

INSPECTION REPORT  
NON-INO

INSPECTION PERFORMED BY



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Breakwater Inspections

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REPORT INFORMATION

**PREPARED FOR:**  
Alex Rowe

**PROPERTY ADDRESS:**  
84 School Street, Waldoboro, ME 04572



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<b>Date:</b> 8/19/2024	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 2024081902
<b>Property:</b> 84 School Street Waldoboro ME 04572	<b>Customer:</b> Alex Rowe	<b>Real Estate Professional:</b> 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.*

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**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

## Summary



### Breakwater Inspections

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

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<http://BreakwaterInspections.biz>

**Customer**  
Alex Rowe

**Address**  
84 School Street  
Waldoboro ME 04572

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

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## 1. Exterior

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### Repair or Replace

#### 1.3 Windows

##### **Inspected, Serviceable, Marginal/Maintenance, Repair or Replace**

(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

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

**Inspected, Not Inspected, Not Visible, Serviceable, Repair or Replace**

(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**

**Inspected, Serviceable, Repair or Replace**

(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



**Marginal or Maintenance**

**1.2 Wall Cladding, Flashing, and Trim**

**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

**1.3 Windows**

**Inspected, Serviceable, Marginal/Maintenance, Repair or Replace**

(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

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

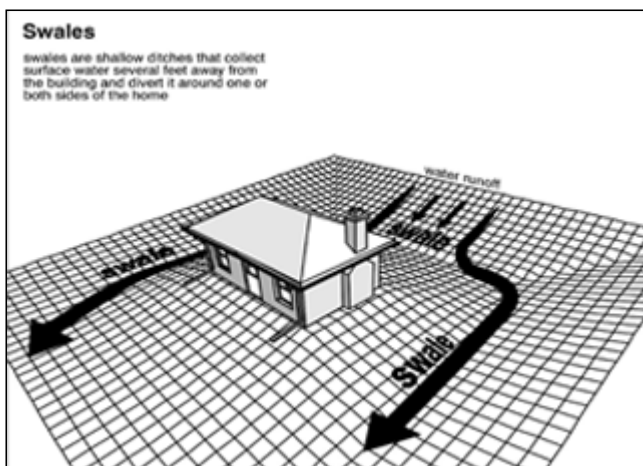
**Inspected, Serviceable, Repair or Replace**

(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****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 an 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 an 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

## 2. Roofing

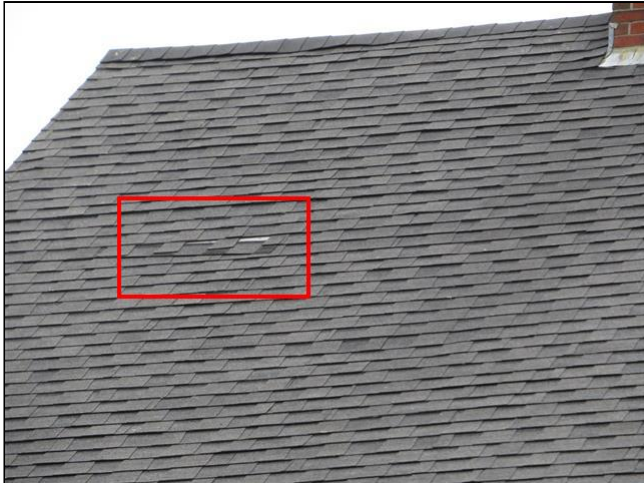


### Repair or Replace

#### 2.1 Roof Coverings

##### 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

#### 2.3 Skylights, Chimneys and Roof Penetrations

##### Inspected, Serviceable, Marginal/Maintenance, Repair or Replace

(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

## 2.4 Roof Drainage Systems

### Inspected, Serviceable, Repair or Replace

(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).



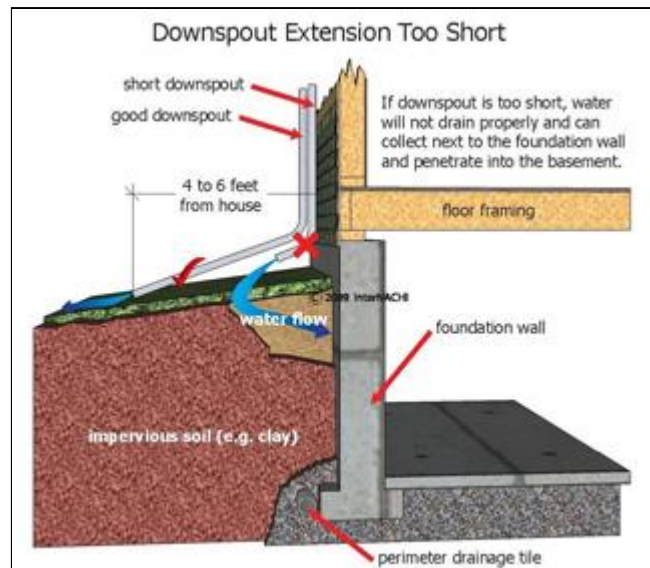


2.4 Item 2(Picture) Left side

(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



## Marginal or Maintenance

### 2.3 Skylights, Chimneys and Roof Penetrations

#### Inspected, Serviceable, Marginal/Maintenance, Repair or Replace

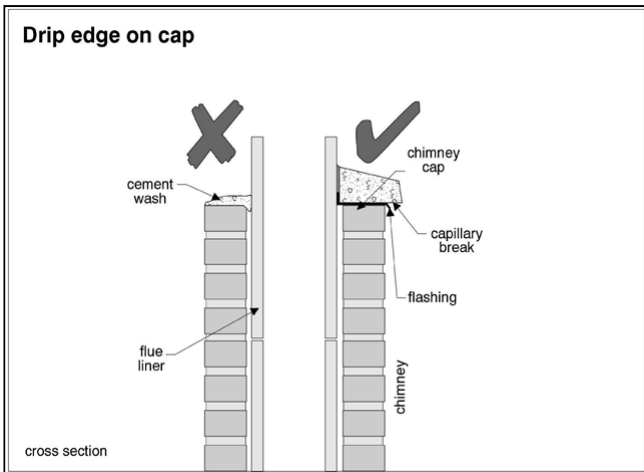
(1) It appeared that the chimney cap may be decayed or otherwise deficient. The chimney cap is an important component that helps prevent water (and snow/ice) from accumulating on top of the chimney. Moisture that accumulates on top of the chimney in the winter time can freeze and further damage the chimney 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.



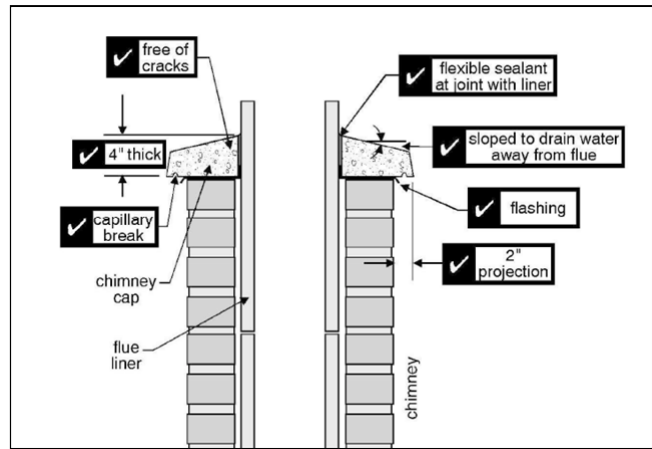
2.3 Item 1(Picture) Left side chimney



2.3 Item 2(Picture) Left side chimney



2.3 Item 3(Picture) Illustration



2.3 Item 4(Picture) Illustration

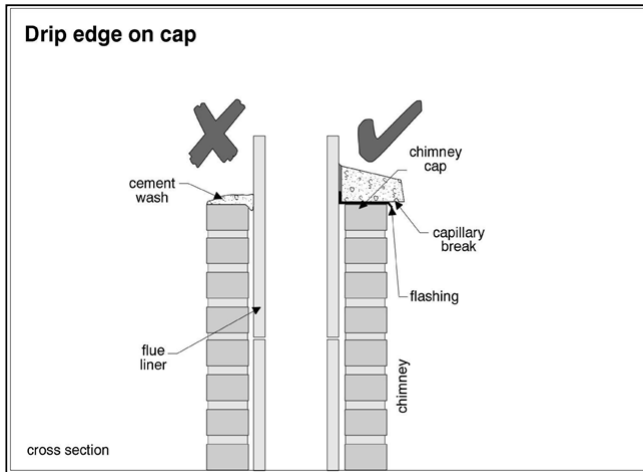
(3) It appeared that the chimney cap may be decayed or otherwise deficient. The chimney cap is an important component that helps prevent water (and snow/ice) from accumulating on top of the chimney. Moisture that accumulates on top of the chimney in the winter time can freeze and further damage the chimney 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.



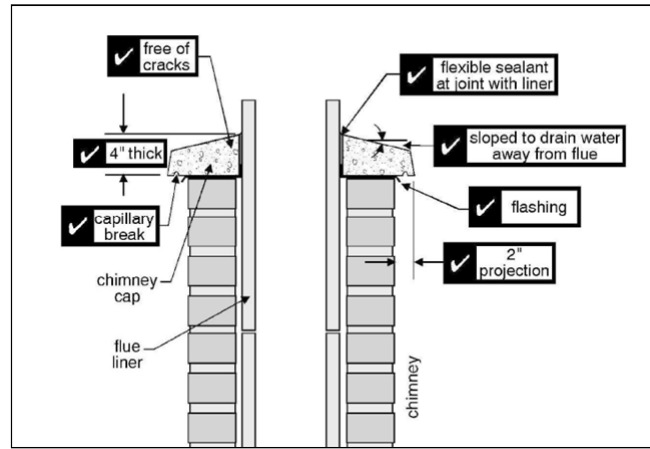
2.3 Item 10(Picture) Right side chimney



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**

**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

**3. Interiors**



**Repair or Replace**

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

**Inspected, Serviceable, Repair or Replace**

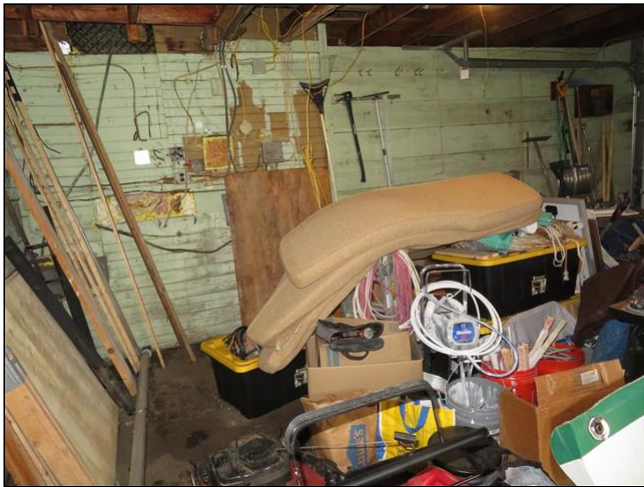
The garage is situated adjacent living space. While the fire separation between the house and the garage was potentially compliant at the time the house was built, the standards today are different. By today's standards, and depending upon the area, it is conventionally expected (according to standards)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

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

#### 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)

#### 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

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



**Repair or Replace**

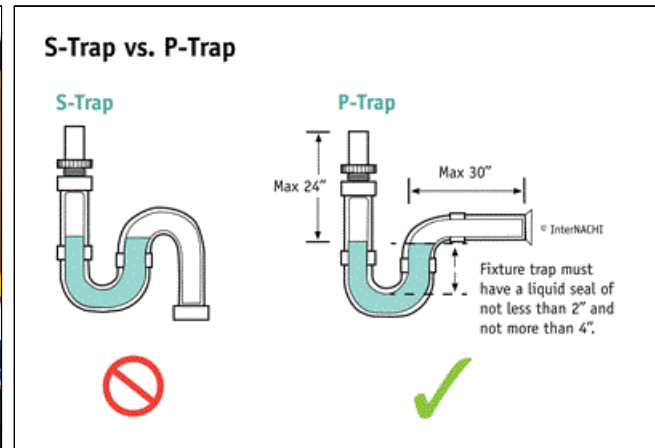
**4.7.A Plumbing Drain, Waste and Vent Systems**

**Inspected, Serviceable, Marginal/Maintenance**

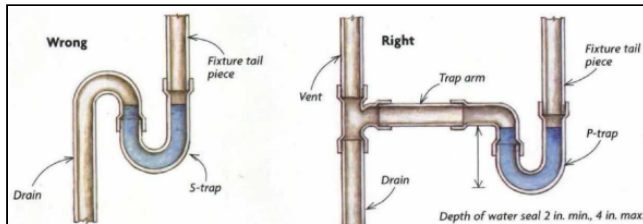
(1) The style of drain trap in the kitchen is called an "S-trap". This type of trap is not used as there is a risk of it being evacuated which can result in sewer gasses leaking into the living space. Properly functioning are important components that help prevent sewer gasses from escaping into living 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

**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)**

**Inspected, Serviceable, Marginal/Maintenance**

(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**

**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).

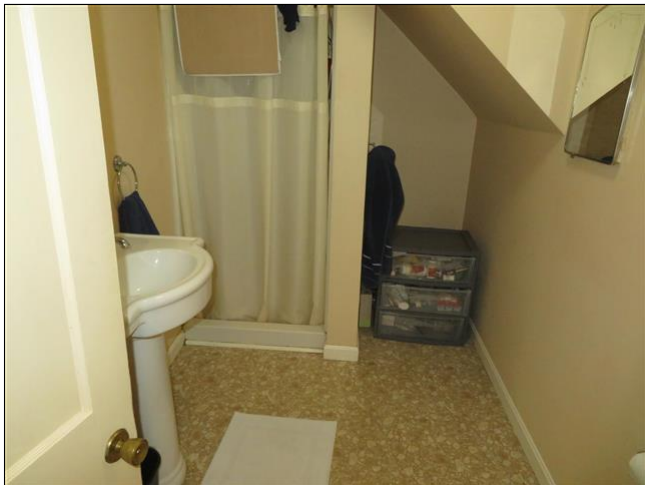


4.16.A Item 1(Picture) Kitchen

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

##### **Inspected, Not Present, Repair or Replace**

(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



#### **Marginal or Maintenance**

##### 4.5.A Windows (representative number)

##### **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

#### 4.8.A Plumbing Water Supply, Distribution System and Fixtures

##### Inspected, Serviceable, Marginal/Maintenance

(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

#### 4.15.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)

##### Inspected, Serviceable, Marginal/Maintenance

(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

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



### Repair or Replace

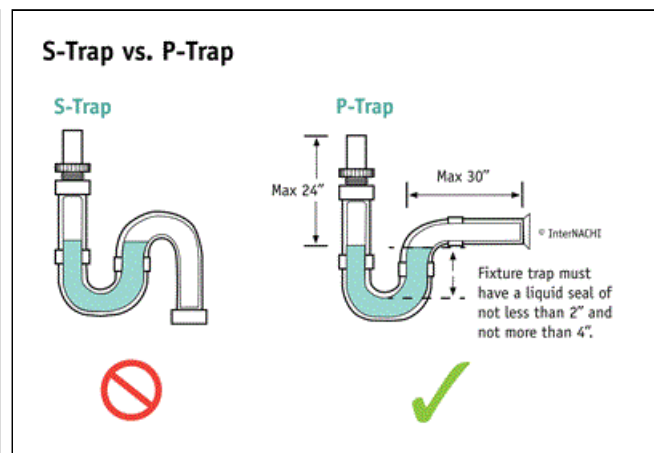
#### 4.8.B Plumbing Drain, Waste and Vent Systems

##### Inspected, Serviceable, Repair or Replace

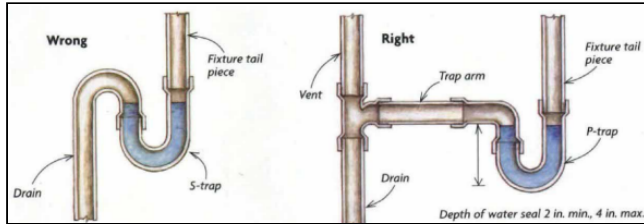
(1) The style of drain trap in the hall bath is called an "S-trap". This type of trap is not used as there is a risk of it being evacuated which can result in sewer gasses leaking into the living space. Properly functioning are important components that help prevent sewer gasses from escaping into living 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

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

**Inspected, Serviceable, Repair or Replace**

(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

**4.17.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**

**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

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

##### **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

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## 5. Structural Components

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### Repair or Replace

#### 5.1 Foundations, Basement and Crawlspace

##### **Inspected, Not Inspected, Not Visible, Serviceable, Marginal/Maintenance, Repair or Replace**

(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 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

### 5.5 Floors (Structural) (Basement/Crawlspace ceiling)

#### Inspected, Serviceable, Repair or Replace

(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.



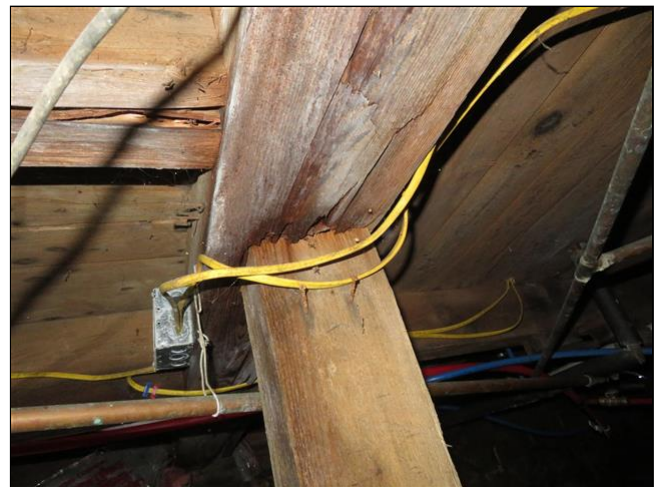
5.5 Item 1(Picture) Crawlspace



5.5 Item 2(Picture) Crawlspace



5.5 Item 3(Picture) Crawlspace



5.5 Item 4(Picture) Crawlspace



5.5 Item 5(Picture) Crawlspace



## Marginal or Maintenance

### 5.1 Foundations, Basement and Crawlspace

#### Inspected, Not Inspected, Not Visible, Serviceable, Marginal/Maintenance, Repair or Replace

(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

### 5.4 Columns or Piers

#### 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

## 6. Plumbing Systems



### Marginal or Maintenance

#### 6.1 Plumbing Drain, Waste and Vent Systems

##### 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

##### 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)

## 7. Electrical Systems



### Repair or Replace

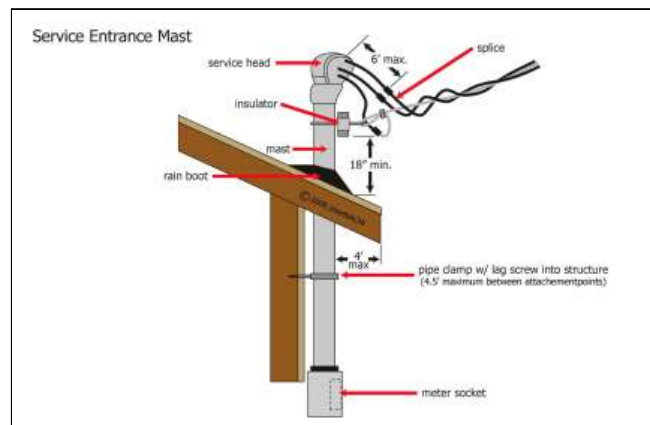
#### 7.1 Service Entrance Conductors and Electric Meter(s)

##### 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



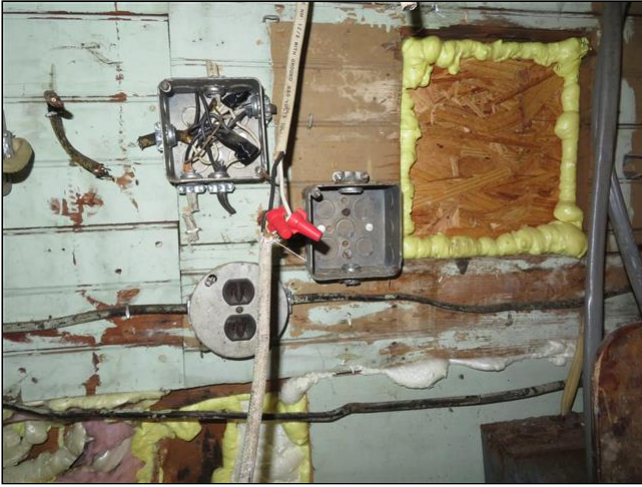
7.1 Item 2(Picture) Illustration

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

##### 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

#### 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).

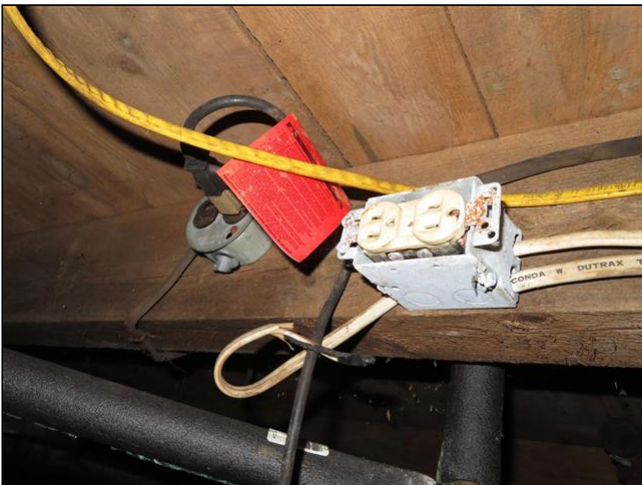


7.4 Item 1(Picture) Attached garage



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

## 8. Heating/Central Air Conditioning Systems



### Repair or Replace

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

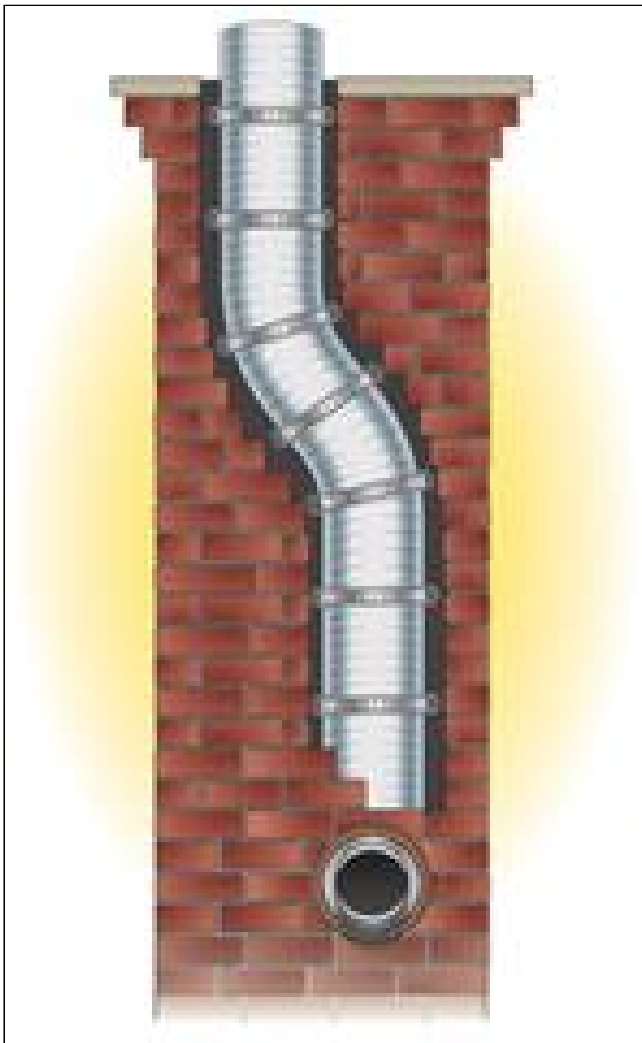
**Inspected, Serviceable, Repair or Replace**

(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

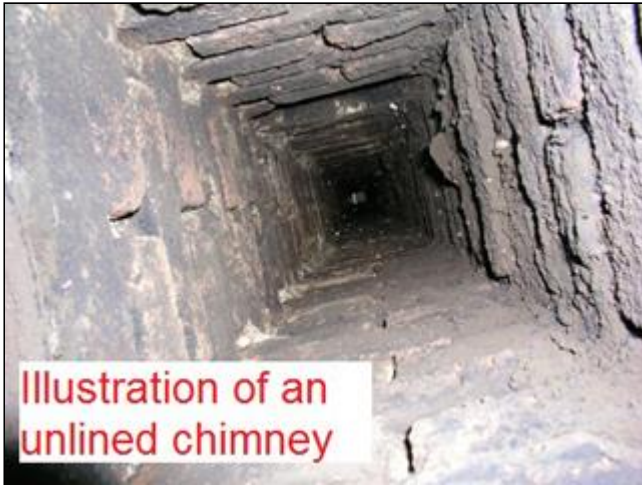


Illustration of an unlined chimney

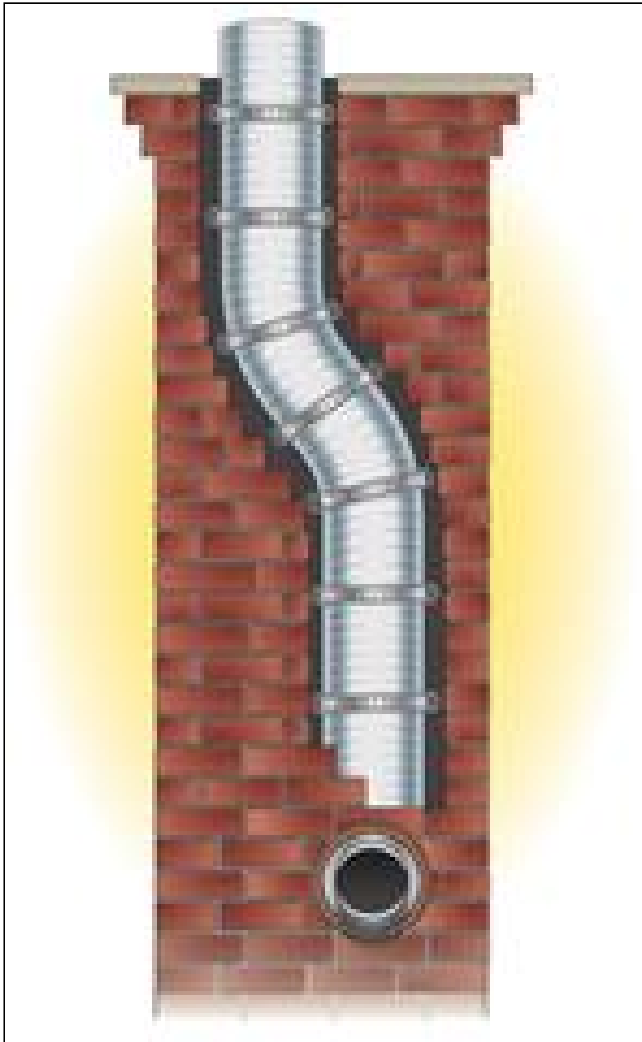
#### 8.0 Item 3(Picture) Illustration

(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."

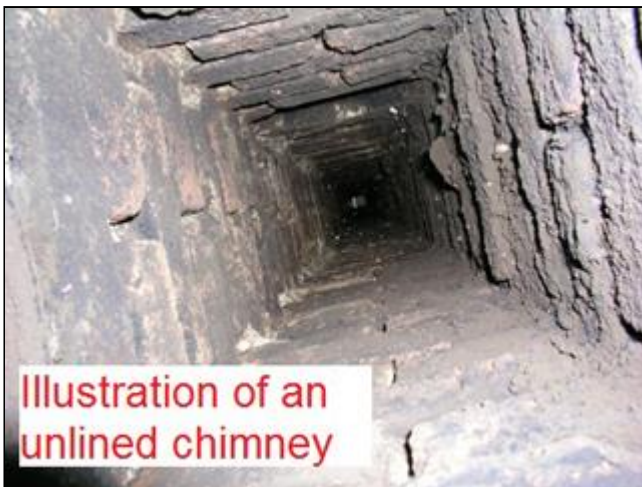
It is recommended that the issue be further assessed and required repairs effected. Further, the authority having jurisdiction should be contacted for any additional information.



8.0 Item 4(Picture) Illustration



8.0 Item 5(Picture) Illustration



8.0 Item 6(Picture) Illustration



**Marginal or Maintenance**

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

**Inspected, Serviceable, Repair or Replace**

(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

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## 9. Insulation and Ventilation

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### Marginal or Maintenance

#### 9.3 Ventilation of Attic and Foundation Areas

##### 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

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Property and building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed/qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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