

## **Green Bridge Home Services, LLC Inspection Report**



Prepared for: Katie Hitch & Lee Roe  
Location: 57 Ellsworth Rd, Blue Hill, ME  
Date of Inspection: 6/12/2026

Inspected by:

Kevin Stecher, InterNACHI #20122602  
Radon #SUP50376  
NRPP Radon Cert. #112319RMP  
ME Radon Reg. #SPC453

office@greenbridgehomeservices.com  
97 Weed Point Road, Little Deer Isle, ME 04650  
<http://www.greenbridgehs.com/>

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## Table of Contents:

Page 1 – Title Page

Page 2 – Table of Contents and Inspection Overview

Page 3 - General Description of the Property

Pages 3 thru 5 – Summary of Inspection Report

Pages 6 thru 37 - Field Report with photos

## Inspection Overview and Limitations:

A building inspection is a visual inspection, with a representative sample of building components viewed in areas that are accessible at the time of inspection. It is the goal of this inspection to provide the client with an evaluation of the condition of the property at the time of the inspection. It is not a guarantee or warranty of any kind and should not be considered a prediction of any or all necessary maintenance and repairs that may be someday be required.

This property is inspected per the Standards of Practice of the International Association of Certified Home Inspectors (NACHI). A copy of this SOP can be found at [Home Inspection Standards of Practice - InterNACHI®](#)

The inspector does not inspect any area of the property that is deemed to be inaccessible, unsafe, or by inspecting may cause damage to the property.

No recommendation for repairs noted herein should be attempted by the building owner, without first consulting a professional in the field work which is to be undertaken. This report is not intended as an encouragement to begin repairs without understanding the safety and hazards of such repairs.

Since building codes vary by city and region, and are updated frequently, inspectors do not typically inspect for full code compliance. However, our knowledge and understanding of building codes and standards is used herein to guide and recommend good building practices and good safety standards. If you are concerned about code compliance or outstanding building permits, especially for a commercial property or multi-unit rental, we recommend you consider contacting the local code office for further guidance in these issues.

If the building was constructed prior to 1985, you should consider that there have been substantial changes to building standards and codes since that time. An older building may also have hazardous materials, such as asbestos or arsenic in the

construction materials, or lead paint. To the best of our abilities, we will note these issues in our report. However, these items are not always visible, or may not be able to be verified without lab testing.

## General Property Description

The property is a single-family residence currently occupied. Utilities were on during the inspection, and the inside air temperature was comfortable. For the purposes of this report, the front of the building faces west.

This structure is a two-story, New Englander style building, supported by a stone masonry foundation.

The building is reported to have been built in 1896.

## Summary of Inspection Report

The following is a summary of items that in the inspector's opinion require repair and/or improvements. Ideally, all the following recommendations should be addressed, but some of these items may be important to you, while others may not be. Please refer to the body of this report for further details on these and other recommendations. Any significant items should be reviewed by a contractor or professional in that area, and repairs should be guided by those recommendations.

- **Major Defects** - a condition that would have a significant, adverse impact on the value of the real property, or that involves an unreasonable risk to people on the property.
  - None observed.
- **Safety Issues** – a condition which is an immediate and significant safety concern to the occupants and/or visitors to the property. This should be the highest priority of repair.
  - Interior:
    - The home lacks adequate CO detectors. Carbon monoxide detectors are recommended on each sleeping level. Detectors should be connected to each other (by Bluetooth or hardwiring) so if one senses, they all alarm.
- **Maintenance Issues** are conditions which will require typical or standard building maintenance now or in the near future.

- **Areas of Concern** are conditions which will soon require attention or further investigation. This also may be an item which met code requirements at the time of construction (or there were no codes), but under current building code or standard building practices, does not. Code change items may not need to be corrected immediately, unless required by your insurance company or lender, but will need to be updated if any renovations of that item are made.

Both Maintenance Issues and Areas of Concern are items that if left unattended, may become a safety issue or major defect. Since many of these issues are well detailed in the following report, they are not listed here, except as noted below for emphasis. We recommend that the client review these items, consult with professionals, and over time, decide which ones are highest priorities of repair.

Significant comments or areas of concern worth emphasizing here:

- Basement:
  - The basement stairs lack adequate railings. Current standards recommend a railing height of 36 inches, balusters spaced no larger than 4 and ½ inches, with a graspable handrail from top to bottom.
- Heat:
  - The heating system does not appear to have been serviced and cleaned in the last year. Unless the seller can verify that it has been serviced within the last year by a licensed boiler technician and any outstanding issues resolved, then as soon as practical, the system should be serviced and cleaned.
  - The heating system is operating acceptably. However, it appears to be over 20 years old and may be nearing the end of its useful life. Consider budgeting for future repairs or replacement.
- Electrical:
  - There is a puddle of water in the main electrical panel. This appears to be coming out of the heat pump wire. We recommend contacting the heat pump contractor who installed the system and having a new line installed. The water is entering the panel through the protective sleeve from the heat pump electrical wire. The whole line should be replaced, as there is water inside the protective sleeve, dripping into the panel. The breakers for the heat pump should also be replaced as they are rusty.
  - Uncovered electrical boxes were observed in the basement. This creates a shock hazard. All electrical boxes should have faceplates installed.
- Plumbing:
  - The hot water heater is operating acceptably. However, it appears to be over 15 years old and may be nearing the end of its useful life. Consider budgeting for future repairs or replacement.
- Interior:

- The some of the windows on the second floor are too low to the floor. This creates a fall hazard. Current building standards recommend windows be at least 24 inches off the floor.
- The west set of stairs lacks adequate railings. Current standards recommend a railing height of 36 inches.
- Attic:
  - The attic stairs lack adequate railings. Current standards recommend a handrail from top to bottom and fall protection around the opening at the top of the stairs. The railing around the top of the stairs should be 36 inches tall with balusters spaced no large than 4 and ½ inches.

# Green Bridge Home Services, LLC

100

## Inspection Report

<b>Client:</b>	<b>Katie Hitch &amp; Lee Roe</b>		
<b>Phone number:</b>	207-374-2909		
<b>Email Address:</b>	<a href="mailto:katie.hitch@yahoo.com">katie.hitch@yahoo.com</a>		
<b>Address of Inspection:</b>	57 Ellsworth Rd	Blue Hill	ME
<b>Inspection Date/Time:</b>	6/12/26 9am		

<b>Inspection:</b>	yes	<b>-\$50 veterans discount</b>		
Weather:	Cloudy and 60deg F			
Travel Dist. (mi one way):	14			
Est. Time to Site: (mins)	21			
Year Constructed:	1896			
Style:	New Englander			
Square Foot:	2,072			
Number of units:	1			
Front faces:	west			
Radon air test	yes			
date/time set	6/10/26 9:00 AM			
date/time pickup	6/12/26 10:00 AM			
monitor number	14			
location	Basement			
see separate report				
Water test	standard + radon	<b>-\$50 veterans discount</b>		
see separate report				
Septic Inspection	none			
see separate report				
Entry by	seller			
Attended by	seller & broker			
Vacant or Occupied	Occupied			
Referred by:	Jenn Guay			
Inspected By:	Kevin Stecher			

Key:	Rating	Definitions:
A	Acceptable	Item is acceptable and generally meets current building construction standards.
AOC	Area of Concern	This is an item that may need monitoring or further investigation. This may also be an item that met codes at time of construction, but does not meet today's codes and standards.
MI	Maintenance Issue	This is a typical maintenance item that should be anticipated for most any house this age.
SI	Safety Issue	There is a safety issue here and regardless of cost to repair, this should be resolved as soon as possible.
MD	Major Defect	There is a major defect here (or several smaller defects in one category), which carries a significant cost to repair.
NI	Not Inspected	Area not available for inspection, or is not present in this building.

(click on the page below to go directly to that page)

Index	Pages	Titles
	8 to 11	<a href="#">Exterior</a>
	12 to 13	<a href="#">Garage or Outbuilding</a>
	14 to 15	<a href="#">Roof</a>
	16 to 18	<a href="#">Basement</a>
	19 to 21	<a href="#">Heating</a>
	22 to 24	<a href="#">Plumbing</a>
	25 to 26	<a href="#">Electrical</a>
	27 to 28	<a href="#">Kitchen</a>
	29 to 30	<a href="#">Fireplace &amp; Alternate Heat</a>
	31 to 32	<a href="#">Interior</a>
	33 to 35	<a href="#">Baths</a>
	36 to 37	<a href="#">Attic</a>

<b>Exterior</b>	Rating	Description	Comments
<b>Siding</b>			
material		wood	
type		clapboard	
		shingles	on gable ends
trim	MI	wood	rot at lower trim in areas, replace as needed
vapor barrier		not visible	
location/condition	MI	multiple areas	minor peeling paint; clean, seal, paint
<b>Foundation</b>			
	A		
clearance to siding		acceptable	
material		granite	
foundation condition		average	
sealing		n/a	
<b>Eaves, soffits, fascias</b>			
	NI		
venting		none observed	
<b>Exterior doors</b>			
location/condition	MI	south	rot at lower trim, replace as needed
<b>Windows - exterior</b>			
location/type		multiple	double hung
material/ # of panes		vinyl	double pane
location/type		multiple	fixed
other mat/ # of panes		wood	single pane
shutters		none	
screens		multiple	acceptable
storms		none	
location/condition	MI	multiple	clean, paint trim
	MI	multiple	some single pane windows need re-glazing around panes
<b>Decks and porches</b>			
	A		
location		wrap-around	open deck
flashing		not able to observe	
surface type/condition		pressure treated	acceptable
supports		press trtd posts	
outlet		GFCI	
stairs		acceptable	
railing		acceptable	deck is under 30"
<b>Other steps &amp; stairs</b>			
	A		
stairway/landing		west	acceptable
railing		none	not necessary due to deck height

<b>Landscape</b>			
walkways		crushed stone	
driveway		gravel	
<b>Exterior Wiring/Plumbing</b>			
	A		
		south	acceptable spigot(s)
<b>Exterior Fuel Tank</b>			
	A		
location/fuel type		north	propane
approximate size		120 gal	
gauge reading		60%	
condition		acceptable	
<b>Air Vent (s)</b>			
number & location		one	east
material & type		pvc	laundry
condition	MI	needs cleaning	
number & location	A	one	north
material & type		aluminum	kitchen
condition		acceptable	

### Exterior Pictures



north side



east side



south side



west side



main entry



deck

### Exterior Pictures 2



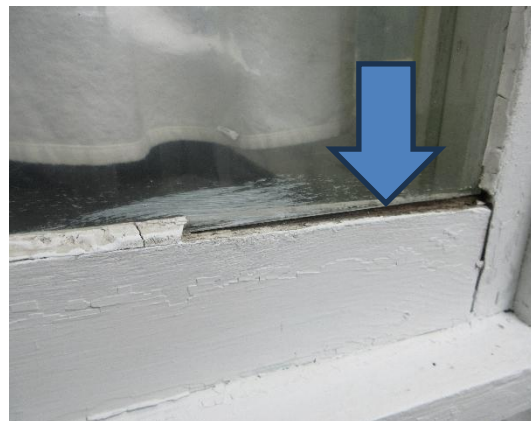
rot at lower trim board



rot at lower door trim



peeling paint at window sill, trim



re-glaze single pane windows



peeling siding paint



propane tank

<b>Garage or Outbuilding</b>	Rating	Description	Comments
<b>Type</b>	A	shed	
attached/detached		detached	
no of bays		one	
gen'l condition		average	
foundation/supports		wood runners	
condition		acceptable	
wood sill		acceptable	
auto door opener		none	
wiring		none	
drainage		n/a	
plumbing/heating		none observed	
roof		average condition	

### Garage & Outbuilding Pictures



front



back



interior



interior



roof



ceiling

<b>Roof</b>	Rating	Description	Comments
<b>Access</b>			
		eye view	
<b>Covering</b>			
type		arch asphalt shingles	
condition		acceptable	
defects	MI	multiple areas	moss growth; will reduce life of shingles, pressure wash or chemically clean to clear
ridge venting		none observed	
layers observed		single	
<b>Gutters</b>			
need cleaning?	MI	yes	
adequate dispersion?		yes	
<b>Chimney</b>	A		
location/purpose		south	furnace & wood stove
material		brick masonry	
# flues		two	
lining & height		tile	acceptable height
flashing		acceptable	
masonry condition		acceptable	
flues need cleaning?		not visible	
<b>Plumbing/Air Vent (s)</b>	A		
number & location		three	north
material & type		galv steel, cast iron, pvc	plumbing
condition		acceptable	
<b>Potential Ice Damage</b>	A		
potential or visible dmg.		none observed	
<b>Vegetation/Tree Conficts</b>	MI		
		multiple	monitor trees for health, trim or remove as needed
<b>Skylights</b>	NI		
number		none observed	

## Roof Pictures



**southwest roof**



**southeast roof**



**north roof**



**top of chimney**



**shingles close up**



**remove moss from roof**

<b>Basement/Crawlspace</b>	Rating	Description	Comments
<b>General Description</b>			
		under main building	accessible basement with some areas of low ceiling height
<b>Finished Space?</b>	NI		
approximate percentage		0%	
<b>Stairway or Main Entry</b>			
description		stairs from first floor	acceptable
stair rail	AOC	inadequate	baluster spacings (should be 4 1/2" max)
	AOC	railing should be 36" tall	
<b>Foundation Walls</b>			
description		fieldstone masonry	
location/condition	MI	multiple areas	monitor for signs of leakage; seal as needed
location/condition		multiple areas	maintain good surface drainage away from foundation to help prevent leaks.
wall to first floor seal		no gaps observed.	
visible constr joints		no	
<b>Foundation Floors</b>	A		
description/condition		concrete slab	acceptable
visible constr. joints		no	
<b>Basement Ceiling</b>			
structure		floor beams	2 x 8
spacing		16" oc	
approx height (inches)		71"	
wood cond/dry rot?		none observed	
%age depth of rot		n/a	
improper notching/cuts		none observed	
moisture content	MI	16%	recommend dehumidifier
<b>Support Columns</b>	A		
description		wood posts	
		framed wall	
<b>Emergency Egress</b>	A		
descript/condition		bulkhead	wooden doors will not stand up long to exterior environment.
stairs		acceptable	
<b>Water &amp; Moisture Issues</b>	A		

		none observed	
drainage/pumping		sump pump & pit	plunger tested acceptably
<b>Insulation</b>	NI		
location/descrip		none	

### **Basement Pictures**



**main access**



**walls**



**floors**



**ceilings**



**basement egress**



**stairs lack adequate railings**

<b>Primary Heating</b>	Rating	Description	Comments
<b>General Description</b>			
		forced hot air	
operating		verified	
<b>Furnace/Boiler</b>			
Location/fuel		basement	oil
brand/model		Olsen	bcl-120s
mbtu/date of inst or manu		117,000	1994
efficiency		not marked	
last cleaning and servicing		2022	Osbornes
other	AOC	clean & service recommended.	older unit; units over 20 years old are likely nearing the end of their useful life and may need repairs or replacement soon.
emer cutoff above boiler		verified	
remote shutoff switch		verified	top of stairs
venting		metal flue to masonry chimney	
venting acceptable		acceptable	
breaker rating		15 amp	acceptable
CO level (ppm)		acceptable	
hot air filter condition		acceptable	
<b>Distribution</b>			
	A		
description		fan driven at unit	
no of heat zones		1	
location/working		living area	verified operation
hot air ducts & vents		dampers at vents	
heat in finished areas		verified	
<b>Fuel Storage</b>			
	A		
description/condition		275 gal oil storage	acceptable
pipng to system		acceptable	
tank fill piping		acceptable	
gauge reading			
oil		1/8	
<b>Chimney Cleanouts</b>			
	A		
		verified	
liner		liner observed	tile
<b>Pipe or Duct Insulation</b>			
	A		
		acceptable	

<b>Air Cond/Handling System</b>			
description		heat pump(s)	see alt heat section



<b>Plumbing</b>	Rating	Description	Comments
<b>Water Source</b>	A		
		drilled well	
location of main shutoff		north side bsmt	next to pressure tank
backflow preventer		none observed	
<b>Well</b>	A		
location		east	
adeq dist from septic?		n/a	
installer		Williams & Taplin	
cover markings		not marked	
pump info		submersible in well	
press tank size & cond		20 gals	acceptable
tank gauge (psi)		55psi	acceptable
spigot flow (gpm)		9gpm	acceptable
<b>Other Water Supply Info</b>	A		
piping type		multiple types	copper and pex
<b>Drainage System</b>	A		
system type		public	
piping type		combination	cast iron and pvc
up flush pump (interior)		none observed	
properly sloped pipe		acceptable as can be observed	
proper venting		acceptable as can be observed	
septic tank lift station / high level alarm		none observed	
<b>Leaks or Drain Clogs</b>	A		
		none observed	
<b>Water Heater</b>			
type & size		electric	40 gal
brand & model		GE	ge40m06aag
manufacture date	AOC	2011	water heaters over 15 years old are likely near the end of their useful life.
wire gauge and breaker		10 gauge	30 amp
			acceptable
verify TPR valve		verified	
means to disconnect		breaker panel	
temp adjustment		thermal switch	
safety features		vacuum valve	
<b>Water Treatment Systems</b>			
		softener	occasional pellet changing will be required

	MI	inline filter(s)	filter will need to be occasionally changed.
service provider		unknown	

### Plumbing Pictures



main water supply and main shut off valve at arrow



well head



water heater



main drain line



water treatment



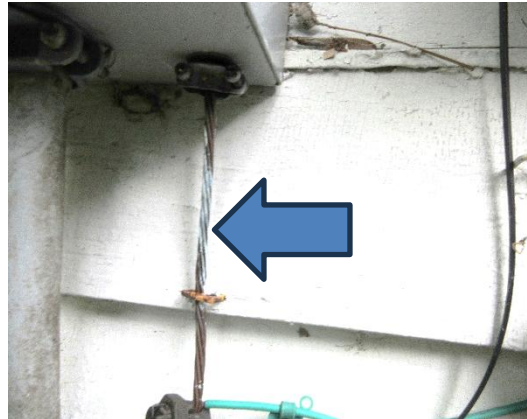
water treatment

<b>Electrical</b>	Rating	Description	Comments
<b>Service Entrance</b>			
service wire & support		acceptable	
meter loc & condition		north ext wall	acceptable
main disconn at meter		none at meter	
grounding		visible	
<b>Main Panel</b>			
location		north wall	basement
clearances		acceptable	
amp rating		200 amp	
panel condition	AOC	water in bottom of panel	appears to be entering in from
fuses or breakers		breakers	
avail slots or full?		available	
open (uncoverd) slots?		none	
AFCI breakers		none	AFCI breakers are recommended
double tapped circuits	MI	yes	two
bonding confirmed		yes	
<b>Branch Wiring</b>			
type	A	nm (Romex)	
<b>Switches, Outlets, Other</b>			
location/defects	AOC	basement	uncovered boxes; should be covered
GFCI		acceptable	
tamper resist outlets		partial	
<b>Generator</b>			
	NI	none observed	

### Electrical Pictures



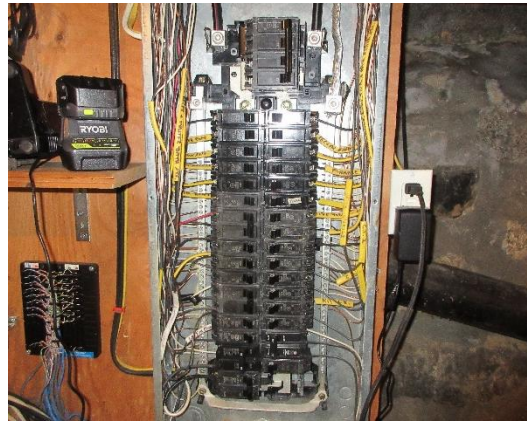
meter box(es)



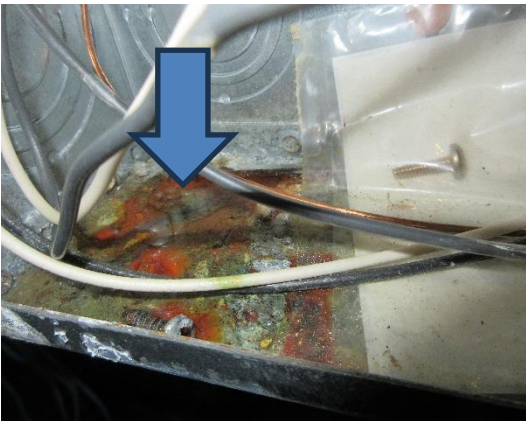
meter ground



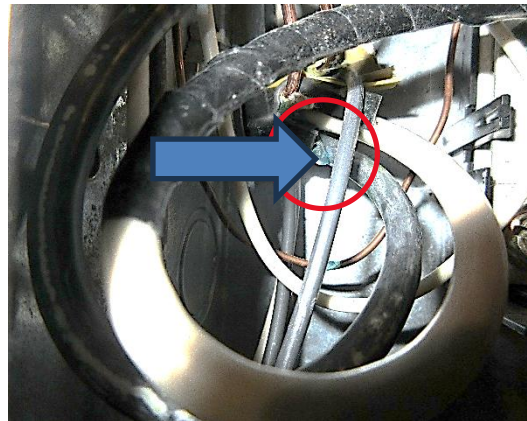
main breaker panel(s)



panel with faceplate removed



water in bottom of main panel



water dripping out of heat pump electrical line sleeve

<b>Kitchen(s)</b>	Rating	Description	Comments
<b>LOCATION</b>		first floor	
<b>Outlets</b>	<b>A</b>		
GFCI's		present	
grounded wiring?		yes	
sufficient # of outlets		yes	
<b>Sink</b>			
faucet & sprayer		acceptable	acceptable
shutoffs and trap		observed	
leaks	<b>MI</b>	drain line under sink	tape on drain line, may have had previous leak, recommend plumber to correctly fix leak
<b>Stove</b>	<b>A</b>		
fuel		Propane	
burners		working	
oven(s)		working	
exhaust fan		working	
<b>Refrigerator</b>	<b>A</b>		
		working	
icemaker/water		none observed	
<b>Garbage Disposal(s)</b>	<b>NI</b>		
		none observed	
<b>Dishwasher</b>	<b>A</b>		
		working properly as can be observed	
plumbed properly		acceptable	
<b>Other</b>	<b>A</b>		
acceptable lighting		acceptable	
outlet at island/peninsula		acceptable	
loose countertop?		none observed	

### ***Kitchen Pictures***



**kitchen left**



**kitchen right**



**Stove**



**plumbing under kitchen sink**



**dishwasher**



**refrigerator**

<b>Fireplace or Alternate Heat</b>	Rating	Description	Comments
Location	A	kitchen, 1st floor bedroom,2nd floor southwest bedroom, primary bedroom	
fuel		electric	
type & brand/model		heat pump	Daikin/4mxl36tvju
operating during insp?		operated on/off	
clearances		acceptable	
dampers, vents working		verified	
chimney conn/lining		n/a	
cleanout		acceptable	
CO level (ppm)		acceptable	
Location	NI	living room	
fuel		wood	
type & brand/model		stove	Hearthstone/Manchester
operating during insp?		not operated	
clearances		acceptable	
dampers, vents working		verified	
chimney conn/lining		acceptable	tile lining observed
cleanout		n/a	
CO level (ppm)		not operated	

### **Fireplace or Alternate Heat Pictures**



**heat pump**



**kitchen heat pump head unit**



**1st floor bedroom heat pump head unit**



**2nd floor bedroom heat pump head unit**



**primary bedroom heat pump head unit**



**wood stove**

<b>Interior</b>	Rating	Description	Comments
<b>Doors</b>	MI		
location/condition		multiple	won't latch
		primary bedroom	out of square; pinches when closed
<b>Windows</b>			
brand		unknown	
location/condition		multiple	open and close without difficulty
	AOC	multiple	some windows are low to the floor and may be a fall hazard for children.
<b>Walls, Ceilings, Floors</b>	MI		
general description		average condition with minor repairs needed	
location/condition		multiple	minor cosmetic defects in the walls, floors, and ceilings.
		multiple	uneven floors
<b>Stairs</b>			
location/condition		1st to 2nd floor west	acceptable
railing	AOC	inadequate	shorter than recommended (36")
location/condition		1st to 2nd floor east	acceptable
railing		adequate	acceptable
<b>Washer/Dryer</b>	A		
& location		present	second floor
dryer fuel		not visible	
operation		operated by occupant	
drain pipe		not visible	
hot/cold supply		not visible	
dryer vent		exterior	
wiring		not visible	
<b>Other</b>			
emergency egress		acceptable	
wall insulation		not able to observe	
lead paint		not tested	
smoke/CO detectors	SI	appears to lack adequate CO detector	CO detectors are recommended on each sleeping level
thermostats		standard	recommend programmable thermostats to reduce energy use
radon air mitigation		none observed	
security/service co.		none observed	
central vacuum		none observed	

**Interior Pictures**



**washer and dryer**



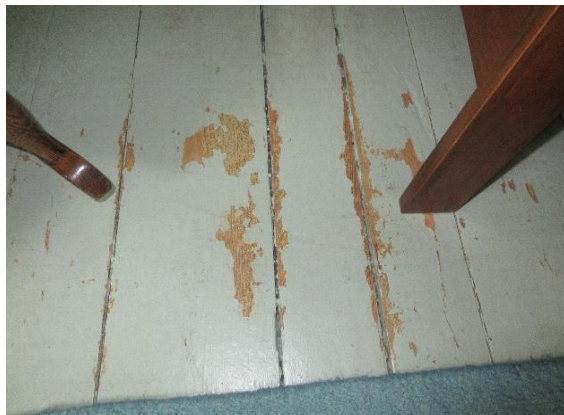
**window low to floor**



**repair marks**



**smoke alarm**



**wear on flooring**



**crack in plaster**

<b>Baths</b>	Rating	Description	Comments
Size and Location	A	1/2	first floor
door & lock		closed properly	no lock
outlets		acceptable	
water temp test		acceptable	
ventilation		none	
faucets		acceptable	
sink trap		verified	
leaks		none observed	
pressure/drain test		acceptable	
heat		none observed	
caulk at sink/toilet/tub		acceptable	
lighting		acceptable	
possible mold issues		none observed	
Size and Location		full	second floor
door & lock	MI	does not latch	locks acceptable
outlets		acceptable	
water temp test		acceptable	
ventilation	MI	window	recommend installation of a vent fan
faucets		acceptable	
sink trap		verified	
leaks		none observed	
pressure/drain test	MI	poor pressure	at tub and sink
heat		none observed	
caulk at sink/toilet/tub		acceptable	
lighting		acceptable	
possible mold issues		none observed	
Size and Location		3/4	primary bedroom bath
door & lock		closed properly	no lock
outlets		acceptable	
water temp test		acceptable	
ventilation	MI	window	recommend installation of a vent fan
faucets		acceptable	
sink trap		verified	
leaks		none observed	
pressure/drain test		acceptable	
heat		verified	
caulk at sink/toilet/tub		acceptable	
lighting		acceptable	
possible mold issues		none observed	

### **Bath Pictures**



**first floor 1/2 bath**



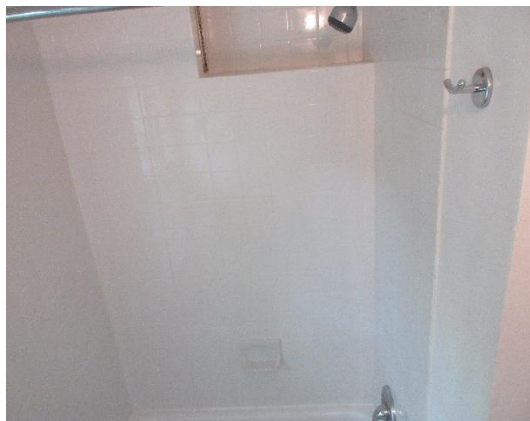
**first floor 1/2 bath**



**first floor 1/2 bath; plumbing under sink**



**second floor full bath**



**second floor full bath**



**primary bath**

**Bath Pictures 2**



**primary bath**



**primary bath; plumbing under sink**

<b>Attic</b>	Rating	Description	Comments
<b>Access</b>			
	AOC	stairway	stairs should have handrail, fall protection around top if stairs
entry		fully entered attic	
insulated at entry		n/a	
<b>Ceiling Insulation</b>			
thickness (in)/type	A	6"	between rafters in areas
<b>Ventilation</b>			
type	A	attic window	no rafter vents observed
<b>Roof Framing</b>			
type & size		rafters	2 x 6
spacing		24"	
sheathing		3/4 to 1" boards	
<b>Other</b>			
chimney		acceptable	
plumbing vent		acceptable	
bath vent (s)		none observed	
poss mold/moisture		none observed	
moisture content		8%	acceptable
evidence of pests		none observed	

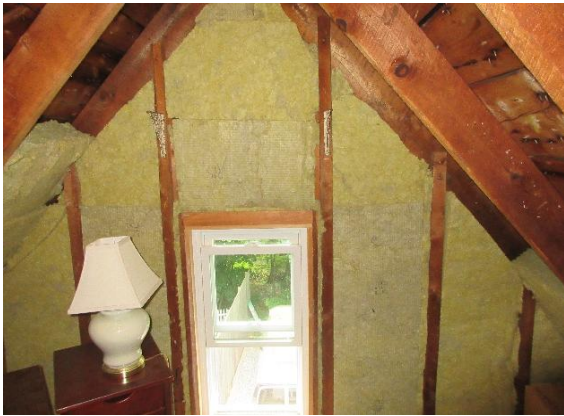
### Attic Pictures



**attic access**



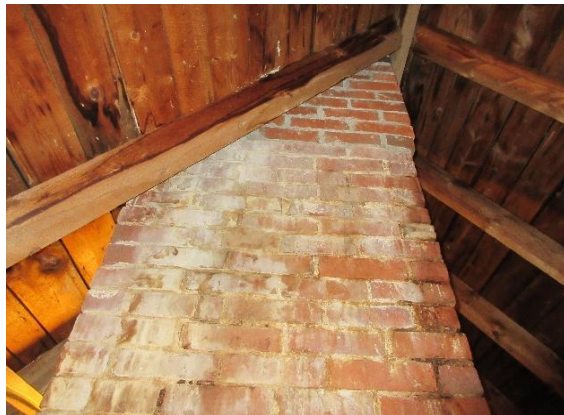
**general view**



**insulation**



**structural**



**chimney**



**opening around top of stairs lack fall protection**