

Confidential Inspection Report

LOCATED AT:
490 Seawall Road
Southwest Harbor, ME 04679

PREPARED EXCLUSIVELY FOR:
Steve and Connie Walsh

INSPECTED ON:
Monday, June 9, 2025



Inspector, Michael Chaisson
MRCHAI, Inc.

Monday, June 9, 2025
Steve and Connie Walsh
490 Seawall Road
Southwest Harbor, ME 04679

Dear Steve and Connie Walsh,

We have enclosed the report for the property inspection we conducted for you on Monday, June 9, 2025 at:

490 Seawall Road
Southwest Harbor, ME 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 black ink, appearing to read "Michael Chaisson".

Inspector, Michael Chaisson
MRCHAI, Inc.

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, **minor findings will be found in orange in the report**, and the inspector will list the items that they feel have the greatest priority in the 'executive summary' portion at the end of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

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

Main House

INSPECTION METHOD

Our inspection of the roof was conducted from ground level 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 surface appears to have been properly installed and is in very good condition.

FLASHINGS: OVERALL

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

CHIMNEY AT ROOF

The chimney appears to be properly constructed and in solid condition.

PLUMBING VENTS

The plumbing vent is properly installed and the boot appears in good condition.

SERVICE DROP

The service drop is properly installed and in very good condition.

GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards along the edge of the roof.

DOWNSPOUTS

The downspouts are properly installed and in good condition.

SKYLIGHTS

The skylight appears to be properly installed with proper flashing in place.

GENERAL COMMENT

This roof is likely in the early middle of its expected service life, and should remain watertight for many years.

Cottage

INSPECTION METHOD

Our inspection of this roof was also conducted from ground level and the roof edges only, using binoculars.

SURFACE

The shingles on the left side show wear due to exposure and a bump in the under sheathing, but appear to have been properly installed and are in a condition deemed acceptable for their age. They are watertight and no action is indicated at this time.

The right side shingles are newer and in very good condition.

FLASHINGS: OVERALL

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

SKYLIGHT

The skylight appears to have been installed and flashed properly.

GENERAL COMMENT

This roof is in the middle of its expected service life, and should remain watertight for many years.

Exterior/Site/Ground

FOUNDATION

The visible foundation of the house is solid and in good condition.

The cottage is supported by numerous jack posts and block columns under the main and side carrying beams.

EXTERIOR PLUMBING

The hose bib is a 'freeze-proof' design and appears to be properly installed, is working, and in good condition. During freezing weather, the hoses must be removed from the bib, otherwise water may be trapped inside, destroying the bib when it freezes.

GAS PIPING

The gas piping appears to be properly installed and in good condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GENERATOR

The generator appeared to be properly installed. When switched to manual mode it started quickly and ran smoothly. There were no leaks, and no error codes displayed when in auto-run mode.

OUTDOOR RECEPTACLES

The duplex receptacle on the cottage porch was 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 structures.

WOOD SIDING

The wood siding on the cottage has chipping and flaking paint in some areas, but appears to be properly installed and in good condition.

VINYL SIDING

The vinyl siding on the house is properly installed and in good condition.
All window and door casings are clad for protection as well.

DOORS

The exterior doors appear to be properly installed and in good condition.

WINDOWS

The windows are properly installed and in good condition.

DRIVEWAY

The driveway appears to be properly installed and is generally in good condition.

STAIRS

The exterior stairs are properly constructed and are in solid condition.

DECK

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

RAILINGS

The railings appear to properly installed and are in solid condition.

DECK SUPPORTS

The deck is well supported by wooden posts set onto concrete columns and blocks.

TRIM

The exterior trim, casings, fascias, soffits, and rake boards on the house appear to be properly installed and all are sheathed in vinyl or aluminum for weather protection and low maintenance.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Space Heater

Cottage

BASIC INFORMATION

Space heater location: In the kitchen near the entrance to the bedroom.

Energy source: Propane

GAS SUPPLY

The gas piping for the Rinnai heater includes a 90 degree shutoff valve for emergency use. The valve was tested during the inspection, and it performed well.

IGNITION SYSTEM

The heating unit is equipped with an electronic ignition system, which is an energy saving feature that allows operation without the need for a continuously burning pilot light.

GENERAL COMMENT

The heater is newer, responded to normal operating controls and with routine maintenance should be reliable for many years.

Forced Hot Air

Main House

BASIC INFORMATION

Furnace location: Basement

Energy source: Oil

The oil tank is in good condition with some surface rust but no leaks.

The oil line is properly protected with no kinks.

BURNERS

The burner was found to be firing well and in good working order.

BLOWER/MOTOR

The blower motor and fan operated properly and was in good working condition at the time of the inspection.

VENT

The heating system vent is properly installed and is in good condition.

COMBUSTION AIR

There is adequate combustion air for this heating unit.

DUCTS

The ducts are properly installed and are in good condition.

GENERAL COMMENT

The heating system is newer, responded to normal operating controls and with routine maintenance should be reliable for many years.

It has been regularly serviced.

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.

Main House

BASIC INFORMATION

Location: In the basement

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.

Cottage

BASIC INFORMATION

Location: In the little open 'closet' space to the right in the bathroom.

Energy source: Electricity

Capacity: 40 gallons

T/P RELEASE VALVE

This water heater is also equipped with a temperature and pressure relief valve. We observed no issues.

GENERAL COMMENT

This is also a newer hot water heater. It was operating properly and should continue to for 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.

Main House

BASIC INFORMATION

Service entry into building: Overhead service drop

Capacity (available amperage): 100 amperes

MAIN DISCONNECT

The main disconnect is incorporated into the main 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 partially 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.

GENERATOR SUBPANEL

The automatic switching panel for the back up generator appears to be properly connected.

BRANCH CIRCUITRY

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

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.

Cottage

CB MAIN PANEL

The breaker sub-panel is in good condition with circuitry installed and fused correctly.

BRANCH CIRCUITRY

The accessible branch circuitry in the cottage appeared properly installed and in good condition.

GENERAL COMMENT

The electrical system is in good condition. No unsafe conditions were found in 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 supply

Main water line: Copper

Supply piping: Copper where seen

WATER SHUTOFF LOCATION

The domestic water supply main shut-off valve is near the right wall in the basement, just below the water meter.

WATER SHUTOFF COMMENTS

The main shut-off valve was operated, and no excessive or unusual wear was observed. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

WATER PRESSURE

The system water pressure, as observed at the sinks and showers, is within the range of normal.

DRAIN LINES

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

VENT LINES

The external vent piping for the cottage waste system appears to be properly installed and in good condition.

GAS SHUT OFF LOCATION

The main propane supply shutoff valves are located outside at the top of the two tanks at the rear of the house, and the single tank outside the cottage.

GENERAL COMMENT

The plumbing systems for the house and cottage appears to be 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 professionally installed and found to be generally in very good condition.

STAIRS

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

RAILINGS

The railings are properly installed and are in good condition.

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

The windows tested are properly installed and generally in very good condition.

HEATING

We observed a hot air outlet in each room on the first floor, and in the second floor hallway and bathroom.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection

includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

The attic floor has fiberglass batt insulation throughout. There is a styrofoam access opening cover for insulation.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

The attic access is located in the hall.

Pull down stairs are present. These stairs were used to enter the attic and they are properly installed.

RAFTERS

The roof structure appears to be constructed in a robust manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed well since their installation.

SHEATHING

The roof sheathing is boards nailed solidly across the rafters with minimal gaps between them.

There was no evidence of leaks, mold, or pest problems observed.

CEILING JOISTS

The ceiling joists appear to be generally properly installed and in good condition.

VENT LINES

The visible vent piping for the waste system appears to be properly installed and in good condition.

VENTILATION

The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, helping to prevent ice dam formation in the winter and making the house more comfortable in the summer.

CHIMNEY

The attic area exposed portions of the chimney appear to be in good condition.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each

accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

ACCESS

The basement is accessible through a closet off of the dining room via a trap door in the floor with an interior stair, as well as through a bulkhead entry on the rear side. The wooden bulkhead doors are properly installed and in good condition. The concrete steps are solid.

WALLS

The left rear, left side, and front basement walls are newer poured concrete walls. The remaining walls are solid and in good condition. All of the walls are covered with waterproofing material that channels moisture that may enter through the walls down into the sub-slab permeable layer that feeds out to a gravity flow drain.

FLOOR

The basement floor is a newer concrete slab, in very good condition.

SILL

The sill is the first wood member of the framing, resting directly on the foundation. The sill appears in good condition.

FLOOR JOISTS

All components of the floor framing are properly installed and in good condition.

BEAMS

A number of new metal carrying beams have been installed increasing support to the joists and main floor of the house.

POSTS

The floor system is very well supported by numerous heavy steel columns set into the concrete slab.

MOISTURE

The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to past excessive moisture.

SUMP PUMP

A newer sump pump has been installed as a back-up to the gravity outflow drainage system.

Dining Room

RECEPTACLES

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

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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.

First Floor Rear

DRAIN TRAP

The drain trap and associated piping is PVC plastic. No leaks are present.

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.

RECEPTACLES

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

DOORS

The pocket door slides well. It does not have a latch or lock.

VENTILATION

Ventilation by a window in this bathroom is adequate.

Second Floor

DRAIN TRAP

The drain trap and associated piping are chromed metal.

TOILET

The toilet was flushed and was working well.

WATER BASIN

The wash basin is properly installed and 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 is in good working condition.

RECEPTACLES

The GFCI protection for this bathroom did not function properly when tested. The receptacle is not grounded and 'shorting' it to test will not trip the protection. We recommend the source of the problem be identified and corrected.

SHOWER WALLS

The shower walls are in good condition, and appear properly installed.

BATHROOM FLOOR

The floor appears to be properly installed and is 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.

The flexible duct in the attic is newer and in very good condition.

The duct terminates at the gable vent.

Cottage

DRAIN TRAP

The drain piping and trap are PVC plastic. No leaking was observed.

TOILET

The toilet flushed properly. No issues were found.

WATER BASIN

The sink works well, and is in good condition.

SHOWER

The shower was tested and was working well.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We tested the GFCI circuit and it was active. We recommend testing the device on a monthly basis.

SHOWER WALLS

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

DOORS

The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

VENTILATION

This bathroom depends upon a window for ventilation and the removal of moisture.

Bedroom

Second Floor Right Front

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

RECEPTACLES

The receptacles were properly installed and grounded. There is one duplex receptacle in this room.

SMOKE DETECTOR

There is no smoke detector near the entry of this area, as required. We recommend one be installed.

Second Floor Left Front

GENERAL COMMENT

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

RECEPTACLES

The receptacle is properly installed and grounded. There is one duplex receptacle in this room.

DOORS

The entry door rubs on the top frame.

CLOSET

There is no closet or heat source in this room.

SMOKE DETECTOR

The hallway smoke detector alarm was tested and it sounded when the test button was pushed.

Second Floor Right Rear

GENERAL COMMENT

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

RECEPTACLES

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

SMOKE DETECTOR

There is no smoke detector in this room, or within 5 feet of the door, as required.

Second Floor Left Rear

GENERAL COMMENT

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

RECEPTACLES

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

CEILING

There is a minor ceiling crack.

DOORS

The entry door rubs on the frame at the top.

SMOKE DETECTOR

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

Cottage

GENERAL COMMENT

The windows and lighting were found to be in good condition at the time of our inspection. The wall and ceiling finished surfaces were in good condition.

RECEPTACLES

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

DOORS

There is no door for the bedroom.

CLOSET

There is no closet in this area.

SMOKE DETECTOR

The smoke detector alarm sounded when the test button was pushed.

Living Room

RECEPTACLES

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

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the user controls.

FIREPLACE

The fireplace appears to be properly installed and in good condition with no signs of damage or unusual wear. The damper worked well, and chimney is lined with a stainless duct.

Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner in this regard.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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.

Main House

VENTILATION

Kitchen ventilation is provided by a range hood over the burners. The 2 speed fan and lighting is properly installed and in good working condition.

DRAIN TRAPS

The drain trap and associated piping are PVC plastic. No leaks are present.

SINK

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

RECEPTACLES

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

There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

REFRIGERATOR

The refrigerator was examined, and the temperature of the refrigerator (43) and freezer (5) was within the normal range. It is in good working condition.

STOVE

The 5 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. The convection fan operates properly.

DISHWASHER

The dishwasher responded to normal user controls and was found in good condition.

Cottage

VENTILATION

There is no exhaust fan in this kitchen. There is no requirement that a fan be installed, but depending on the style of cooking preferred, the lack of a fan could be an inconvenience.

DRAIN TRAPS

The drain trap and associated piping are PVC plastic. No leaks are present.

SINK

The sink appears to be properly installed. It was operated and was observed to be fully functional and in good condition.

RECEPTACLES

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

HEAT

The Rinnai gas heater appears to be properly installed and in good condition and responded to the user controls.

REFRIGERATOR

The refrigerator was checked, and the temperature of the refrigerator (43) and freezer (10) was within the acceptable range. It appears to be in good working condition.

STOVE

The stove burners were turned on and found to be in good working condition.

OVEN

The oven burner was turned on with the normal operating controls and found to be in good working condition.

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 receptacle appears to be properly installed and was grounded and operational.

The 240 volt receptacle in this area is not mounted to the wall. For maximum safety we recommend that it be secured.

DRYER VENT

The dryer vent appears properly installed and in good condition.

SMOKE DETECTOR

There is no smoke detector in this area, as required. We recommend one be installed.

WASHER/DRYER

The hookups for the washer are properly installed and in working condition. The washer itself was not tested.

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

Sun Porch

OVERVIEW

The wraparound porch has had many new windows installed and all are operational and in good condition.

The sliding door slides and latches well.

The floor is in good condition with some wear from normal use.

The front wall surfaces have some areas that need prep and painting.

The receptacles are grounded and operational. The lighting works well.

Garage/barn

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

RECEPTACLES

The receptacles on the front wall appear to be properly installed and were grounded and operational.

The electrical feed for the rear receptacles has been disconnected.

GARAGE DOORS

The garage/barn is equipped with two sliding "barn" doors. They slide smoothly.

FRAMING

The wall and roof framing is properly constructed and, based on conventional construction standards, is adequate to resist lateral movement and snow loads.

SIDING

The shingles are weathered, but in good condition for their age with no need for maintenance at this time.

FLOOR

The floor is a concrete slab.

There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

ROOF SURFACE

The roof shingles are nearing or at the end of life, especially on the rear roof. The rear shingles are starting to cup and show embrittlement with some leaking noted in the sheathing.

Conclusion

COMMENTS

The main house structure is very well built utilizing quality materials and professional workmanship. There have been major upgrades and improvements made in the basement, and to many windows throughout the house. The house appears to have been very well maintained.

The cottage is solidly built.

There are some areas in need of maintenance and upgrading.

On the last page we have provided an "executive summary" of the items found which may be of greatest need of repair.

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 House

MAIN DISCONNECT ELECTRICAL SYSTEM

The main disconnect is incorporated into the main electrical service panel.

WATER SHUTOFF LOCATION PLUMBING

The domestic water supply main shut-off valve is near the right wall in the basement, just below the water meter.

GAS SHUT OFF LOCATION PLUMBING

The main propane supply shutoff valves are located outside at the top of the two tanks at the rear of the house, and the single tank outside the cottage.

Executive Summary

Bathroom Second Floor

RECEPTACLES

1: The GFCI protection for this bathroom did not function properly when tested. The receptacle is not grounded and 'shorting' it to test will not trip the protection. We recommend the source of the problem be identified and corrected.

Bedroom Second Floor Right Front

SMOKE DETECTOR

2: There is no smoke detector near the entry of this area, as required. We recommend one be installed.

Second Floor Right Rear

SMOKE DETECTOR

3: There is no smoke detector in this room, or within 5 feet of the door, as required.

Kitchen Main House

RECEPTACLES

4: There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).