



**CERTIFIED INSPECTION
SERVICES Inc.**

PO Box 146

Brewer, Maine 04412

207-990-5969

email: inspectsvcs@gmail.com

website: inspectsvcs.com

Home Inspection Report



17 Main Street, Albion, AK 04910

Inspection Date:

Friday November 8, 2024

Prepared For:



Prepared By:

Certified Inspection Services
PO Box 146
Brewer, ME 04412
(207) 990-5969
inspectsvcs@gmail.com

Report Number:

110824

Inspector:

Dennis Curran

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

Main Entrance Faces

North

State of Occupancy

Vacant

Weather Conditions

Sunny
Cloudy
Windy

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

75 plus

Report Summary

Items Not Operating

1. Propane heat stove serving Sun Room is not ignited. Inspectors can not ignite propane heat stoves or appliances

Major Concerns

Potential Safety Hazards

1. Chipping and peeling paint in porch interior. Homes of this age may contain lead base paint. Maintain painted surfaces to minimize lead paint exposure .
2. Recommend installing a handrail along both sides of the basement stairs.
3. Assure jet tub is GFCI protected.
4. Outlet serving Bathroom 2 is not GFCI protected.
5. Outlet serving washing machine is located within six feet of the jet tub is not GFCI protected.
6. Repair broken window pane located along the east side of the room.
7. Install smoke detectors in all bedrooms. Install carbon detectors on all floor levels.
8. Install cover plates on outlet and light switches located in south attic eave space.

Improvement Items

1. Stain or paint southeast entrance deck to prolong the life of the wood.
2. Maintain ground surface away from the basement windows. Caulk around basement windows.
3. Fill cracks along concrete stem walls to prevent further damage, located on the north exterior foundation wall.
4. Recommend installing a galvanized zinc coating on metal roof covering serving the north porch.
5. Install gutters above entrance doors to prevent water seepage into the garage.
6. Secure loose siding located along the South side of the garage.
7. Divert rainwater away from the garage south wall.
8. Filling cracks with a water plug cement along base of southwest and concrete slab of the basement may reduce water seepage. Lowering sump pump may reduce groundwater conditions beneath the concrete slab and reduce water seepage observed in the basement. Install a cover on sump pit.
9. Recommend installing an additional steel column adjacent to east basement wood column.
10. Last date the furnace was serviced is not labeled. Recommend furnace be cleaned and serviced if not conducted within the last twelve months. Furnace dehumidifier control has been discontinued.
11. Recommend generator be serviced if not conducted within the last twelve months.
12. Recommend water treatment system be serviced if not conducted within the last twelve months.
13. Kitchen sink sprayer did not function.
14. Some interior doors did not latch or close.

Items To Monitor

Receipt/Invoice

Certified Inspection Services
PO Box 146
Brewer, ME 04412
(207) 990-5969

Date: Nov 8, 2024

Inspected By: Dennis Curran

Property Address
17 Main Street
Albion, AK 04910

Inspection Number: 110824

Payment Method: Not Paid

Client: Lily & Eric Cadle

Inspection

Home Inspection

Fee



Total



Please make payment upon receipt
Thank you

Grounds

Service Walks

None Not Visible

Material Concrete Paved Flagstone Gravel Brick Other: .

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments Walkway had some cracking and settlement but usable

Photos



Walk way, some settlement observed

Driveway/Parking

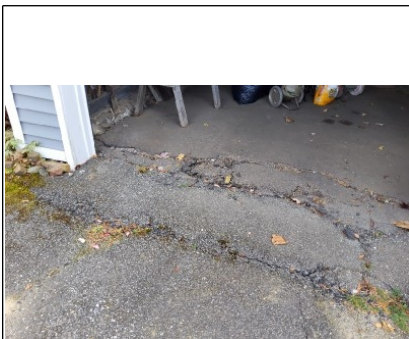
None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments Driveway had some cracking and/or settlement, but usable, Filling cracks and/or applying a sealant may prolong the life of the driveway.

Photos



Maintain ice and snow away from garage overhead doors to prevent water seepage into the garage



Paved driveway



Paved parking

Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Steel Post Wood Other: .

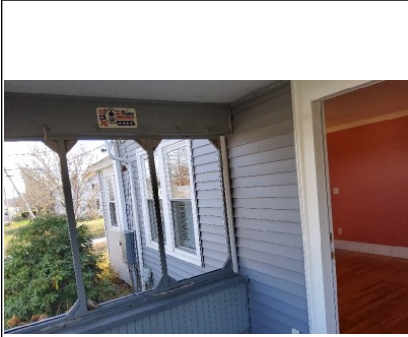
Grounds

Porch cont.

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Photos



Porch interior



Chipping and peeling paint. Homes of this age may contain lead base paint. Maintain painted surfaces to minimize lead paint exposure



Porch supported by frost free posts



Porch framing

Porch (2)

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Steel Post Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments The porch is supported by steel post which can deteriorate overtime. Monitor porch supports periodically for movement.
Underside of porch not visible, no representation is made.

Photos

Grounds



Enclosed Sun Room



Framing has been covered with foam insulation

Stoops/Steps

None

Material Concrete Brick Wood Other: Fiberglass Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments Step risers are uneven, may present a trip hazard. Recommend repair and/or replacement

Photos



North entrance steps



South entrance steps

Patio

None

Material Concrete Flagstone Wood Deck Brick Other: .

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks
 Wood In Cotact With Ground

Comments

Deck/Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: . Safety Hazard Improper attachment to house

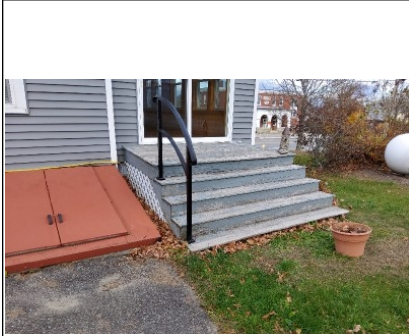
Grounds

Deck/Balcony cont.

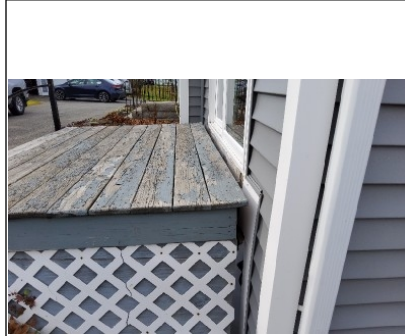
Finish cont. Improper Support Railing loose Not Applicable

Comments Deck appeared to be in satisfactory condition, applying a sealant on the wood will help prolong the life of the deck.
Recommend painting or treating wood.

Photos



Southeast deck
Stain or paint southeast entrance deck to prolong the life of the wood



Deck is secured with aluminum brackets

Deck/Patio/Porch Covers

None

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage

Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments

Landscaping affecting foundation

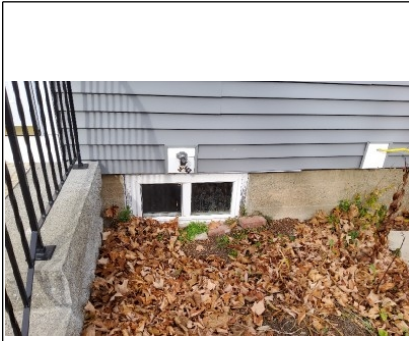
N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments Recommend maintaining a positive drainage slope away from the foundation.
Watering flowering beds next to house may cause moisture intrusion into home. Recommend removing
Recommend trimming and/or removal of vegetation away from home

Photos

Grounds



Maintain ground surface away from the basement windows

Retaining wall

None

Material

Brick Concrete Concrete block Other: Railroad ties Timbers

Condition

Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments

Hose bibs

N/A

Condition

Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable

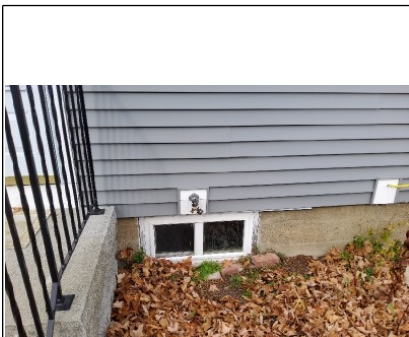
Yes No Not Tested Not On

Comments

Recommend removing hoses before winter to prevent freezing.

Recommend in winter to shut off valve on the inside of the house and open the outside faucet to allow drainage and to prevent freezing.

Photos



Hose bib

Exterior

Chimney(s)

None

Location(s) Middle of Roof

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars Drone

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

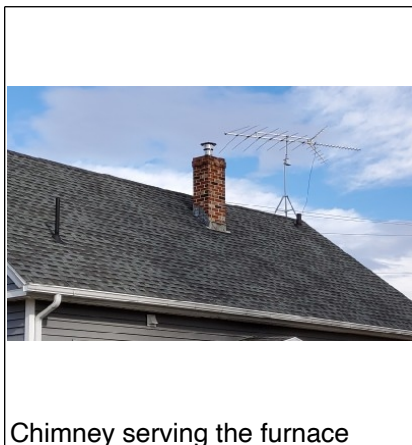
Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments Chimney flue was not evaluated.
Chimney flue was not accessible so not evaluated

Photos



Chimney serving the furnace

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments Gutters were in overall adequate condition.
Recommend gutters be cleaned prior to winter conditions to prevent ice and water dams along roof eaves.
Recommend maintaining downspout discharge a minimum of 5-6' away from the house.

Photos

Exterior



Typical gutter system

Siding

Material

- Stone
 Slate
 Block/Brick
 Fiberboard
 Fiber-cement
 Stucco
 EIFS* Not Inspected
 Asphalt
 Wood
 Metal/Vinyl
 Other: .
 Typical cracks
 Peeling paint
 Monitor
 Wood rot
 Loose/Missing/Holes

Condition

- Satisfactory
 Marginal
 Poor
 Recommend repair/painting

Comments

Siding appeared to be all intact and in overall satisfactory condition.

Photos



North and West sides



West and South sides



South and East sides



East and North sides

Trim

Material

- Wood
 Fiberboard
 Aluminum/Steel
 Vinyl
 Stucco
 Recommend repair/painting
 Damaged wood
 Other: .

Exterior

Trim cont.

Condition Satisfactory Marginal Poor

Comments Trim appeared to be intact and in overall maintained condition.

Soffit

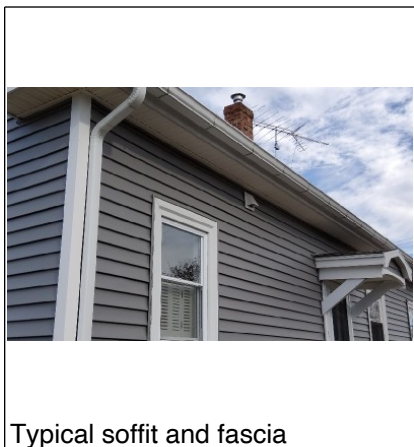
None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Photos



Typical soffit and fascia

Fascia

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Flashing

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Caulking

None

Condition Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Windows/Screens

Condition Satisfactory Marginal Poor Wood rot Broken Window Panes

Recommend repair/painting Recommend repair/replace damaged screens

Failed/fogged insulated glass

Exterior

Windows/Screens cont.

Material Wood Metal Vinyl Aluminum/Vinyl clad

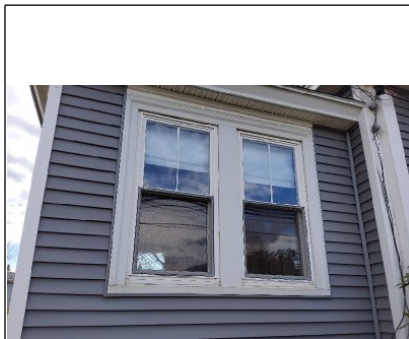
Screens Torn Bent Not installed Satisfactory

Comments

Photos



Caulk around basement windows



Typical windows

Storms Windows

None Not installed

Condition Satisfactory Broken Window Pane Wood rot Recommend repair/painting

Material Wood Clad comb. Wood/Metal comb. Metal

Putty Satisfactory Needed N/A

Comments

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments Typical hairline cracks in slab.
Foundation (stem) wall shows signs of deterioration recommend repair

Photos



Repair damaged north concrete stem walls, concrete has chipped away



Fill cracks in along concrete stem walls to prevent further damage

Exterior

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments

Photos



Meter and generator transfer switch.

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments Building structure not visible due to siding, not evaluated.

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Comments

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approximate Age:

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: .

Exterior

Exterior A/C - Heat pump #1 cont.

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments

Roof

General

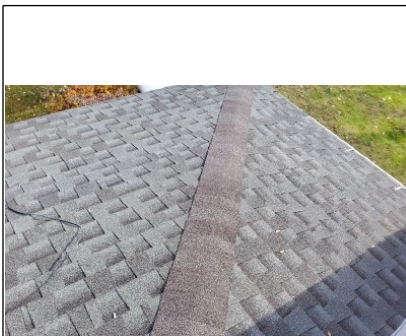
Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

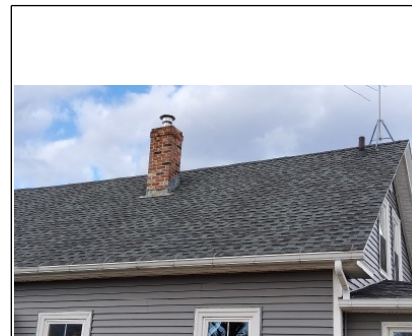
Photos



Recommend installing a galvanized zinc coating on metal roof covering serving the porch



Typical condition of asphalt roof shingles.
There was no evidence of active or past roof leaks observed in the home at the time of the inspection



Roof covering serving the home appears to be in satisfactory condition

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt
Layers:1 Layer
1+ Layers
Age:5-10+
Location:Home and Garage

Roof #2 None
Type:Metal
Layers:Unknown
Age:25+
Location:Porch

Roof #3 None
Type:
Layers:
Age:
Location:

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

Roof

Flashing cont.

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments Flashings are not visible.

Valleys

N/A

Material Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments Roof was showing normal wear, but was in overall adequate condition.

Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Garage/Carport

Type

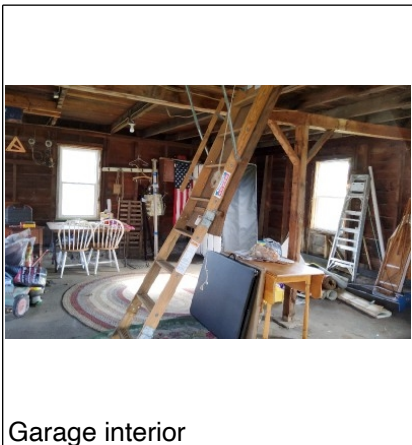
None

Type

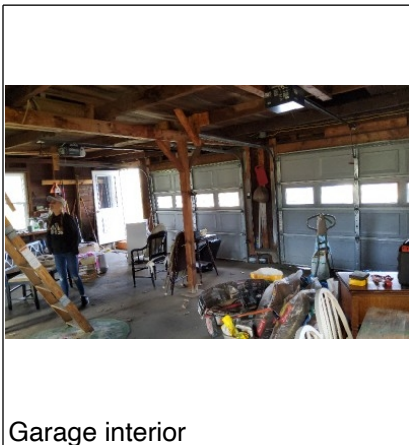
Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments

Photos



Garage interior



Garage interior

Automatic Opener

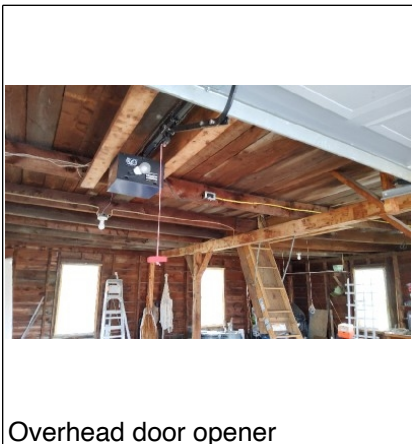
None N/A

Operation

Operable Inoperable

Comments

Photos



Overhead door opener

Safety Reverse

None N/A

Operation

Operable Not Operable Need(s) adjusting Safety hazard
 Photo eyes and pressure reverse tested

Comments

Roofing

Material

Same as house

Type:Asphalt

Approx. age: Approx. layers:

Comments

Roof appeared to be overall intact and in satisfactory condition.

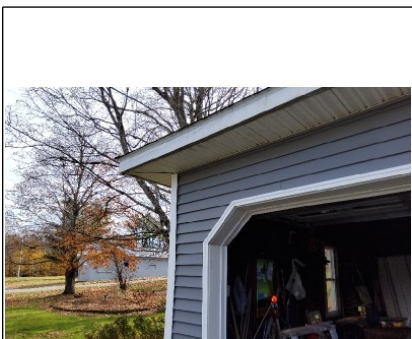
Garage/Carport

Gutters/Eavestrough

Condition Satisfactory Marginal Poor None Same as house

Comments

Photos



Install gutters above entrance doors to prevent water seepage into the garage

Siding

N/A

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

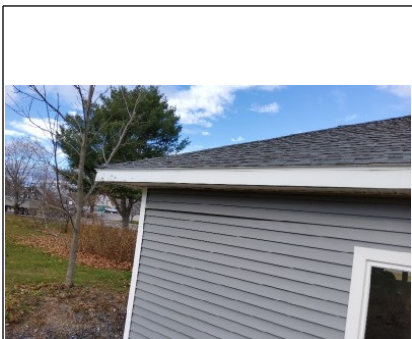
Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Photos



East and North sides



Secure loose siding located along the South side of the garage



Divert rainwater away from the garage

Garage/Carport



West and South sides

Trim

N/A

Material Same as house Wood Aluminum Vinyl

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

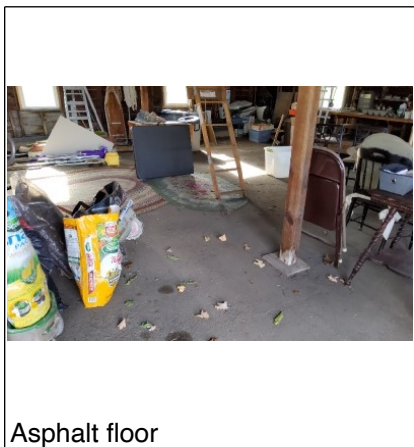
Material Concrete Gravel Asphalt Dirt Other: .

Condition Marginal Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

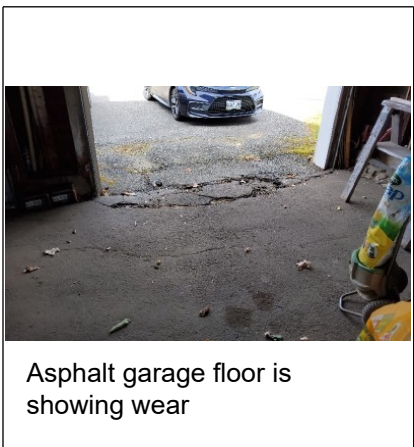
Source of Ignition within 18" of the floor N/A Yes No

Comments

Photos



Asphalt floor



Asphalt garage floor is showing wear

Sill Plates

Visible Not Visible

Type Floor level Elevated

Condition Satisfactory Rotted/Damaged -Copy Recommend repair

Comments

Garage/Carport

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments

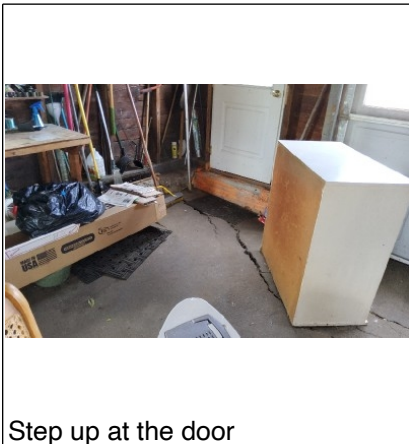
Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Photos



Step up at the door

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No

Typical Cracks Yes No

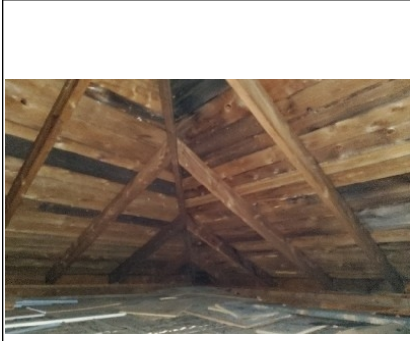
Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments

Photos

Garage/Carport



Storage above the garage

Basement

Stairs

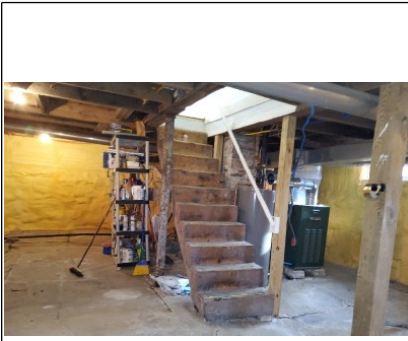
Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments Uneven steps, potential safety/trip hazard. Recommend repair
 Carpet torn/wrinkled on steps, possible safety hazard. Recommend repair
 Handrail missing, potential safety issue. Recommend Installing handrail

Photos



Recommend installing a handrail along both sides of the basement stairs



Maintain rainwater away from bulkhead doors.
 Seal and close doors

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

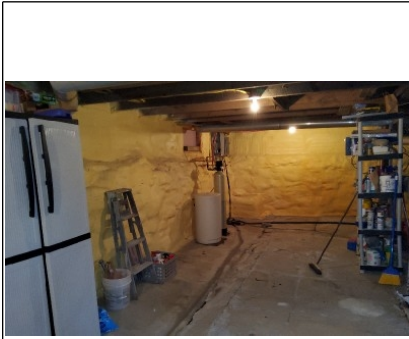
Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

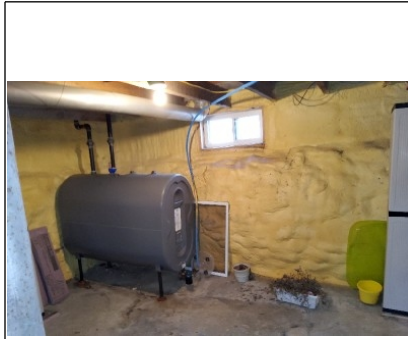
Comments Foundation walls were covered with insulation and storage material and were not visible.

Photos

Basement



Northeast basement



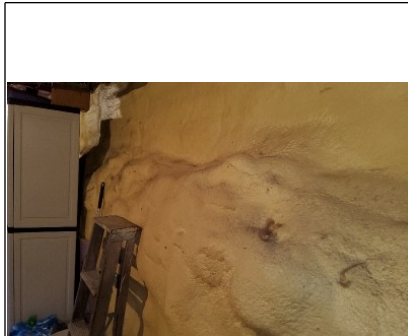
Northwest basement



Southwest basement



Southeast basement



Stone and stem walls are covered with insulation

Floor

Material Concrete Dirt/Gravel Not Visible Other: .

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments Floor appeared to be in overall satisfactory condition.
Floor had typical cracks.

Photos



Concrete slab, hummed in the center to divert water seepage toward the sump pump



Filling cracks with a water plug cement may reduce water seepage into the basement

Basement

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommend evaluation

Comments

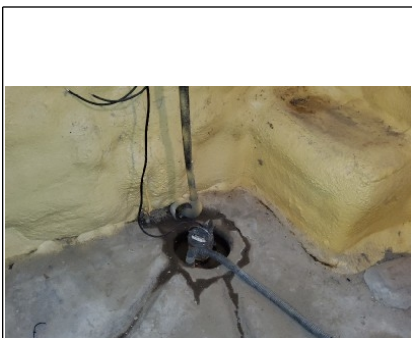
Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested

Floor drains Yes Not Visible Drains not tested

Comments Some old moisture stains are present, recommend maintaining proper slope away from the house and make sure the gutters drain properly..
Some signs of past flooding is evident. Recommend asking seller about possible past flooding.
Recommend sealing sump pump crock. Potential safety concern for children.

Photos



Sump pump.
Lowering sump pump may reduce groundwater conditions beneath the concrete slab and reduce water seepage observed in the basement. Install a cover on sump pit

Girders/Beams

Not Visible

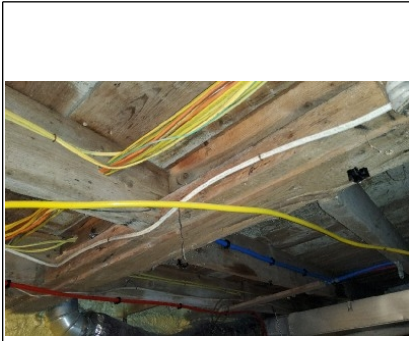
Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Photos

Basement



Main girder and supports

Columns

- Not Visible
- Condition** Satisfactory Marginal Poor Stained/Rusted
- Material** Steel Wood Concrete Block Not Visible

Comments

Photos



Recommend installing an additional steel column adjacent to east basement wood columns

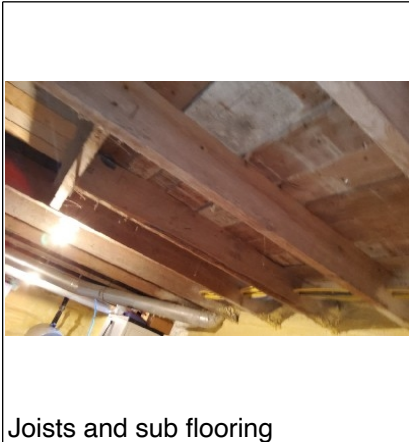
Joists

- Not Visible
- Condition** Satisfactory Marginal Poor
- Material** Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
- Sagging/altered joists

Comments

Photos

Basement



Joists and sub flooring

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Heating System

Heating system

Unit #1 Brand name:
Approx. age:
 Unknown Model #: Serial #: Satisfactory Marginal Poor
 Recommended HVAC technician examine

Unit #2 None
Brand name:
Approx. age:
 Unknown
Model #:
Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments Recommend furnace be cleaned and serviced if not conducted within the last twelve months.
Last date the furnace was serviced is not labeled. Recommend furnace be cleaned and serviced if not conducted within the last twelve months

Photos

Heating System



Oil,fired forced hot air furnace



Burner



Furnace dehumidifier control has been discontinued



Thermal fuse



Exhaust



Some ductwork is dented

Other systems

N/A

Type Electric floor heat Radiant ceiling cable Gas space heater Solid fuel burning stove

Proper operation Yes Not Tested

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Photos

Heating System



Propane heat stove is not ignited.
Inspectors can not ignite propane
heat stoves or appliances

Electric/Cooling System

Main panel

Location Basement

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

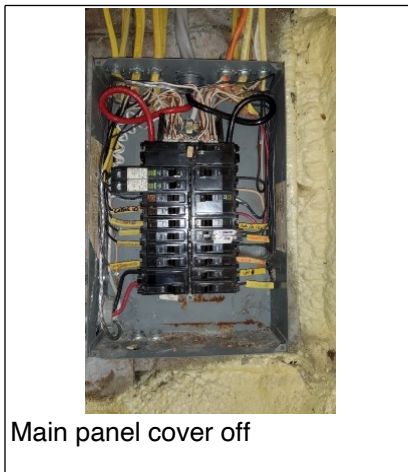
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
Reason:

Comments Panel size appeared to be compatible to service size.
Evidence of rust in panel.
No signs of overheating were evident at the time of the inspection.
Outlets were randomly tested and had correct polarity, except as noted.

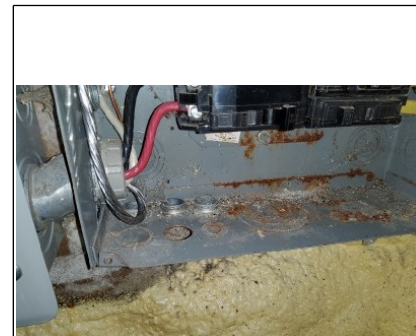
Photos



Main and sub panel in the basement



Main panel cover off



Rust in the main panel

Plumbing

Water service

Main shut-off location In the basement

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type: Metal strapping
 Plastic strapping

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Photos



Water entrance from neighboring well

It was disclosed the water serving the home is served by a neighboring well. The water pressure is provided outside of the home.

Main fuel shut-off location

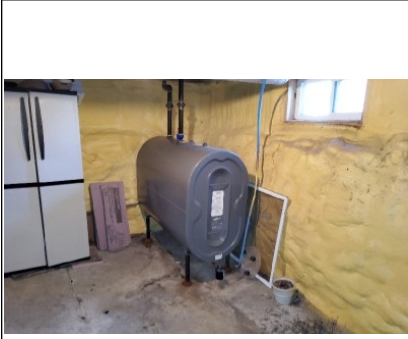
N/A

Location In the basement

Comments

Photos

Plumbing



Fuel oil tank in the basement

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Photos



Sewer line exiting the south side of the basement

Water heater #1

N/A

General Brand Name: Ruud
Serial #:
Capacity:30
Approx. age: 5-10+

Plumbing

Water heater #1 cont.

Type Gas Electric Oil LP Other: _____

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair
 Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments

Photos



Electric hot water heater

Water softener

None

Loop installed Yes No

Plumbing hooked up Yes No

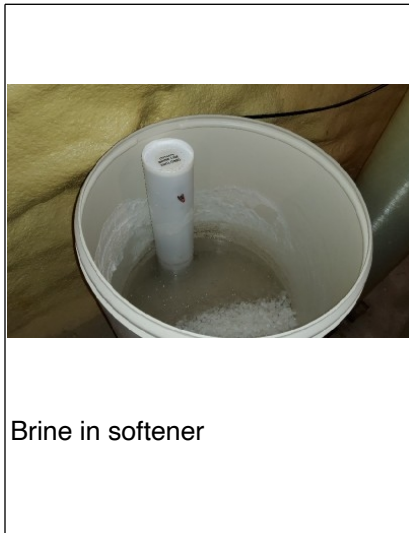
Plumbing leaking Yes No

Comments

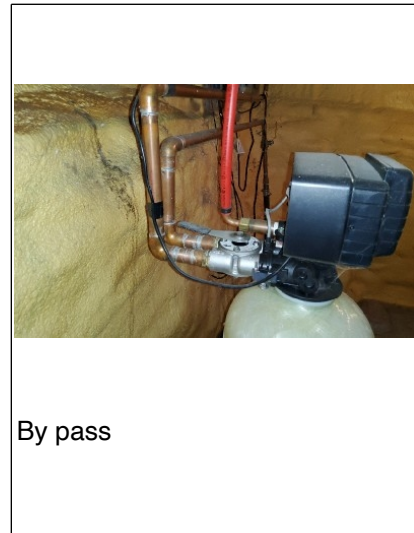
Photos



Recommend water treatment system be serviced if not conducted within the last twelve months



Brine in softener



By pass

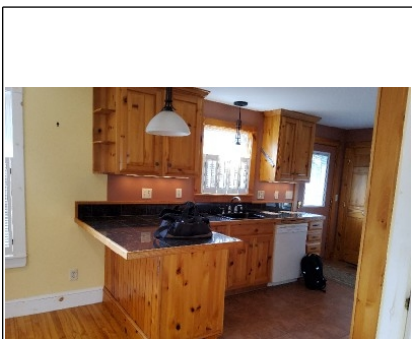
Kitchen

Countertops

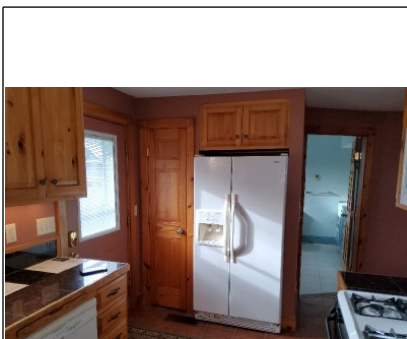
Condition Satisfactory Marginal Recommend repair/caulking

Comments Counter top has normal wear.

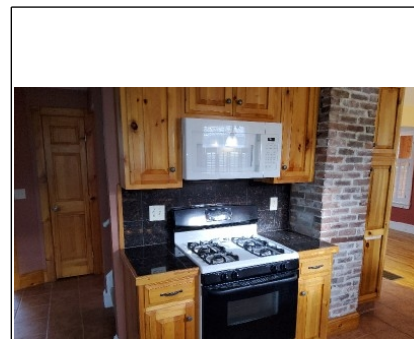
Photos



Kitchen



Kitchen



Kitchen

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments Cabinets have normal wear.

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

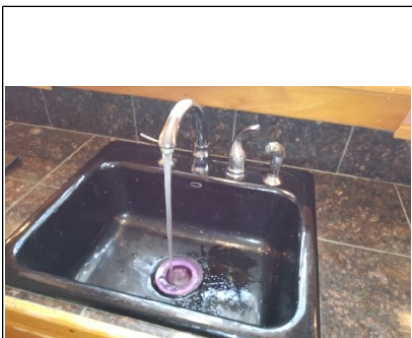
Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

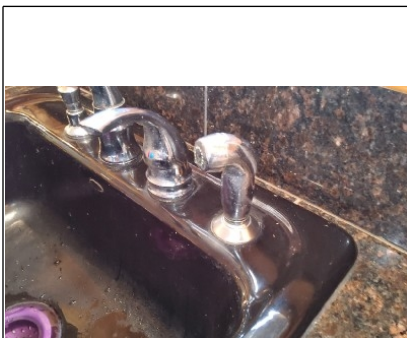
Functional flow Satisfactory Marginal Poor

Comments Water flow was normal with several fixtures operated at the same time. There were no visible active piping leaks at the time of the inspection. Drain lines had no visible leaks or signs of backup at the time of inspection.

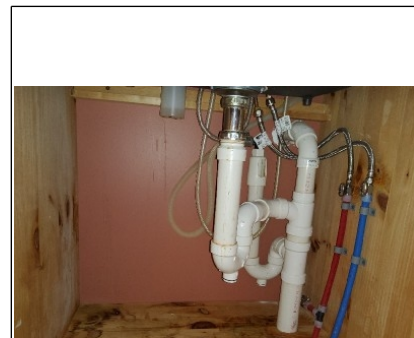
Photos



Sink and faucet



Kitchen sink sprayer did not function



Plumbing

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Kitchen

Heating/Cooling Source

Yes No

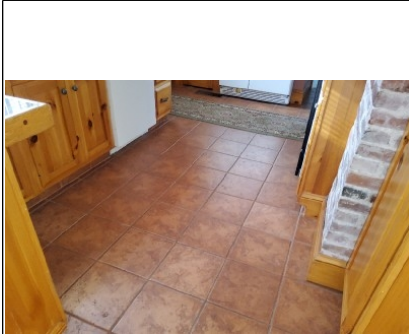
Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Photos



Flooring

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

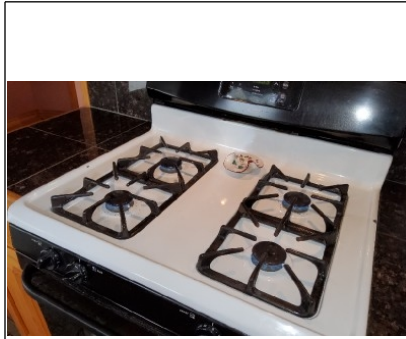
Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection

Photos

Kitchen



Dishwasher



Stove top



Oven



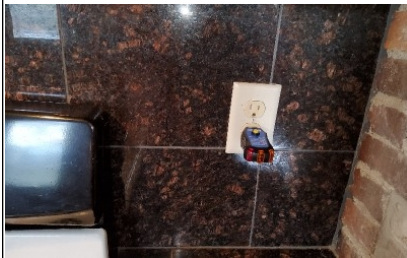
Ice and water dispenser is operational



Refrigerator



Microwave



Outlet is slightly loose, right of the right

Bathroom (1)

Bath

Location First floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
 Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

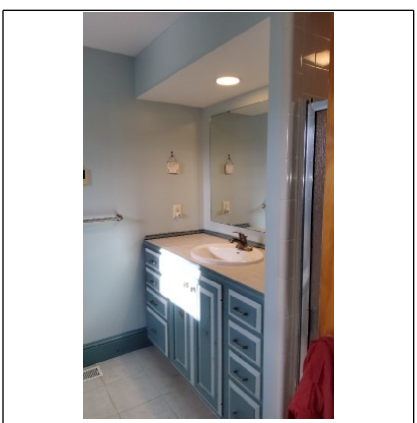
Exhaust fan Yes No Operable: Yes No Noisy

Comments Drains show no signs of back-up during time of inspection.

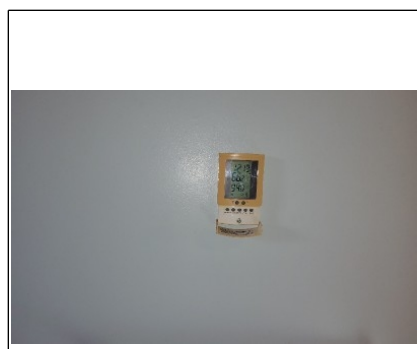
Photos



Jet tub Water is discolored. Hot water tank has not been used for awhile.
Assure jet tub is on a GFCI protected outlet or breaker.



Bathroom

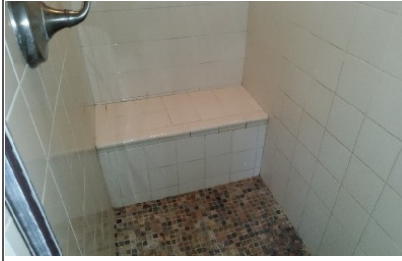


Electric in floor radiant heat thermostat

Bathroom (1)



Shower



Monitor shower seat tiles periodically



Jet tub

Bathroom (2)

Bath

Location Second floor bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

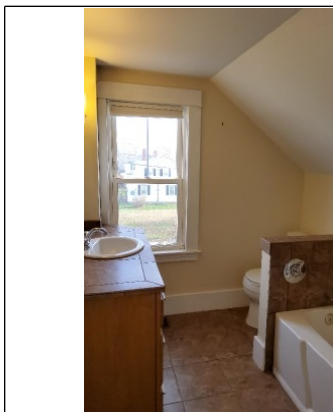
Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

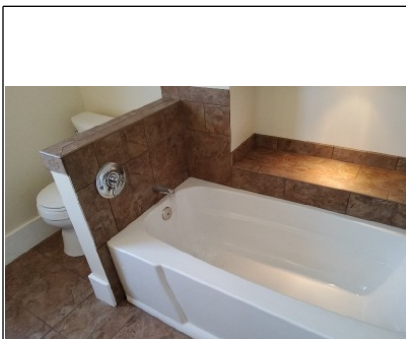
Exhaust fan Yes No Operable: Yes No Noisy

Comments Drains show no signs of back-up during time of inspection.

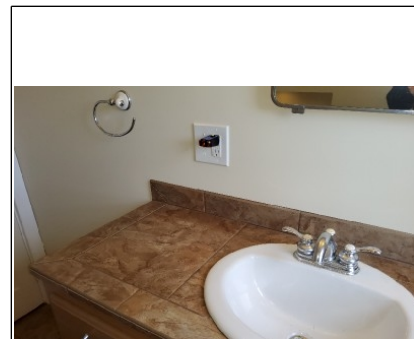
Photos



Bathroom



Tub



Outlet serving Bathroom is not GFCI protected

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Not Present

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

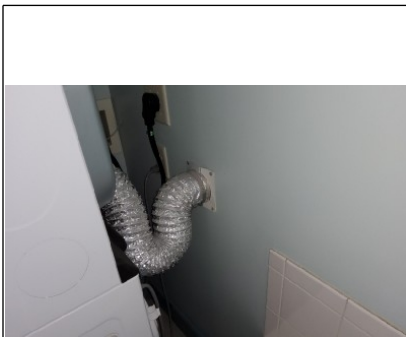
Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments

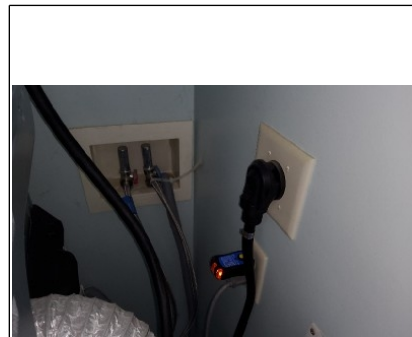
Photos



Washer and dryer



Dryer vent



Outlet serving washing machine is located within six feet of the jet tub is not GFCI protected

Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

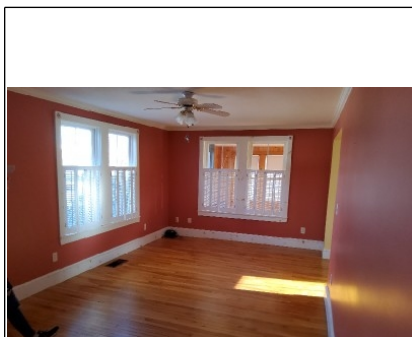
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

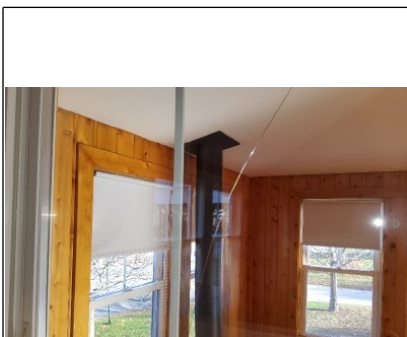
Windows None Satisfactory Marginal Poor Cracked glass Torn Or Missing Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

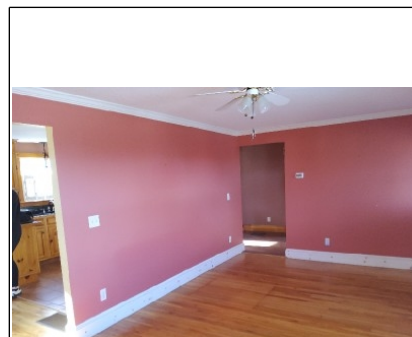
Photos



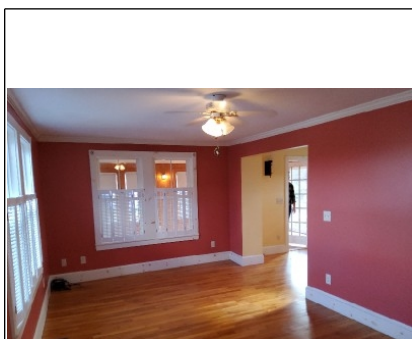
Living



Repair broken window pane located along the east side of the room



Living



Living

Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

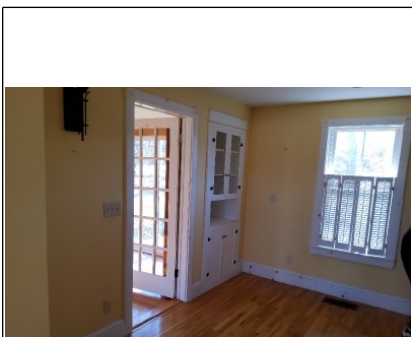
Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

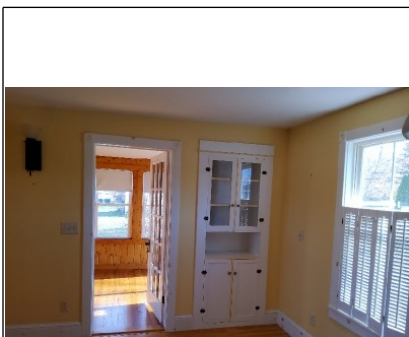
Windows None Satisfactory Marginal Poor Cracked glass Torn/missing Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

Photos



Dining



Dining

BDRM 1

Room

Location First floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

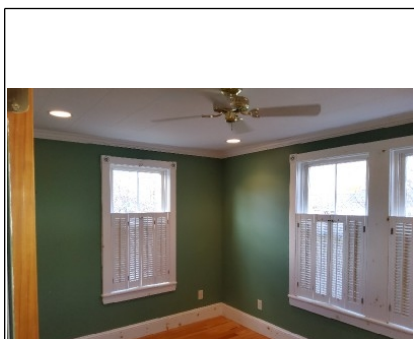
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

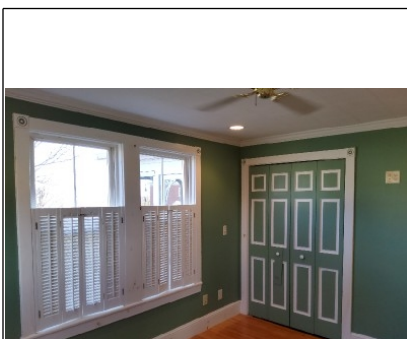
Windows None Satisfactory Marginal Poor Cracked glass Missing/torn Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

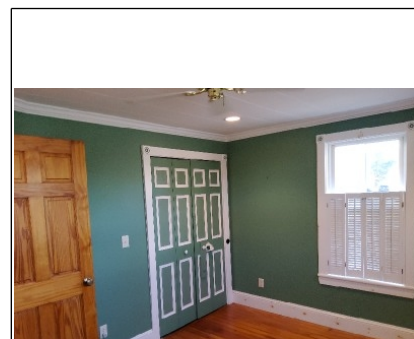
Photos



Bedroom



Bedroom



Bedroom

Sun Room

Room

Location First floor

Type Sun Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

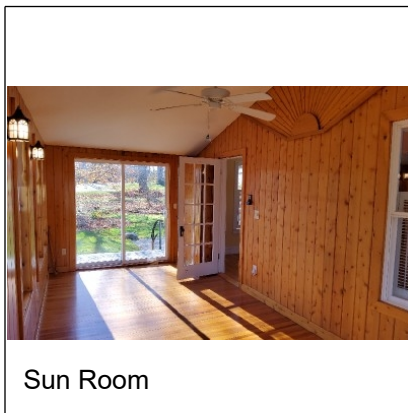
Windows None Satisfactory Marginal Poor Cracked glass Missing/torn Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

Photos



Sun Room



Sun Room

BDRM 2

Room

Location Second floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

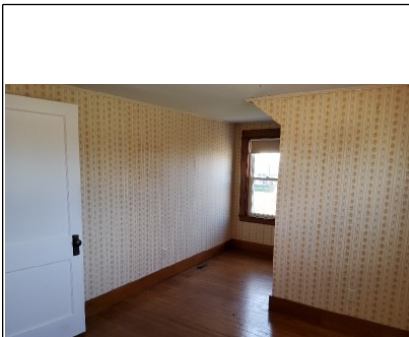
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

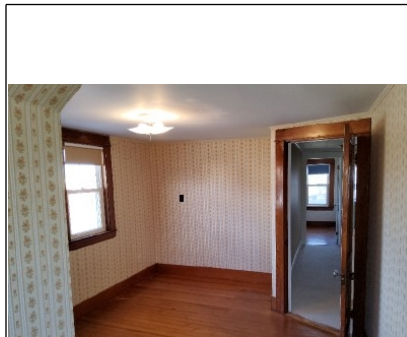
Windows None Satisfactory Marginal Poor Cracked glass Missing/torn Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

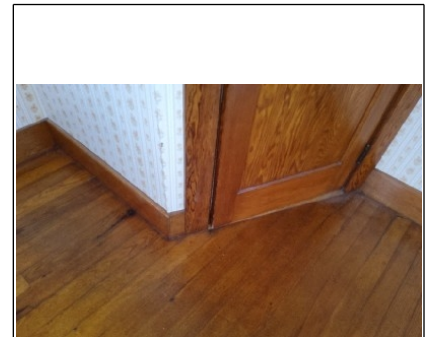
Photos



Bedroom



Bedroom



Door did not close

Room (4)

Room

Location Second floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

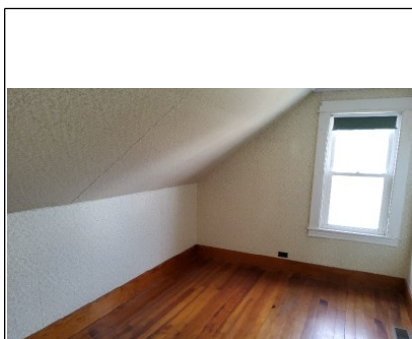
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

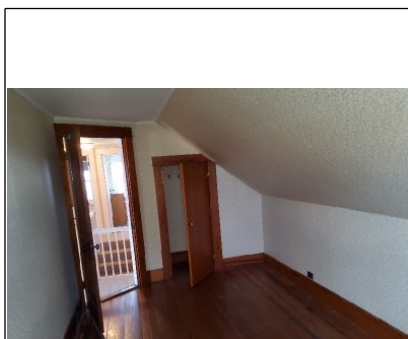
Windows None Satisfactory Marginal Poor Cracked glass Missing/torn Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

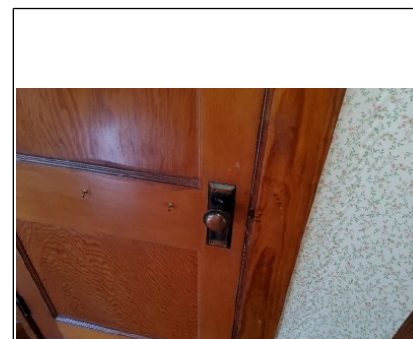
Photos



Bedroom



Bedroom
Closet light did not function



Door did not latch

Room (1)

Room

Location Second floor

Type BEDROOM

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
 Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

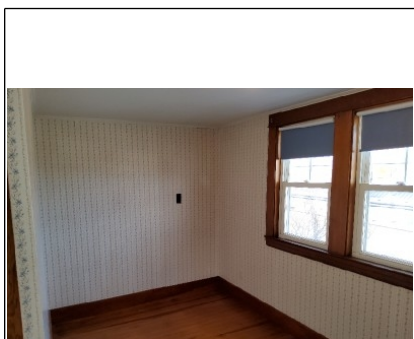
Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

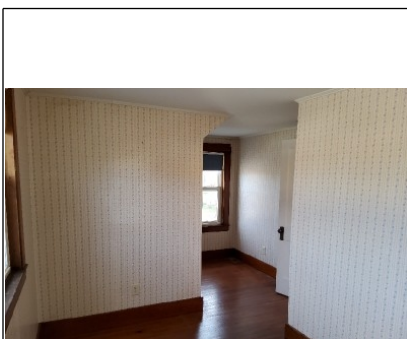
Windows None Satisfactory Marginal Poor Cracked glass Missing/torn Screen
 Evidence of leaking insulated glass Broken/Missing hardware

Comments

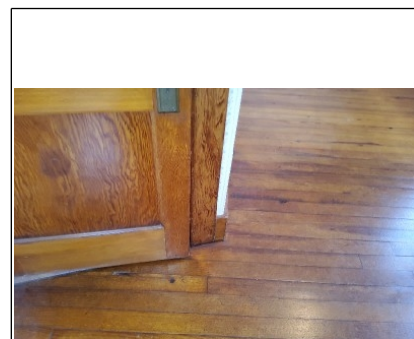
Photos



Bedroom



Bedroom



Door was difficult to close

Interior

Fireplace

None

Location(s)

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments

Stairs/Steps/Balconies

None

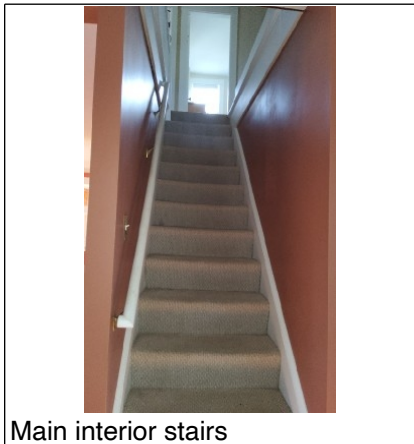
Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

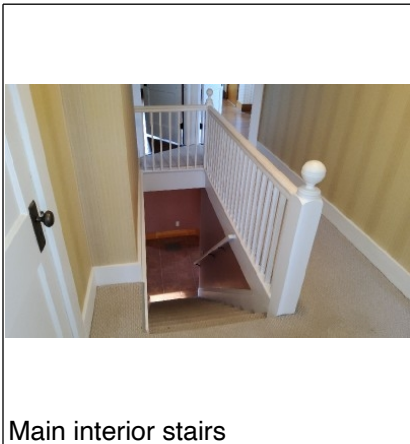
Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Photos



Main interior stairs



Main interior stairs

Smoke/Carbon Monoxide detectors

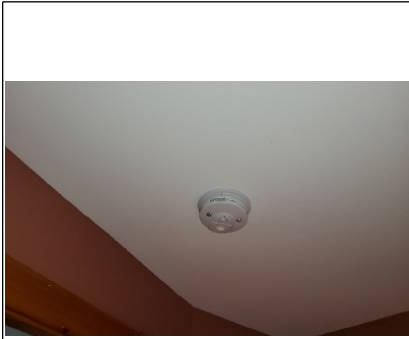
Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments

Photos

Interior



Smoke detectors are hardwired in series

Install smoke detectors in all bedrooms

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: .
Access limited by: Access to attic above second floor ceiling is not available

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: Not visible Damaged Displaced Missing Compressed
 Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

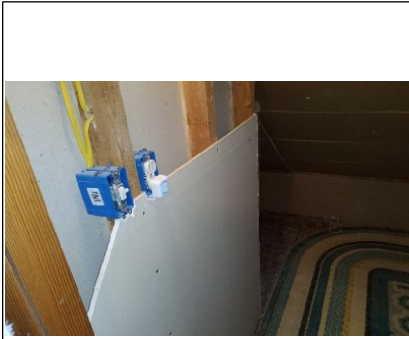
Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Photos

Interior



Install cover plates on outlet and light switches located in south attic eave space



South attic eave



Chimney