

9 Southern Cove

Inspection results performed 5/12/25:

Several pipes in the basement have splits in them that are consistent with frozen pipes.

Uncovered electrical boxes and exposed wiring were observed in several areas.

Kitchen lacks GFCI protected outlets.

Home lacks smoke and CO detectors.

Roof lines are not straight and appear to have sag in areas.

Concrete block sections of the foundation have cracked mortar joints, some blocks are loose, some blocks have holes. Basement sealing recommended.

Wall mounted propane heater not operational at the time of the inspection.

Hot water heater is over 15 years old and may be nearing the end of its useful life.

Kitchen stove does not have a vent fan.

Stairs lack adequate railing and baluster spacing.

After this home inspection was completed a tree pulled the power line off the house in a winter storm. Versant disconnected the power and recommended not re-connecting power line reconnected until home is occupied. Coordination with an electrician and Versant is necessary for re-connection.

Septic inspection in 2022 revealed :

- Loose joint connection in basement
- Baffles need to be replaced
- Sludge build up - pump tank

Both inspections are available upon request