

BLUE LOBSTER HOME INSPECTION INC

207-391-4244

inspect@bluelobsterhomeinspection.com

<http://bluelobsterhomeinspection.com/>



PROPERTY INSPECTION REPORT

1234 Main St.
Saco Maine 04072

Buyer Name

11/18/2017 9:00AM



Inspector
Matthew Blain

A handwritten signature in black ink that reads "Matthew Blain".



Agent

Agent Name

555-555-5555

agent@spectora.com

InterNACHI ID# NACHI17050108
[207-391-4244](tel:207-391-4244)

bluelobsterhomeinspection@gmail.com

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IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-of-Practice for home inspections and read the Inspection agreement for limitations.

You have contracted with Blue Lobster Home Inspection Inc to perform a generalist inspection in accordance with the standards of Practice of InterNACHI <http://nachi.org/sop.htm>. The inspection is based on observations of the visible and apparent condition of the building and its components on the date of the inspection. This report is not valid without a signed pre-inspection agreement. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in this report. This report is the exclusive property of Blue Lobster Home Inspection Inc and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

Inspectors working for Blue Lobster Home Inspection Inc inspect properties in accordance with the Standards of Practice of InterNACHI and our Inspection Agreement. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A home inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in a multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors) and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A home inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on what was observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, or the sampling of air and inert materials. Consequently, a generalist inspection and report will not be as comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

A home inspection does not include mold, air, contaminate, radon, asbestos, lead, drug residue or other sampling unless otherwise agreed to. Mold testing services are available by other companies for an additional fee. DO NOT RELY ON THIS REPORT FOR IDENTIFICATION OF MOLD OR OTHER ALLERGENS. BLUE LOBSTER HOME INSPECTION INC SPECIFICALLY DISCLAIMS ANY MOLD RELATED ISSUES.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be inspected and repaired or replaced by a qualified specialist in that field.

Detached structures such as patio covers, garages, and decks are not inspected.

Client must obtain estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by client, as everyone's budget is different. It is client's responsibility to obtain quotations prior to the end of the contingency period. CLIENT SHOULD CONSIDER ALL DEFECTS IDENTIFIED IN THE REPORT AS SIGNIFICANT. It is client's responsibility to call a licensed professional immediately and provide them with a copy of this report.

HOW TO READ THIS REPORT

The observations and opinions expressed within this report are those of Blue Lobster Home Inspection Inc and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice set forth by the National Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences. If you have any questions about the content in this report, or wish to have clarification on any comment, you must contact the inspector within 3 days of the inspection.

When a "Repair or Replace" action is indicated, you should consider having a licensed expert in that field perform a further evaluation of that entire system. For example, if a failed window is noted in the report, this may indicate that other windows may have failed. All windows should be checked BEFORE THE END OF YOUR CONTINGENCY PERIOD.

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report. Numerous pictures may be taken of a house but not all photographs will necessarily be included with the report.

Due to personal items such as towels, clothing, personal items, hygiene and/or cleaning products, a full evaluation of the cabinets and closets could not be made. I recommend you carefully inspect the cabinets and closets prior to close of escrow. The home inspector does not move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.

CLIENTS DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Clients purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

This report meets or exceeds the National Association of Home Inspectors standard of practices. (<http://nachi.org/sop.htm>)

This is not a wood destroying organism inspection (termite, rodent, dry rot, etc.). This is not a building code, ordinance, energy audit, or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.

This is not a product recall report. Blue Lobster Home Inspection Inc does not research product recalls or notices of any kind. A basic home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Blue Lobster Home Inspection Inc recommend visiting the following internet site if recalls are a concern to you (<http://www.cpsc.gov/cpsclist.asp>). Product

recalls and consumer product safety alerts are added almost daily. The CPSC web site is very easy to use and has an on-line subscription service for notification of any recalls or safety concerns. There are many subscription choices, including subscribing to recalls involving only selected products, e.g., infant/child products, sports and recreation products, outdoor products, household products, and specialty products. There are literally thousands of recalls and safety concerns that have been released since the Consumer Product Safety Commission began operating in 1973, and they all are listed. Not all recalls and safety concerns make the headlines of your local newspaper. Blue Lobster Home Inspection recommends that you subscribe to all CPSC press releases, including recalls. This will alert you to all recalls and safety concerns of products on the market today.

This is not a MOLD or ENVIRONMENTAL inspection. It is recommended that this property be fully tested and inspected by a mold specialist before close of the inspection contingency period.

BY ACCEPTANCE OF OUR INSPECTION REPORT YOU AGREE TO THE TERMS OF THIS AGREEMENT AND THE TERMS AND CONDITIONS OF THE CONTRACT

"How much does it cost to replace?" This is a home inspection question that is often asked. Here is a good reference source for estimating costs for home repairs and services. Find the service you need and enter the zip code. It will give you a price range. Let us know if you find this helpful in your Real Estate transactions. <http://www.homewyse.com/sitemap.html>

SUMMARY



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RECOMMENDATIONS



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SAFETY HAZARDS

- Exterior - Driveway: Minor Cracks
 - Exterior - Driveway: Trip Hazard
 - Exterior - Walkways, Sidewalks, and Patios: Repair - Replace
 - Exterior - Walkways, Sidewalks, and Patios: Trip Hazard
 - Exterior - Soil Contact: Soil within 6" of Siding/Trim, Rot
 - Exterior - Vegetation: <1' From Exterior
 - Exterior - Drainage: Negative Perimeter Slope - Soil
 - Exterior - Gutters: Missing
 - Exterior - Siding: Gaps at Penetrations
 - Exterior - Siding: Siding Broken
 - Exterior - Deck/Patio Cover: Deck/Patio Cover Wrong
 - Exterior - Deck/Patio Cover: Substructure - Needs Bracing
 - Exterior - Stairs: Non-Standard - Warning
 - Exterior - Stairs: Non-Standard - Repair
 - Exterior - Stairs: Non-Uniform Risers - Warning
 - Exterior - Stairs: Non-Uniform Risers - Repair
 - Exterior - Handrails: Missing
 - Exterior - Guardrails: Wobbly
 - Exterior - Electrical: Light Fixtures - Inoperable
 - Exterior - Electrical: Light Fixtures - Loose or Substandard
 - Exterior - Electrical: Receptacles - No Power
 - Exterior - Paint & Caulk: Wood Window is missing Paint
 - Exterior - Hose Bibs: No Water
 - Exterior - Hose Bibs: No Anti-Siphon
 - Roofing - Vegetation and Maintenance: Trees Overhanging
 - Roofing - Vegetation and Maintenance: Moss
 - Roofing - Flashing: Deteriorated
-

-
- Roofing - Flashing: No sealant on fasteners
 - Roofing - Composition: Deteriorated or Missing
 - Roofing - Composition: Multiple Layers
 - Roofing - Composition: Exposed Nail Heads
 - Electrical - Service and/or Panel: Missing or Inadequate Legend
 - Electrical - Service and/or Panel: Inadequate Working Space
 - Electrical - Service and/or Panel: Doubled or Bundled Neutrals
 - Plumbing and Laundry - Laundry: Dryer Duct - Plastic or Foil
 - Plumbing and Laundry - Sump Pump: Inoperable
 - Heating and Cooling - Age: Boiler - 15 to 20 Years or Older
 - Heating and Cooling - Service: Now & Annually (Hydronic)
 - Garage - Garage Deficiencies: Walls or Ceiling Not Fire-Rated
 - Garage - Garage Deficiencies: Garage Floor Cracks - Minor
 - Garage - Vehicle Door: Door Cables off track
 - Garage - Vehicle Door Opener: Infrared Photo Eyes - Too High
 - Garage - Electrical: Cover Plates Missing
 - Garage - Electrical: Wiring - Loose
 - Kitchen - Dishwasher: No High Loop or Air Gap
 - Kitchen - Sink Drains: S-Trap
 - Kitchen - Sink Drains: Drain Not Vented
 - Kitchen - Floors: Tile, Stone and Grout - Deteriorated
 - Fireplace, Wood Stoves and Chimneys - Chimney: Missing Screen & Rainproof Cover
 - Fireplace, Wood Stoves and Chimneys - Chimney: Crown Deteriorated
 - Interior Rooms - Light Fixtures: No Light Source or Switched Outlets in Bedrooms
 - Interior Rooms - Receptacles: Receptacles - Hot Neutral Reverse
 - Interior Rooms - Receptacles: Receptacles - Open Ground, Rewire
 - Interior Rooms - Doors (Representative Number): Binds in Jam
 - Interior Rooms - Doors (Representative Number): Deteriorated/Missing
 - Interior Rooms - Stairs: Non-Standard - Warning
 - Interior Rooms - Floors: Tile, Stone and Grout - Deteriorated
 - Interior Rooms - Electrical: No Junction Box
 - Bathrooms - Exhaust Fans: Not Vented to Exterior
 - Bathrooms - Cabinets: Hardware Loose and/or Missing
 - Bathrooms - Environmental: MicroBio Growth
 - Bathrooms - Floors: Vinyl - Deteriorated
 - Attic - Access Hatch: Undersize
 - Attic - Attic Insulation: Insufficient Insulation
 - Basement/Crawlspace - Floor Insulation: Paper Facing On Batts Exposed
 - Basement/Crawlspace - Water: Past Water Intrusion

1: GENERAL INFORMATION

Information

Inspector Matthew Blain, Matthew Garner	Type of Home Single Family	Payment Method At closing
Present Client	Occupied No	Weather Clear
Temp Cool	Ground Dry	Foundation Finished Basement
Excluded Septic, Sheds		

Limitations

Excluded not present.

General Warnings

PRE - 1979

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is not included in this inspection. The client(s) should consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement contractors for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit these websites:

The Environmental Protection Association <http://www.epa.gov>

The Consumer Products Safety Commission www.cpsc.gov

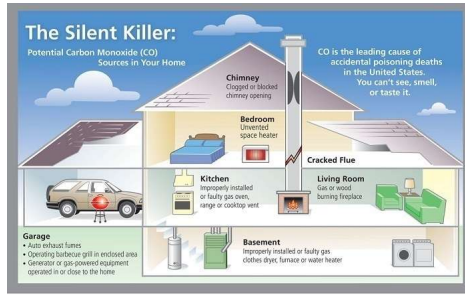
The Center for Disease Control www.cdc.gov

General Warnings

CO ALARMS

This property has one or more fuel burning appliances, and should have at least one carbon monoxide alarm for each floor. If missing recommend installing one or more carbon monoxide alarms as necessary and as per the manufacturer's instructions.

For more information, visit <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>



For more information about carbon monoxide visit:
KnowAboutCO.com



2: EXTERIOR

Information

Footing Material

Not Visible

Wall Structure

Wood Frame

Sidewalk

None

Gutters: Gutter & Downspout Material

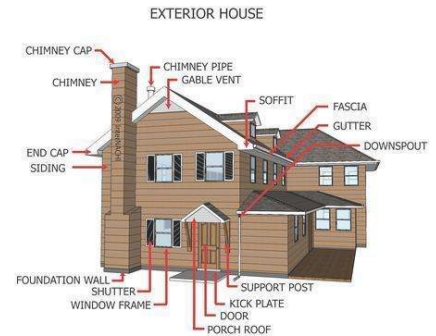
None

Deck/Patio Cover: Deck Material

Wood

Exterior Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings, foundations, exterior surfaces or components obscured by vegetation, stored items or debris, wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying.



TM

EXTERIOR INSPECTOR

INTERNACHI CERTIFIED

Foundation Material

Concrete



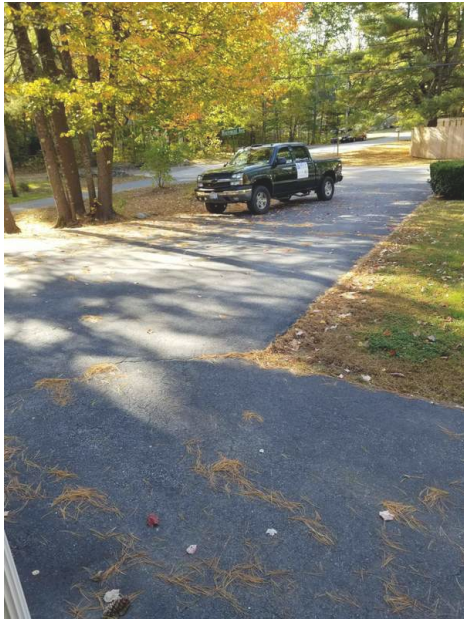
Wall Cover

Vinyl, Plastic brick



Driveway

Asphalt



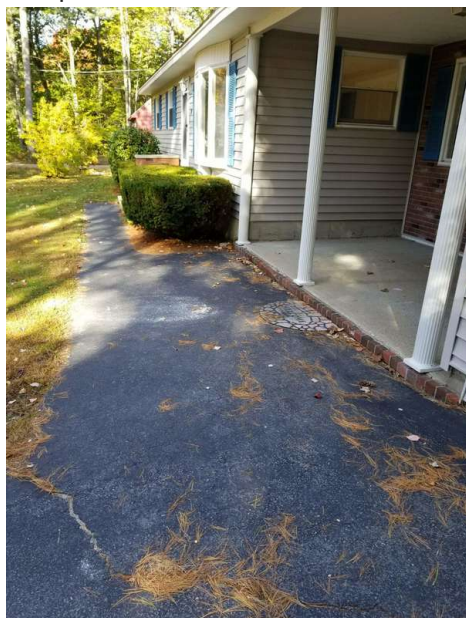
Exterior Door Material

Solid Core Steel



Walkways, Sidewalks, and Patios: Walkway Material

Asphalt



Recommendations

2.3.1 Driveway

MINOR CRACKS

Minor cracks were found in the driveway. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

Recommendation

Contact a qualified driveway contractor.



2.3.2 Driveway



TRIP HAZARD

One or more trip hazards were found in the driveway due to cracks, settlement and/or heaving. Recommend having a qualified contractor evaluate and repair or replace driveway sections as necessary to eliminate trip hazards.



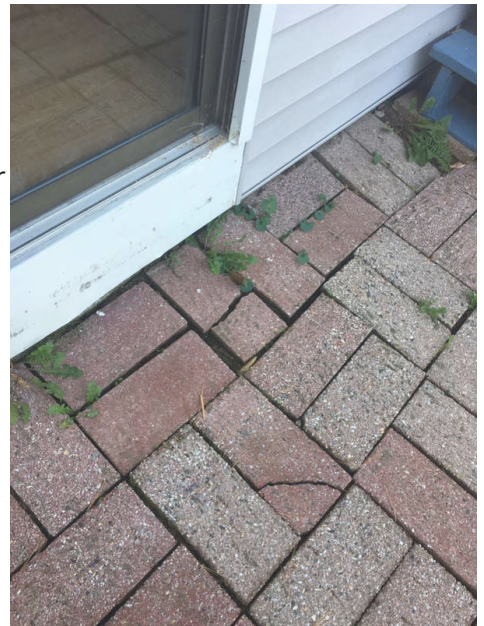
Recommendation

Contact a qualified driveway contractor.

2.4.1 Walkways, Sidewalks, and Patios

REPAIR - REPLACE

Sidewalks and/or patios have significant cracks and/or deterioration in one or more areas. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary.



Recommendation

Contact a qualified concrete contractor.

2.4.2 Walkways, Sidewalks, and Patios



TRIP HAZARD

FRONT PORCH

One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.



2.5.1 Soil Contact

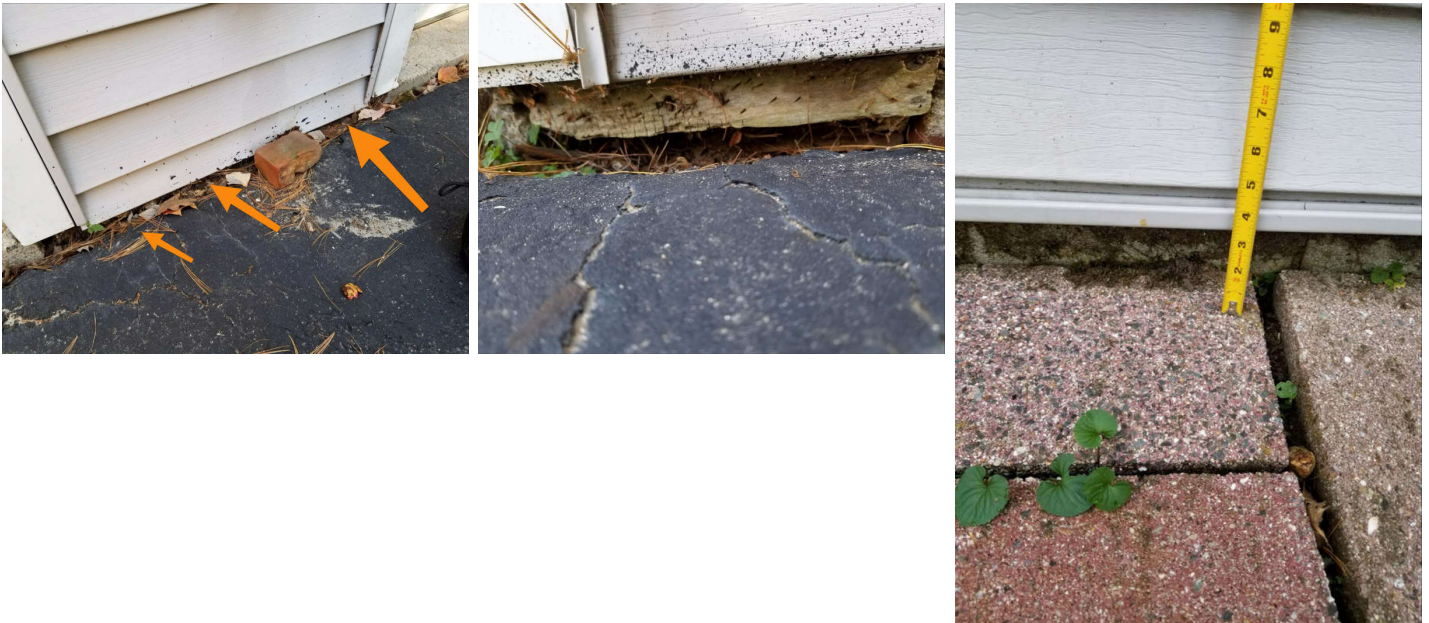
SOIL WITHIN 6" OF SIDING/TRIM, ROT

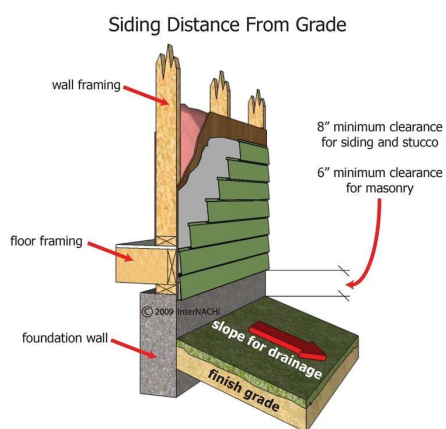
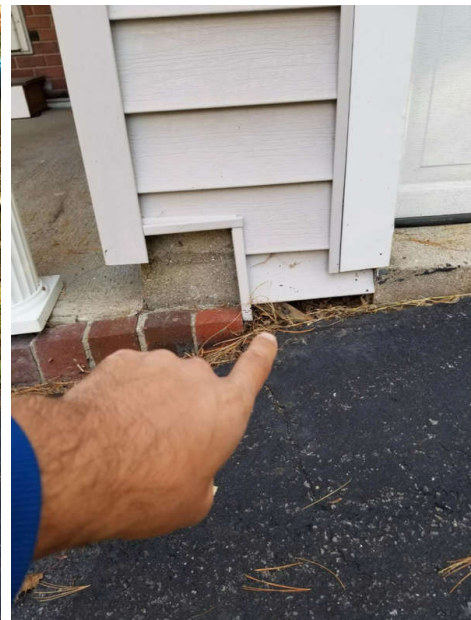
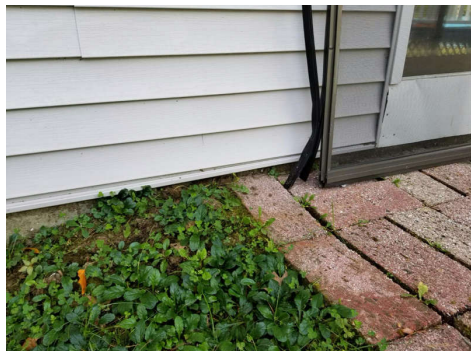
GARAGE, REAR OF HOUSE

Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Wood siding and/or trim is rotten in some areas as a result. A qualified contractor should evaluate and repair as necessary, replacing all rotten wood. Also, the soil should be graded and/or removed as necessary so there are at least six inches of space between the siding and trim and the soil below.

Recommendation

Contact a qualified professional.





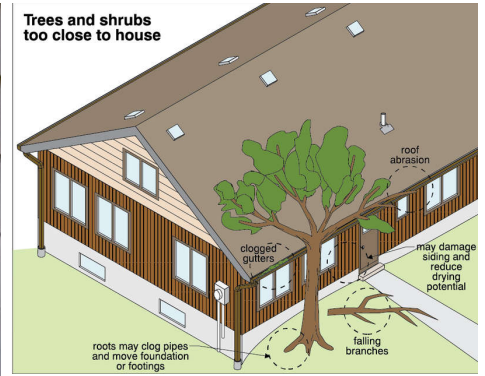
2.6.1 Vegetation

<1' FROM EXTERIOR

Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

Recommendation

Contact a qualified landscaper or gardener.



2.7.1 Drainage

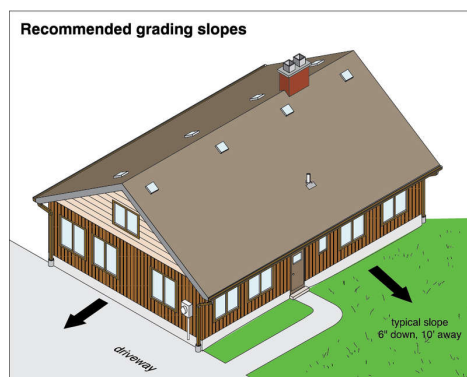
NEGATIVE PERIMETER SLOPE - SOIL

The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaper or gardener.



2.9.1 Gutters

MISSING

One or more gutters are missing. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. A qualified contractor should install gutters and downspouts where missing. Also, extensions such as splash blocks or tie-ins to underground drain lines should be installed as necessary to carry rain water away from the house.

Recommendation

Contact a qualified professional.



2.10.1 Siding

GAPS AT PENETRATIONS

BACK OF GARAGE

Gaps exist at one or more openings around the exterior, such as those where outside faucets, refrigerant lines, and/or gas supply pipes penetrate the exterior. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

Recommendation

Contact a qualified handyman.



2.10.2 Siding

SIDING BROKEN

There are several places that the siding is broken leading to areas that water can enter the building envelope and cause damage. Recommend replacing the broken sections of siding.

Recommendation

Contact a qualified siding specialist.



2.13.1 Deck/Patio Cover

DECK/PATIO COVER WRONG

One or more deck, patio and/or porch covers were non-standard. Recommend that a qualified person repair or replace as necessary, and per standard building practices.

Recommendation

Contact a qualified deck contractor.



2.13.2 Deck/Patio Cover

SUBSTRUCTURE - NEEDS BRACING

The deck is unstable in one or more areas due to lack of diagonal bracing. This is a safety hazard since severe movement may cause the deck to collapse. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified deck contractor.



2.14.1 Stairs

NON-STANDARD - WARNING

Stairs are unsafe due to a non-standard configuration, such as too-high riser heights and/or too-narrow tread depths. Standard building practices call for riser heights not to exceed eight inches and tread depths to be at least nine inches but preferably 11 inches. Riser heights should not vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should repair or replace stairs so they conform to standard building practices.

Recommendation

Contact a qualified deck contractor.



2.14.2 Stairs

NON-STANDARD - REPAIR

REAR SLIDER

Stairs are unsafe due to a non-standard configuration, such as too-high riser heights and/or too-narrow tread depths. Standard building practices call for riser heights not to exceed eight inches and tread depths to be at least nine inches but preferably 11 inches. Riser heights should not vary more than 3/8 inch on a flight of stairs. A qualified contractor should repair or replace stairs so they conform to standard building practices.

Recommendation

Contact a qualified deck contractor.



2.14.3 Stairs

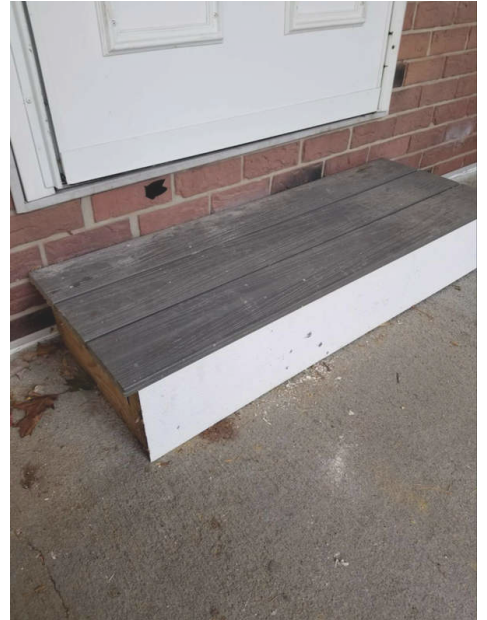
NON-UNIFORM RISERS - WARNING

FRONT DOOR

Trip hazard(s) exist at stairs due to non-uniform riser heights. Standard building practices call for riser heights not to vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should evaluate and repair or replace stairs so all riser heights are within 3/8 inch of each other.

Recommendation

Contact a qualified deck contractor.



2.14.4 Stairs

 Safety Hazard

NON-UNIFORM RISERS - REPAIR

Trip hazard(s) exist at stairs due to non-uniform riser heights. Standard building practices call for riser heights not to vary more than 3/8 inch on a flight of stairs. A qualified contractor should repair or replace stairs so all riser heights are within 3/8 inch of each other.

Recommendation

Contact a qualified deck contractor.



2.15.1 Handrails

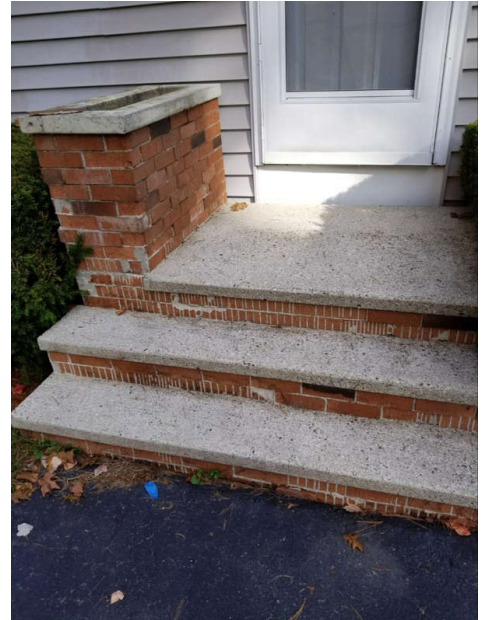
 Safety Hazard

MISSING

One or more flights of stairs with more than two risers have no handrail installed. This is a safety hazard. A qualified contractor should install graspable handrails that your hand can completely encircle at stairs where missing, and as per standard building practices.

Recommendation

Contact a qualified professional.



2.16.1 Guardrails



WOBBLY

Guardrails are loose and/or wobbly in one or more areas. This is a safety hazard. A qualified contractor should evaluate and make repairs as necessary, such as installing new fasteners or hardware, installing additional fasteners and/or installing additional railing components as necessary so they are securely attached.

Recommendation

Contact a qualified professional.



2.17.1 Electrical

LIGHT FIXTURES - INOPERABLE

GARAGE

One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.

2.17.2 Electrical

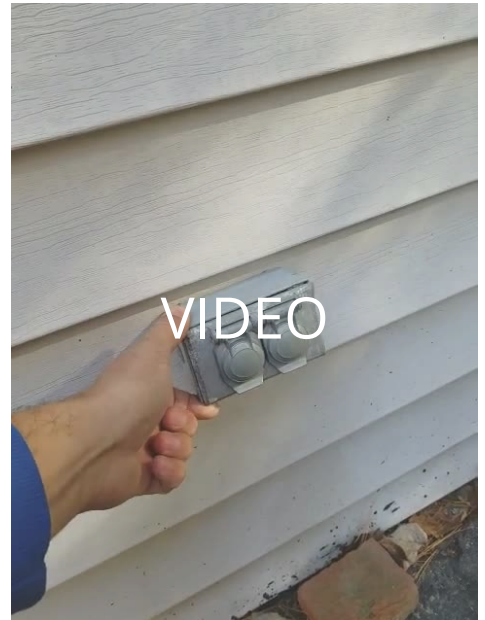
LIGHT FIXTURES - LOOSE OR SUBSTANDARD

GARAGE

One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.

Recommendation

Contact a qualified electrical contractor.



2.17.3 Electrical

RECEPTACLES - NO POWER

REAR PORCH

One or more electric receptacles appear to have no power. Recommend asking the property owner(s) about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.



2.18.1 Paint & Caulk

WOOD WINDOW IS MISSING PAINT

One or more wood windows is missing paint. Recommend having a handyman address in order to prevent potential wood rot.

Recommendation

Contact a qualified handyman.



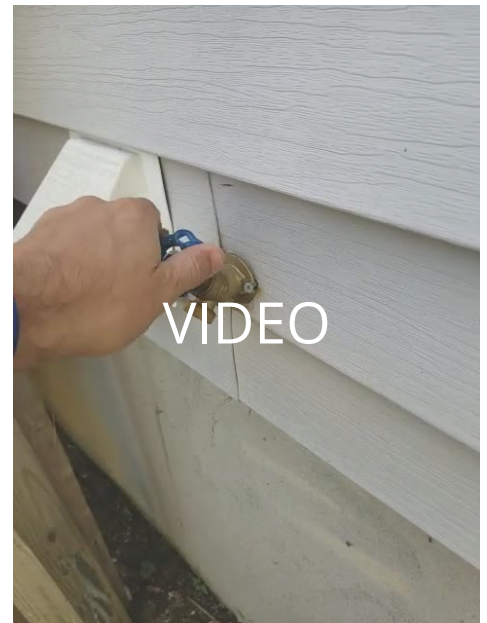
2.19.1 Hose Bibs

NO WATER

One or more outside faucets appeared to be inoperable. No water came out of the faucet(s) when turned on. This may be due to a (winterizing) shut-off valve being turned off. As per the NACHI and ASHI Standards of Practice, the inspector did not attempt to turn on or off any water supply shut-off valves. Recommend that the client(s) ask the seller about outside faucets with no water, and/or have a qualified plumber evaluate and repair faucet(s) as necessary.

Recommendation

Contact a qualified plumbing contractor.



2.19.2 Hose Bibs

NO ANTI-SIPHON

One or more outside faucets are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed.

For more information, visit:
<http://edis.ifas.ufl.edu/AE113>

Recommendation

Contact a qualified plumbing contractor.



3: ROOFING

Information

Roof Layers

Two

Roof Type

Gable

Noticeable Leaks

No

Roof Vents

Good

Ridge Caps

Good

Roof Ventilation

Unable to Determine

Roofing Limitations

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access, solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

ROOFTM
INSPECTOR
 INTERNACHI CERTIFIED

Roof Inspection Method

Traversed



Roof Covering

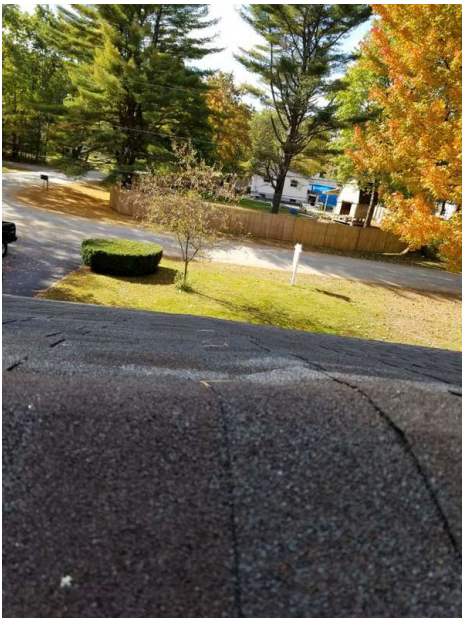
Composition



Roof Design: Unlevel Sheathing

Across entire house where entry porch aligns with thw house

One or more areas of the roof appear to have uneven sheathing beneath them.



Recommendations

3.2.1 Vegetation and Maintenance

TREES OVERHANGING

Trees are overhanging roof and are within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.

Recommendation

Contact a qualified tree service company.



3.2.2 Vegetation and Maintenance

MOSS

Moss is growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is a conducive condition for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically.

For information on various moss treatment products and their pros and cons, visit:

<http://www.google.com/search?q=moss+on+roof>

Recommendation

Contact a qualified professional.



3.4.1 Flashing

DETERIORATED

One or more "rubber boot" flashings are damaged or deteriorated and may result in leaks or vermin intrusion. A qualified contractor should replace flashings where necessary.

Recommendation

Contact a qualified roofing professional.



3.4.2 Flashing

NO SEALANT ON FASTENERS

One or more fasteners penetrating the roof covering had no apparent sealant at the time of the inspection. Recommend adding sealant and maintaining to avoid moisture penetration.

Recommendation

Contact a qualified handyman.



3.6.1 Composition

DETERIORATED OR MISSING

One or more composition shingles are damaged, deteriorated and/or missing, and should be replaced. Leaks may occur as a result. A

qualified roofing contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified roofing professional.



3.6.2 Composition

MULTIPLE LAYERS

This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.

Recommendation

Contact a qualified roofing professional.



3.6.3 Composition

EXPOSED NAIL HEADS

Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Recommendation

Contact a qualified roofing professional.



4: ELECTRICAL

Information

Service Type

Overhead

Protection

Breakers

Amperage

100

Voltage

120/240

Location of Sub-Panels

None

Service Entrance Conductor Material

Aluminium

Main Disconnect Rating

100

Branch Circuit Wiring Type

NM Sheathed

Aluminum Wiring Present

No

Smoke Detectors

Yes

Electrical Limitations

The following items are not included in this inspection- generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring, underground utilities and systems, low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings or stored items are present some receptacles are usually inaccessible and are not tested, these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke detectors is not determined as part of this inspection. Upon taking occupancy, proper operating of smoke and carbon monoxide detectors should be verified and batteries should be changed. Smoke detectors have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.



INTERNACHI CERTIFIED

ELECTRICAL
INSPECTOR

Location of Main Service Switch

Basement



Location of Main Disconnect
Top Bank



System Ground
Cold Water

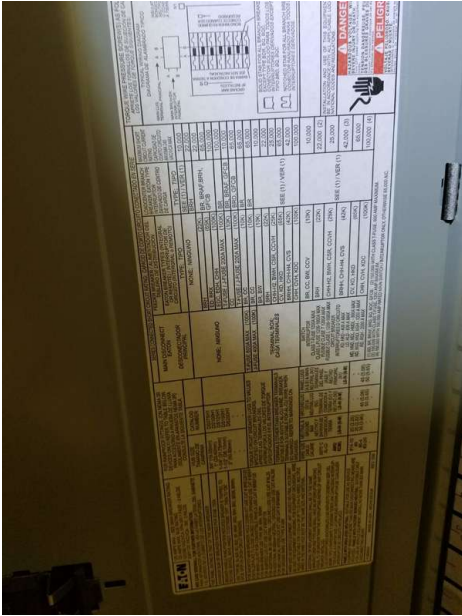


Meter: Location



Service and/or Panel: Panel Manufacturer

Eaton



Recommendations

4.8.1 Service and/or Panel

MISSING OR INADEQUATE LEGEND

The legend for overcurrent protection devices (breakers or fuses) in the main service panel is missing, unreadable or incomplete. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.

Recommendation

Contact a qualified electrical contractor.



4.8.2 Service and/or Panel

INADEQUATE WORKING SPACE



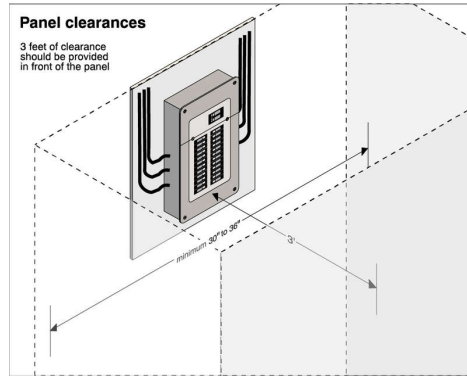
Inadequate working space exists for the main service panel. Standard building practices require the following clearances:

- An area 30 inches wide by 3 feet deep exists in front of the panel
- The panel is at least 5 1/2 feet above the floor
- There is at least 6 feet 6 inches of headroom in front of the panel
- The wall below the panel is clear to the floor

A qualified contractor and/or electrician should evaluate and make modifications as necessary.

Recommendation

Contact a qualified electrical contractor.



4.8.3 Service and/or Panel

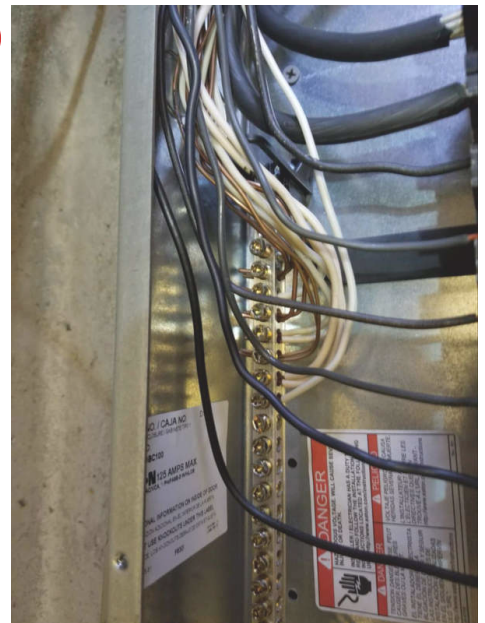
DOUBLED OR BUNDLED NEUTRALS



Neutral wires are doubled or bundled together on the neutral bus bar. This is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. A qualified electrician should evaluate and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



5: PLUMBING AND LAUNDRY

Information

Service Pipe

Copper

Supply Pipe

Copper

Vent Pipe

Plastic

Drain Pipe

Plastic

Plumbing and Laundry Limitations

The following items are not included in this inspection: private/shared wells and related equipment, private sewage disposal systems, hot tubs or spas, main, side and lateral sewer lines, gray water systems, pressure boosting systems, trap primers, incinerating or composting toilets, fire suppression systems, water softeners, conditioners or filtering systems, plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs, underground utilities and systems, overflow drains for tubs and sinks, backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Water Source**

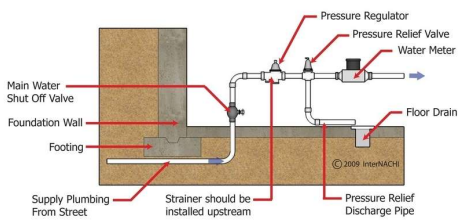
Public



Pressure Regulator

No

Pressure Regulator



Location of Main Water Shut-Off

Basement



Location of Main Water Meter

Basement



Location of Main Fuel Shut-Off
At Tank



Waste Pipe
Plastic



Limitations

Excluded not present.

Excluded

LAUNDRY APPLIANCES

Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

Recommendations

5.5.1 Laundry

 Safety Hazard

DRYER DUCT - PLASTIC OR FOIL

The clothes dryer is equipped with a vinyl or foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct.

For more information, visit:

<https://www.cpsc.gov/s3fs-public/5022.pdf>

Recommendation

Contact a qualified appliance repair professional.



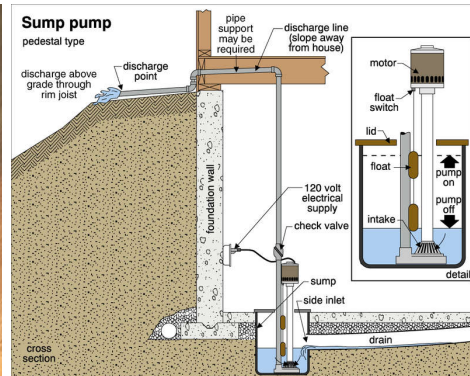
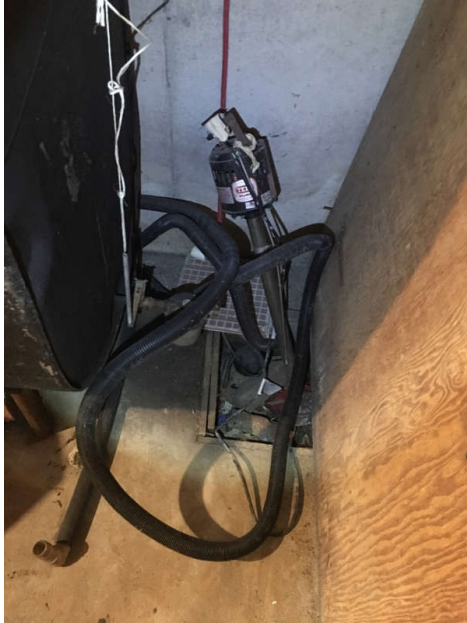
5.7.1 Sump Pump

INOPERABLE

The sump pump appeared to be inoperable. This is a conducive condition for wood destroying insects and organisms due to the risk of water accumulation. A qualified contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



6: HEATING AND COOLING

Information

Primary Heat Energy Source Oil	Primary Heat Type Hot Water	Distribution Metal Pipe
Manufacturer Burnham	Filter Location None	Last Service Date Unknown

Heating Limitations

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters, solar, coal or wood fired heat systems, thermostat or temperature control accuracy and timed functions, heating components concealed within the building structure or in inaccessible areas, underground utilities and systems, safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Heating Estimated Age

20 to 25 years



Thermostat - Old?

Basement

The property appears to be using an older, inefficient and outdated thermostat. Recommend replacing thermostat with a more economical digital set back thermostat.



Hot Water Off Oil Boiler

There is no separate hot water heater for the house. The hot water is provided by a mixing valve on the heating system boiler.

Oil Heater: Oil Fill location Northwest



Recommendations

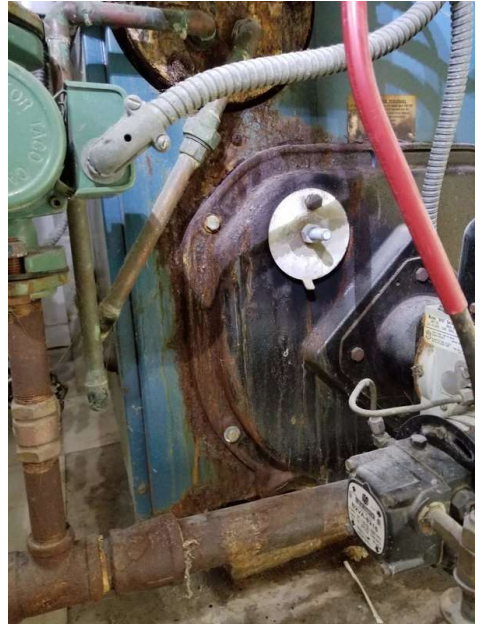
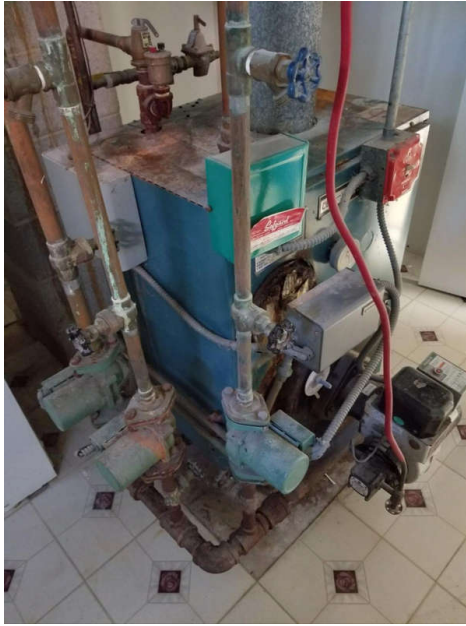
6.2.1 Age

BOILER - 15 TO 20 YEARS OR OLDER

The estimated useful life for most boilers is approximately 20-25 years. This furnace appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future. I contacted Burnham Boilers with the serial number of the boiler and was told it was manufactured in December of 1993. This would place the boiler at 24 years old and near the end of its expected life.

Recommendation

Recommend monitoring.



6.3.1 Service

NOW & ANNUALLY (HYDRONIC)

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified hydronic heating specialist should service this system and make repairs if necessary. This servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

7: GARAGE

Information

Garage Limitations

The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Recommendations

7.2.1 Garage Deficiencies



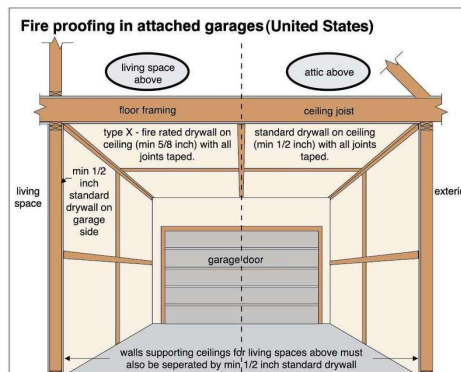
WALLS OR CEILING NOT FIRE-RATED

One or more wall and/or ceiling surfaces between the attached garage and interior living spaces have gaps, holes, or missing or inadequate surface materials. These surfaces are intended to prevent vehicle fumes from entering living spaces, and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.

[Link for more info.](#)

Recommendation

Contact a qualified drywall contractor.



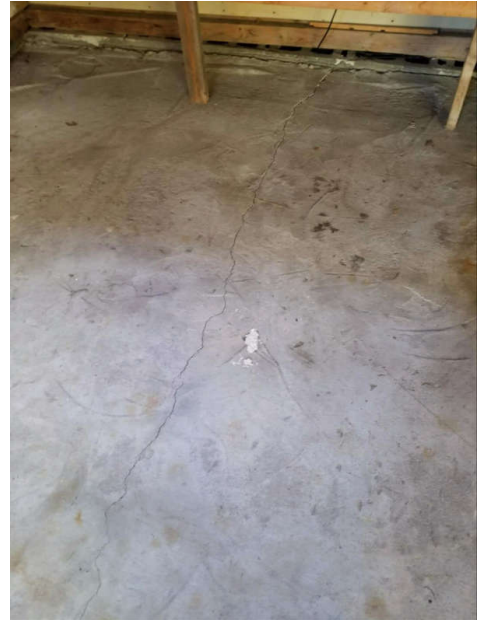
7.2.2 Garage Deficiencies

GARAGE FLOOR CRACKS - MINOR

Minor cracks were found in the garage floor. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client(s) may wish to have repairs made or have cracked sections replaced for aesthetic reasons.

Recommendation

Contact a qualified concrete contractor.



7.4.1 Vehicle Door

DOOR CABLES OFF TRACK

 Safety Hazard

Door could not be operated due to one or more of the garage door lift cables being off the track. Recommend a Garage Door Contractor to come and repair or replace as necessary.

Recommendation

Contact a qualified garage door contractor.



7.5.1 Vehicle Door Opener

INFRARED PHOTO EYES - TOO HIGH

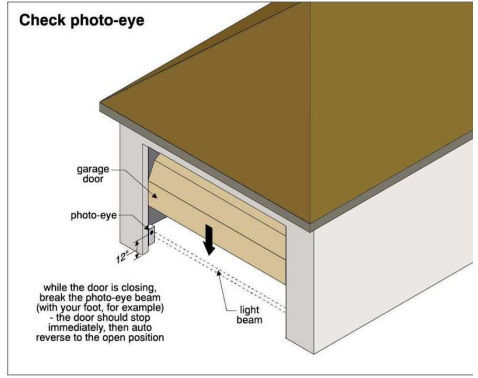
 Safety Hazard

The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature are located higher than 4 to 6 inches from the floor. This is a potential safety hazard. A qualified contractor should

relocate these devices so they're 4 to 6 inches from the floor.

Recommendation

Contact a qualified garage door contractor.



7.11.1 Electrical

 Safety Hazard

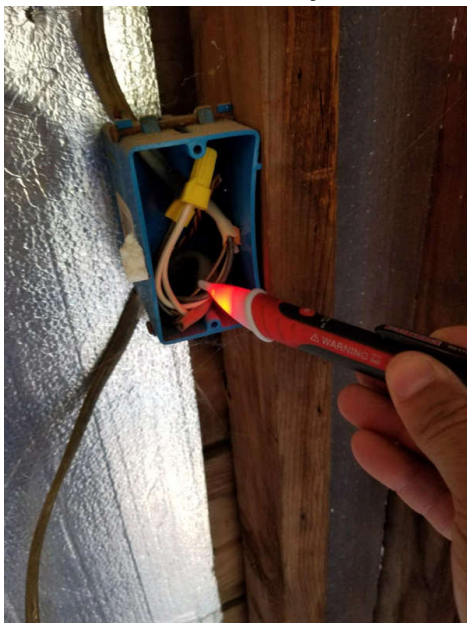
COVER PLATES MISSING

GARAGE

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Recommended DIY Project



7.11.2 Electrical

**WIRING - LOOSE**

Some wiring is loose, unsupported, or inadequately supported. Standard building practices require non-metallic sheathed wiring to be trimmed to length, attached to runners or to solid backing with fasteners at intervals of 4-1/2 ft. or less. Fasteners should be installed within 12 inches of all enclosures. A qualified, licensed electrician should evaluate and repair as necessary. For example, trim wire to length and/or install staples as needed.

Recommendation

Contact a qualified electrical contractor.



8: KITCHEN

Information

General: Kitchen Limitations

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters, appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Recommendations

8.2.1 Dishwasher

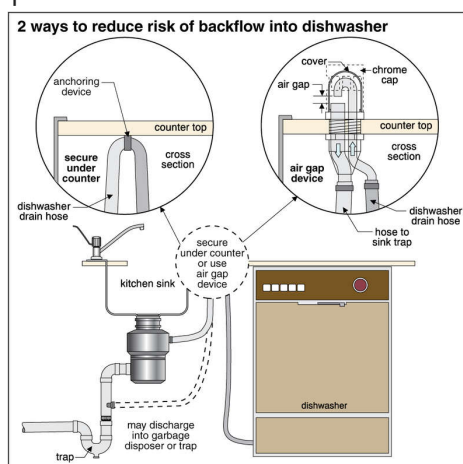
NO HIGH LOOP OR AIR GAP

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the counter top above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.

Recommendation

Contact a qualified appliance repair professional.



8.14.1 Sink Drains

S-TRAP

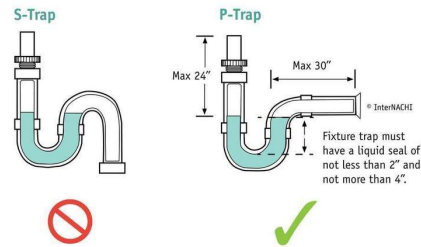
One or more sink drains use an s-trap rather than a vented p-trap. Water seals (the water lying in the bottom of the u-shaped pipe) may be lost when discharges occur in the system, resulting in sewer gases entering the structure. Recommend having a qualified plumber evaluate and replace s-traps with vented p-traps where necessary.

Recommendation

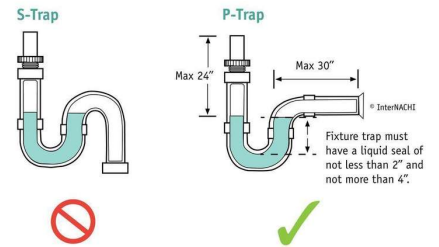
Contact a qualified plumbing contractor.



S-Trap vs. P-Trap



S-Trap vs. P-Trap



8.14.2 Sink Drains

DRAIN NOT VENTED

The sink drain was not properly vented. Recommend having a plumber fix it repair as needed.

Recommendation

Contact a qualified plumbing contractor.



8.19.1 Floors

TILE, STONE AND GROUT - DETERIORATED

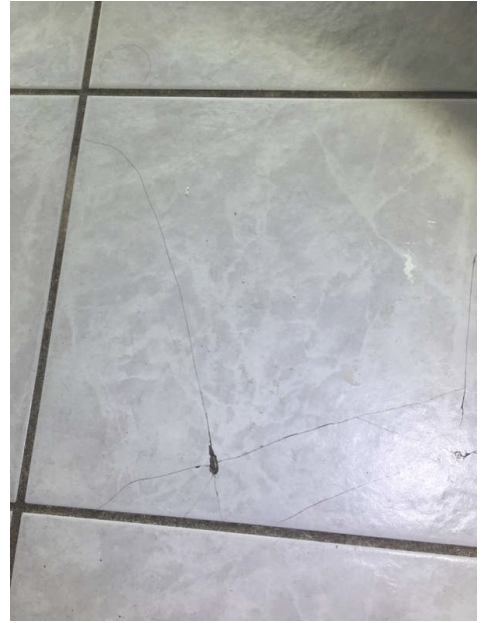
KITCHEN

Tile, stone and/or grout flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as

necessary. For example, replacing broken tiles and deteriorated grout, and resealing grout.

Recommendation

Contact a qualified professional.



9: FIREPLACE, WOOD STOVES AND CHIMNEYS

Information

Chimney Type

Masonry

Recommendations

9.2.1 Chimney

MISSING SCREEN & RAINPROOF COVER

One or more chimney flues do not have a screened cover installed. Screened covers prevent the following:

- *Fire hazard from wood fire sparks and embers exiting flues
- *Wildlife (birds, rodents, raccoons, etc.) entering flues
- *Rainwater entering flues and mixing with combustion deposits, creating caustic chemicals which can corrode flues
- *Rainwater entering flues and causing damage to terracotta flue tiles from freeze-thaw cycles

A qualified chimney service contractor should install screened cover(s) where missing. Screens should have holes 1/4 inch or larger.

Recommendation

Contact a qualified chimney contractor.

9.2.2 Chimney

CROWN DETERIORATED

The masonry chimney crown is deteriorated (cracked or broken) and needs repairs or replacement. The crown is meant to keep water off of the chimney structure. The chimney can be damaged by wet masonry going through freeze-thaw cycles. A properly constructed chimney crown should:

Be constructed using either pre-cast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal

Be sloped down from the flue a minimum of 3 inches of fall per foot of run

Extend a minimum of 2-1/2 inches beyond the face of the chimney on all sides

Not directly contact the flue liner (if installed), and this gap should be filled with flexible caulk

Have flashing installed between the bottom of the crown and the top of



the brick chimney

A qualified chimney service contractor or mason should evaluate and repair or replace the crown as necessary.

Recommendation

Contact a qualified fireplace contractor.

10: INTERIOR ROOMS

Information

Interior Limitations

The following items are not included in this inspection: security, intercom and sound systems, communications wiring, central vacuum systems, elevators and stair lifts, cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment, deficiencies relating to interior decorating, low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Recommendations

10.2.1 Light Fixtures

NO LIGHT SOURCE OR SWITCHED OUTLETS IN BEDROOMS

There is no light source or switched outlets in one or more rooms. Recommend having an electrician repair or fix as needed.

Recommendation

Contact a qualified electrical contractor.





10.3.1 Receptacles

RECEPTACLES - HOT NEUTRAL REVERSE

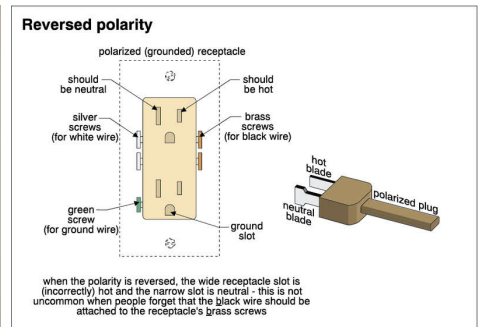


BASEMENT

One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.



10.3.2 Receptacles



Safety Hazard

RECEPTACLES - OPEN GROUND, REWIRE

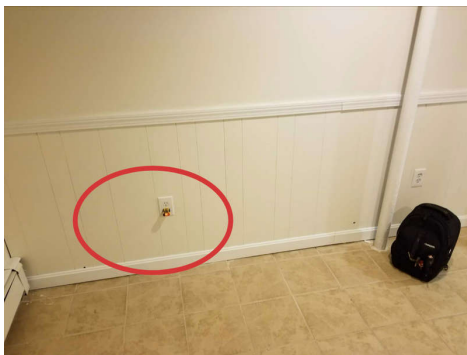
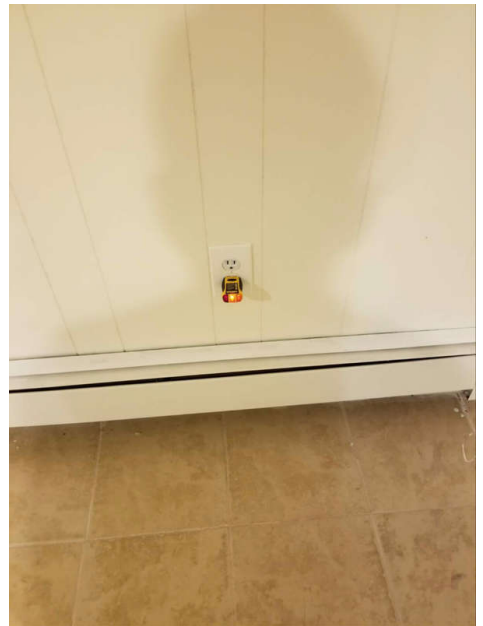
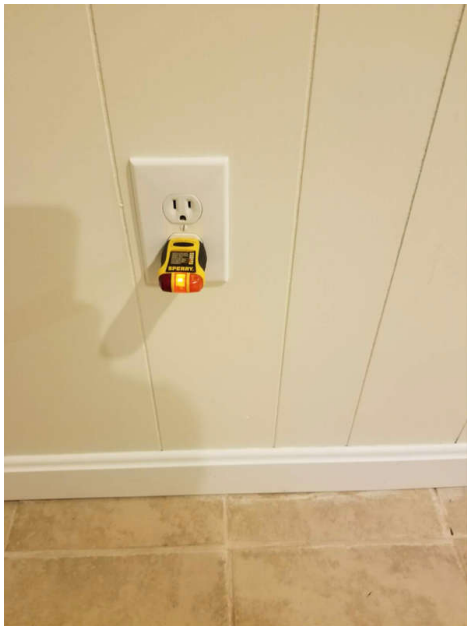
BASEMENT

One or more open ground, three-pronged grounding type receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

Grounding type receptacles were first required in residential structures during the 1960s. Based on the age of this structure and/or the absence of 2-pronged receptacles, repairs should be made by correcting wiring circuits as necessary so all receptacles are grounded as per standard building practices. Replacement of three-pronged receptacles with 2-pronged receptacles is not an acceptable solution.

Recommendation

Contact a qualified electrical contractor.



10.14.1 Doors (Representative Number)

BINDS IN JAM

One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified door repair/installation contractor.



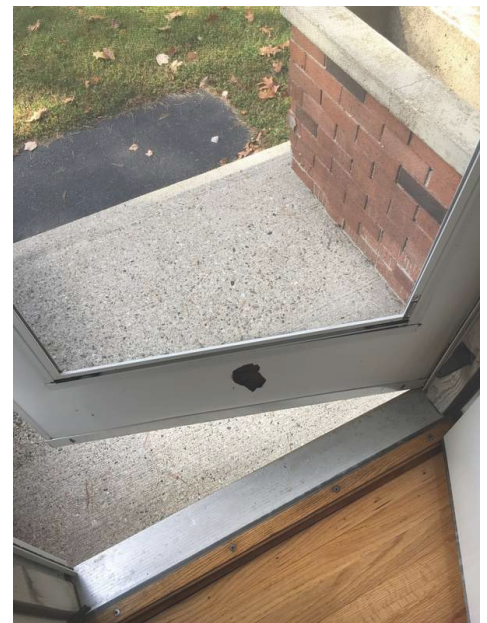
10.14.2 Doors (Representative Number)

DETERIORATED/MISSING

One or more interior doors are missing, damaged and/or deteriorated and should be repaired or replaced by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



10.15.1 Stairs

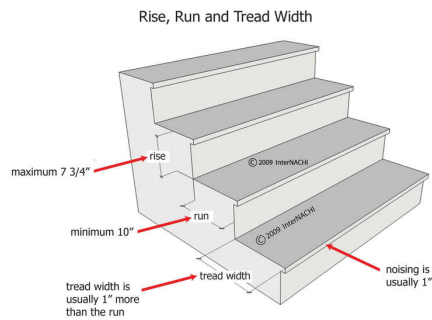
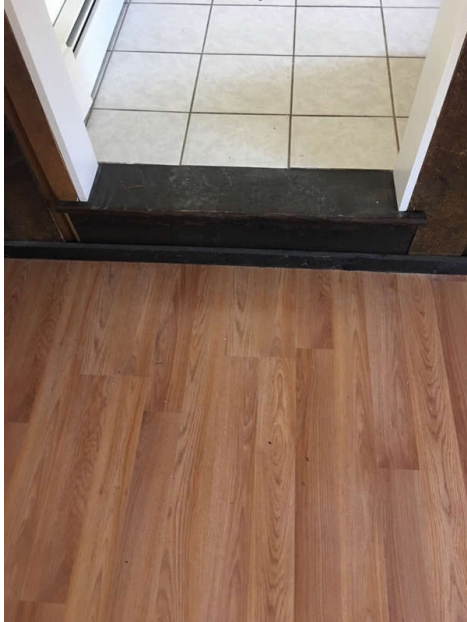
NON-STANDARD - WARNING

Stairs are unsafe due to a non-standard configuration, such as too-high riser heights and/or too-narrow tread depths. Standard building practices call for riser heights not to exceed eight inches and tread depths

to be at least nine inches but preferably 11 inches. Riser heights should not vary more than 3/8 inch on a flight of stairs. At a minimum, the client(s) should be aware of this hazard, especially when guests who are not familiar with the stairs are present. Ideally a qualified contractor should repair or replace stairs so they conform to standard building practices.

Recommendation

Contact a qualified carpenter.



10.18.1 Floors

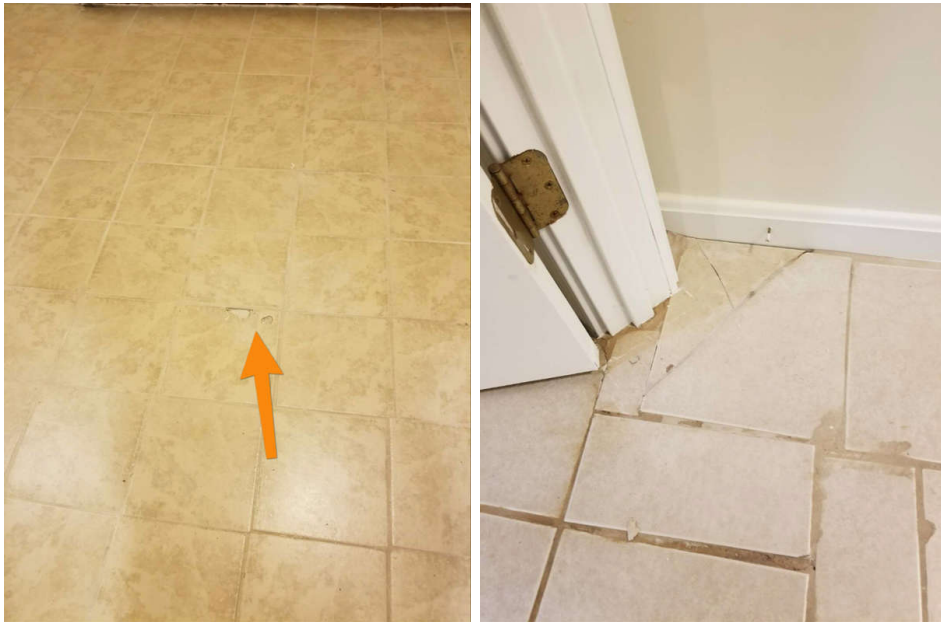
TILE, STONE AND GROUT - DETERIORATED

BASEMENT

Tile, stone and/or grout flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should evaluate and make repairs as necessary. For example, replacing broken tiles and deteriorated grout, and resealing grout.

Recommendation

Contact a qualified professional.



10.23.1 Electrical

NO JUNCTION BOX

KITCHEN

Wires were found underneath the kitchen sink that we're live and exposed. Recommend having an electrician move to a junction box.

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard

11: BATHROOMS

Information

Bathroom Limitations

The following items are not included in this inspection: overflow drains for tubs and sinks, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Recommendations

11.2.1 Exhaust Fans

NOT VENTED TO EXTERIOR

Recommendation

Contact a qualified general contractor.



11.9.1 Cabinets

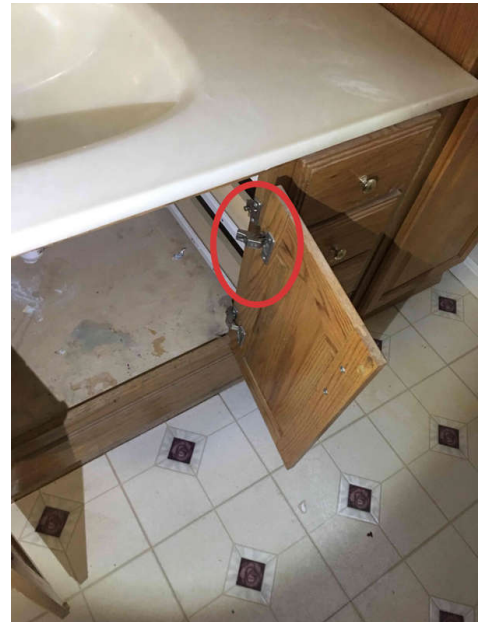
HARDWARE LOOSE AND/OR MISSING

Hardware such as hinges, latches or pulls are loose and/or missing on one or more cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.

[Here is a helpful DIY article on cabinet repairs.](#)

Recommendation

Contact a qualified cabinet contractor.



11.11.1 Environmental

MICROBIO GROWTH



Microbial growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

For more information, visit:

<https://www.cdc.gov/mold/>

<https://www.epa.gov/mold>

Recommendation

Contact a qualified mold inspection professional.



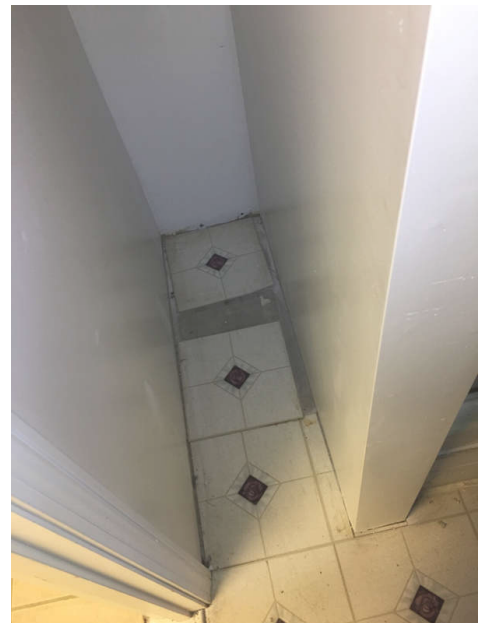
11.12.1 Floors

VINYL - DETERIORATED

Vinyl flooring is damaged and/or deteriorated in one or more areas. A qualified contractor should replace or repair the damaged flooring.

Recommendation

Contact a qualified professional.



12: ATTIC

Information

Inspection Method

View from hatch

Attic Insulation: Approximate average depth of insulation

8

Attic Limitations

The following items or areas are not included in this inspection-areas that could not be traversed or viewed clearly due to lack of access, areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Ceiling Structure

Trusses



Insulation Material

Fiberglass Roll/Batt, Mineral Wool Loose



Roof Structure

Trusses



Limitations

Attic Fan not present.

Moisture Stains on Wood not present.

Excluded

SOME AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Recommendations

12.2.1 Access Hatch

UNDERSIZE

The access to the attic is smaller than the standard size of 22x30 inches. This can make it difficult to enter the attic to perform any required maintenance.

Recommendation

Contact a qualified general contractor.



12.8.1 Attic Insulation

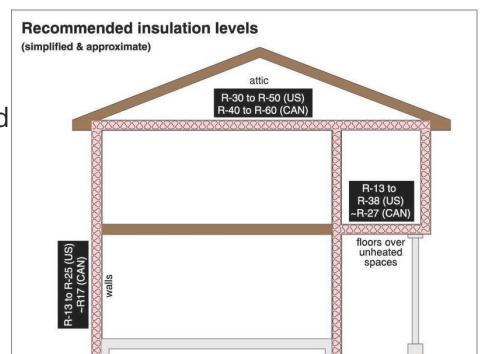
INSUFFICIENT INSULATION

The ceiling insulation's R rating is significantly less than what's recommended for this area. The Department of Energy recommends that attics in Maine be insulated to R49 or approximately 16 inches deep in a typical attic. Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency.

<https://www.energymaine.com/at-home/insulation/>

Recommendation

Contact a qualified insulation contractor.



13: BASEMENT/CRAWLSPACE

Information

Inspection Method

Traversed

Pier/Support Post Material

Steel

Beam Material

Not Visible

Floor Structure Above

Not Visible

Vapor Barrier Present

Not Visible

Basement Limitations

Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Complete access to all basement areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector attempts to locate all basement access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that basement areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Insulation Material

Fiberglass Roll/Batt



Recommendations

13.4.1 Floor Insulation

PAPER FACING ON BATTS EXPOSED

BASEMENT UTILITY ROOM

Paper facing on batt insulation is oriented towards open spaces, rather than against interior space surfaces. This occurs when newer, fiberglass batt insulation with paper facing on one side is installed backwards or upside down, or when older batt insulation wrapped on both sides with paper is installed. The paper facing is flammable. Newer insulation usually has a warning label indicating this on the facing.

For newer batt insulation with paper facing on one side only, the paper facing should be oriented towards interior spaces rather than exposed, open spaces. The existing insulation should be reinstalled or replaced.

For older batt insulation with paper facing on both sides, recommend that repairs be made as necessary to eliminate the exposed paper facing.

A qualified contractor should evaluate and make repairs as necessary, and as per standard building practices and the insulation manufacturer's recommendations to eliminate the fire hazard.

Also, the paper facing also acts as a vapor barrier, and if located away from the interior surfaces, can trap moisture from condensation in the cavity between the paper facing and the interior spaces. This is a conducive condition for wood destroying insects. The inspector was unable to evaluate the structure obscured by the insulation. When repairs are made, the exposed structure should be evaluated for damage by wood destroying insects and/or organisms, and repairs should be made if necessary.



Recommendation

Contact a qualified insulation contractor.

13.6.1 Water

PAST WATER INTRUSION

Evidence of prior water intrusion was found in one or more sections of the basement/crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement/crawl space. The client(s) should review any disclosure statements available and ask the property owner(s) about past accumulation of water in the basement/crawl space. The basement/crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basement/crawl spaces include:

Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)

Improving perimeter grading

Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements/crawl spaces, but if water must be controlled after it enters the basement/crawl space, then typical repairs include installing trenches, gravity drains and/or sump



pump(s) in the crawl space.

Recommendation

Contact a qualified professional.

14: REVIEW US ON ONLINE

Information

Review Us on Online

YOUR REVIEWS MATTER TO BLUE LOBSTER HOME INSPECTION

Please Share Your Experience With Us and Help Our Small Business Grow! In order to improve the satisfaction of my customers, we are asking recent clients if they could take a few minutes to tell us how I did and leave our business a [Yelp](#), [Facebook](#) and [Google](#) Review.

Thank you for taking the time to help improve our company! It helps me to improve on my service to future customers and I am grateful for your review. It would be greatly appreciated!



STANDARDS OF PRACTICE

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Roofing

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panel boards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panel board cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing and Laundry

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the

water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Heating and Cooling

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Interior Rooms

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles

and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Basement/Crawlspace

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.