



SUMMARY

1234 Main St.Saco Maine 04072

Buyer Name

11/18/2017 9:00AM

Matthew Blain
InterNACHI ID# NACHI17050108
Blue Lobster Home Inspection INC
207-391-4244
bluelobsterhomeinspection@gmail.com



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>

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

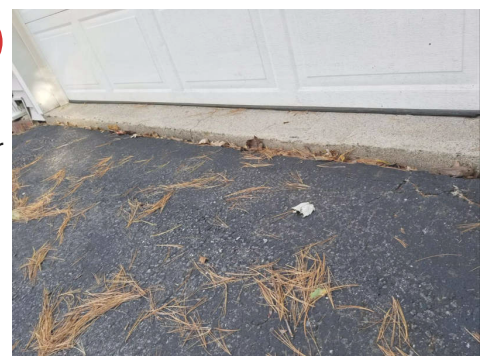


Safety Hazard

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.

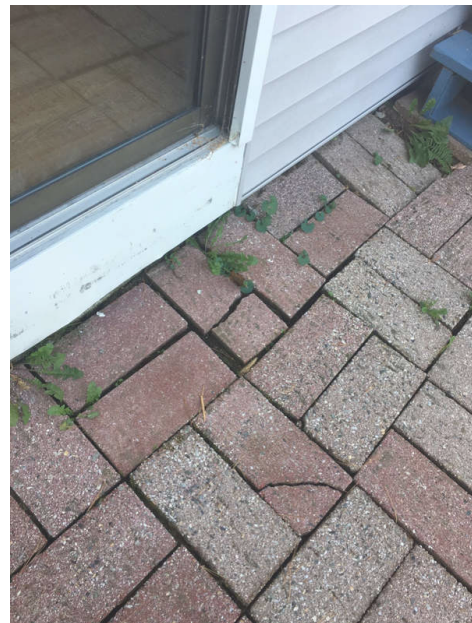


2.4.1 Walkways, Sidewalks, and Patios

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

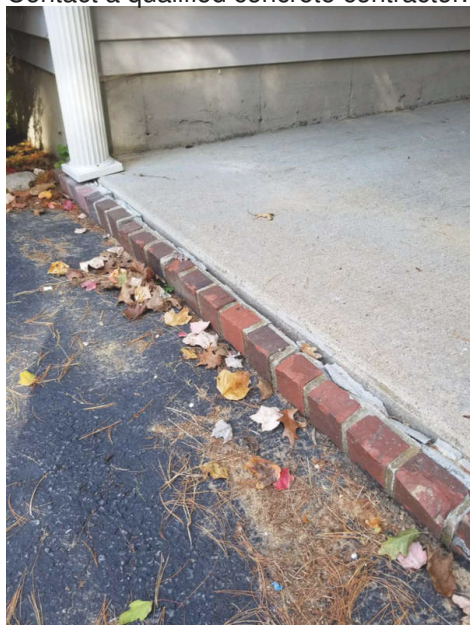
FRONT PORCH



Safety Hazard

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

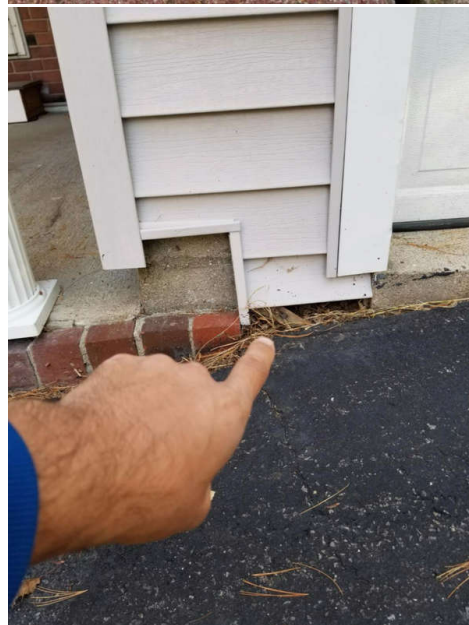
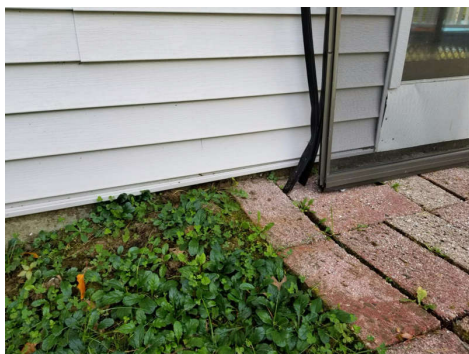
SOIL WITHIN 6" OF SIDING/TRIM, ROT

GARAGE, REAR OF HOUSE

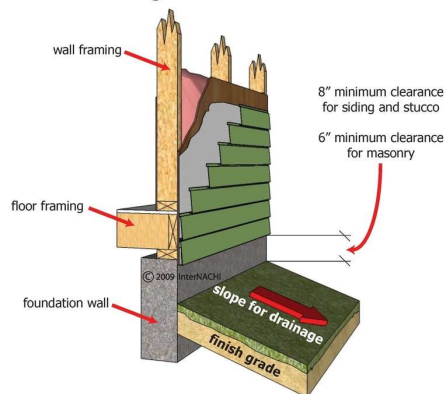
Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Wood siding and/or trim is rotten in some areas as a result. A qualified contractor should evaluate and repair as necessary, replacing all rotten wood. Also, 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.



Siding Distance From Grade

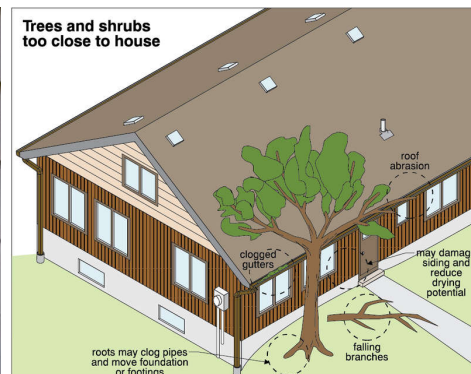


2.6.1 Vegetation <1' FROM EXTERIOR

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

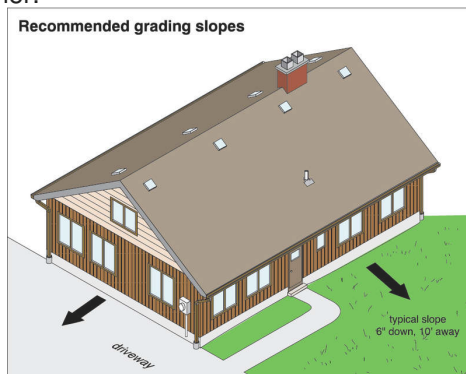
NEGATIVE PERIMETER SLOPE - SOIL

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

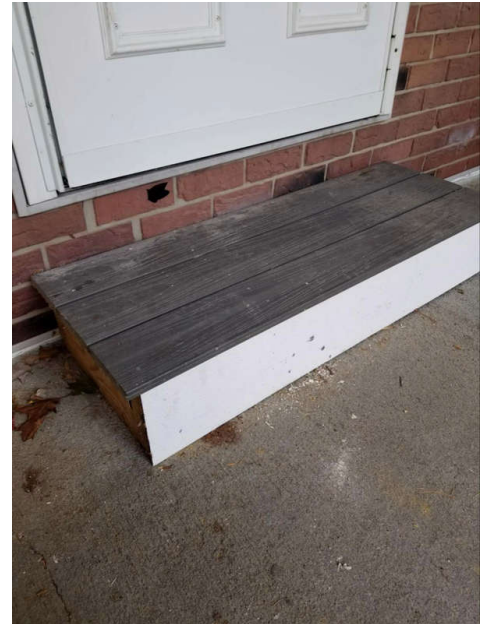
NON-UNIFORM RISERS - WARNING

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

NON-UNIFORM RISERS - REPAIR



Safety Hazard

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

MISSING

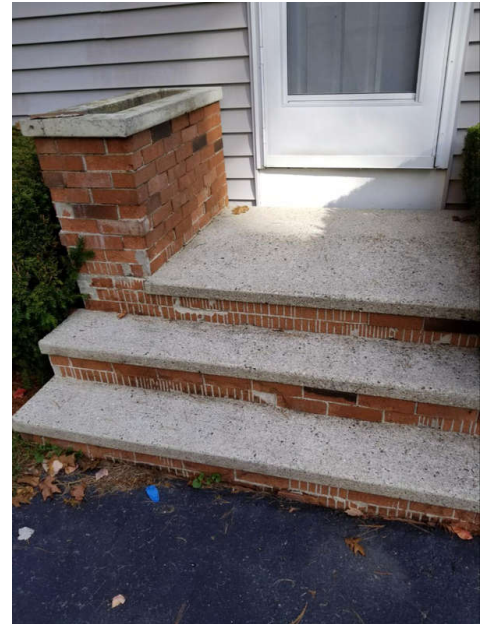


Safety Hazard

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



Safety Hazard

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

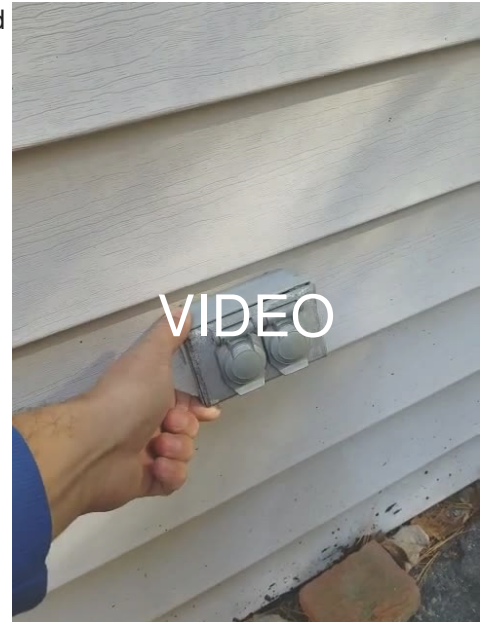
LIGHT FIXTURES - LOOSE OR SUBSTANDARD

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

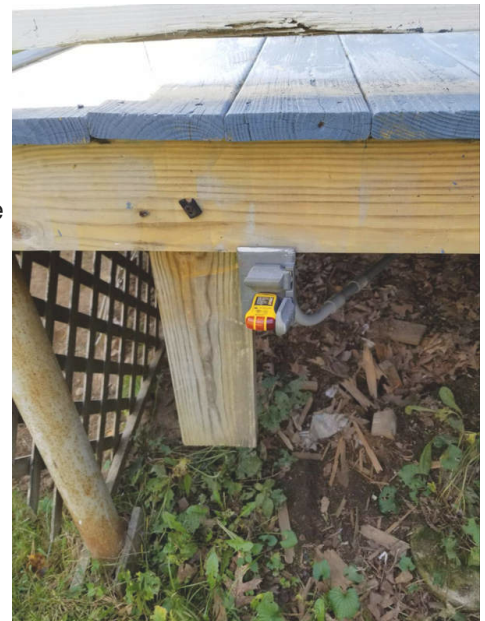
RECEPTACLES - NO POWER

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.



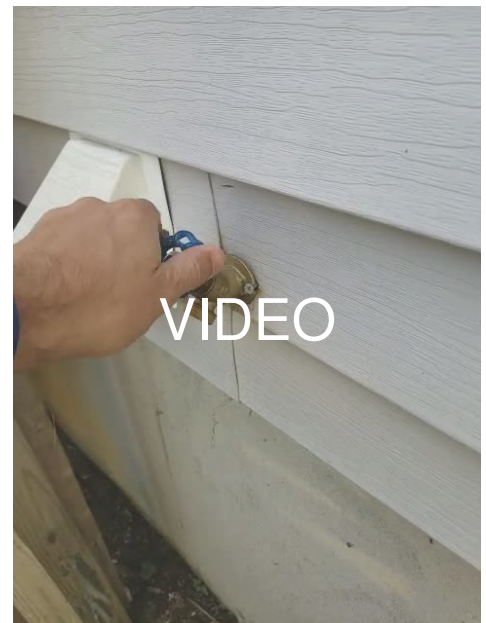
2.19.1 Hose Bibs

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.



3.2.1 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.



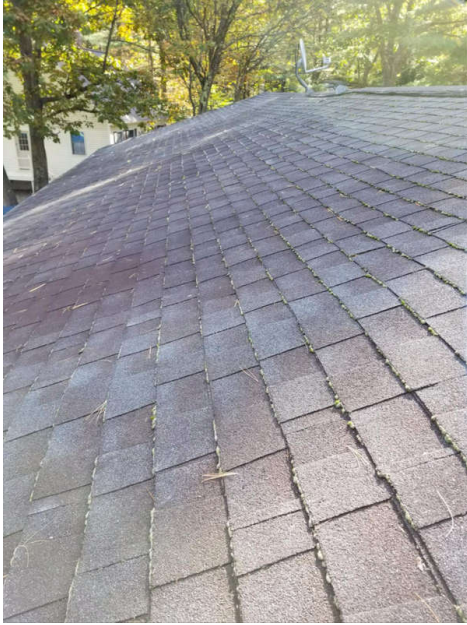
3.2.2 Vegetation and Maintenance

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.



4.8.1 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



Safety Hazard

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

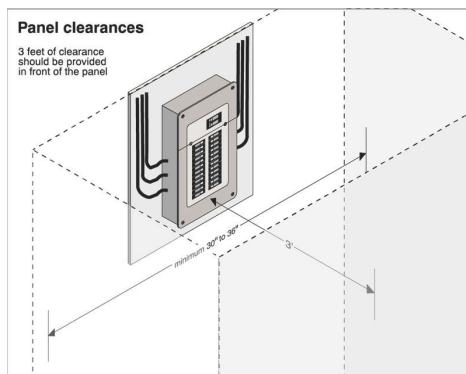
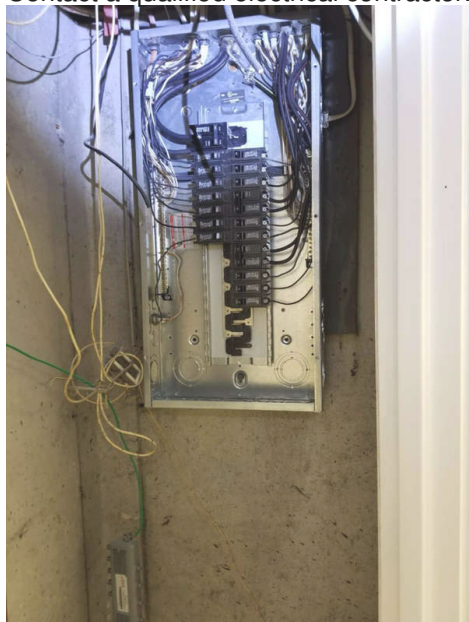
There is at least 6 feet 6 inches of headroom in front of the panel

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



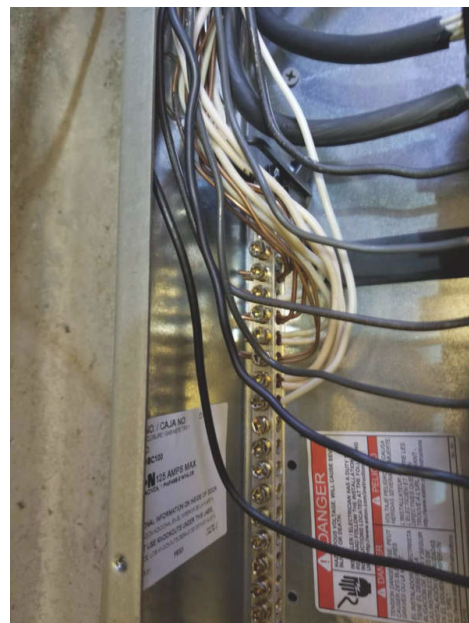
Safety Hazard

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.



5.5.1 Laundry

DRYER DUCT - PLASTIC OR FOIL



Safety Hazard

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.



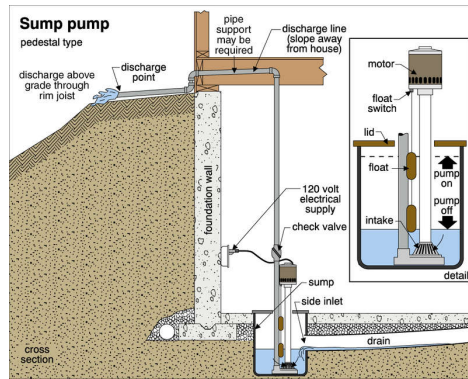
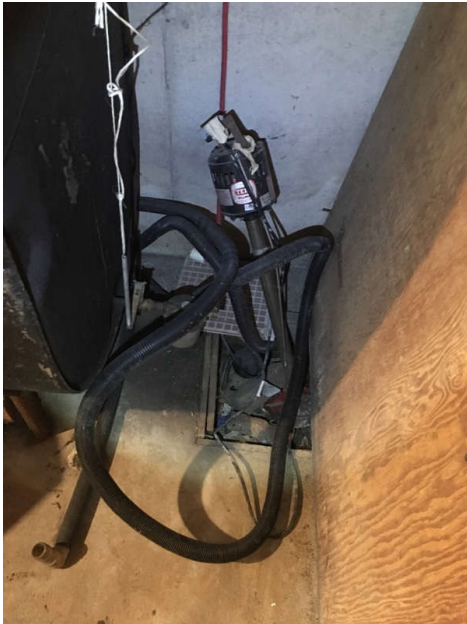
5.7.1 Sump Pump

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.



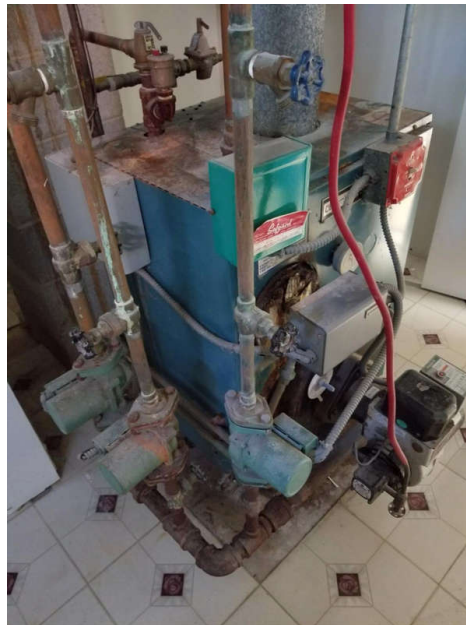
6.2.1 Age

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.

7.2.1 Garage Deficiencies

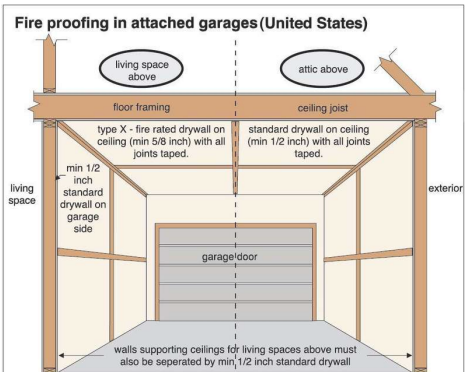
WALLS OR CEILING NOT FIRE-RATED



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.



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

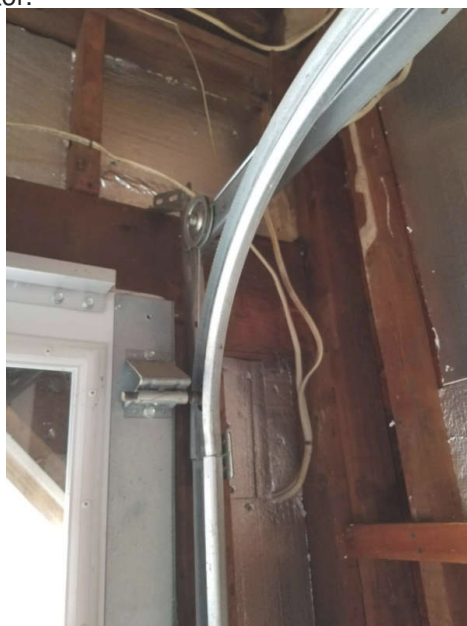


Safety Hazard

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

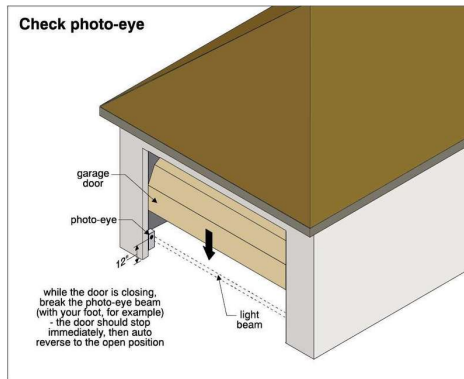


Safety Hazard

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

COVER PLATES MISSING

GARAGE

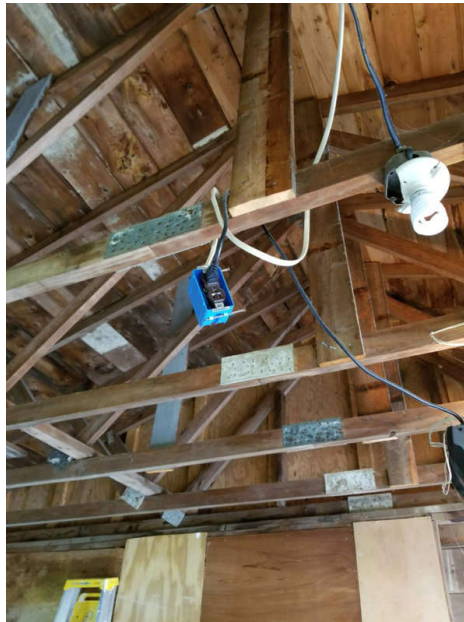
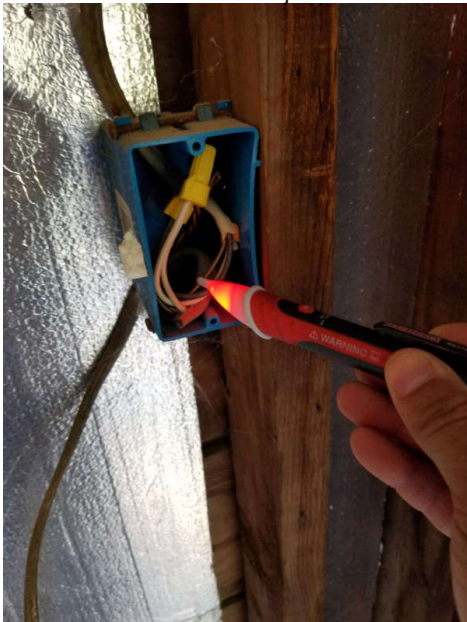


Safety Hazard

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



Safety Hazard

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.



8.2.1 Dishwasher

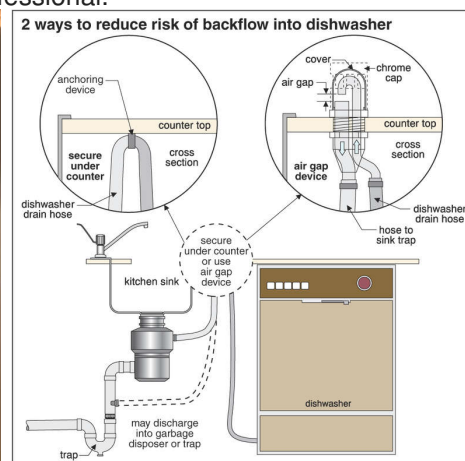
NO HIGH LOOP OR AIR GAP

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.



Sink Drains

S-TRAP

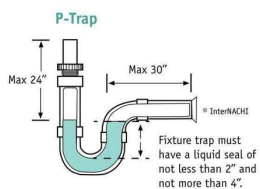
One or more sink drains use an s-trap rather than a vented p-trap. Water seals (the water lying in the bottom of the u-shaped pipe) may be lost when discharges occur in the system, resulting in sewer gases entering the structure. Recommend having a qualified plumber evaluate and replace s-traps with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

Recommendation

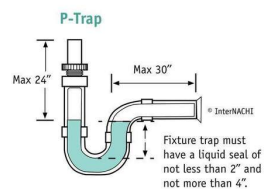
Contact a qualified plumbing contractor.



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

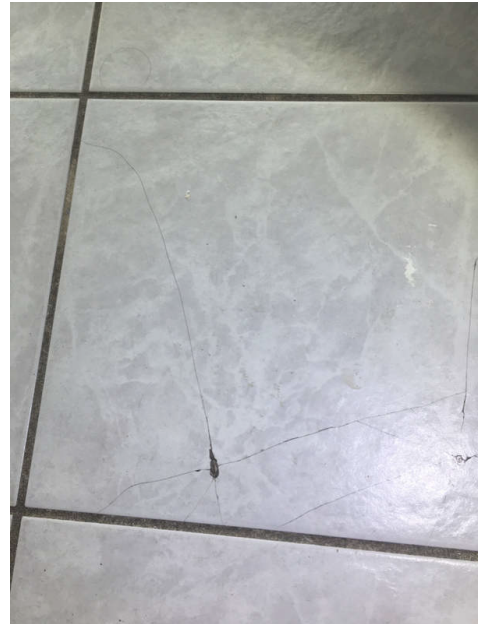
TILE, STONE AND GROUT - DETERIORATED

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.



9.2.1 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.



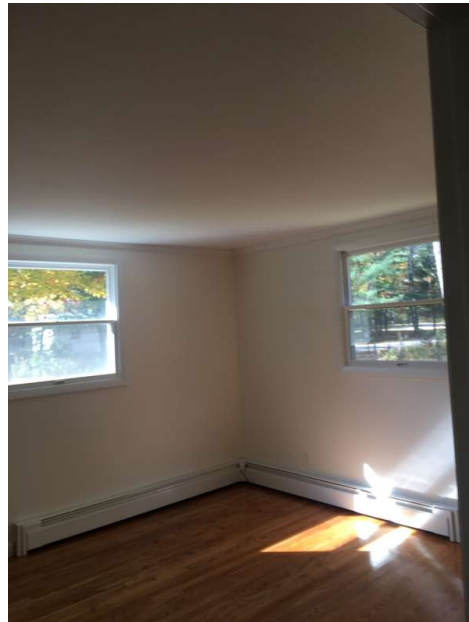
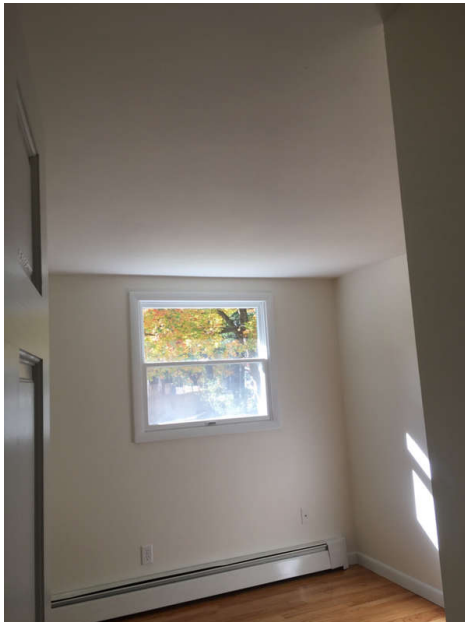
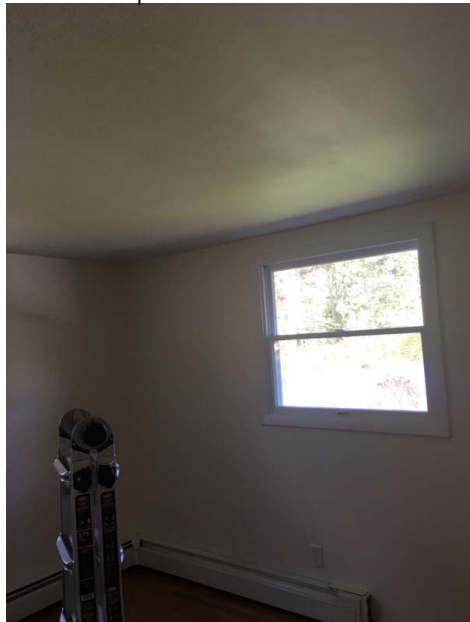
10.2.1 Light Fixtures

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

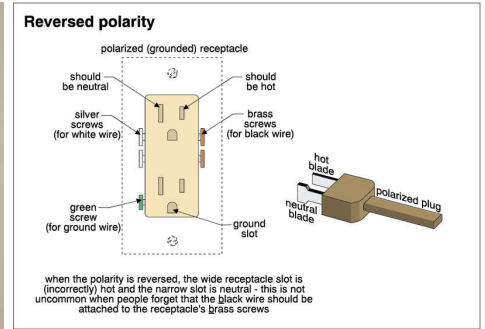
BASEMENT

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

RECEPTACLES - OPEN GROUND, REWIRE

BASEMENT



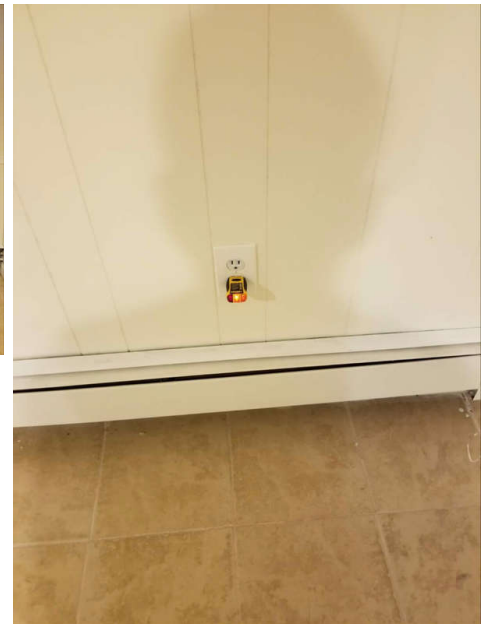
Safety Hazard

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.

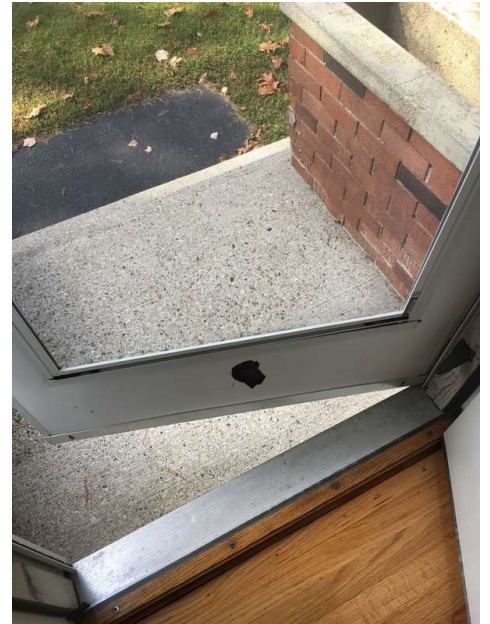
Recommendation
Contact a qualified door repair/installation contractor.



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.



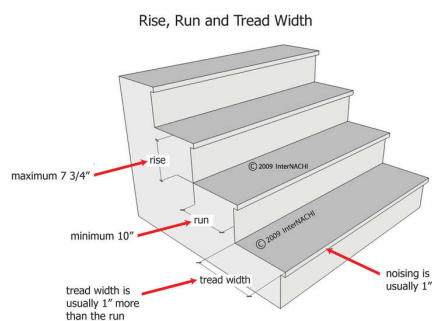
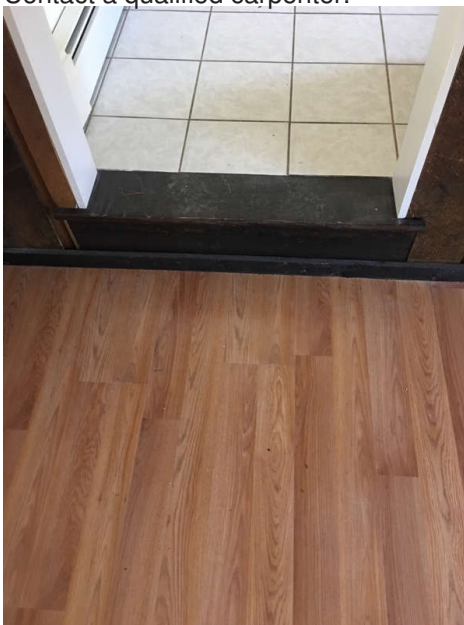
10.15.1 Stairs

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.



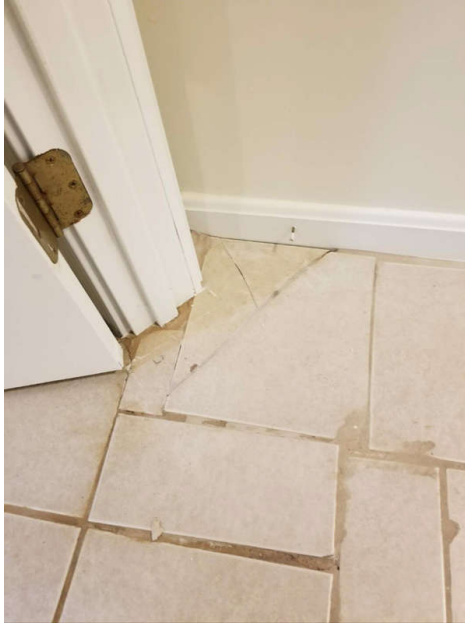
10.18.1 Floors

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

 Safety Hazard

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.



11.2.1 Exhaust Fans
NOT VENTED TO EXTERIOR
Recommendation
Contact a qualified general contractor.



11.9.1 Cabinets

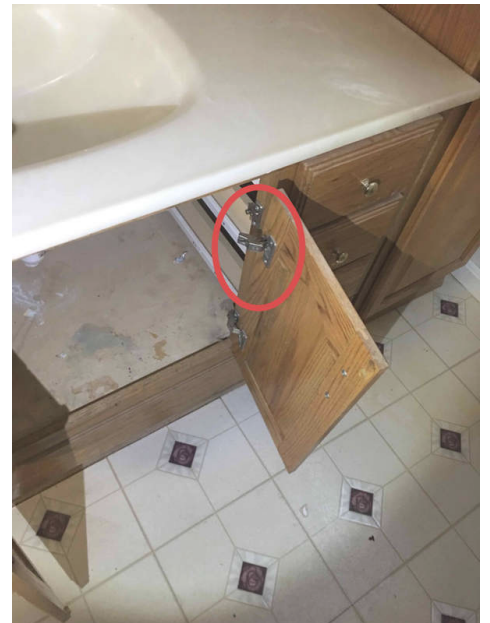
HARDWARE LOOSE AND/OR MISSING

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



Safety Hazard

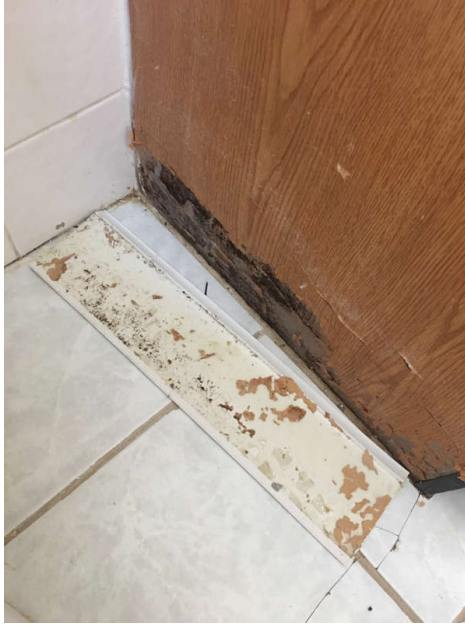
Microbial growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or 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.



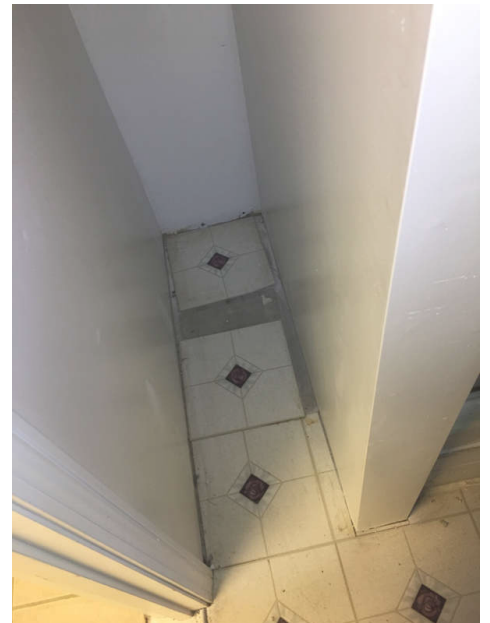
11.12.1 Floors

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.



12.2.1 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.



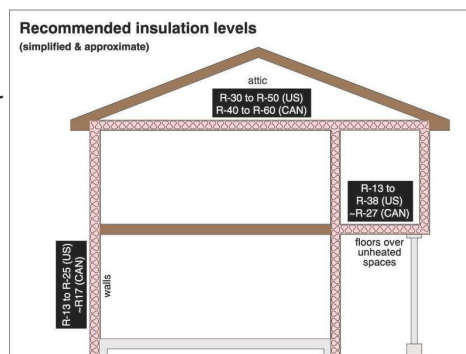
INSUFFICIENT INSULATION

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.efficiencymaine.com/at-home/insulation/>

Recommendation

Contact a qualified insulation contractor.



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.
