

Monday, October 12, 2026
Bonnie Boisvert
70 Freeman Ridge Rd
Southwest Harbor, Maine 04679

To Bonnie Boisvert,

We have enclosed the report for the property inspection we conducted for you on Monday, October 12, 2026 at:

70 Freeman Ridge Rd
Southwest Harbor, Maine 04679

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to text, email, or call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Chaisson".

Inspector, Michael Chaisson
MRCHAI, Inc.

Table of Contents

Introductory Notes.....	3
Roofing.....	3
Exterior/Site/Ground.....	3
Water Heater.....	5
Electrical System.....	6
Plumbing.....	7
Interior.....	7
Kitchen.....	8
Dining Area.....	9
Living Room.....	9
Bedroom.....	10
Bathroom.....	11
Laundry.....	11
Conclusion.....	12
Locations of Emergency Controls.....	12
Executive Summary.....	14

Introductory Notes

Orientation

We will describe the inside and outside locations of this property, left or right, as though you were standing inside looking out the front toward the street.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

Inspection Method

Our inspection of the roof was conducted from ground level and on a ladder from the roof edges only, using binoculars. Walking on the roof could be hazardous to the inspector and/or damaging to the surface materials. These comments are based on a limited visual inspection.

Surface

The shingle surfaces have been properly installed and are in good condition.

Flashings: Overall

The accessible edge and gable flashings appear to be properly installed and in good condition.

Plumbing Vents

The plumbing vent is properly installed and in good condition with no leaks present.

General Comment

This is a newer roof, and with routine maintenance should remain watertight for many years.

Exterior/Site/Ground

Foundation

The numerous support posts and the carrying beams are properly constructed and have performed well and are in good solid condition. Many support posts are set onto concrete footings.

Many support cross members are in place that provide structural reinforcement.

Outdoor Receptacles

The receptacles were found to be properly installed, grounded and GFCI protected, and in working condition.

Grading

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the support structure.

Wood Siding

The siding is properly installed and in good condition.

There is some deterioration starting on the bottom of the siding on the dormers where the wood meets the roof shingles, especially on the left side. There is proper flashing under the siding to prevent water intrusion. See photo.



Deterioration starting

Doors

The exterior doors are properly installed and in good condition.

Windows

The windows are also properly installed and in good condition.

Deck

The decks are properly constructed and generally in good solid condition, with no need for maintenance or repair at this time.

There is some deterioration starting on the front deck left front floorboards. See photo.



Areas of deterioration

Railings

The railings appear to be properly installed and are in good condition.

Deck Supports

The decks are well constructed with pressure treated joists and beams, and well supported by wooden posts.

Trim

The exterior trim, fascias, soffits, and rake boards are properly installed and in good condition.

Miscellaneous

The Fujitsu brand heat pump on the left exterior is properly installed and in good condition.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

Basic Information

Location: In the hall below the stairs.

Energy source: Electricity
Capacity: 40 gallons

T/P Release Valve

The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

Water Connectors

The cold water inlet and hot water outlet connections appear properly installed and in good condition.

General Comment

This is a newer hot water heater. It was operating properly and should be reliable for many years.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

Basic Information

Service entry into building: Overhead service drop
Capacity (available amperage): 100 amperes

Main Disconnect

The main disconnect is incorporated into the electrical service panel.

Service Drop

The service drop is properly installed and in good condition.

Cb Main Panel

The main service panel is in good condition with circuitry installed and fused correctly.

The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

Branch Circuitry

The accessible branch circuitry was examined and is properly installed and in good condition.

GFI Protection

GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a semi-annual basis.

General Comment

The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

Basic Information

Domestic water source: Public (seasonal) supply

Main water line from street: Polyethylene plastic

Water Shutoff Location

The domestic water supply main shut-off valve is outside at the right side of the building.

Main Supply

There was no evidence of damage or any leakage at the exposed and accessible main supply.

Interior Supply

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

Water Pressure

A booster pump and pressure tank have been installed to increase the incoming water pressure.

The pressure tank is in good condition, and the well pump and pressure switch are properly operational. The pressure switch holds the pressure between 45 and 65 PSI.

Drain Lines

The visible drain piping appears to be properly installed and in good condition.

Septic Line Cleanout

The septic clean-outs are located on the right side of the structure.

General Comment

The plumbing system is in good condition.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

Surfaces: Overall

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

Stairs

The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The 2 hand grab handles were securely attached.

Railings

There are no railings where needed at the stairway open side, or in the upstairs bedroom.
The railing at the edge of the upstairs bedroom floor overlooking the living room is not tall enough for proper safety.

As a safety measure, we recommend that railings be installed.

Doors: Overall

The interior doors all appear to be properly installed and in good condition. Any deficiencies noted will be listed in the body of the report.

Windows: Overall

All of the windows were tested and are properly installed and in good condition.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but small appliances, portable dishwashers, and microwave ovens are not tested.

Drain Traps

The drain trap and associated waste piping are bronze and copper.

Sink

The sink is properly installed. When operated, it was observed to be fully functional and in good condition.

Receptacles

The receptacles are properly installed and were grounded and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. Protection tested good.

Doors

The front entry door bottom weatherstripping has come loose.



Refrigerator

The refrigerator was examined, and the temperature of the refrigerator (34) and freezer (-1) was within the normal range. It appears to be in good working condition.

Stove

The 4 stovetop elements were turned on and found to be in good working condition.

Oven

The oven elements were both turned on with the normal operating controls and found to be in working condition.

Dining Area

Receptacles

The receptacles were found to be properly installed, grounded, and in good condition.

General Comment

The surfaces, light, and window were found to be in good condition at the time of our inspection.

Living Room

Receptacles

The receptacles were properly installed and grounded. They were in good condition.

Heat Pump

The heating/cooling pump is properly installed and in very good working condition and responded to the remote control.

General Comment

The finished surfaces, ceiling fan and lights, windows, and door were found to be in good condition at the time of our inspection.

Bedroom

First Floor Rear

General Comment

The surfaces, hardware, window, and door were in good condition at the time of our inspection.

Receptacles

The receptacles were tested and found to be properly installed and grounded.

Closet

There is a rod installed to allow clothes to be hung up.

Smoke Detector

The smoke detector alarm was activated when the test button was depressed.

First Floor Front

General Comment

The surfaces and the window and door were in good condition at the time of our inspection.

Receptacles

The receptacles tested were properly installed and grounded.

Doors

The door doesn't latch. The latch bar is missing.

Closet

There is a clothes hanging rod installed in this bedroom.

Smoke Detector

A smoke and carbon monoxide detector was installed in the hall. It alarmed when the test button was pushed.

The smoke detector in this room was not mounted to the base at the time of the inspection.

Second Floor

General Comment

The surfaces and window were found to be in good condition at the time of our inspection.

Receptacles

The receptacles in this room were tested and found to be properly grounded and installed.

Closet

There is no closet in this bedroom.

Smoke Detector

The smoke and CO detector was tested and alarmed when the test button was depressed.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Fixtures

The mount for the faucets is loose. We recommend the faucet be tightened and the joint sealed to prevent leakage.

Drain Trap

The drain trap and associated piping are chromed metal. No evidence of any leaking was observed.

Toilet

The toilet was flushed and appeared to be functioning properly.

Water Basin

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in good condition.

Bathtub

The bathtub appears to be properly installed and in good condition.

Shower

The shower was operated for the inspection and appeared to be in good condition.

Receptacles

The duplex receptacle is properly installed, grounded, and operational.

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We tested the GFCI circuit and it was active.

Shower Walls

The shower walls appear to be properly installed and in good condition.

Ventilation

Ventilation in this bathroom is provided by a ceiling exhaust fan. This fan was operated and was found to be working properly.

Laundry

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

Receptacles

The receptacles appear to be properly installed and were grounded and operational.

Dryer Vent

The dryer vent is properly installed and in very good condition.

Washer/Dryer

The hookups for the washer are properly installed and in good condition. The washer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

The hookups for the dryer are properly installed and in working condition. The dryer itself was also operated through a partial cycle.

Conclusion

Comments

This structure is well built utilizing quality materials and professional workmanship. It appears to have been well maintained.

It is in need of some maintenance and repairs, **noted in orange text** in the report.

We have brought the finding that may be of the greatest concern to the last page of the report.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

Main Disconnect

Electrical System

The main disconnect is incorporated into the electrical service panel.

Water Shutoff Location

Plumbing

The domestic water supply main shut-off valve is outside at the right side of the building.

Septic Line Cleanout

Plumbing

The septic clean-outs are located on the right side of the structure.

Executive Summary

Interior

Railings

1: There are no railings where needed at the stairway open side, or in the upstairs bedroom. The railing at the edge of the upstairs bedroom floor overlooking the living room is not tall enough for proper safety.

As a safety measure, we recommend that railings be installed.