

DC Inspections, LLC

P.O. Box 1822 6 Lisa Lane Biddeford Maine 04005
Tel: 207-282-6989 Fax: 207-282-6989 Mobile: 207-590-2957
www.dcinspectionsllc.com dionmichael2@gmail.com

SUMMARY REPORT

Client: John Doe

Inspection Address: 123 Example Boulevard, Small Town, Maine

Inspection Date: 5/6/2019 Start: 9:30 am End: 11:30 am

Inspected by: Michael Dion

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Structural

Basement Electrical

- There are a couple of outlets that will need plate covers



- There is a connection for the basement central vacuum that has not been completed



Exterior

Grading & Drainage

Gutters & Downspouts

- Gutters will need to be cleaned



Exterior Components

Walkways

- Crack will need service



Living

Indoor Environmental Issues

Central Vacuum

- Central vacuum has not been completely wired in the basement and will need to be serviced

Living Room

Lights

- The ceiling light and fan did not respond and recommend further evaluations or replacement

The ceiling light and fan did not respond and recommend further evaluations or replacement - *Continued*



Dining Room

Samsung Wall Heater

- The unit is no longer functioning and will need replacement



Game Room

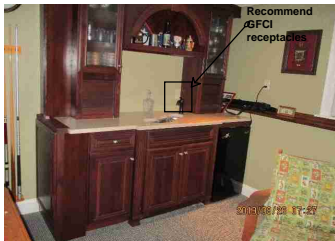
Doors

- Casing on the basement door leading to the stairs appears to have been damaged by a dog



Bar Sink

- Outlets over the sink are not GFCI receptacles and recommend installing them



- Lights over the bar sink are not functional

Bedrooms

Main Bedroom

Ceiling fan

- The ceiling fan is not functional and further evaluation is required or replacement



Bathrooms

Master Bathroom

Hydro-Spa

- There is an apparent leak that will need further evaluation



Exhaust Fan

- There is a moisture stain on the ceiling and it appears to be from condensation of the fan venting



Hallway Bathroom

Flooring

- The grout between the hardwood floor in the hallway and the tile floor will need service because it has cracked



Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

Basement bathroom

Exhaust Fan

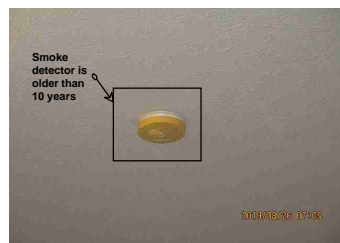
- The exhaust vents into the workshop and does not vent to the outside recommend venting to the outside

Garage

Double-Car Garage

Smoke Detector

- Smoke detector is older than 10 years old



DC Inspections, LLC

P.O. Box 1822 6 Lisa Lane Biddeford Maine 04005
Tel: 207-282-6989 Fax: 207-282-6989 Mobile: 207-590-2957
www.dcinspectionsllc.com dionmichael2@gmail.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Doe

INSPECTION ADDRESS

123 Example Boulevard, Small Town, Maine

INSPECTION DATE

5/6/2019 9:30 am to 11:30 am



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date: 5/6/2019 Time: 9:30 am to 11:30 am
Inspected by: Michael Dion

Client Information: John Doe
1 Main Street, Little Town , Maine

Structure Type: Wood Frame
Foundation Type: Basement
Furnished: Yes
Number of Stories: one

Structure Style: Ranch

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

PLEASE NOTE:

This report is the exclusive property of DC Inspections, LLC Certified Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of DC Inspections, LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of Inter NACHI and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Doe-John

SCOPE OF WORK

You have contracted with DC Inspections, LLC to perform a generalist inspection in accordance with the standards of practice established by Inter National Association of Certified Home Inspectors(Inter NACHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home. Radon testing is a service provided by DC Inspections, LLC. We are State Registered and Certified in air and water. Please inquire for more information.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Various Hard Surfaces

Common Observations

Informational Conditions

There are common settling, or curing, cracks in the hard surfaces. This is somewhat predictable, and is typically not regarded as being structurally significant, but we are not specialists and you may wish to have this confirmed by one.

Structural Elements

Identification of Wall Structure

Functional Components and Conditions

The walls are conventionally framed with wooden studs

Identification of Floor Structure

Informational Conditions

The floor structure consists of posts piers and joists sheathed with Advantec sheathing



Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of engineered joists that are part of a prefabricated truss system.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Basement

General Comments

Informational Conditions

This residence has a basement(crawlspace) foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Basement Foundation Type

Informational Conditions

The foundation is built over a basement and should meet commonly accepted standards.

Method of Evaluation

Informational Conditions

We evaluated the basement foundation by accessing and evaluating the components within.

Basement Observations

Informational Conditions

The basement is accessible and in acceptable condition.

There is efflorescence on the basement floor, which confirms that moisture has penetrated the area and activated minerals that form a white powdery formation of salt crystals. Ultimately, efflorescence itself isn't dangerous. However, it can lead to potential moisture problems that can cause structural damage to building materials. That means if you notice efflorescence in the basement or on concrete and other structures, it's important to take action. Efflorescence is the residue that's left behind when water seeps through concrete, stone, or brick. Its salt deposits leave a white residue that resembles mold. However, unlike mold, it won't grow or spread, and isn't a fungus. ... And that could lead to problems like mold down the line. With the recent concerns about mold, this is a condition that should be monitored, and one that could produce musty odors.



Structural Framing

Informational Conditions

The columns and beams are in acceptable condition.

Poured Concrete Walls

Informational Conditions

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

Foundation walls are in acceptable condition

There are typical settling cracks in the foundation walls that would not need a specialist evaluation. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. Nonetheless, they should be monitored to see if there is active movement in this area, because such cracks can become a contentious and litigious issue. There are professional companies that come in to and install an epoxy repair. Here is a web site to help find assistance with this issue.

<https://www.google.com/search?q=Expoxy+repairs+on+foundation+walls&aq=Expoxy+repairs+on+foundation+walls&ac>



Concrete Floor

Informational Conditions

Concrete floor is in acceptable condition with minor cracks



Floor Insulation

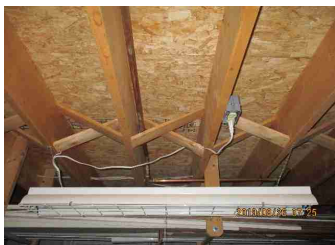
Informational Conditions

The floor insulation is in acceptable condition.

Electrical

Components and Conditions Needing Service

There are a couple of outlets that will need plate covers



There is a connection for the basement central vacuum that has not been completed

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

There is a connection for the basement central vacuum that has not been completed - *Continued*



Stairs

Informational Conditions

The stairs are in acceptable condition



Basement Windows

Functional Components and Conditions

Windows are in acceptable condition

Smoke Detector

Functional Components and Conditions

Smoke detector is functional

Finished Basement

Functional Components and Conditions

Finished basement is in acceptable condition



Shop Sink

Functional Components and Conditions

Shop sink is functional

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or

remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Grading & Drainage

General Comments

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a geologist, and /or grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Moisture & Related Issues

Informational Conditions

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Sump Pumps

Informational Conditions

This house is equipped with a sump hole but no sump pump. I would recommend monitoring this area and adding a sump pump if needed, with its own outlet and a battery back-up for when you may loose power.

Gutters & Downspouts

Components and Conditions Needing Service

Gutters will need to be cleaned



Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

Gutters will need to be cleaned - *Continued*



House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with vinyl siding.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Exterior Components

General Comments

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Asphalt driveways are not as durable as concrete ones, and typically develop cracks. They are expected to last approximately fifteen to twenty years, and typically need maintenance service.



Walkways

Components and Conditions Needing Service

Crack will need service

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am



Fascia & Trim

Informational Conditions

The aluminum fascia board and trim are in acceptable condition.

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.



Exterior Doors

Functional Components and Conditions

The exterior doors are in acceptable condition.

Storm Doors

Functional Components and Conditions

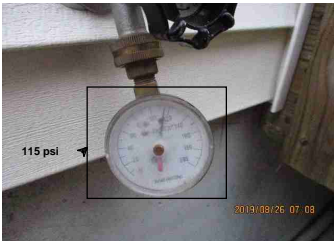
Storm(s) door is functional

Exterior hose spigots

Functional Components and Conditions

Approximately 100 psi of water pressure at the side faucet with over 6 gallons of water per minute.

Recommend Pressure Reducing valves for the washing machine and dishwasher, it will put less stress on the appliances. Your plumber can install these valves which is a minor repair.



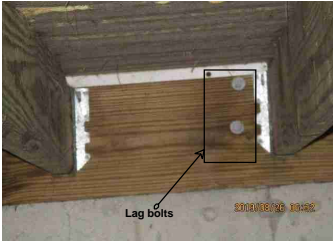
Wood & Masonry Decks

Informational Conditions

The wood deck is in acceptable condition.

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

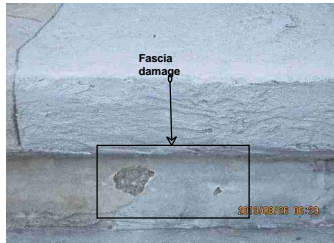
The wood deck is in acceptable condition - *Continued*



Porches or Stoops

Informational Conditions

There is cosmetic damage to the front stoop



Steps & Handrails

Informational Conditions

The steps are in acceptable condition.



As a safety precaution, we recommend installing handrails on steps that have three or more risers, and particularly if children or the elderly visit or occupy the property. Preferably on both sides. The height of the

deck does not call for guardrails so this is just a recommendation.



Guardrails

Informational Conditions

The guardrail, or guardrails, is an adequate height and in acceptable condition.



Windows

Informational Conditions

The windows are in acceptable condition.

Screens

Informational Conditions

The window screens are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Patio Deck

Functional Components and Conditions

Concrete patio is in acceptable condition



Doorbell

Functional Components and Conditions

Doorbells are functional

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

We evaluated the roof and its components by walking on its surface.



Estimated Age

Informational Conditions

This roof is 15 years old

Roofing Material

Informational Conditions

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

There are areas of the roof that show signs of mold spores, and may want to inquire about have the roof pressure washed, recommend having a specialist perform this task as to not damage the shingles.



Flashings

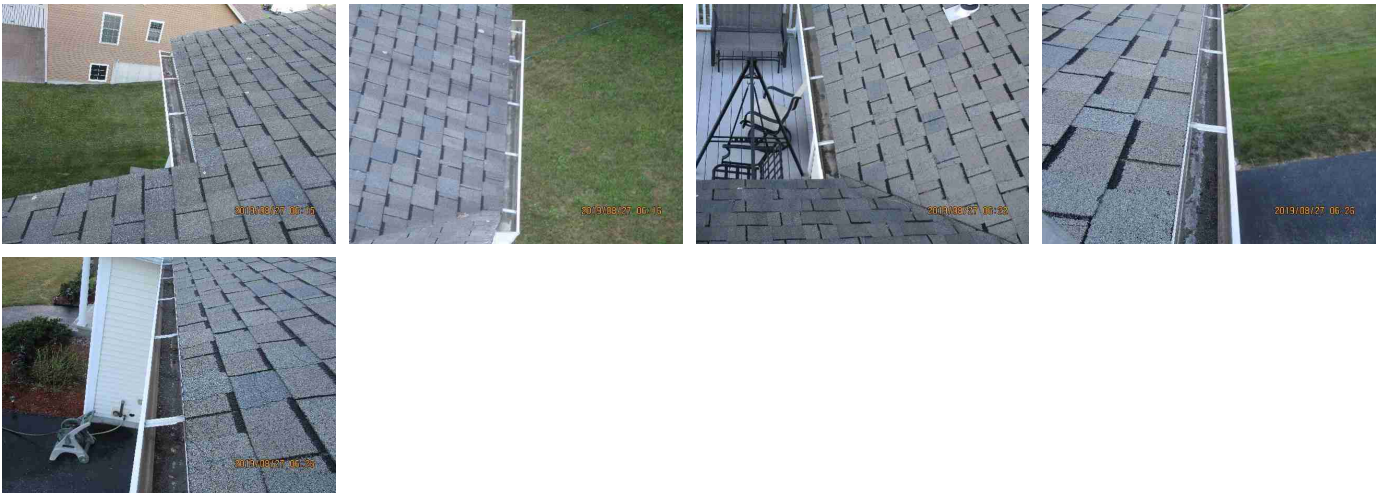
Informational Conditions

The roof flashing's are in acceptable condition.

Gutters & Drainage

Functional Components and Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.



Warranties

Functional Components and Conditions

Recommend inquiring about warranties

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and

high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located at the front of the residence in the basement



Pressure Relief Valves

Informational Conditions

There is a pressure relief valve on the plumbing system, as required.

Pex and Copper Water Lines

Functional Components and Conditions

Combination of Pex and copper water lines are acceptable with no apparent issues



Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

connects the house to the public sewer or septic system, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.

Type of Material

Informational Conditions

Waste lines are PVC pipes



Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Indirect Hot Water Tank

General Comments

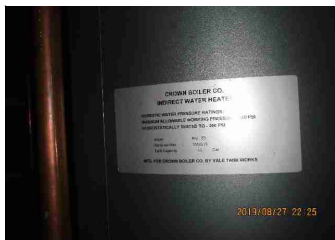
Functional Components and Conditions

Hot water tank is off of the heating system. Water heaters range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding.

Age Capacity & Location

Informational Conditions

The water heater is located in the basement and is the same age as the house(15 years) capacity is 53 gallons.



Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are presumed functional we do not shut these valves off during the inspection.

Relief Valve & Discharge Pipe

Informational Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.



Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am



Panel Size & Location

Functional Components and Conditions

The residence is served by a 200 amp, 220 volt panel, located in the front of the residence.



Main Panel Observations

Informational Conditions

The panel(s) and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

The exterior panel cover(s) is in acceptable condition.

Wiring Observations

Functional Components and Conditions

The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is grounded to a water pipe.



Heat

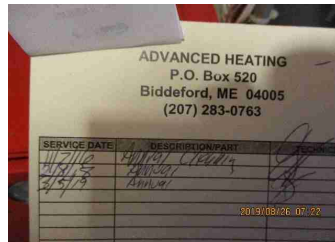
The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating System

Age & Location

Informational Conditions

The Biasi boiler is located in the basement and is 15 years old



Furnace

Informational Conditions

The furnace is functional.

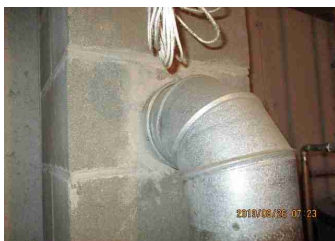
The heating system is equipped with 4 zones, (1) Living room, office and kitchen spare bedroom and hallway bathroom.

(2) Sun porch. (3) Master bedroom. (4) Basement

Vent Pipe

Informational Conditions

The vent pipe is functional.



Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

Thermostats

Informational Conditions

The thermostat(s) is functional.

Oil tank

Functional Components and Conditions

Oil tank is the same age as the house and is a 275 gallon tank with no apparent issues



Fuel line

Informational Conditions

Fuel line appears to be sleeved and buried below the slab floor current codes call for the line to be above the slab. This is the manor in which installations were done years ago when this house was built. I would recommend talking to your technician when you clean the furnace. It appears sleeved.



Emergency shut-off switch

Functional Components and Conditions

The emergency shut off is located at the bottom of the stairs

Propane Fuel

Functional Components and Conditions

Propane tank is situated on stable ground with no apparent issues

Informational Conditions

Propane is being used for the gas fireplace and the cook top for the stove



Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Heating System Chimney

General Lined Masonry

Informational Conditions

The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well. As this is not a Level II inspection, I would not deter you from acquiring a specialist within the contingency period or before the close of escrow, as recommended by NAPA standards "upon the sale or transfer of a property."



Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.



Crown or Termination Cap

Functional Components and Conditions

The crown and cap are in acceptable condition

The crown and cap are in acceptable condition - *Continued*



Chimney Flashings

Functional Components and Conditions

The chimney flashings are in acceptable condition.



Chimney Flue

Informational Conditions

The portions of the flue that are visible appear to be in acceptable condition.



Flue Chase

Functional Components and Conditions

There is at least a 2 inch space between framing and the chimney



Ash Box

Informational Conditions

The ash box is functional, and should be kept clear and clean.

The ash box is functional and should be kept clear and clean - *Continued*



Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Indoor Environmental Issues

Environmental Observations

Informational Conditions

We do not test for mold, which the Consumer Product safety Commission ranks fifth among potential contaminants. This would be imperative if you or any member of your family suffers from allergies or asthma.

Note: Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold infestation will remain.

Air Quality Testing

Informational Conditions

A radon test was performed with the results to follow in a separate report

Central Vacuum

Functional Components and Conditions

Central Vacuum is functional

Components and Conditions Needing Service

Central vacuum has not been completely wired in the basement and will need to be serviced

Smoke Detector and Carbon Monoxide Detector

Functional Components and Conditions

This house is equipped with smoke and carbon monoxide detectors which are functional

Warranties and Documentation

Informational Conditions

Recommend acquiring all transferable warranties for this house

Air Mitigation System

Functional Components and Conditions

The mitigation system is in place and functional, the fan is in the attic and the system is equipped with a Man-O-Meter. The Man-O-Meter is the blue tube gauge that indicates that the fan is operating. Should the line level even off check the breaker and if it still does not work call the technician that installed which is on the label.

Results are available in a separate report results are below the mitigation point



Main Entry

No Recommended Service

Informational Conditions

We have evaluated the entry, and found it to be in acceptable condition.

Living Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition with cosmetic damage.

Dual-Glazed Windows

Functional Components and Conditions

The window(s) is functional.

Lights

Components and Conditions Needing Service

The ceiling light and fan did not respond and recommend further evaluations or replacement



Outlets

Informational Conditions

The outlets that were tested are functional

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

Smoke Detector

Functional Components and Conditions

Smoke detector is functional

Fireplace

Informational Conditions

Gas fireplace is functional and equipped with a blower flame is low



Dining Room

Flooring

Informational Conditions

The floor has no significant defects same flooring throughout kitchen and half bath.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Lights

Informational Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Samsung Wall Heater

Components and Conditions Needing Service

The unit is no longer functioning and will need replacement



Game Room

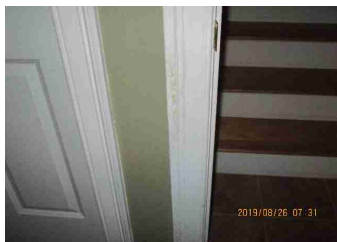
Doors

Informational Conditions

The doors are functional.

Components and Conditions Needing Service

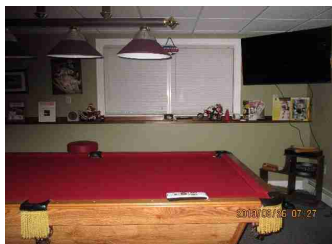
Casing on the basement door leading to the stairs appears to have been damaged by a dog



Flooring

Informational Conditions

The floor has no significant defects.



Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Bar Sink

Functional Components and Conditions

The bar sink is functional.

Components and Conditions Needing Service

Outlets over the sink are not GFCI receptacles and recommend installing them



Lights over the bar sink are not functional

Sun Porch

No Recommended Service

Informational Conditions

There is no recommended service

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Main Bedroom

Location

Informational Conditions

Master bedroom is located at the end of the hallway in back of the garage



Doors

Functional Components and Conditions

The door is functional

Flooring

Functional Components and Conditions

Floor is in acceptable condition

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Closets

Informational Conditions

The closet is a walk in closet and its components are functional.

Lights

Functional Components and Conditions

The light is functional

Ceiling fan

Components and Conditions Needing Service

The ceiling fan is not functional and further evaluation is required or replacement

The ceiling fan is not functional and further evaluation is required or replacement - *Continued*



Outlets

Functional Components and Conditions

The outlets tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional but should be checked periodically

2nd Bedroom

Location

Informational Conditions

Located across from the hallway bathroom

No Recommended Service

Informational Conditions

We have evaluated the bedroom, and found it to be in acceptable condition.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Master Bathroom

Size and Location

Informational Conditions

Master bathroom is located in the same room as the master bathroom as in a suite design

Flooring

Informational Conditions

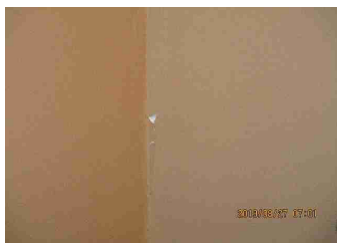
The floor has no significant defects.



Walls & Ceiling

Informational Conditions

The walls have typical cosmetic damage that is commensurate with time and use.



Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

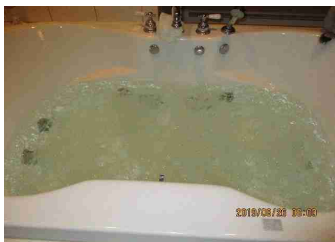
Functional Components and Conditions

The sink and its components are functional.

Hydro-Spa

Functional Components and Conditions

The hydro-spa is functional but should be flushed with a cleanser if not used frequently.



Components and Conditions Needing Service

There is an apparent leak that will need further evaluation. A ceiling tile was stained in the basement but no leak was observed and I believe the leak comes from the overflow of the mechanism in the tub, and not from the drain itself. The tub was filled and the jets were turned on and the tub was drained with not apparent leak.



Stall Shower

Functional Components and Conditions

The stall shower and its components are functional

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Components and Conditions Needing Service

There is a moisture stain on the ceiling and it appears to be from condensation of the fan venting, recommend further evaluation.



Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Hallway Bathroom

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Components and Conditions Needing Service

The grout between the hardwood floor in the hallway and the tile floor will need service because it has cracked



Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Basement bathroom

Size and Location

Informational Conditions

Basement bathroom is a half bathroom

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.



Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Functional Components and Conditions

The cabinets are in acceptable condition.

Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Components and Conditions Needing Service

The exhaust vents into the workshop and does not vent to the outside recommend venting to the outside

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The window(s) is functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Components and Conditions

The cabinets are functional

Valves & Connectors

Informational Conditions

There are no apparent leaks with water valves and connectors below the sink.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Trap and Drain

Informational Conditions

The trap and drain are functional.

Garbage Disposal

Informational Conditions

The garbage disposal is functional.

Electric Range

Functional Components and Conditions

The electric range is functional, but was neither calibrated nor tested for its performance.

Gas Cooktop

Informational Conditions

The gas cook top is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional, but was not run for a complete cycle just through the rinse cycle

Built-in Microwave

Functional Components and Conditions

The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Lights

Informational Conditions

The light(s) is functional.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Pantry closet

Functional Components and Conditions

The pantry closet is functional and equipped with roll out drawers

Water temperature

Informational Conditions

Water temperature reached 126 degrees Fahrenheit. Water heater manufactures recommend setting your water heater temperature at 120 degrees to help prevent scalding and to save energy. Scalding is a real concern if you have small children or elderly in your home. You may be surprised to know that while the EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees. OSHA (Occupational Safety & Health Administration) recommends setting your water heater thermostat at 140 degrees under certain circumstances. If you would like to read more about OSHA's recommendations go to www.osha.gov/SLTC/legionnairesdisease/control_prevention.html. This is a very long page. Click on Domestic Hot Water Systems to jump down the page.

Pool/Spa

Pools and spas do leak, but without specialized equipment this may be impossible to confirm. However, it could become apparent from secondary evidence during our inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, and any such specialized test is beyond the scope of our service. Therefore, you should ask the sellers to guarantee that the spa does not leak, request to review the water bills for a twelve-month period, or obtain comprehensive insurance to cover such an eventuality.

Sauna

Informational

Functional Components and Conditions

Sauna is in place and is less than a year old and is functional and is equipped with a GFCI receptacle



Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No Recommended Service

Informational Conditions

We have evaluated the hallway, and found it to be in acceptable condition.

Smoke Detector

Functional Components and Conditions

The hallway is equipped with a smoke and carbon monoxide detector



Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

No Recommended Service

Informational Conditions

We have evaluated the stairs, and found them to be in acceptable condition.

There is no recommended service - *Continued*



Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Located

Informational Conditions

Located in the hallway bathroom in the closet

No Recommended Service

Informational Conditions

We have evaluated the laundry room, and found it to be in acceptable condition.

Dryer Vent

Informational Conditions

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

Washer

Functional Components and Conditions

Washer was functional but was not run for a complete cycle.

Dryer

Informational Conditions

Dryer was functional but was not run for a complete cycle

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door

openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

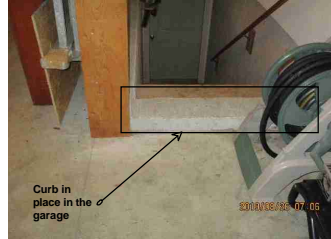
Slab Floor

Functional Components and Conditions

The slab floor is in acceptable condition.

Informational Conditions

There are control joints in the garage floor and floor is equipped with a drain



Walls & Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The windows are functional.

Firewall Separation

Informational Conditions

The firewall separating the garage from the residence is acceptable

Entry Door Into the House

Informational Conditions

The house entry door is in compliance with fire-rated safety regulations, and is in acceptable condition.

Garage Side Door

Functional Components and Conditions

The side door(s) is functional.

Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Automatic Opener

Informational Conditions

The garage door opener is functional, with auto reverse safety feature

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

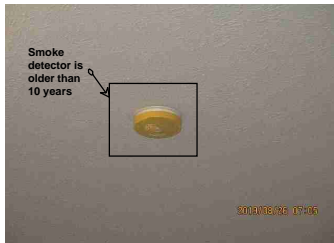
The outlets that were tested are functional, and include ground-fault protection.

Smoke Detector

Components and Conditions Needing Service

Smoke detector is older than 10 years old

Smoke detector is older than 10 years old - *Continued*



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in a bedroom closet ceiling, bedroom is being used as an office. A second access was installed through the garage ceiling



Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Framing

Informational Conditions

The roof framing consists of a factory built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

The roof framing consists of a factory-built truss system that is in acceptable condition - *Continued*



Ventilation

Functional Components and Conditions

Ventilation is provided with eaves vents and proper vents with a ridge vent

Electrical

Informational Conditions

There is a coiled up electrical wire that is present but not in use and not powered that is in place for future use

Plumbing Vents

Informational Conditions

The drainpipe vents that are fully visible appear in acceptable condition.

Batt Insulation

Functional Components and Conditions

Batt insulation is used over the garage and a combination of batt insulation and blown in insulation is used for the rest of the house. Insulation over the main house meets current standards in R-Value.



Attic Floor

Informational Conditions

There is a flooring in place on the chords of the trusses over the garage with some debris that should be removed



AFFILIATIONS AND CERTIFICATIONS



Allied Business Schools Inc .Certificate of Completion 2/28/06

Member of International Association of Certified Home Inspectors (InterNACHI) 3/5/09

Member of Maine Coalition of Home Inspection Professionals 9/1/0

Completed National Radon Proficiency Program 3/14/08

State of Maine Registered Radon Tester air & Water Registration # (ME22300C) ID available upon request

Educational Courses provided by NACHI include Certificate of Completion of the following courses:

Safe practices for the Home Inspector 3/23/09

Structural Issues for the Home Inspector 3/28/09

Inspector

Michael G. Dion

REPORT CONCLUSION

123 Example Boulevard, Small Town, Maine

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

INDEX

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Structural	5
Various Hard Surfaces	5
Structural Elements	5
Basement	6
Exterior	8
Grading & Drainage	9
House Wall Finish	10
Exterior Components	10
Roof	14
Composition Shingle Roof	14
Plumbing	15
Potable Water Supply Pipes	16
Waste & Drainage Systems	16
Indirect Hot Water Tank	17
Electrical	18
Main Panel	18
Heat	20
Heating System	20
Chimney	22
Heating System Chimney	22
Living	24
Indoor Environmental Issues	24
Main Entry	25
Living Room	25
Dining Room	26
Game Room	26
Sun Porch	28
Bedrooms	28
Main Bedroom	28
2nd Bedroom	29
Bathrooms	29
Master Bathroom	29
Hallway Bathroom	31
Basement bathroom	32
Kitchen	33
Kitchen	33
Pool/Spa	34
Sauna	35
Hallway	35
Primary Hallway	35
Stairs	35
Main Stairs	35
Laundry	36
Laundry Room	36
Garage	36
Double-Car Garage	37
Attic	38

Inspection Address: 123 Example Boulevard, Small Town, Maine
Inspection Date/Time: 5/6/2019 9:30 am to 11:30 am

Primary Attic	38
Certifications and Affiliations	40
Report Conclusion	41

ATTACHMENTS