed or inspected. Potential issues and defects could not be reported. The visible areas were inspected to the best degree possible.

(3) The entirety of the basement floor could not be inspected due to possessions and articles stored in the basement. The areas that were visible did not appear to indicate any need for any general concern.

5.3 Foundation Walls (Structural)

Comments: Inspected, Not Inspected, Not Visible, Serviceable

(1) Areas of the structural components of the foundation were not visible or accessible. As a building is constructed there are components that become concealed in the normal course of completing the construction. Most commonly, areas of the sill plates, joists, beams, and foundation walls become concealed. Sometimes the concealment is further compounded by the installation of insulation. While every reasonable effort is made to see and assess these components, there are areas that cannot be seen.

(2) The condition of the area of the foundation that was viewable appeared at least as good as to be expected for a building of this age and in the environment. No significant breaches, damage, abnormalities, or issues were noted.



5.3 Item 1(Picture) Crawlspace

(3) A deformity was noted in the rear of the foundation under the garage. The cause was not evident. The appearance of the deformity was not dissimilar to one cause by a lateral force pushing in on the wall. There was inadequate access from the interior to determine the extent of the significance of the deformity.



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)



5.3 Item 6(Picture)



5.3 Item 7(Picture)

5.4 Columns or Piers

Comments: Inspected, Serviceable, Marginal/Maintenance



Some degree of water damage was noted at the bottom of the columns in the crawlspace. This damage likely occurred from moisture or water on the floor. Measures should be taken to minimize the exposure of the columns to moisture. There are situations where sump pumps can be helpful. Managing the potential intrusion of water into the area is also recommended. This can mean exterior perimeter drainage. Additionally, replacing the columns with the worst damage should be considered.

It is important that wood not come in contact with concrete or soil/dirt, as the wood will absorb moisture. To that end, it would be an idea to install a plastic barrier under the columns to separate them from direct contact with the floor.



5.4 Item 1(Picture) Crawlspace

5.5 Floors (Structural) (Basement/Crawlspace ceiling)

Comments: Inspected, Serviceable, Repair or Replace

(1) Some limited areas of the sill that were visible presented with limited decay and signs of aging. While areas of significant decay or concern were not noted, the components should be reinspected from time to time, and repairs effected as required. It is also important to consider that the areas of the sill that are visible are limited or very limited (due to access and other components that were added subsequent to the installation of the sill). There are significant areas of the sill that are not visible and cannot be inspected without removing other building components.



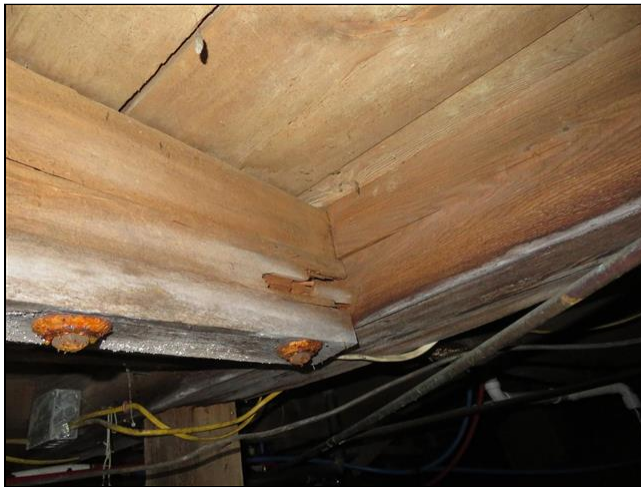
(2) Some of the floor joists (basement ceiling structure) presented with some degree of decay. The degree of damage was notable and appeared extensive. There is a risk that the damage may have resulted in structural compromise. It is recommended that the issue be further assessed and required repairs effected.



5.5 Item 1(Picture) Crawlspace



5.5 Item 2(Picture) Crawlspace



5.5 Item 3(Picture) Crawlspace



5.5 Item 4(Picture) Crawlspace



5.5 Item 5(Picture) Crawlspace

5.6 Attic Access

Comments: Inspected, Serviceable

No issues or concerns of significance were observed with the access to the attic area or space.

5.7 Roof Structure and Attic

Comments: Inspected, Serviceable

(1) No issues of significance were observed with the roof structure to the extent that it was visible and viewed.



5.7 Item 1(Picture) Attic



5.7 Item 2(Picture) Attic

(2) Areas of the attic displayed signs of water staining. While the stains appeared dry, and potentially not active, there appeared to be evidence of past water penetration. Water or moisture penetration into attic spaces can result mold, mildew, rot, and in extreme cases; structural compromise. The area should be monitored and re-assessed to determine if there is potentially an active defect.



5.7 Item 3(Picture) Attic



5.7 Item 4(Picture) Attic

5.8 Attic floor (Finished surface over ceiling structure)

Comments: Inspected, Serviceable

No significant issues were observed with the areas of the attic floor that were visible and accessible.



5.8 Item 1(Picture) Attic

5.9 Ceiling Structure (Beneath attic floor)

Comments: Not Inspected, Not Visible

The ceiling structure could not be seen or inspected due to the floor covering/finishes in the attic.



5.9 Item 1(Picture) Attic

5.10 Foundations, Basement and CrawlSpace (garage/barn)

Comments: Inspected, Serviceable

The structural foundation is a slab. No issues of significance were noted with the slab or structure. It is important to consider that not all areas of a slab are visible during an inspection, and while all best efforts are made to reasonably observe notable defects, it is possible that there might be unobservable issue.

5.11 Attic Access (garage/barn)

Comments: Not Visible

The attached garage attic access is missing or not found. The interior side of the roof structure, roof underside (including sheathing), upper floor ceiling structure, attic insulation, any electrical wiring or fixtures in attic could not be inspected. It is recommended that access to the attic be added to allow the area to be inspected.

5.12 Roof Structure and Attic (garage/barn)

Comments: Not Inspected, Not Visible

There was no access to the attached garage attic. The interior areas could not be inspected.

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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.

6. Plumbing Systems



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Pressure:

Within normal range of 30 PSI to 80 PSI

Waste Water:

Public sewer or septic

Plumbing Waste:

Cast iron

Copper

PVC

Items

6.0 Plumbing Systems

Comments: Informational

(1) The plumbing systems and components were inspected and assessed. Comments regarding each of the components are provided in this section.

(2) There are areas of plumbing systems in buildings that are not visible as they are concealed behind walls or other surfaces. Such components are not inspected as they are not accessible. There are occasions when cabinets (generally under sinks) or other areas are filled with articles or possessions which obscure the visibility of plumbing components. Such components cannot be inspected as they cannot be viewed. Should any of these areas exist in the subject building and be a concern it is advisable that the areas be made accessible and inspected.

(3) During a home or building inspection, plumbing fixtures are tested. The testing consist of operating the fixtures to turn the water on and off. Toilets (that are operating) are flushed. When the water is run in a fixture, it is typically only fun for a few seconds to ascertain that the fixture (e.g. faucet) is operable. Shower and tub fixtures are also run only for a few seconds to determine their operability. Tubs are typically not filled. While rare and unusual, there can be a situation when a fixture (sink, tub, or shower) may leak and such a leak only presents with more extended use of water. Should there be a concern, it is recommended that the process of extended use be completed. This could entail running the water in a sink, tub or shower for 5 to 30 minutes to reveal (rare) issues that do not present with less water usage.

(4) The inspection is of a multifamily/multi-occupant building. The comments in this section pertain only to the common areas of the building. Comments and findings for the individual units are in the sections that pertain to the living/occupancy units.

6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Serviceable, Marginal/Maintenance



The drain system in the basement/crawlspace is not installed and secured in a way that is consistent with best practices or plumbing standards. There is a risk that the drain system could shift and the a leak could occur. It is recommended that repairs be effected.



6.1 Item 1(Picture) Crawlspace



6.1 Item 2(Picture) Crawlspace

6.2 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Serviceable, Marginal/Maintenance



A plumbing supply line was noted that was not adequately secured or secured in a way that is consistent with best practices and accepted standards. Pipes that are not adequately installed or secured are at risk for damage or leaking from excessive stress, movement, or mechanical damage (jarring). It is recommended that the lines be appropriately secured.

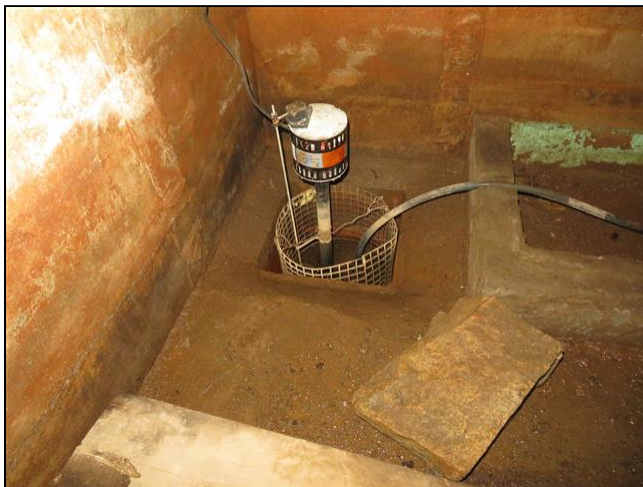


6.2 Item 1(Picture)

6.3 Sump Pump

Comments: Inspected, Serviceable

The sump pump was observed to be operable at the time of the inspection. No immediate concerns or issues presented with the sump pump operation



6.3 Item 1(Picture) Basement

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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.

7. Electrical Systems



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, however is not required to operate their test function. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate arc fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, Internet service, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, however is not required to operate their test function. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate arc fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Overhead service 220 volts Aluminum	Electrical Service Size: 100 AMPS	Electrical service adequate for property: Generally adequate, as suggested by current standards
Electric Meter: 2 electric meters Central Maine Power (CMP)	Electric grounding (at meter): Driven rod	Electrical service size: 200 AMPS

Items

7.0 Electrical Systems

Comments: Informational

(1) The electrical system in the building was inspected and assessed. Comments regarding each of the components are provided in this section.

(2) The inspection is of a multifamily/multi-occupant building. The comments in this section pertain only to the common areas of the building. Comments and findings for the individual units are in the sections that pertain to the living/occupancy units.

7.1 Service Entrance Conductors and Electric Meter(s)

Comments: Inspected, Serviceable, Repair or Replace

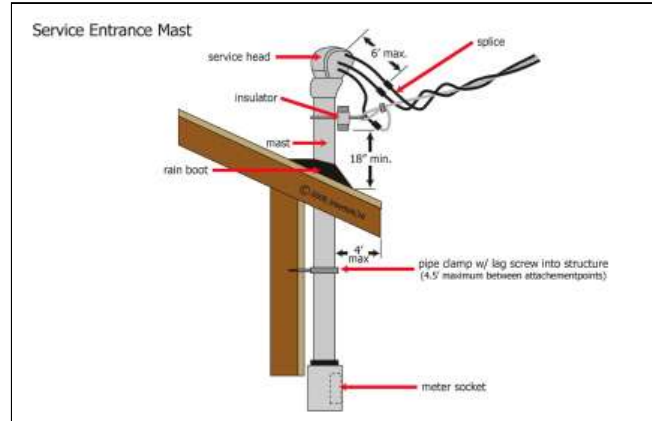


The service drop is connected to the property by means of mast. While a common and acceptable approach, the mast is required to be sufficiently strong to support the weight (tension) of the service drop wire the connects to the utility pole. In this case, the mast was noted to be leaning and not adequately supported.

The common approach to this issue is to secure the mast with a guy wire. It is advisable that the issue be further assessed and repairs effected as required.



7.1 Item 1(Picture) Left side



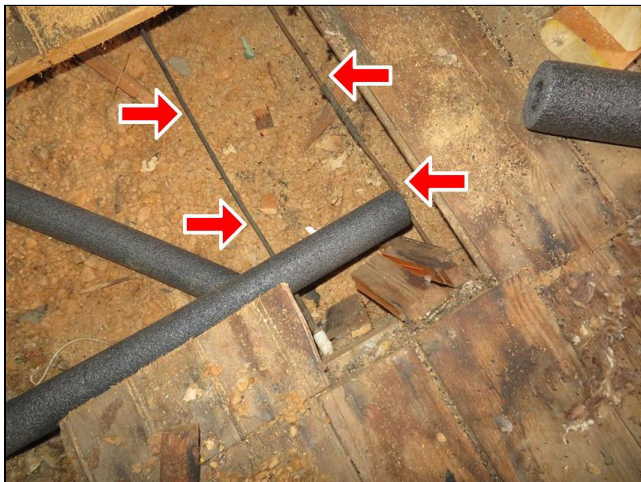
7.1 Item 2(Picture) Illustration

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected, Serviceable

(1) No significant issues or concerns were noted with the branch circuit wiring or the overcurrent devices (breakers) at the panel.

(2) There was "Knob and Tube" wiring present in the attic. When tested the wire was observed to not be live. It is possible that the wire is on a switch leg, and switched off, but still in use. It is also possible that there may be knob and tube wiring present in areas that are concealed and not accessible. Further assessment is advised to determine if the wire is in use. As a rule knob and tube is considered obsolete and generally not safe. While there are arguments that it is acceptable if intact and in good condition, these are not generally accepted points. Knob and tube wiring was not designed for the types of electrical loads that exist in modern living styles. This is compounded by the tendency that exists to overload branch circuits by extending beyond ranges they were originally intended for. Additionally, knob and tube wiring was designed to have free air space around it (for cooling), and invariably over the years it insulation or other material is placed in contact with it. Finally, the insulation on the wire tends to dry and crack with age often exposing the conductors.



7.2 Item 1(Picture) Attic

7.3 Connected Electrical Devices and Fixtures (Observed a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside & outside the building, and garage)

Comments: Inspected, Serviceable, Repair or Replace



(1) Improper electrical connections were observed in the attached garage. All electrical connections and splices should be in electrical boxes or done through other approved means. Improper electrical connections can present a risk of personal injury or electrical fire. It is advisable that repairs be effected.



7.3 Item 1(Picture) Attached garage



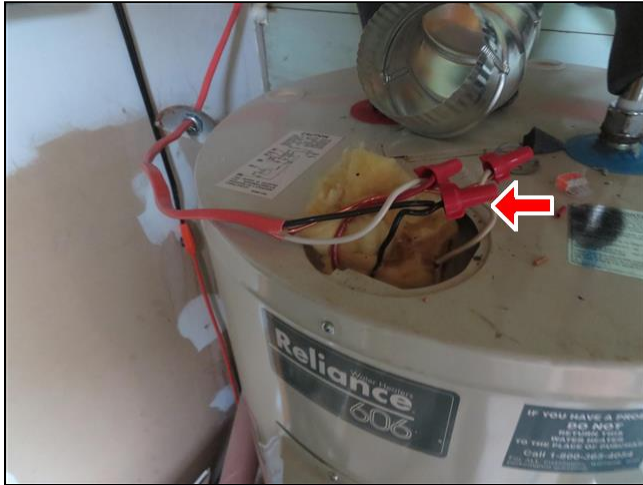
(2) Improper electrical connections were observed in the utility room. All electrical connections and splices should be in electrical boxes or done through other approved means. Improper electrical connections can present a risk of personal injury or electrical fire. It is advisable that repairs be effected.



7.3 Item 2(Picture) Utility room



(3) Improper electrical connections were observed in the utility room. All electrical connections and splices should be in electrical boxes or done through other approved means. Improper electrical connections can present a risk of personal injury or electrical fire. It is advisable that repairs be effected.



7.3 Item 3(Picture) Utility room

7.4 Polarity, Grounding and existence of GFCI Protection of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport, and exterior walls of inspected structure

Comments: Inspected, Serviceable, Repair or Replace



(1) The receptacles noted in the garage were not GFCI (Ground Fault Circuit Interruption) protected. Receptacles in wet areas (such as kitchens, bathrooms, garages, outside, and unfinished basements) can pose shock hazards if they are not on GFCI-protected circuits. Specifically, the requirement from the standard reads: *"Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use"*. It is advisable that repairs or modifications be made by installing GFCI protection to these receptacles (and all other required receptacles).



7.4 Item 1(Picture) Attached garage



7.4 Item 2(Picture) Attached garage



(2) The receptacles noted in the unfinished basement/crawlspace were not GFCI (Ground Fault Circuit Interruption) protected. Receptacles in wet areas (such as kitchens, bathrooms, garages, outside, and unfinished basements) can pose shock hazards if they are not on GFCI-protected circuits. Specifically, the requirement from the standard reads: *"Unfinished basements — for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like"*. It is advisable that repairs or modifications be made by installing GFCI protection to these receptacles.



7.4 Item 3(Picture) Crawlspace

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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.

8. Heating/Central Air Conditioning Systems



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Items

8.0 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Serviceable, Repair or Replace

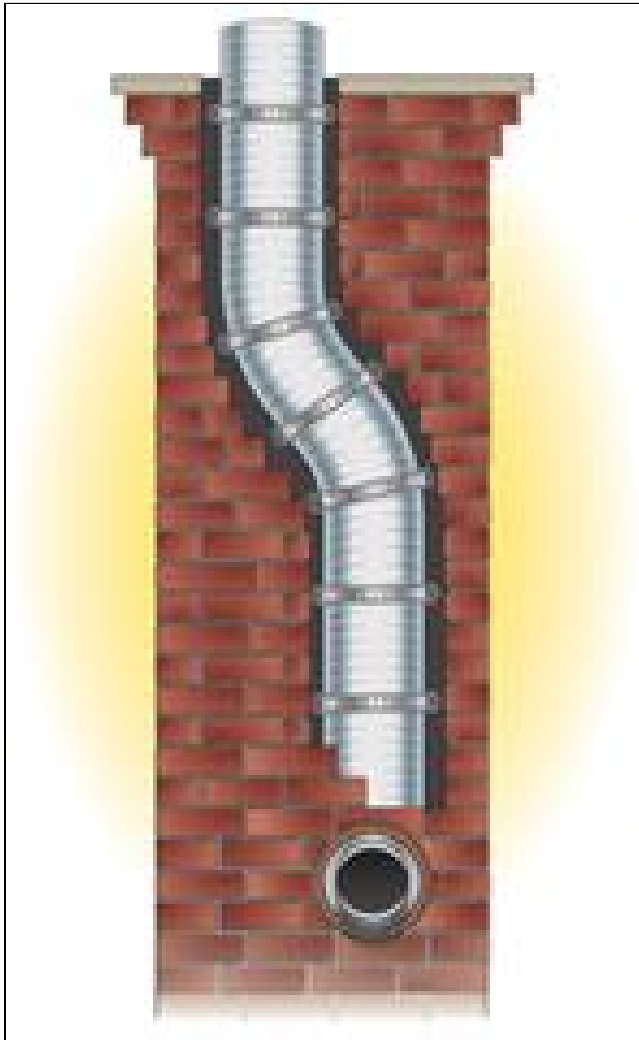


(1) The left chimney flue appeared to potentially not be lined. Generally, chimneys should be lined for a series of reasons.

1. The flue gasses from combustion can be acidic and can prematurely decay the exposed brick surface.
2. The hot flue gasses can condense when they come in contact with a part of the chimney that is cold (attic or outside) and condense cause acidic liquid to run down the inside of the chimney.
3. It is possible that over time (due to age) and due to the exposure to corrosive gases and liquids that chimney will develop small cracks and defects and allow flue gasses to enter the home, becoming a health hazard.

Another consideration is NFPA 211, which is a set of standards which the State has adopted as a rules (laws). Section 7.2.2.1 states "Masonry chimneys shall be lined."

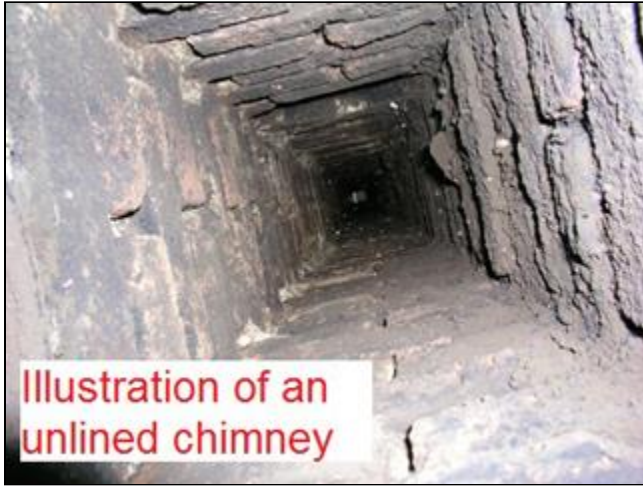
It is recommended that the issue be further assessed and required repairs effected. Further, the authority having jurisdiction should be contacted for any additional information.



8.0 Item 1(Picture) Illustration



8.0 Item 2(Picture) Illustration



8.0 Item 3(Picture) Illustration

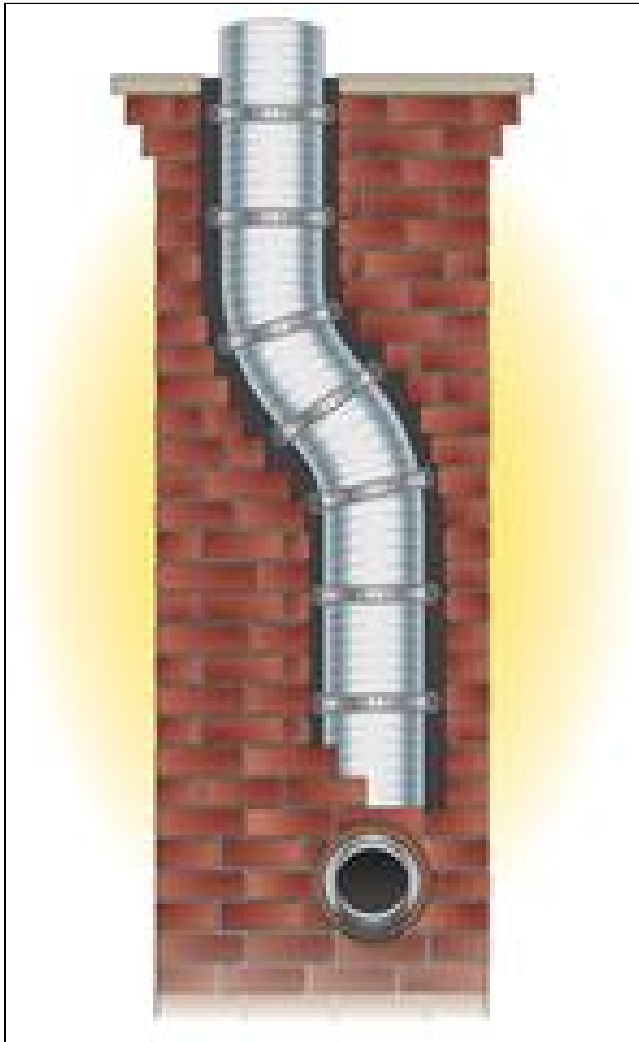


(2) The right chimney flue appeared to potentially not be lined. Generally, chimneys should be lined for a series of reasons.

1. The flue gasses from combustion can be acidic and can prematurely decay the exposed brick surface.
2. The hot flue gasses can condense when they come in contact with a part of the chimney that is cold (attic or outside) and condense cause acidic liquid to run down the inside of the chimney.
3. It is possible that over time (due to age) and due to the exposure to corrosive gases and liquids that chimney will develop small cracks and defects and allow flue gasses to enter the home, becoming a health hazard.

Another consideration is NFPA 211, which is a set of standards which the State has adopted as a rules (laws). Section 7.2.2.1 states "Masonry chimneys shall be lined."

It is recommended that the issue be further assessed and required repairs effected. Further, the authority having jurisdiction should be contacted for any additional information.

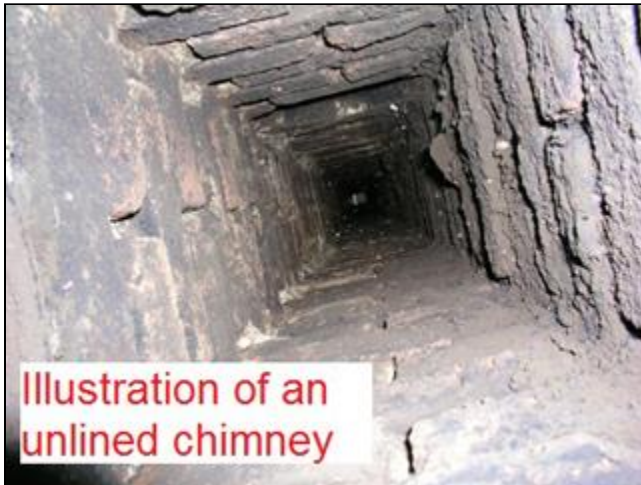


8.0 Item 4(Picture) Illustration



Illustration

8.0 Item 5(Picture) Illustration



8.0 Item 6(Picture) Illustration



(3) The cover for the flue cleanout was not operable, and the flue was not accessible for inspection. It is recommended that repairs be effected and the flue inspected.



8.0 Item 7(Picture) Right side chimney

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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.

9. 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 - blown
 Limited visibility due to attic finishes

Roof/attic ventilation:

(potentially inadequate)
 Gable vents

Items

9.0 Insulation in Attic

Comments: Inspected, Serviceable

No issues or concerns of significance were observed with the attic insulation that was visible.

9.1 Insulation Under Floor System/Basement/Crawlspace

Comments: Not Present

No consistent insulation was noted under the floor system. Insulating and air sealing the rim joist pockets is generally considered an easy and effective way of adding to the energy efficiency of a basement and home. The installation of a vapor barrier and insulation should be considered.

The diagram illustrates a cross-section of a basement floor system. From top to bottom, it shows a wooden subfloor, wooden joists, fiberglass insulation filling the spaces between the joists, and a vapor barrier (a dark, impermeable layer) installed on top of the joists. Below the vapor barrier is a concrete foundation wall and a layer of soil.

9.1 Item 1(Picture) Illustration

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present

No vapor barrier was noted on/under the floor of the crawlspace. The absence of such a material can allow excessive levels of humidity into the basement. High levels of humidity can be associated with mold, mildew, and rot in organic materials (such as wood). Additionally, metal items in the basement are going to have a higher tendency to rust. It is suggested that a vapor barrier in the form of a plastic or rubber membrane be considered.

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected, Serviceable



Roof and attic ventilation is accomplished by means of a single gable vent. This approach would generally be regarded as insufficient to allow adequate air flow. It is recommended that a second gable vent be added.

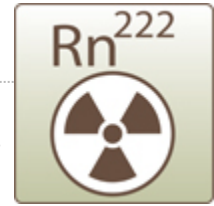


9.3 Item 1(Picture) Attic

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. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

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.

10. Radon



In order for radon testing to be done for the purposes of real estate transactions in the State of Maine, the company and person doing the testing must be registered with the State of Maine to do so. This registration is analogous to licensing that is required in other states. Breakwater Inspections is registered with the State of Maine, Radiation Control Program, Radon Section in accordance with 22 MRSA sec 774 et seq. to provide the following radon services in Maine:

- Collect and analyze radon air samples
- Collect radon water samples

The Maine Radon Registration numbers are SPC268 and PSP26801

John Howard is also a Residential Measurement Provider certified by AARST-NRPP; ID 106515RT

Styles & Materials

Radon Air Mitigation System:

-None

Items

10.0 Radon Air Test

Comments: Test Not Requested, Not Tested

(1) Radon air testing was not requested as part of the scope of the inspection.

Radon in the air is a potential health hazard. It is recommended that a radon air test be conducted every 3 to 5 years. More information is available at <http://breakwaterinspections.biz/radon-testing>

Please also see <https://data.mainepublichealth.gov/tracking/radon> for more information about the prevalence of high radon in air measures in Maine.

(2) A law passed in 2013 in Maine that requires that all long term rentals be tested for air borne radon. The specifics of the requirement and more information are available at <http://www.maine.gov/dhhs/mecdc/environmental-health/rad/radon/hp-radon.htm>.

In summary, the general requirement include:

- All properties being rented for a period of 100 days or longer are to be tested
- Properties are to be re-tested after 10 years if requested by a tenant
- In multifamily buildings, all the lowest level units are to be tested and 1 or 10% of the units on each of the upper floors are to be tested
- The results of the test are to be made available to tenants
- The testing must be done by someone who is registered with the State to do radon air testing (see <http://www.maine.gov/dhhs/mecdc/environmental-health/rad/radon/hp-radon.htm>), although there are certain circumstances under which landlords may do their own testing.

10.1 Radon Air Remediation System

Comments: Not Present

There is no radon air mitigation system in the home. This is for your information.

11. Comments, Notes, Other Items



Items

11.0 General Information

(1) **Comment Key and Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this house or structure. Any recommendations or advice by the inspector to repair or replace suggest a second opinion or further inspection by a qualified and licensed (if licensing is required) 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) = The item, unit, component or system was visually observed as conditions allowed. If no other comments were made, it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, unit, component or system was not inspected, and no representations of whether or not it was functioning as intended and will be made. A reason for not inspecting the item, unit, component or system will be provided.

Not Visible (NV) = The item, unit, component or system was not visible or accessible at the time of the inspection. There is no way to determine any information about the operability, functionality, serviceability, or safety of the item, unit, component or system. The conditions preventing access to or visibility of the unit should be corrected, and the item, unit, component or system should be re-inspected prior to the close or completion of the contemplated transaction.

Not Present (NP) = The item, unit, component or system was not present in the house, property or structure at the time of the inspection.

Informational (IF) = This is not a statement about the condition of or the operability of the item, unit, component or system; the comments are to supply information about the unit, component or system.

Serviceable (OK) = The item, unit, component or system appeared functional at the time of the inspection, and no conditions were observed that would lead us to believe problems existed with this item, unit, component or system. Some serviceable items, units, components or systems may show wear and tear. Other conditions may be noted in the body of the report.

Marginal/Maintenance (MM) = The item, unit, component or system warrants attention or monitoring, or has a limited anticipated remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or assessment or servicing may be needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with that item, unit, component or system. It may be prudent to plan to budget for the repair or replacement of these items.

Deferred Maintenance (DM) = The item, unit, component or system was observed to be in a condition that reflects deferred maintenance. The item or system is one that warrants maintenance on a periodic or as-need basis and has not had such maintenance done. Further evaluation or assessment or servicing may be needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with that item, unit, component or system.

Repair or Replace (RR) = The item, unit, component or system was not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with this item, unit, component or system.

Not Operable (NO) = The item, unit, component or system was not operable or functioning as intended. The item, unit, component or system could not be evaluated or assessed. This is not a statement that the item, unit, component or system will not function or operate. Further evaluation may be required by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with this item, unit, component or system. The conditions preventing access to or visibility of the unit should be corrected, and the item, unit, component or system should be re-inspected prior to the close or completion of the contemplated transaction.

Safety Advisory (SA) = The item, unit, component or system may present a safety concern or hazard. The item, unit, component or system may be functional, operable and in acceptable working order however some aspect may warrant attention or care when using or operating potentially because of safety. All items in the report marked as "Safety Advisories" should be addressed, repaired, corrected and re-inspected prior to the close or completion of the contemplated transaction as **they could potentially represent potentially serious issues.**

Test Requested (TR) = A test was requested as part of the scope of the inspection services.

Test Performed (TP) = A test was performed as part of the inspection services.

Test Not Requested (NR) = A test not was requested as part of the scope of the inspection services.

Not Tested (NT) = A test was not performed during the execution of the inspection.

(2) **Standard of Practice:**

Building and property (home) inspections are performed in accordance with an established Standard of Practice (SOP). The SOP used is the current ASHI Standards of Practice, as published by the American Society of Home Inspectors®. It is important to understand that these standards contain limitations, exceptions, and exclusions. A copy of the ASHI SOP is available upon request. It is also available at <http://www.homeinspector.org/standards/default.aspx>. As specified in the ASHI Standard of Practice, this Inspection is not an inspection for compliance with any building code of any type.

(3) **Inspection Agreement:**

As part of the inspection process or delivery of inspection services, an Inspection Agreement is generated and provided to the Client(s). This Inspection agreement is prepared and provided to the Client(s) prior to or at the time of the inspection. Typically, the Inspection Agreement is signed and executed by the Client(s) prior to the inspection or execution of the inspection services. In the rare event that the Inspection Agreement has not been signed and executed by the Client(s), the acceptance of this Inspection Report will explicitly imply that the terms and conditions dictated in the Inspection Agreement are accepted in full by the Client(s), including and not limited to the agreement that the agreed upon fee for the inspection or inspection services will be paid.

(4) **Scope of the Inspection Services:**

The scope of the inspection services performed and reported on will only include those systems and components expressly and specifically identified in the inspection report. Systems, tests, components, areas, structures (e.g. outbuildings and garages) not listed in the inspection report or in the inspection agreement are not included in the inspection scope. Specifically, as an example, if the scope of the inspection is stated as the inspection of "a single-family house" outbuildings on the property are not included.

Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, door, carpets, personal property, debris, furnishings, or any other items, or those areas/items which have been excluded by the SOP and/or by the inspection agreement is not included in the inspection. The inspection does not include any destructive/invasive testing, or any dismantling (including the use of tools to remove access panels).

(5) **Inspection Report:**

The Inspection and the Inspection Report are for the sole use of the Client(s). For copyright reasons (amongst others), the Inspector retains the ownership, rights and permission to discuss observations and findings from the Inspection with real estate agents, owners, repair-persons, and other parties. The Inspector shall be the

sole owner of the report and all rights to it, including without limitation, all underlying intellectual property rights to the layout, format and content set forth therein. **The Client(s) or any other party may not sell Report.**

(6) **Point in Time**

It is important to realize and understand that this inspection was performed at a point in time. All observations, comments, suggestions, references, statements and recommendations are made with reference to the point in time when the inspection was completed. It is possible, and should be expected that the condition, functionality and operability of certain items, units, components and systems will change over time. The inspector and this report make no representations or guarantees as to condition, functionality and/or operability of the inspected items, units, components and systems at any point in time prior to, or in the future from the time at which the inspection was completed.

(7) **Weather**

It is important to consider and understand that the weather may affect issues that are seen and observed.

Examples include:

- On a dry/sunny day it may not be possible to see a roof leak that would only present during the rain.
- A basement that only floods or has water intrusion in the rain may well appear dry and without concern in good weather.
- Pipes that are at severe risk of freezing will appear to be fine in warm weather.
- Leaking or poorly functioning gutters can appear without issue in good weather.

These are examples of some of the types of issues that may appear different in different weather. With this said, latent signs and visible evidence of such issues (even though not active) will be reported if they can be observed.

(8) **Due Diligence**

A best professional effort was made to discover and observe all reasonably visible and reasonably observable defects in the items, areas, and systems that were agreed to as being in the scope of this inspection, as defined in the Inspection Agreement. As discussed (and agreed to) in the Inspection Agreement, this inspection was non-destructive and limited to items and systems that were easily accessible and visible at the time of the inspection. In the event that a defect was missed or not discovered at the time of the inspection, the maximum liability is limited by the terms defined in the Inspection Agreement.

(9) **Building Codes**

A property or home inspection is performed in accordance with an established and accepted Standard of Practice. The Standard of Practice defines that a property or home inspection is not a process or inspection that assesses the building or property against building, electrical, plumbing, or any other set of national, international, state, regional, city, town, or municipal ordinances or codes. Amongst the many reasons for this is that codes vary by area and change over time. In Maine, it is also possible for a town to not adhere to any set of building codes. It would not be reasonably possible to determine which set of codes to use for the inspection. Further, there are a variety of issues that are identified under the Standard of Practice that would not be identified if the inspection was performed strictly for to identify code issues.

(10) **Additional Considerations Relating to Building Codes**

Another consideration with respect to building codes and their absence from building inspections, related to the

notion of life and safety. It is important to be aware that just because an inspection finding is not a building code violation or is not considered in a set of codes does not mean that it is not an issue. As an example, there is no building code that dictates the requirement to remediate high levels of arsenic or lead in drinking water, or to eliminate the use of knob and tube wiring. Yet, these issues are well regarded as being life, health, and safety issues that are addressed, and generally without debate or discussion.

As another example; there is no building code that requiring the repair of a leaking roof or caved-in foundation wall, yet again these items are also generally addressed without dispute.

(11) **Life and Safety Issues and Considerations**

Building standards, practices, and codes change and evolve over time. Further, the adoption of the building standards, practices, and codes vary by time and area in the State of Maine. There are practices that have been used in the past that are not used anymore, and their continued existence in a building is considered acceptable. For example, in the 1960's ungrounded receptacles (outlets) were used in living spaces. By today's practices, all receptacles are grounded and a building built today would be expect to conform accordingly. Such a finding is not considered an issue. Other practices that were used in the past (that are not used anymore) are considered Life and Safety Issues, and warrant repair regardless of the age of the property or when it was built. For example, Ground Fault Circuit Interrupter (GFCI) receptacles are expected in all "wet" places regardless of the fact that the technology did not exist in the 1950's and would not have been installed in the 1950's. Other examples of standards that have evolved and are considered Life and Safety Issues include, but are not limited to fire separation on the adjoining walls and ceiling of an attached garage, chimney lining, and stairway railings. Findings such as there should be addressed as the notion is that there is a notable risk of injury that could result. When a question arises as to whether there could be a local (legal) requirement to effect repairs, the local authority having jurisdiction should be consulted.

(12) **Roof Inspections**

The roof and roof covering are typically included in the inspection of a building or home. The roof covering (i.e. the exterior covering such as strip shingles, architectural shingles, membrane, metal, etc.) is inspected from the exterior, while the other roof components (i.e. the sheathing, structural components, etc.) are typically inspected from the attic. There can be limitations in the process of the inspection of the roof covering. The limitations typically arise from limited access. When possible and reasonable the roof covering is inspected by means of walking across and around on it ("walking the roof"). Walking a roof can be a preferred means to use to inspect the roof covering as it provides the best visibility.

It is not always possible to walk a roof. The most common relate to safety. Roofs that are too high from the ground (typically 2-story or higher buildings) are not safe to walk. Roofs that are too steep (typically over a 5:12 pitch) are not safe to walk. Metal roofs are almost never safe to walk unless they are of a very low pitch. An inspector is precluded from putting themselves in harms way per the Standard of Practice.

Other reasons that preclude the ability to walk a roof relate to the condition of a roof covering. Roof shingles that are in a moderate or an advanced state of disrepair or decay are subject to damage from a person walking on them. Activities that will or may result in damage to a property will not be undertaken during an inspection.

When a roof is not walked, it is inspected by one or more of several means. Binoculars are used from the ground or a nearby vantage point. An unmanned aerial vehicle ("UAV") may also be used to view the roof

covering from the air. A ladder may be placed at the eave of the roof to provide a view may also be used. Adjacent areas such as a window overlooking a roof area may also be used.

(13) **Engineering Analysis and Studies:**

It is important to understand that this Inspection and Report are not an engineering study, assessment, engineering inspection, or analysis in any way. References may be made in the Report to the general viability of systems and components; and these statements must not be considered an to be an engineering analysis in any way. In order to have an engineering analysis of a system or components, it may be necessary to undertake a significant and lengthy study, and this is not possible during a typical building, property, or home inspection.

(14) **Directional References**

References in the description of the building, house, rooms, components and systems are made with terms such as "front", "rear", "left" and "right". All such references are made from the perspective of looking at the front of the building or house. References may also be made to north, south, west, and east. There may also be references to the compass rose directions, which would be north (0 degrees), south (180 degrees), west (270 degrees), and east (90 degrees).

(15) **Photos Used to Illustrate Issues or Comments**

Throughout the report photos are used to illustrate or further clarify issues or discussions. It is important to understand that a single photo may be used to illustrate one occurrence of an issue. Other occurrences may exist that are not documented with photos. For example, there may be multiple instances of rotten trim around a building. The comment in the report may have a single photo and not a complete collection of photos of every instance.

(16) **Photos Marked "Illustration"**

Throughout the report there may be diagrams, pictures, photos, or drawings marked as "Illustration". These items are **not** photos of the inspected property, but have been provided as a visual aid to help explain a point.

(17) **Action References**

Throughout the report, the terminology of "**consider**", "**recommend**" and "**advise**" will be used to suggest action. The use of "**suggest**" implies that the issue is something that should be addressed but is not an urgent matter. The use of "**recommend**" implies a moderate level of urgency, and suggests that action could potentially avert damage, avert further damage, avert risks, and/or avert other such concerns. The use of "**advise**" implies a high level of urgency, and suggests that action needs to be taken to potentially avert imminent damage, avert continued or further damage, avert potentially serious risks, avert potential health or safety issues or concerns, and should be seriously considered for action.

(18) **References to the term "Monitor"**

In sections and in certain comments in the report there may be a reference to "monitor" or "monitoring". Typically the term is used when there is an issue that should be re-inspected or re-assessed from time to time or periodically. This may occur (for example) when a component is marginal and has not yet failed and does

not yet need to be repaired or replaced. The reference would be that the component in question should be monitored and repaired as required.

It is specifically and intentionally intended that such "monitoring" be performed by a person with knowledge and expertise that pertains to the given components. If the reference is to "monitor the condition of a roof", and roofing expert or professional should be engaged to perform this activity. Similarly, other such professionals should be engaged to "monitor" other areas and components as indicated in the report. Monitoring should not be performed by anyone who does not have the required or knowledge.

(19) **Appliances**

The appliances that were installed at the property were inspected unless:

- (a) it was indicated that they should not be (most commonly due to their non-conveyance),
- (b) they were disconnected,
- (c) shut down or disabled, or
- (d) they were inaccessible due to personal belongings, property, or debris.

It is important to understand that while the operability of the appliances was assessed and commented up in the report, the commentary and assessment are

- (a) done at a point in time,
- (b) not a statement of the operational efficiency,
- (c) not a statement of the future operability on future longevity, or
- (d) not an assessment of the quality of the installation or whether the installation was completed in accordance with the manufacturer's specifications.

(20) **Underground Tanks**

Underground tanks are not inspected or assessed as part of a home, building, or property inspection. The presence or absence of tanks (of any type) that are completely buried cannot be determined. "Completely buried tanks" are tanks that have no components above ground. Should there be a concern about a buried tank, it is advisable that an appropriate party be contacted and engaged to further assess.

(21) **Paint**

It is often not reasonably possible to determine if the visible paint on a surface is a "finish" or "top-coat" paint as opposed to a primer. This is important because the instructions for most primers specify that a finish or top-coat is supposed to be applied within a certain period of time after the primer has been applied. Should there be any concerns that painted surfaces in or on the building have not been installed correctly, it is recommended that either an expert be consulted or that an analysis of the paint be completed.

(22) **Consumables and Other Wear Items**

There are several components and items in an home or building that have defined or expected lifespans. Most commonly these include light bulbs, water filter cartridges, disposable hot air furnace filters, and the like. It is reasonable to expect that these items will wear out and need to be replaced. This process should be regarded as normal activities associated with home or building ownership. Due to the consumable nature of these items, their condition of not generally reported on in the course of a building inspection.

(23) References to Contractors and Experts

Throughout this report there may be instances where advice is provided or recommendations are made to have an issue addressed, repaired, or further assessed. In these and all instances, it is advisable that when engaging a professional, contractor, or repair person, that the person be appropriately licensed and/or qualified. Licensing is important in situations where the repairs or work requires that the contractor be licensed because of state or local ordinances, rules, laws, codes, or regulations. It is always important to appropriately screen, interview and carefully select contractors.

For issue relating to:

- Roofing, roof flashing, or other such components, typically the best resource to contact is a roofing contractor
- Chimney, chimney flue, and related issues, typically the best resource to contact is a chimney contractor
- Exterior finishes, trim, doors, windows, interior finishes, floors, ceilings, cabinetry, stairs, and the like, typically the best resource to contact is a builder, general contractor, or potentially a qualified handyman
- Heating, cooling, and heat pumps, typically the best resource to contact is a plumber or heating contractor
- Plumbing, typically the best resource to contact is a plumber
- Electrical, typically the best resource to contact is an electrician
- Structure and foundation, typically the best resource to contact is a licensed engineer
- Grading and earth work, typically the best resource to contact is an earth work contractor
- Building code, typically the best resource to contact is local code enforcement office or the authority having jurisdiction

In instances where further assessment or consultation is suggested, recommended, or advised such assessment or consultation should be completed prior to the completion of the contemplated purchase or transaction.

(24) Flood Zones and Mapping

No aspect of this Report and/or the Inspection should be construed to convey any information whatsoever about the risk of flooding that the property may be subject to. Flood risk assessments and the evaluation of this property in the context of flood zone mapping is a specialized field that is beyond the scope of the work performed during this Inspection. If there is a concern with respect to the risk of flooding, it is advisable that the appropriate due diligence be undertaken.

(25) Shoreline Erosion and Management

No aspect of this Report and/or the Inspection should be construed to convey definitive information about shoreline erosion or movement (either salt water or fresh water). The assessment and analysis of changing shoreline is an area of specialty best assessed and analyzed by licensed engineer (or engineering company), the State DEP, or the Army core of Engineers. If there is a concern with respect to the risk of shoreline movement, changes, and/or flooding, it is advisable that the appropriate due diligence be undertaken.

(26) Chimneys and Chimney Flues

There are limitations in how extensively and completely a chimney, chimney flue, fireplace, and woodstove can be viewed and inspected during a building inspection. Generally, the inspection of the flue is done with the use of mirror to look up the flue from the cleanout or the fireplace. If possible, the flue may also be inspected from the top (roof). If there are inlets to the chimney flue that are removable (at other points in the building), they may be removed (if possible) for the purposes of viewing the flue. Should it be possible to access the top of the

chimney and the flue from the roof, the flue might be inspected from that vantage point. While this approach can reveal many issues, and many of the common issues, a more extensive inspection by a chimney/fireplace company or specialist with specialized equipment may reveal additional issues. It is advisable that a chimney/fireplace/woodstove inspection be conducted by specialized company or specialist. Further it is advisable that the chimney, fireplace, woodstove, and other such components be inspected (and serviced if needed) annually.

(27) Flooding and Standing Water

Areas in or around a building that are flooded or have standing water may not be inspected. Entering flooded areas can be hazardous, and the Standards of Practice provide for inspectors not placing themselves in harm's way. Further, more commonly in basements/crawlspace there is a risk that the water may be electrified by an electrical fault.

(28) Thermal/Infrared Imaging

There are occasions where thermal or infrared imaging ("thermal imaging") is used during an inspection. If thermal imaging equipment was used during the inspection, there are some important considerations and facts to understand. Thermal imaging is a way to see a light spectrum that is not visible to the human eye. Seeing this light spectrum is useful as it is a way to see temperature differences. Some of these temperature differences can be created by heat or energy loss, and can also be created by evaporation. One of the applications is looking for evaporation is that it can be an indication of where there is moisture, and the presence of moisture can at times be indicative of potential water intrusion or leak. It is important to understand that the use of thermal imaging may not have been pervasive, and it should be expected that while some areas of concern (thermal anomalies or temperature differences) may have been detected, others may not have. The use of thermal imaging is not a guarantee in any respect of the identification of any or all potential temperature differences, differentials, water intrusion issues, weatherization deficiencies during the inspection. It is also important to consider that temperature differentials can be transient, and will vary over time. Water intrusion issues can be significantly affected by recent rain (or period of dryness). Finally, thermal imaging is a tool to help with the diagnosis of potential issues.

There are several different color palettes that can be used with thermal images. Typically, the palette that is used will depict colder temperatures in the purples and then into the blues and dark blues. Warmer temperatures are depicted with oranges, through lighter orange and to yellow. Reading a thermal images well and with accuracy requires special skills and experience.

Thermal imaging may be contracted as a service at which point a scan of the building (see <http://breakwaterinspections.biz> for more information) will be performed and documented. Such a scan may reveal moisture issues, insulation/weatherization concerns, water intrusion, electrical anomalies, and potential pest infestations.

(29) Future Inspections

Breakwater Inspections genuinely appreciates having been selected by our clients and the confidence that our clients place in us. As a statement of this appreciation, special consideration is offered to any client who chooses Breakwater Inspections for any future inspection or service. Whether the future work is a Buyer's Inspection, a Seller's inspection, Owner's Inspection, an Energy Inspection, or any of the many services offered by Breakwater Inspections (details on www.BreakwaterInspections.biz) a discount will be offered on the associated fee for the future work.

(30) Re-inspections

It is not uncommon for issues or findings that are identified during an inspection to be repaired or addressed prior to the completion of the sale (closing) or contemplated transaction. Further, it is common for a client to wish to have certain items re-inspected (perhaps after being addressed). At times, clients are interested in having certain findings re-inspected in order to monitor their state or status. Breakwater Inspections is always pleased to perform re-inspections of properties for clients. Re-inspections will provide the client with an update to the original report, or just a verbal update (if that is the request) of the originally inspected item(s) or system(s). Due to the inspector's time and travel expense associated with re-inspections, there will be a fee (in addition to the original inspection fee) for the re-inspection. The fees are nominal and depend upon the direct time and expense associated with the re-inspection.

(31) Further or additional assessment of issues

There may be issues in the report that are identified where further assessment or evaluation is recommended or advised. Specifically, the wording may be "It is recommended (or advised) that the issue be further assessed and required repairs effected". This additional evaluation or assessment should be completed prior to the end of the due diligence period. If there is no due diligence period, then the additional assessment of evaluation should be completed as soon as reasonably possible.

(32) Inspector Qualifications

John Howard:

- ASHI Certified Inspector (ACI)
- InterNACHI Certified Professional Property Inspector
- Maine certified Third-Party Inspector (TPI) for residential building code, residential ventilation code, residential energy code. Certification Number: INS2094
- Completed and passed a 180-hour home inspection certification program required for state licensing
- Passed the National Home Inspectors Exam from the Examination Board of Professional Home Inspectors®, Inc.
- Bachelors degree in Engineering and MBA
- AARST-NRPP Certified Radon Professional; ID 106515RT
- Registered with the State of Maine for air and water radon testing; Company: SPC268
- Registered with the State of Maine for air and water radon testing; Inspector: PSP26801
- US EPA certified Lead Safety for Renovation, Repair, and Paint per 40CFR Part 745.225. Certificate number: NAT-F118300-3
- State of Maine DEP Asbestos Inspector. Certificate number: AI-0781
- Certified Residential Thermographer (CRT)
- Graduate of the New England Rodent Academy
- Member of American Society of Home Inspectors (ASHI)
- Member of International Association of Certified Home Inspectors (InterNACHI)
- Member of International Association of Certified Indoor Air Consultants (IAC2)
- Member of National Radon Proficiency Program (NRPP)
- Member of American Association of Radon and Scientists and Technologists (AARST)
- Member of Maine Association of Building Efficiency Professionals (MABEP)
- Member of Maine Building Officials and Inspectors Association (MBOIA)
- Member of Maine Indoor Air Quality Council (MIAQC)
- Maine Indoor Air Quality Council - Certified Residential Construction Professional

- Member of Maine Coalition of Home Inspection Professionals (MeCHIPs)
- Member of National Fire Protection Association (NFPA)

(33) Seller's Inspection

Just as no two home inspectors and no two reporting systems are alike, no two inspection reports, even if performed on the same property at the same time are alike. This Seller's Inspection and resulting report was performed for Breakwater Inspection's Client, the property seller, with the cooperation and assistance of said Client, the property seller. It assumes full disclosure on the part of the Client, the property seller. This Report may be made available to the Client's contracted real estate agent and to prospective buyers. The Report must be provided in its entirety. Please refer to the Inspection Agreement for more details. Although Breakwater Inspections performs all inspections and writes all Reports objectively, without regard to the Client's personal interests, the performance of additional subsequent inspections could reveal new matters and report matters differently.

(34) Older Building

This building is older (over 30 years or so) and the property inspector considers this while inspecting. It is common to have areas that no longer comply with current building practices or standards. This is not a new building and this building cannot be expected to meet current standards or building practices. This inspection and inspector makes every reasonable effort to point out safety issues, significant defects, and items/system that are reasonably past their expected useful lifespan. It is common that buildings of any age will have had repairs performed and some repairs may not have been performed or completed in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended; it does not grade the repair. It is common to see old plumbing, older electrical components, or mixed materials. Sometimes water signs in crawlspaces, basements, attics, or on interior surfaces could be from years old issues that no longer exist. Or, it may still need further attention and repair. Determining this can be difficult on an older building. Sometimes in older buildings there are signs of damage to wood from wood destroying insects. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further assessment.

(35) Potential for Lead-Based Paint

The most common cause of lead poisoning in Maine is dust from lead paint. About 80% of all Maine homes and apartments built before 1978 could have some lead paint in them. Homes built before 1950 are the most likely to have leaded paint. Lead can be found both inside and outside of a building, and in the soil adjacent to a structure. Lead dust can be created through normal activities like opening and closing windows, or disturbing painted surfaces during renovations. (Other sources include water, marine paint, batteries, materials used for some hobbies, occupational hazards, sinkers and weights, pottery, foreign jewelry, and antique painted furniture.)

Lead enters the body through ingestion (touching your mouth with hands that are covered with lead dust) or less commonly inhalation when lead is burned, scraped, or sanded.

Lead is a poison that attacks the nervous system. The effects of lead on a child can be particularly severe. Children exposed to lead can experience decreased growth, hyper-activity, impaired hearing, behavioral

problems and learning disabilities, and in extreme cases, death. Even very small amounts of lead can cause behavioral problems and learning disabilities. Adults can suffer from difficulties during pregnancy, reproductive problems (both men and women), high blood pressure, digestive problems, nerve disorders, memory and concentration problems, and muscle and joint pain.

Due to the age of the building, there is a possibility that there is lead-based paint present.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead. Please be advised the under Maine State law, all individuals who engage in work related to lead-based paint are required to be appropriately licensed under the Maine DEP Chapter 424 Lead Hazard Prevention.

(36) **Potential for Asbestos**

Asbestos is a naturally occurring mineral substance. Asbestos fibers are soft and flexible yet resistant to heat, electricity and chemical corrosion. Pure asbestos is an effective insulator, and it can also be mixed into cloth, paper, cement, plastic and other materials to make them stronger. For much of last century, the words "insulation" and "asbestos" were used almost interchangeably in the US. Asbestos insulation was available for every wall and pipe, from family homes to power plants. The list of asbestos products goes on, ending only when the dangers of asbestos exposure were finally revealed to the American public in the 1970's and 1980's. Currently, it is legal to include asbestos in almost all types of American products as long as the product does not contain more than 1 percent asbestos. However, many old buildings and machines in the United States still contain high-percentage asbestos products that were manufactured before modern regulations came into effect. In addition, manufacturers in China and India routinely use asbestos in their factories.

The use of asbestos containing building materials (greater than 1 percent) was essentially outlawed around 1980. There is a risk that buildings and home built prior to 1980 may contain asbestos. The most common places where asbestos is found in homes is in:

- Vermiculite insulation
- Cement siding boards
- Certain roofing products containing transite
- Pipe insulation
- 9 inch square floor tiles and/or their adhesive
- Textured paint

The only way to know if a building component contains asbestos is to test it. Should one or more of these referenced building products be noted in this report as having been observed, and there is a concern about the risk of the presence of asbestos, it is advisable that asbestos testing be requested. Should asbestos testing be of interest, please inquire with Breakwater Inspections.

All inspection activities are completed with compliance to the Maine DEP Chapter 425 Asbestos Management Regulation. Breakwater Inspections is a licensed Asbestos Consultant (License number SI-0132) and John Howard is a licensed Asbestos Consultant (Certification AI-0781). Maine State law requires that all companies engaging in asbestos related work be appropriately licensed. The inspection was completed and the findings are in this section of the report.

(37) Fungi and Organic Growth Observation

A home or building inspection is **NOT** a mold inspection. A reasonable professional effort was made to discover and observe reasonably visible and reasonably observable evidence of fungi and other organic growth (of a fungal nature, e.g. mold) in the building. A degree of fungal growth on the exterior of the building is not abnormal and is generally not reported. Comments on the findings will be in the relevant sections of the report. If no comments are in this report, this absence signifies that no significant or noteworthy organic growth was observed. It is however **critical** to understand that:

- fungal spores which can lead to fungal growth are not visible or detectable without testing;
- fungal growth can only be positively identified through testing;
- fungal growth can exist in areas of the building which are either inaccessible (e.g. behind walls), not readily accessible (e.g. areas of the attic, crawlspace, basement, etc), and areas not readily accessible because of the installation of finishes (e.g. drapery) or storage of personal items; and,
- fungal growth can start any time that the conditions are conducive to growth;
- fungal growth may exist on surfaces and not be visible by the human eye.

Should fungal growth (i.e. mold, mildew, etc) be a concern, it is advisable that a Complete Mold Inspection (with testing) be ordered. More information is available at <https://www.breakwaterinspections.com/mold-testing>

(38) Pests and Insects

A home or building inspection is not a pest inspection. A best professional effort is made to discover and observe reasonably visible and reasonably observable evidence of pests and insects in the structure and on the exterior of the structure. The surrounding area and grounds are generally not included. Comments on the findings will be in the relevant sections of the report. If no comments are in this report, this absence signifies that no significant or noteworthy pests or evidence of pests was observed, and does not mean that there is no pest activity. **It is also important to consider that areas of the building that are inaccessible, hard to access, or difficult to see may have pest activity or issues.** Such areas include crawlspaces, attics, inside wall, basements, above ceilings, cluttered areas, cabinets that contain any possessions, and under (or above) insulation. In consideration of these limitations, it is advisable that a pest inspection be considered as part of the due diligence effort.

(39) Copyright

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11.1 Notes**Photographs and diagrams:**

Photographs, diagrams, and illustrations are included in an inspection report as an illustration of a point. Sometimes they are included to illustrate a defect or finding, and sometimes to provide a sense of reference. That is, photos may be included to visually support the discussion of a finding. Photos may also be included to provide an indication of what is being considered the "front", "back", "left side", etc of a building. It is important to realize and understand that photos may not be included of every component or system that is discussed, referenced, or mentioned in the report. For example, while a door or chimney may be mentioned in the report,

there will not necessarily be a photograph of that item in the report. Photographs support the discussions and discussion of findings in a report, there are not findings unto themselves.

11.2 Comments

It can be advisable and beneficial to consider buying a Home Warranty. A Home Warranty is a protection plan for critical home systems and appliances that break down due to everyday wear and tear, aging or mechanical malfunctions. A convenient means to deal with unexpected repair costs, a home buyer's warranty is usually meant for home buyers. There are several options for such warranties. Lists of options with reviews are available at [Forbes](#), [Top10.com](#), [BestSites](#), and [ConsumerAdvocate](#).

11.3 Exclusions

Exclusions and Inclusions:

A home or property inspection may include the inspection and/or assessment of many components, systems, and features in a home and on a property. These may include, but are not limited to, the principal structure, detached garages, outbuildings, barns, apartments, wells, swimming pools, hot tubs, spas, underground sprinkler systems, warehouses, (children's) play sets, docks, hangars, runways, and aeronautical or marine navigational system components. Additionally, a home or property inspection may include a variety of services such as (but not limited to) radon air testing, radon water testing, water quality testing, carbon monoxide/combustible gas testing, lead paint testing, wood destroying organism inspections, mold assessments, well inspections, and chimney inspections. The inclusion or exclusion of these inspections or services is dictated by what is agreed be between Breakwater Inspections and the Client. In all cases, the scope of the inspection (specification of what is included and excluded from the inspection) will be defined ahead of the inspection (or potentially at the time of the inspection) and specified in the Inspection Agreement document. Should at some time prior to or during the inspection the Client wish to change the scope of the inspection, such a change needs to be communicated to the Inspector. Such a request will be documented as a change to the Inspection Agreement.



Breakwater Inspections

John Howard

5 Limerock Street, Suite 5
Rockland, ME 04841
207-956-0323

JLH@BreakwaterInspections.biz
<http://BreakwaterInspections.biz>