

INSPECTION REPORT

INSPECTION PERFORMED BY



INSPECTOR:
John Howard
Breakwater Inspections

CONTACT:
21 Limerock Street, Suite 5
Rockland, ME 04841
207-956-0323
JLH@BreakwaterInspections.biz
<http://BreakwaterInspections.biz>

REPORT INFORMATION

PREPARED FOR:
Nancy Glassman, John Spadola

PROPERTY ADDRESS:
642 Lincolnville Avenue, Searsmont, ME 04973



Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[Summary.....6](#)

[Back Page.....44](#)

Date: 8/27/2026	Time: 01:30 PM	Report ID: 2026082701
Property: 642 Lincolnville Avenue Searsmont ME 04973	Customer: Nancy Glassman John Spadola	Real Estate Professional: Meriwether Gill Better Homes & Gardens Real Estate/The Masiello Group

Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this house or structure. Any recommendations or advice by the inspector to repair or replace suggest a second opinion or further inspection by a qualified and licensed (if licensing is required) contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, unit, component or system was visually observed as conditions allowed. If no other comments were made, it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, unit, component or system was not inspected, and no representations of whether or not it was functioning as intended and will be made. A reason for not inspecting the item, unit, component or system will be provided.

Not Visible (NV) = The item, unit, component or system was not visible or accessible at the time of the inspection. There is no way to determine any information about the operability, functionality, serviceability, or safety of the item, unit, component or system. The conditions preventing access to or visibility of the unit should be corrected, and the item, unit, component or system should be re-inspected prior to the close or completion of the contemplated transaction.

Not Present (NP) = The item, unit, component or system was not present in the house, property or structure at the time of the inspection.

Informational (IF) = This is not a statement about the condition of or the operability of the item, unit, component or system; the comments are to supply information about the unit, component or system.

Serviceable (OK) = The item, unit, component or system appeared functional at the time of the inspection, and no conditions were observed that would lead us to believe problems existed with this item, unit, component or system. Some serviceable items, units, components or systems may show wear and tear. Other conditions may be noted in the body of the report.

Marginal/Maintenance (MM) = The item, unit, component or system warrants attention or monitoring, or has a limited anticipated remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or assessment or servicing may be needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with that item, unit, component or system. It may be prudent to plan to budget for the repair or replacement of these items.

Deferred Maintenance (DM) = The item, unit, component or system was observed to be in a condition that reflects deferred maintenance. The item or system is one that warrants maintenance on a periodic or as-need basis and has not had such maintenance done. Further evaluation or assessment or servicing may be needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with that item, unit, component or system.

Repair or Replace (RR) = The item, unit, component or system was not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with this item, unit, component or system.

Not Operable (NO) = The item, unit, component or system was not operable or functioning as intended. The item, unit, component or system could not be evaluated or assessed. This is not a statement that the item, unit, component or system will not function or operate. Further evaluation may be required by a qualified licensed (if licensing is required) contractor or specialty tradesman dealing with this item, unit, component or system. The conditions preventing access to or visibility of the unit should be corrected, and the item, unit, component or system should be re-inspected prior to the close or completion of the contemplated transaction.

Safety Advisory (SA) = The item, unit, component or system may present a safety concern or hazard. The item, unit, component or system may be functional, operable and in acceptable working order however some aspect may warrant attention or care when using or operating potentially because of safety. All items in the report marked as "Safety Advisories" should be addressed, repaired, corrected and re-inspected prior to the close or completion of the contemplated transaction as **they could potentially represent potentially serious issues**.

Test Requested (TR) = A test was requested as part of the scope of the inspection services.

Test Performed (TP) = A test was performed as part of the inspection services.

Test Not Requested (NR) = A test not was requested as part of the scope of the inspection services.

Not Tested (NT) = A test was not performed during the execution of the inspection.

Other Important Information:

Please see section **General Information** topic in the section at the end which is titled **Comments, Notes, Other Items** for some important comments and information about the inspection and the report.

Directional References

References in the description of the building, house, rooms, components and systems are made with terms such as "front", "rear", "left" and "right". All such references are made from the perspective of looking at the front of the building or house. References may also be made to north, south, west, and east. There may also be references to the compass rose directions, which would be north (0 degrees), south (180 degrees), west (270 degrees), and east (90 degrees).

Seller's Inspection

Just as no two home inspectors and no two reporting systems are alike, no two inspection reports, even if performed on the same property at the same time are alike. This Seller's Inspection and resulting report was performed for Breakwater Inspection's Client, the property seller, with the cooperation and assistance of said Client, the property seller. It assumes full disclosure on the part of the Client, the property seller. This Report may be made available to the Client's contracted real estate agent and to prospective buyers. The Report must be provided in its entirety. Please refer to the Inspection Agreement for more details. Although Breakwater Inspections performs all inspections and writes all Reports objectively, without regard to the Client's personal interests, the performance of additional subsequent inspections could reveal new matters and report matters differently.

Further or additional assessment of issues

There may be issues in the report that are identified where further assessment or evaluation is recommended or advised. Specifically, the wording may be "It is recommended (or advised) that the issue be further assessed and required repairs effected". This additional evaluation or assessment should be completed prior to the end of the due diligence period. If there is no due diligence period, then the additional assessment of evaluation should be completed as soon as reasonably possible.

Standard of Practice:

Building and property (home) inspections are performed in accordance with an established Standard of Practice (SOP). The SOP used is the current ASHI Standards of Practice, as published by the American Society of Home Inspectors®. It is important to understand that these standards contain limitations, exceptions, and exclusions. A copy of the ASHI SOP is available upon request. It is also available at <http://www.homeinspector.org/standards/default.aspx>. As specified in the ASHI Standard of Practice, this Inspection is not an inspection for compliance with any building code of any type.

Copyright

© Copyright 2026 Breakwater LLC

ALL RIGHTS RESERVED. This report contains material protected under International and Federal Copyright Laws and Treaties. Any unauthorized reprint or use of this material is prohibited. No part of this report may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system without express written permission from the author/publisher.

Thank you for selecting Breakwater Inspections to perform this inspection for you. We appreciate the opportunity to provide this service for you and invite you to contact us should you have any questions or comments regarding this report, the inspection, or any of our services.

Inspection type:

Residential, Single-family house, Seller's inspection

Standards of Practice:

ASHI American Society of Home Inspectors

In attendance:

Clients, Client's agent

Type of building:

Residential, Single-family (2 story)

Style of building:

Contemporary

Approximate age of building:

Over 25 Years

Year built : 1979

Building faces:

Northeast

Weather:

Sunny, Clear

Temperature:

Between 80 (F) and 90 (F)

Wind conditions:

Calm, Occasional breezes

Rain in last 3 days:

No

Snow in last 3 days:

No

Ground/Soil surface condition:

Dry

Radon air test:

Yes

Radon water test:

No

Water Test:

Arsenic, Calcium, Chloride, Coliform + E.
Coli, Copper, Fluoride, Hardness, Iron, Lead,
Magnesium, Manganese, Nitrates, Nitrites,
pH, Sodium, Uranium

Summary



Breakwater Inspections

21 Limerock Street, Suite 5
Rockland, ME 04841
207-956-0323

JLH@BreakwaterInspections.biz
<http://BreakwaterInspections.biz>

Customer

Nancy Glassman
John Spadola

Address

642 Lincolnville Avenue
Searsmont ME 04973

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior



Repair or Replace

1.2 Wall Cladding, Flashing, and Trim

Inspected, Serviceable, Repair or Replace

(2) Areas of the right side siding were missing. Siding on a building performs an important role in keep weather, moisture, and pests out of a building. It also helps protect the structure of the building from decay and damage. It is recommended that repairs be effected.



1.2 Item 3 (Picture) Right side



1.2 Item 4 (Picture) Right side



1.2 Item 5 (Picture) Right side

1.3 Windows

Inspected, Serviceable, Repair or Replace

(2) Areas (substantial) of failing paint were noted with some window trim around the building. These issues should be addressed by removing the failing paint and repainting the affected areas. It should be noted that the exterior surfaces of the window trim that are painted wood and will require re-painting from time to time. While a simple task, it is necessary to help preserve the integrity of the surfaces. It is recommended that repairs be effected and that these tasks should be regarded as routine maintenance tasks. (Note: The photos are not an exhaustive list of the affected areas, but a representation.)



1.3 Item 1 (Picture) Right side



1.3 Item 2 (Picture) Right side

1.5 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patios, and Applicable Railings

Inspected, Serviceable, Repair or Replace

(2) The right side door is missing steps. Entrances to buildings that are more than 8 inches in height should have one or more steps. The absence of steps in this context is a potential safety hazard and should be repaired.



1.5 Item 4 (Picture) Right side

1.7 Eaves, Soffits, and Fascias

Inspected, Serviceable, Deferred Maintenance, Repair or Replace

(1) A notable amount of failing and peeling paint was noted on the fascia. While this type of deterioration of the paint is not unexpected with wood trim, it does require periodic maintenance and repair. When left unattended, such areas can deteriorate and require significant repair and reconstruction. It is recommended that repair and maintenance of the wood and paint be considered as a regular ongoing maintenance activity and be attended to. (Note: The photos are not an exhaustive list of the affected areas, but a representation.)



1.7 Item 1 (Picture) Front



1.7 Item 2 (Picture) Front



1.7 Item 3 (Picture) Front



1.7 Item 4 (Picture) Front



Marginal or Maintenance

1.6 Vegetation, Grading, Drainage, Driveways, Walkways, Retaining Walls, Fences, and Gates

Inspected, Serviceable, Marginal/Maintenance

(5) Tree limbs were observed to be overhanging the roof. Vegetation and trees should not overhang roofs or structures as there is a risk of falling branches or debris damaging the underlying roof. Additionally, the fallen leaves and matter can accumulate on the roof leading the potential of roof deterioration and leaks. Finally, the potential added shade can allow moss and mildew to grow on the roof potentially leading to deterioration and leaks. The vegetation should be maintained so as not to overhang the structure. This should be regarded as a normal ongoing maintenance activity.



1.6 Item 5 (Picture) Left side

(6) Vegetation is in contact with the structure or foundation in one or more places. When vegetation is allowed to grow on to or touch a structure it can allow excessive moisture to build up in the area and also facilitate the entry of insects and pests to the structure. Moisture build-up can facilitate the growth of mold, mildew and rot. Vegetation should be kept trimmed and away from contact with buildings. This should be regarded as a normal ongoing maintenance activity.



1.6 Item 6 (Picture) Left side



1.6 Item 7 (Picture) Left side

2. Roofing



Repair or Replace

2.4 Roof Drainage Systems

Inspected, Serviceable, Repair or Replace

(1) The end cap is missing on the front gutter. Gutters should be in good working order in order to perform their intended function of directing water away the perimeter of the building. It is recommended that repairs be effected (and repairs be effected for all such occurrences).



2.4 Item 1 (Picture) Front

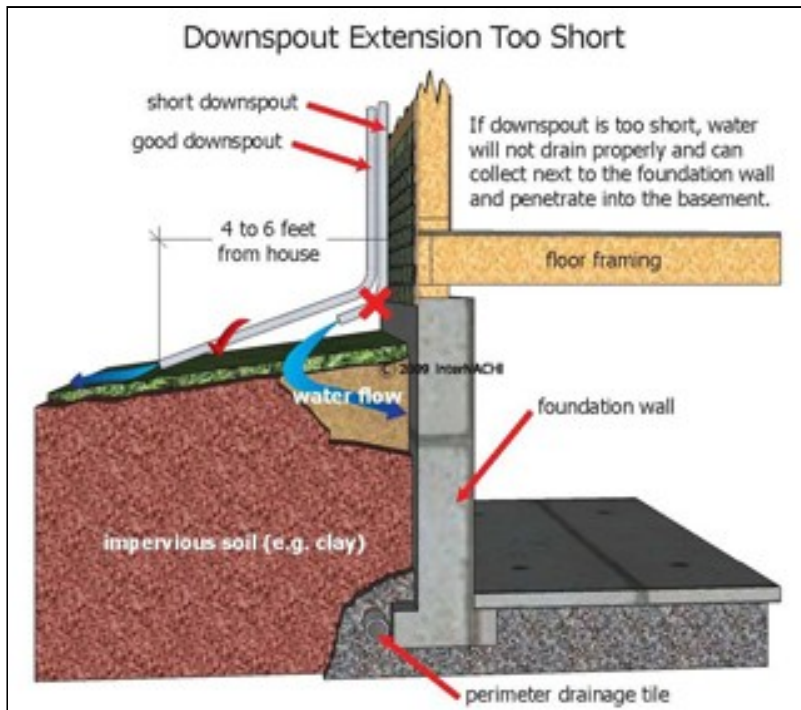


2.4 Item 2 (Picture) Front

(2) Downspouts were observed to be missing from one or more of the gutters. Downspouts are a critical part of the roof drainage system as they direct the water away from the structure. Inadequate downspouts can result in excessive moisture at the foundation of the structure that can cause structural deterioration. Repairs should be effected.



2.4 Item 3 (Picture) Front



2.4 Item 4 (Picture) Illustration

(3) The end cap is missing on the left side gutter. Gutters should be in good working order in order to perform their intended function of directing water away the perimeter of the building. It is recommended that repairs be effected (and repairs be effected for all such occurrences).

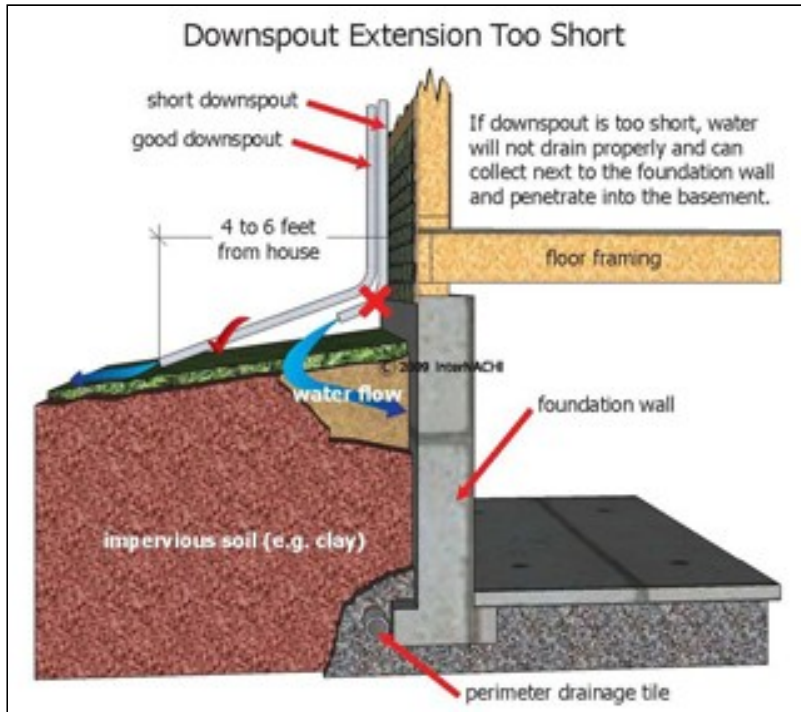


2.4 Item 5 (Picture) Left side

(4) Downspouts were observed to be missing from one or more of the gutters. Downspouts are a critical part of the roof drainage system as they direct the water away from the structure. Inadequate downspouts can result in excessive moisture at the foundation of the structure that can cause structural deterioration. Repairs should be effected.



2.4 Item 6 (Picture) Left side

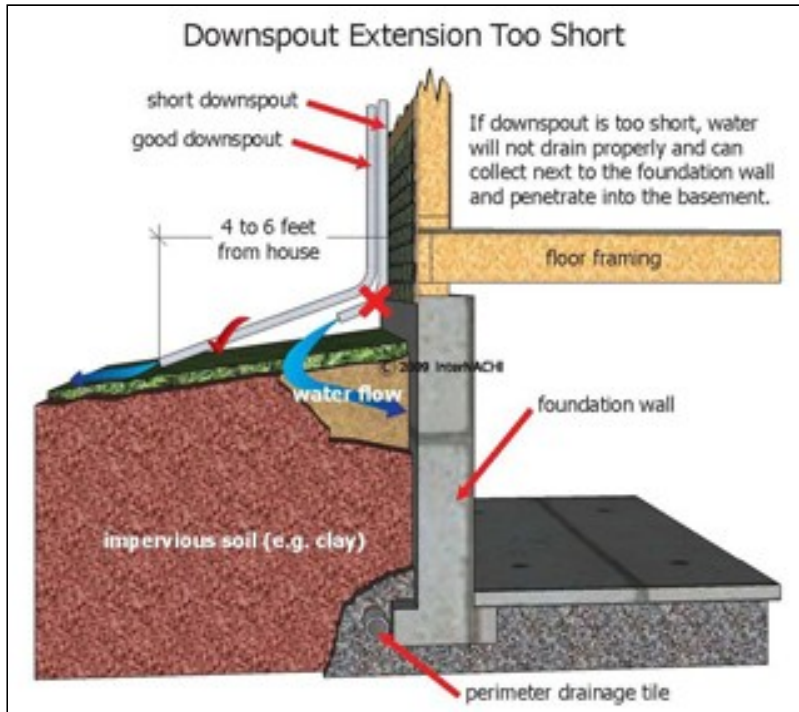


2.4 Item 7 (Picture) Illustration

(5) Downspouts were observed to be missing from one or more of the gutters. Downspouts are a critical part of the roof drainage system as they direct the water away from the structure. Inadequate downspouts can result in excessive moisture at the foundation of the structure that can cause structural deterioration. Repairs should be effected.



2.4 Item 8 (Picture) Left side



2.4 Item 9 (Picture) Illustration

3. Interiors



Repair or Replace

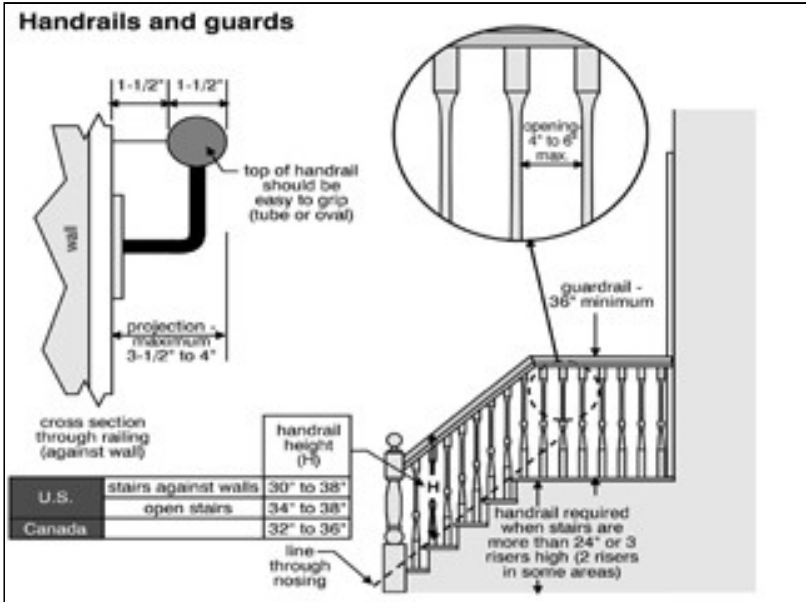
3.4 Steps, Stairways, Balconies and Railings

Inspected, Serviceable, Repair or Replace

(1) The stairway leading from the first floor to the second floor has no handrails/guards, continuous handrail, or an inappropriate handrail/guard. The absence of appropriate handrails or guards is a safety hazard, as a person ascending or descending the stairs has nothing to hold on to in the event that they may trip or fall. All stairways with more than 3 steps should have continuous handrails from the bottom to the top. It is advisable that an appropriate handrail or guard be installed.



3.4 Item 1 (Picture) Stairway



3.4 Item 2 (Picture) Illustration

4. Structural Components

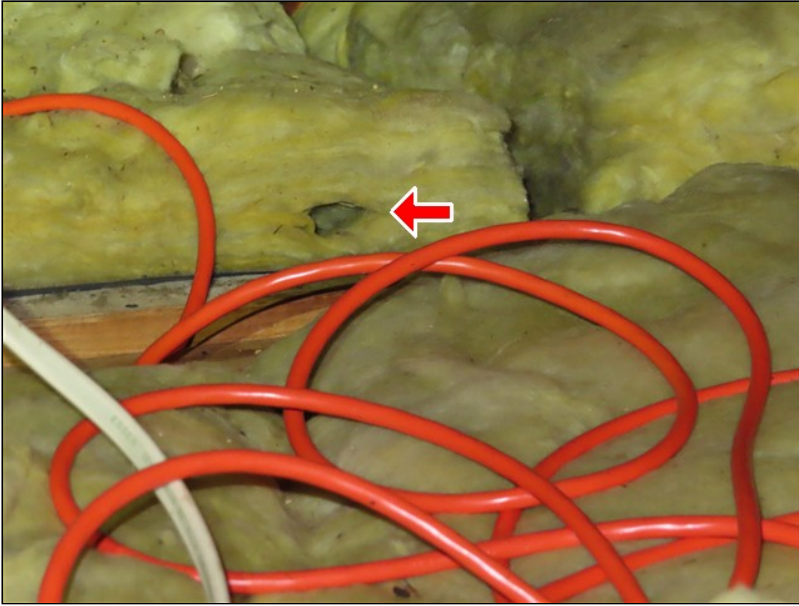


Repair or Replace

4.8 Roof Structure and Attic

Inspected, Serviceable, Marginal/Maintenance

(4) Evidence of potential pests were observed in the attic. Patterns and disturbance in materials (insulation) consistent with pest nesting or intrusion were noted. This appearance of potential nesting in materials is similar in appearance to those made by mice. It was not possible to determine if the disturbance is recent, ongoing, or old. In the event that there is ongoing rodent or pest activity, remediation is recommended. It is recommended that the issue be further assessed.



4.8 Item 5 (Picture) Attic



4.8 Item 6 (Picture) Attic



Marginal or Maintenance

4.8 Roof Structure and Attic

Inspected, Serviceable, Marginal/Maintenance

(2) Evidence of pests were observed in the attic. While the potential sources of the fecal matter that was observed are varied, it is possible that it is mice. It is recommended that means be undertaken to remove the mice from the building, and that the nesting be cleaned and removed. Further, it is recommended that any damaged building materials be repaired or replaced.



4.8 Item 2 (Picture) Attic

(3) Evidence of pests were observed in the attic. While the potential sources of the fecal matter that was observed are varied, the possible cause is bats. Bats and other pests should not remain untreated in homes as they can bring disease. Bats can carry rabies which is a hazard to humans, Further, a fungus called histoplasma can grow on guano (bat fecal matter) which can cause a lung disease called histoplasmosis in humans which can be a serious health concern. Generally, a contractual arrangement with a reliable exterminator is the most advisable course of action. Treating pests requires skills and chemicals that are specialized.



4.8 Item 3 (Picture) Attic



4.8 Item 4 (Picture) Attic

5. Plumbing Systems

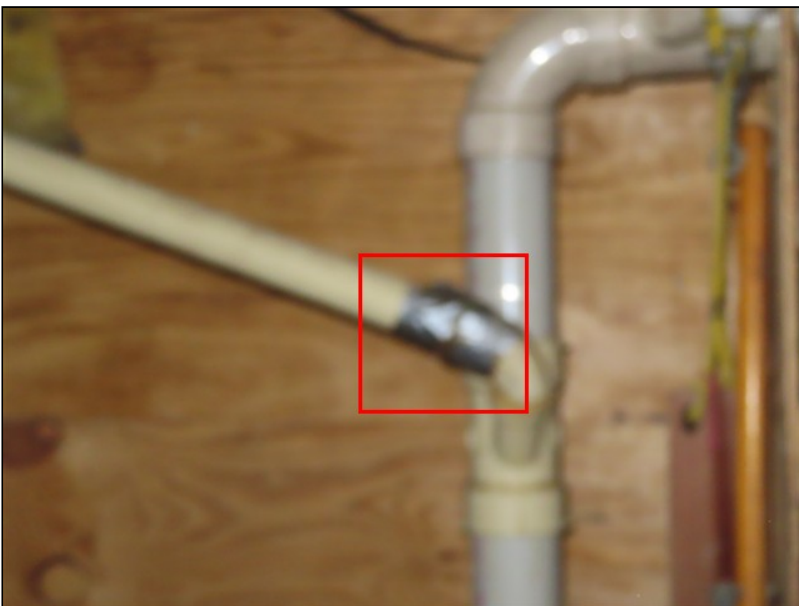


Repair or Replace

5.1 Plumbing Drain, Waste and Vent Systems

Inspected, Serviceable, Repair or Replace

(3) A repair to a drain pipe was noted that was not performed in a way that was not consistent with best practices, or what would be considered a workman-like manner. The risk is that substandard repairs are at greater risk of leaking, which can result in additional issues. It is recommended that repairs be effected.



5.1 Item 1 (Picture) Basement



Marginal or Maintenance

5.2 Plumbing Water Supply, Distribution System and Fixtures**Inspected, Serviceable, Marginal/Maintenance**

(1) The caulking around the bathtub or shower in the hall bath was observed to be failing which can potentially lead to leaks. Caulking around bathtubs and showers should be maintained on a periodic basis to ensure that it is not cracking, tearing or separating from the adjacent surfaces. Leaks around showers and bathtubs can result in mold, rot, and potentially structural damage. This type of repair is generally regarded as regular ongoing maintenance that should be performed from time to time.



5.2 Item 1 (Picture)



5.2 Item 2 (Picture)



5.2 Item 3 (Picture) Hall bath

(2) Supply or distribution pipes were noted to be inappropriately or inadequately supported. Wire, rope, string, wood blocks, and other such materials are not regarded as best practice approaches. Additionally, pipes need to be supported and appropriate intervals. The principal issue with improper support the pipes can become damaged resulting in a leak. It is recommended that the supports be replaced with appropriate supports intended for the purpose. The spacing of the horizontal supports should generally be:

Copper pipes: every 4 to 6 feet

PEX pipes: every 2 to 3 feet

CPVC pipes: approximately every 3 feet



5.2 Item 4 (Picture) Basement

6. Electrical Systems



Repair or Replace

6.1 Service Entrance Conductors and Electric Meter(s)

Inspected, Serviceable, Repair or Replace

The electric meter enclosure (meter pan) was not securely affixed to the building and was loose. This condition can place unnecessary stress on the service entrance conductors and associated electrical connections and may allow movement or damage to the equipment. The meter enclosure should be securely mounted to the building using an appropriate method. It is recommended that the issue be further assessed and required repairs effected.



6.1 Item 1 (Picture) Front



6.1 Item 2 (Picture) Front

6.4 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Serviceable, Repair or Replace

(3) Wire bushings were missing from the electrical panel in the basement. These are important components as they help protect electrical wire from mechanical damage, as well as potentially being pulled out of the electrical box. Finally, they also help prevent pests from getting into and nesting in the electrical panels. It is recommended that the missing bushing components be installed.

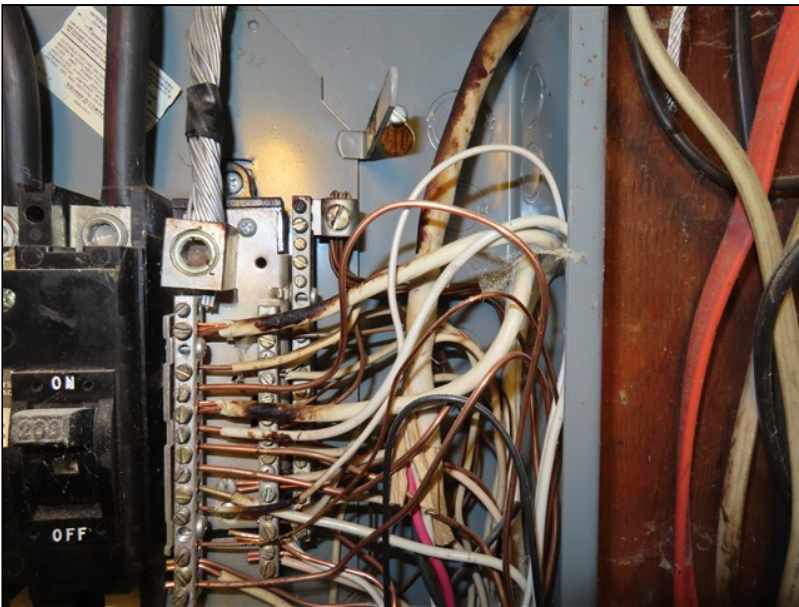


6.4 Item 1 (Picture) Basement

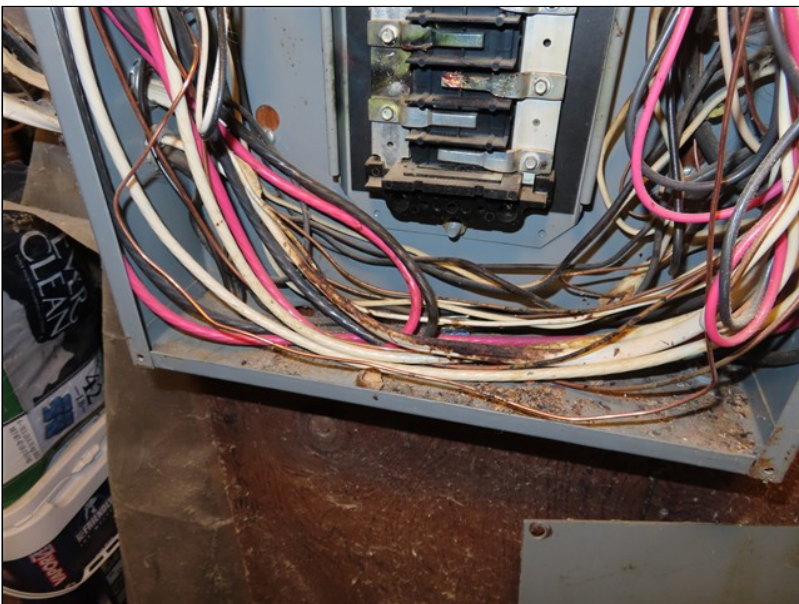


6.4 Item 2 (Picture) Illustration

(5) Evidence of pests was noted in the panel. It is advisable the potential means of access for the pests be closed and eliminated. Allowing pests into an electrical panel can result in electrical fires. It is advisable that repairs be effected.

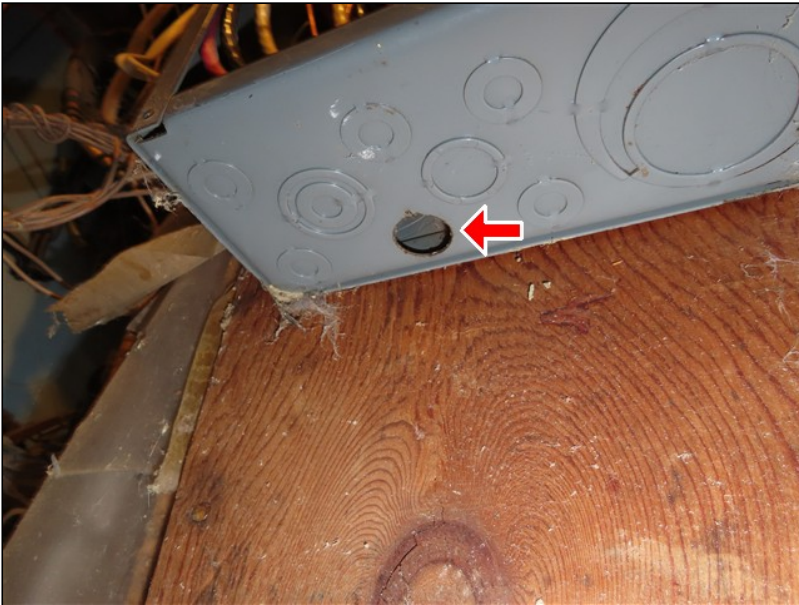


6.4 Item 8 (Picture) Basement

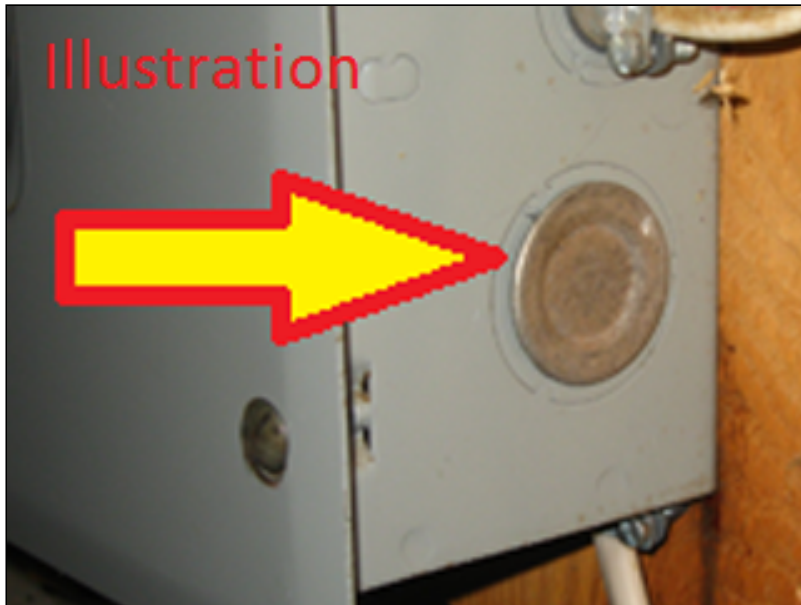


6.4 Item 9 (Picture) Basement

(7) One or more open knock-out holes were noted in the basement electrical panel. There is a risk that pests can enter and nest in the panel through exposed openings of this type, resulting in potential danger. There have been documented cases of rodents being electrocuted in electrical panels and starting fires. It is advisable that filler plugs be installed. (Note: the acceptable method to fill the knock-out is with approved metal plugs only) See the illustration for an example.



6.4 Item 12 (Picture) Basement



6.4 Item 13 (Picture) Illustration



6.4 Item 14 (Picture) Illustration

6.6 Connected Electrical Devices and Fixtures (Observed a representative number of ceiling fans, lighting fixtures, switches and receptacles located inside & outside the building, and garage)

Inspected, Serviceable, Repair or Replace

(3) A light fixture in the upper hallway was noted to be dangling by its wire. This arrangement is dangerous. All electrical connections should be secured in electrical boxes, and all fixtures securely installed. It is advisable that repairs be effected.

Improper electrical connections were observed in the upper hallway. All electrical connections and splices should be in electrical boxes or done through other approved means. Improper electrical connections can present a risk of personal injury or electrical fire. It is advisable that repairs be effected.



6.6 Item 1 (Picture) Upper hallway

(4) Electrical boxes without covers were noted in the attic. Uncovered electrical boxes are safety hazards as they pose a risk of electric shock. It should also be noted that all metal electrical boxes should be grounded. It is advisable that all open/uncovered electrical boxes have an appropriate cover installed and any missing grounding installed.



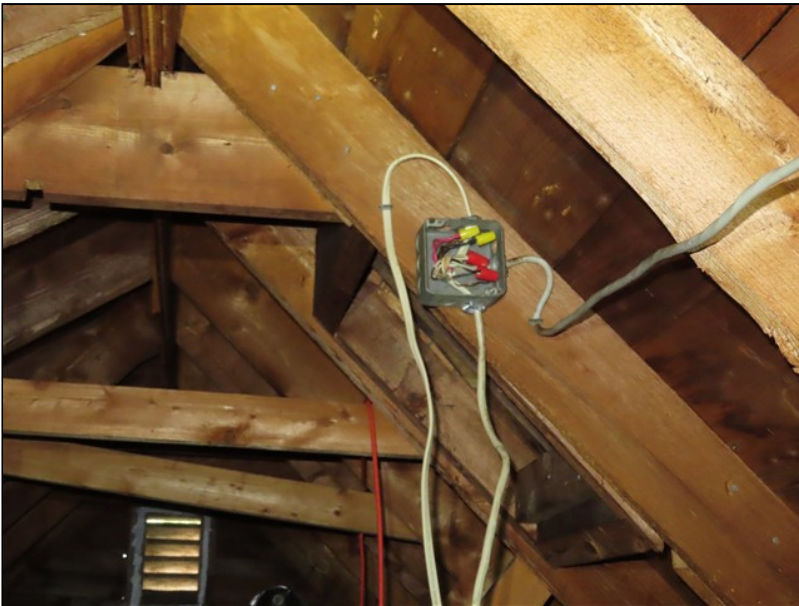
6.6 Item 2 (Picture) Attic

(5) An installed light fixture in the attic is in a state of disrepair. In its present condition, there is a hazard of electrical shock and injury. It is recommended that repairs be effected.



6.6 Item 3 (Picture) Attic

(6) Electrical boxes without covers were noted in the attic. Uncovered electrical boxes are safety hazards as they pose a risk of electric shock. It should also be noted that all metal electrical boxes should be grounded. It is advisable that all open/uncovered electrical boxes have an appropriate cover installed and any missing grounding installed.



6.6 Item 4 (Picture) Attic

(7) Electrical boxes without covers were noted in the upper bedroom. Uncovered electrical boxes are safety hazards as they pose a risk of electric shock. It should also be noted that all metal electrical boxes should be grounded. It is advisable that all open/uncovered electrical boxes have an appropriate cover installed and any missing grounding installed.



6.6 Item 5 (Picture) Upper bedroom



6.6 Item 6 (Picture) Upper bedroom

(8) Electrical boxes without covers were noted in the utility room. Uncovered electrical boxes are safety hazards as they pose a risk of electric shock. It should also be noted that all metal electrical boxes should be grounded. It is advisable that all open/uncovered electrical boxes have an appropriate cover installed and any missing grounding installed.



6.6 Item 7 (Picture) Utility room



6.6 Item 8 (Picture) Utility room



6.6 Item 9 (Picture) Utility room

(9) A light fixture in the lower right room was noted to be dangling by its wire. This arrangement is dangerous. All electrical connections should be secured in electrical boxes, and all fixtures securely installed. It is advisable that repairs be effected.

Improper electrical connections were observed in the lower right room. All electrical connections and splices should be in electrical boxes or done through other approved means. Improper electrical connections can present a risk of personal injury or electrical fire. It is advisable that repairs be effected.



6.6 Item 10 (Picture) Lower right room

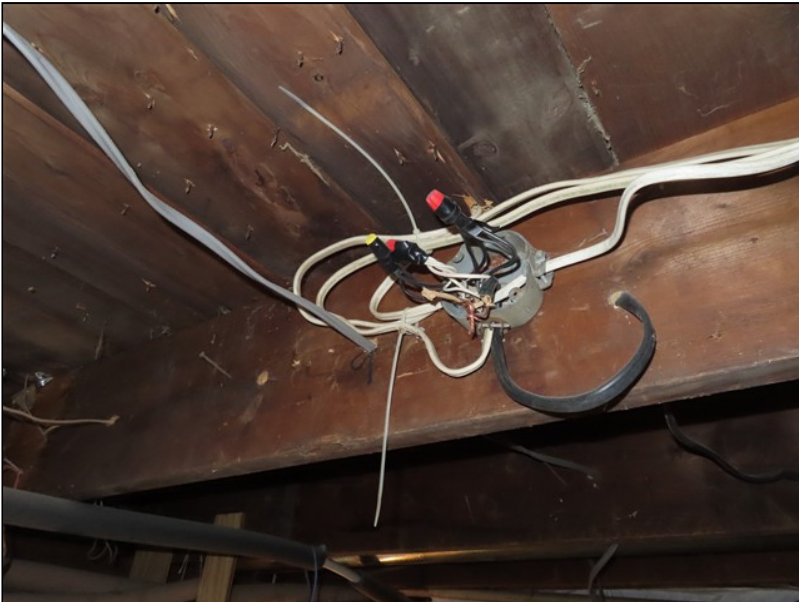
(10) Electrical boxes without covers were noted in the basement. Uncovered electrical boxes are safety hazards as they pose a risk of electric shock. It should also be noted that all metal electrical boxes should be grounded. It is advisable that all open/uncovered electrical boxes have an appropriate cover installed and any missing grounding installed.



6.6 Item 11 (Picture) Basement



6.6 Item 12 (Picture) Basement



6.6 Item 13 (Picture) Basement



6.6 Item 14 (Picture) Basement



6.6 Item 15 (Picture) Basement



6.6 Item 16 (Picture) Basement

**Marginal or Maintenance****6.4 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels****Inspected, Serviceable, Repair or Replace**

(4) Some of the screws used to secure the front cover of the panel were noted to be missing. While the panel cover appeared to be generally secure, it is designed and intended to be secured by all the intended screws. It is recommended that the missing screws be added, and that the correct screws be used.



6.4 Item 3 (Picture) Basement



6.4 Item 4 (Picture) Basement



6.4 Item 5 (Picture) Basement



6.4 Item 6 (Picture) Basement



6.4 Item 7 (Picture) Illustration

6.5 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Inspected, Serviceable, Marginal/Maintenance

The wiring in the basement was not installed in accordance with standards or best practices. Wires should be installed in walls or conduits, or secured to surfaces so that they are not loose or exposed. Wiring should also be protected such that it is not in the course of traffic or at risk of sustaining damage. Incorrectly installed wires are potential hazards and dangerous. It is recommended that repairs be effected.



6.5 Item 1 (Picture) Basement

7. Heating/Central Air Conditioning Systems



Repair or Replace

7.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Serviceable, Repair or Replace

(1) Minor cracks were noted in the chimney flue liner. While not large in size, there is a potential breach in the integrity of the flue liner. It is recommended that the issue be further assessed and required repair effected.



7.6 Item 1 (Picture) Chimney



Marginal or Maintenance

7.7 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected, Serviceable, Marginal/Maintenance

The woodstove in the living room presented with signs of wear. There were interior components that were visibly worn, and may require repair or replacement at a time in the future. The degree of wear did not appear unusual for an older woodstove. It is recommended that the issue be re-inspected from time to time and repairs effected as required. It would not be unreasonable to consider further assessment and repairs at this time.



7.7 Item 1 (Picture) Living room



7.7 Item 2 (Picture) Living room

12. Water Wells and System



Marginal or Maintenance

12.0 Well/Water Supply System

Inspected, Serviceable, Marginal/Maintenance

(4) The well casing was noted to be shorter (lower) than industry standards and best practices. Well casings are supposed to extend 8 inches above the surrounding grade (according to CMR CHAPTER 232 - Well Drillers and Pump Installers Rules). When a well casing is too short, there is an increased risk of contaminants getting into the well shaft and the water. Extending well casings is typically done by welding additional lengths onto the existing casing.



12.0 Item 2 (Picture) Left side

Property and building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed/qualified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John Howard



Breakwater Inspections

John Howard

21 Limerock Street, Suite 5

Rockland, ME 04841

207-956-0323

JLH@BreakwaterInspections.biz

<http://BreakwaterInspections.biz>