INSPECTION REPORT

INSPECTION PERFORMED BY

BREAKWATER INSPECTIONS

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REPORT INFORMATION

PREPARED FOR:
Nancy Glassman, John Spadola

PROPERTY ADDRESS:
642 Lincolnville Avenue, Searsmont, ME 04973



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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, functionally, 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.

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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:	**Standards of Practice:**	**In attendance:**
Residential, Single-family house, Seller's inspection	ASHI American Society of Home Inspectors	Clients, Client's agent

Type of building:	**Style of building:**	**Approximate age of building:**
Residential, Single-family (2 story)	Contemporary	Over 25 Years Year built : 1979

Inspection 2026082701

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

1. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Clapboard
Shingles

Siding Material:
Wood

Soffit Material:
Wood

Fascia Material:
Wood

Trim Material:
Wood

Exterior Entry Doors:
Door with glass lights (panes)
Metal

Appurtenance:
Deck(s) with steps
Porch

Driveway:
Dirt
Grass
Gravel

Walkway:
Dirt
Grass
Gravel
Stone
Wood

Items

1.0 Exterior

Comments: Informational

(1) The exterior of the building and the approach to the building were inspected and assessed. Comments regarding each of the components are provided in this section.



1.0 Item 1 (Picture) Property view



1.0 Item 2 (Picture) Front



1.0 Item 3 (Picture) Front and left side



1.0 Item 4 (Picture) Left side



1.0 Item 5 (Picture) Rear and left side



1.0 Item 6 (Picture) Rear



1.0 Item 7 (Picture) Rear and right side



1.0 Item 8 (Picture) Right side



1.0 Item 9 (Picture) Front and right side

(2) Caulking and other weather proofing on the exterior serves the purpose of helping to make the building weather-tight to keep out moisture. Moisture intrusion can lead to rot, mold, and decay. Caulking is typically found around windows and doors, as well as other joints. Over time, caulking will decay and fail. It is recommended that any caulking that is failing be repaired and that the caulking be maintained over time.

1.1 Approach

Comments: Inspected, Serviceable

Nothing remarkable or of concern was noted in the vicinity of, or while approaching the subject property.

1.2 Wall Cladding, Flashing, and Trim

Comments: Inspected, Serviceable, Repair or Replace

(1) The shingle siding generally presented in an acceptable condition and one that is not unexpected for the age of the house. Some areas of softness, damage, curling, and splitting were noted. From time to time repairs should be effected to repair finding damage so as to prevent water and pests from potentially gaining access to the sheathing and structure



1.2 Item 1 (Picture) Front



1.2 Item 2 (Picture) Rear

R (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

Comments: Inspected, Serviceable, Repair or Replace

(1) Window screens and storm windows are not assessed or evaluated as part of a building inspection (per the Standard of Practice). Generally, the reasons include the following:
- screens and/or storm windows are not considered to be of material value in the context of the transaction contemplated
- screens and/or storm windows are often removed for seasonal reasons, and it would not be reasonable to spend (potentially substantial amounts of) time locating and inventorying them
It is recommended that the owner/seller/property manager be consulted for additional information on window screens and/or storm windows.

R (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

1.4 Doors (Exterior)

Comments: Inspected, Serviceable

(1) No significant visible issues or concerns presented with the exterior doors to the extent they were observable.

(2) No issues of significance were noted with the exterior view of the basement door(s) leading to the exterior.

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

Comments: Inspected, Serviceable, Repair or Replace

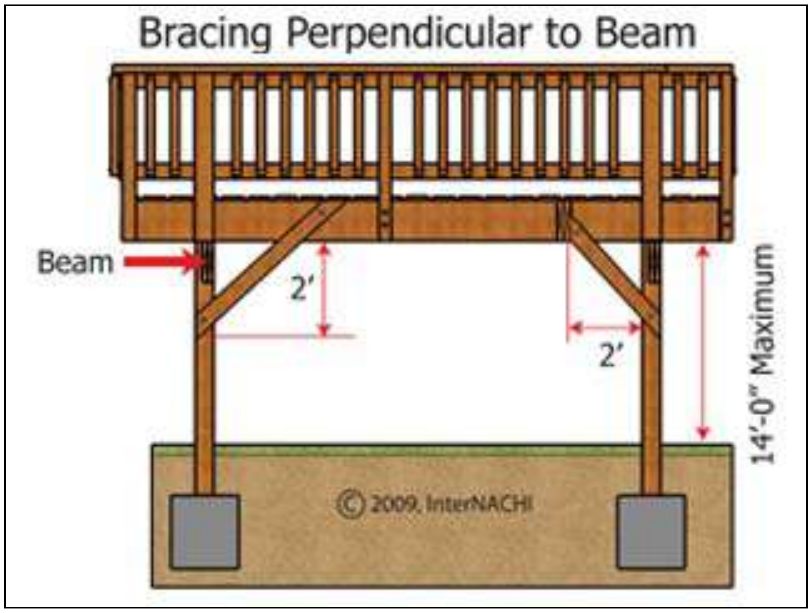
(1) According to information from the "Prescriptive Residential Wood Deck Construction Guide", deck corner posts that are more than 2 feet tall should have lateral bracing. While less of a significant issue with shorter decks, bracing helps ensure the stability of the posts. It would not be an unreasonable consideration to add bracing. No issues were noted to have resulted from the observation.



1.5 Item 1 (Picture) Right side



1.5 Item 2 (Picture) Right side



1.5 Item 3 (Picture) Illustration

R (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

(3) No issues or concerns of significance were observed with the porch or its components.



1.5 Item 5 (Picture) Front

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

Comments: Inspected, Serviceable, Marginal/Maintenance

(1) The general grading of the property is from the left side to the right side. This means that the general and natural path for water run-off will be into the area immediately surrounding the foundation on the high side of

the building. While some effort appears to have been made to manage the potential accumulation of water around the foundation, this is an area that should be re-inspected from time to time. No immediate issues or concerns of significance were noted.

(2) No significant issues or concerns presented with the walkways around the building. There were no notable or concerning areas of unevenness, or defects. As any walkway should, these should be monitored from time to time to ensure that no settling occurs that could result in a tripping hazard.



1.6 Item 1 (Picture) Front



1.6 Item 2 (Picture) Front



1.6 Item 3 (Picture) Left side

(3) The general condition of the driveway and parking area presented without significant visible concern or issues.



1.6 Item 4 (Picture) Front and right side

(4) It is not possible to view or inspect underground drainage lines, conduits, systems, or pumps during a property inspection as they are buried and inaccessible. Underground drainage systems refer to those used for perimeter drainage around the foundation as well as any used for ground drainage and water management (on the property). It is not uncommon for the performance of these systems to become compromised over time from root infiltration and the buildup of silt. Should there be any concerns, it is recommended that's the lines be scoped and any required remedial actions undertaken. If any specific areas of concern were visible during the inspection, they will be noted in the report.

M (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

M (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

1.7 Eaves, Soffits, and Fascias

Comments: Inspected, Serviceable, Deferred Maintenance, Repair or Replace

R (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

(2) It is not uncommon for the wood components behind gutters to decay from water, ice, and snow exposure. This is an area where moisture is trapped by the gutters, and the exposure to moisture can cause the wood to rot. It is often not possible to see the extent of the issue without removing the gutters. In advanced cases of decay, water intrusion into structural areas can result. It is recommended that the areas be monitored over time and repairs effected as required.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Architectural

Number of layers of roofing:
Two

Method use to view roof covering:
Ground
Binoculars

Sky Light(s):
Two
Fixed
Manual

Chimney 1st (exterior):
Brick
Number of flues: 1

Items

2.0 Roofing

Comments: Informational

The roofing surfaces and related components of the building were inspected and assessed. Comments regarding each of the components are provided in this section.

2.1 Roof Coverings

Comments: Inspected, Serviceable

The overall condition of the roof covering presented with no areas of significant concern.



2.1 Item 1 (Picture) Left side

2.2 Flashings

Comments: Inspected, Serviceable

Nothing remarkable or of concern was observed with the visible areas of the roof flashings, or flashings around roof penetrations.

2.3 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Serviceable

Nothing remarkable or of significant concern was observed with the chimney.



2.3 Item 1 (Picture) Chimney

2.4 Roof Drainage Systems

Comments: Inspected, Serviceable, Repair or Replace

R (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

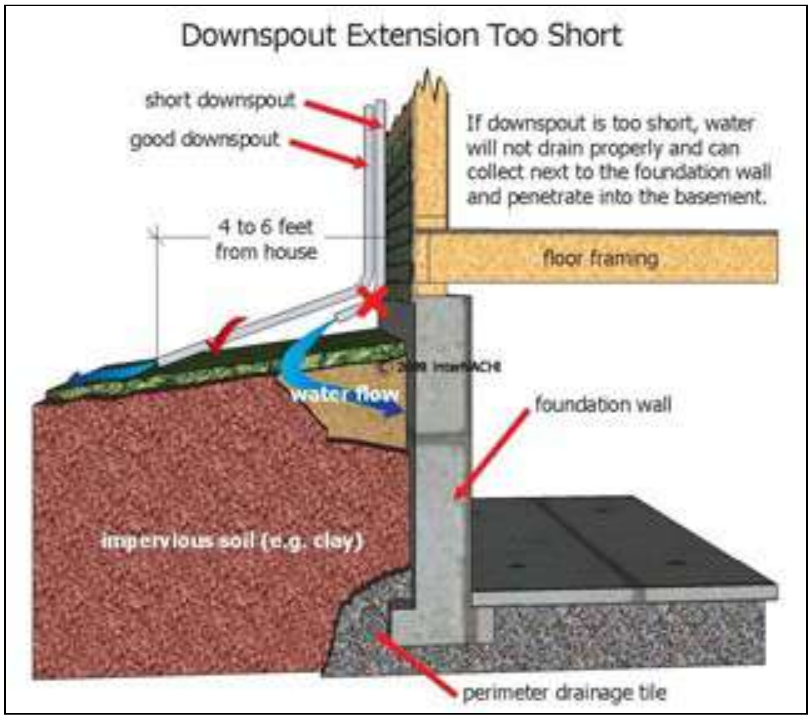


2.4 Item 2 (Picture) Front

R (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

R (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).

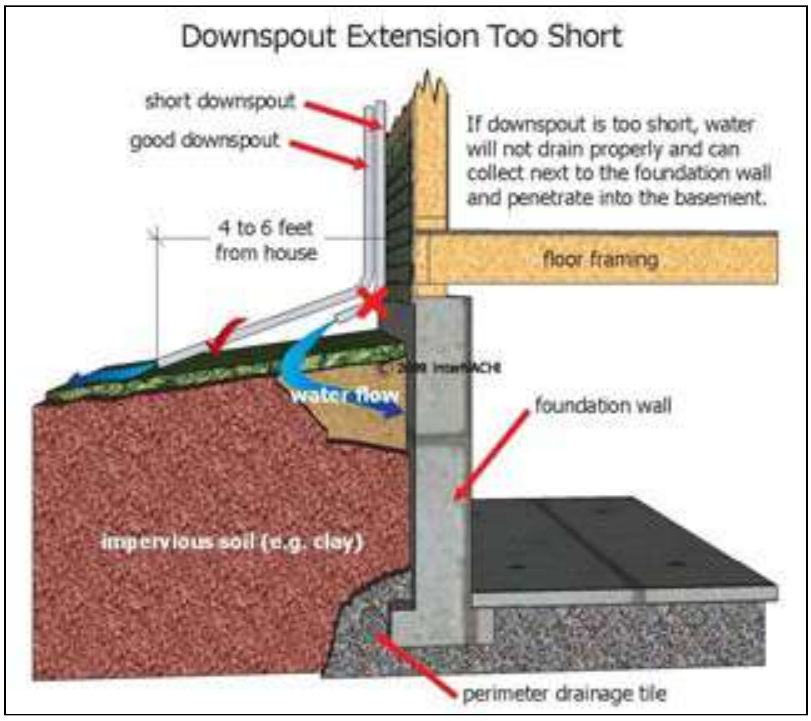


2.4 Item 5 (Picture) Left side

R (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

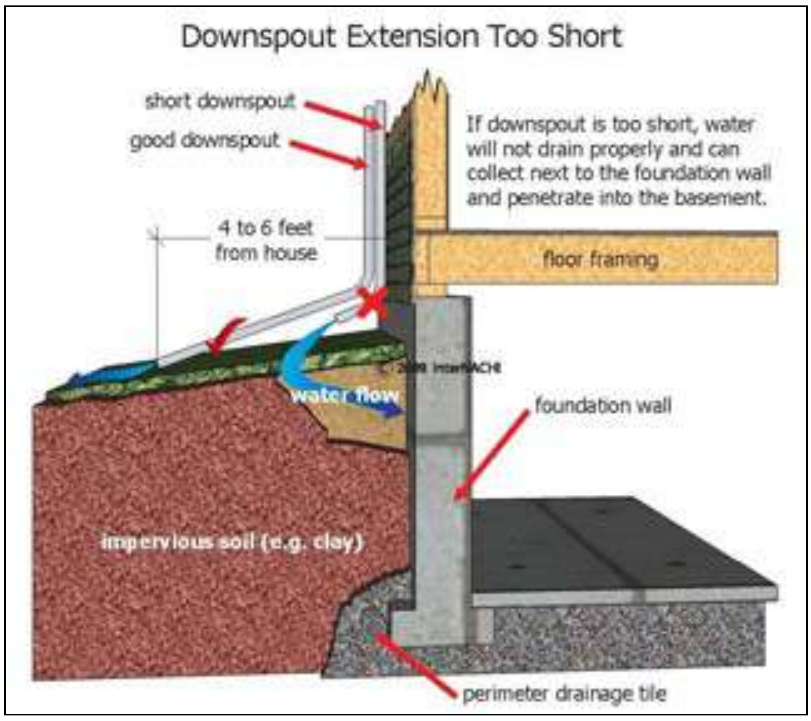


2.4 Item 7 (Picture) Illustration

R (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

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

3. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
- Drywall
- Wood
- Panelling

Wall Material:
- Drywall

Floor Covering(s):
- Laminated/Engineered T&G
- 12" square tile
- Painted
- Plywood (or similar material)
- Tile
- Unfinished

Window Types:
- Double-hung
- Thermal/Insulated
- Casement
- Picture

Window Manufacturer:
- UNKNOWN
- Jeld-Wen

Interior Doors:
- Raised panel
- Solid
- Wood

Cabinetry:
- Wood

Countertop:
- Laminate

Items

3.0 Interior spaces

Comments: Informational

(1) The interior spaces were inspected and assessed. Comments regarding each of the components are provided in this section.

(2) Ceiling tiles (suspended, fixed, or otherwise) are not moved during a building inspection as per the Standard of Practice. Attempting to do so generally results in a high risk of damage to the tiles.

3.1 Ceilings

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the ceilings.

3.2 Walls

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the walls to the extent they were observed and could be viewed.

3.3 Floors

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the floors to the extent they could be viewed.

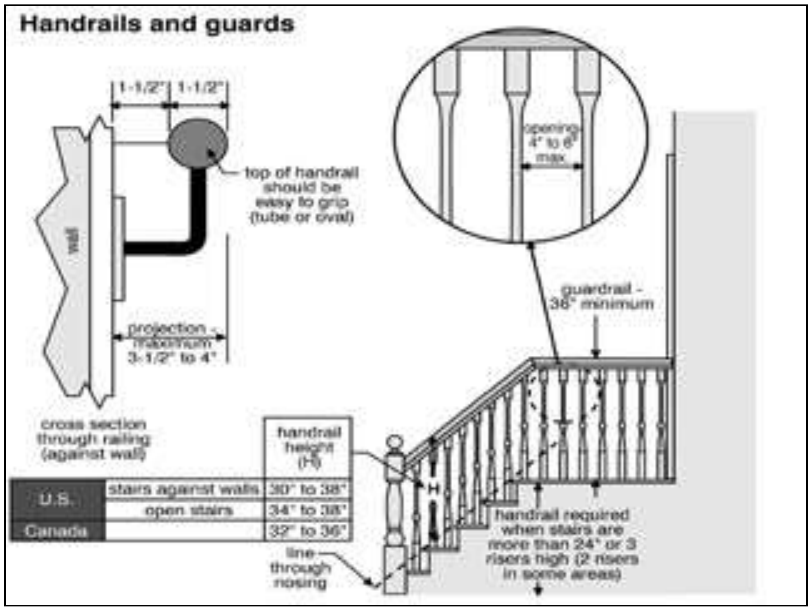
3.4 Steps, Stairways, Balconies and Railings

Comments: Inspected, Serviceable, Repair or Replace

R (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

(2) The presence or absence of handrails on stairs is noted (the absence thereof being an issue). According to standards, handrails are supposed to be continuous from the beginning of the bottom of the stairway to end of the top of the stairway. The idea is that a person traversing the stairs is supposed to be able to hold onto the handrail throughout the travel. In some cases there is a discontinuity in the handrail. Care should be used while traversing the stairway. Should the discontinuity be a concern, it is recommended that the issue be further assessed and required repairs effected.

3.5 Counters and Cabinets (representative number)

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the counters or cabinets.

3.6 Windows (representative number)

Comments: Inspected, Serviceable

(1) A representative number of accessible windows were visually inspected for condition and operability. No significant visible issues or concerns were observed with the inspected windows.

(2) Trim around some of the interior areas of the one or more of the windows was noted to be missing. Trim is generally considered a cosmetic issue, although when properly installed, it can help reduce drafts. It is recommended that repairs be considered.



3.6 Item 1 (Picture) Upper room



3.6 Item 2 (Picture) Upper room

3.7 Doors (representative number)

Comments: Inspected, Serviceable

No significant visible issues or concerns were observed with the doors.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

4. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Traverse attic load-bearing components that are concealed by insulation or by other materials. Enter under-floor or above ceiling crawlspace areas that have less than 36 inches of vertical clearance between components and the ground or that have an access opening smaller than 30 inches by 30 inches.

Styles & Materials

Wall Structure (building):
- Wood
- 4" or larger

Foundation:
- Concrete/masonry
- Poured concrete
- Visibility limited to due to stored items

Method used to observe basement/ crawlspace:
- Limited access
- Walked (basement)

Floor Structure (Basement/Crawlspace ceiling):
- 6" or better
- 8" or better
- Wood beams
- Wood joists

Wall Structure (Basement/Crawlspace):
- Limited visibility
- Masonry

Columns or Piers (Basement/ Crawlspace):
- Wood columns

Roof-Type:
- Gable
- Cross gable
- Dustpan dormer(s)

Attic info:
- Attic access
- No storage
- Scuttle hole
- Unfinished

Method used to observe attic:
- Viewed from entry

Roof Structure:
- 6" or larger rafters
- Common board sheathing

Attic floor (Finished surface over ceiling structure):
- No finished surface over ceiling structure

Ceiling Structure (Beneath attic floor):
- Not visible (due to insulation)

Items

4.0 Foundations, Basements, Crawlspaces, Attics, and Structure

Comments: Informational

(1) The structural components and areas of the building were inspected and assessed. The comments and findings for these components are in this section.

(2) Any crawlspace, basement or attic entry that is sealed with screws, fasteners, paint, caulk, or other means was not opened as doing so could result in damage. Breaking such a seal could cause damage which would be considered destructive, and since property inspections are "non-destructive" in nature, such damage to a property cannot be inflicted.

(3) Any crawlspace, basement or attic entry that is less than 30 inches by 30 inches in size and with less than 36 inches of space from the floor to structural components may be unsafe to traverse or pass through. Therefore if an attic, crawlspace, basement with a sole means of entry that is less than 30 inches by 30 inches in width/height/depth, and with less than 36 inches of space from the floor to structural components will not be entered. It may be possible for some limited degree of inspection or assessment to be complete from the entry.

If so, comments and observations will be included in the report. If it is necessary that a more complete inspection of the space be completed; it is recommended that it be explored through other means or more adequate access be provided.

(4) Any attic without a finished or unfinished floor surface will only be observed and inspected from the point of entry. It is not safe to attempt to walk in an attic when there are only ceiling joists or ceiling joists with insulation. There is a substantial risk of stepping in between the joists and onto the underlying plaster or drywall material potentially causing damage or injury. As a result, it is possible that there will be areas of the attic that not visible and cannot be inspected. Should this be a concern, it is recommended that arrangements be made to have some form of flooring installed in the area so that the area can be safely traversed.

(5) A home or building inspection is not an exhaustive pest inspection. A reasonable effort is made to discover and observe reasonably visible and reasonably observable evidence of pests and insects in the structure and on the exterior of the structure. Comments on the findings will be included. If no comments are in this report, this absence signifies that no significant or noteworthy pests or evidence of pests was readily observed, and does not mean that there is definitively no pest activity. Pest activity can be seasonal and can vary by the time of day. **It is also important to consider that areas of the building that are inaccessible, hard to access, or difficult to see may have pest activity or issues that could not be observed.** Such areas include crawlspaces, attics, inside wall, basements, above ceilings, cluttered areas, cabinets that contain any possessions, and under (or above) insulation. In consideration of these limitations, should pests be a significant concern, it may be a consideration to have an exhaustive pest inspection completed.

(6) A home or building inspection is not a mold inspection. Mold can only be positively identified by conducting mold tests. Patterns and discoloration on surfaces that are similar in appearance to those caused by fungal growth (mold) may be observed and noted in this report. Circumstances that can be conducive to mold growth may also be reported. Comments on the findings may be included. If no comments are in this report, this absence signifies that no significant or noteworthy areas that could potentially be mold were readily observed, and does **not** mean that there is no mold growth. **It is also important to consider that areas of the building that are inaccessible, hard to access, or difficult to see may have mold growth or issues.** Such areas include crawlspaces, attics, inside wall, basements, above ceilings, cluttered areas, cabinets that contain any possessions, and under (or above) insulation. In consideration of these limitations, should mold be a significant concern it may be a consideration to have comprehensive mold testing completed. Breakwater Inspections offers mold testing as a service.

4.1 Foundations, Basement and Crawlspace

Comments: Inspected, Not Inspected, Not Visible, Serviceable

(1) Areas of the structural components of the foundation were not visible or accessible. As a building is constructed there are components that become concealed in the normal course of completing the construction. Most commonly, areas of the sill plates, joists, beams, and foundation walls become concealed. Sometimes the concealment is further compounded by the installation of insulation. While every reasonable effort is made to see and assess these components, there are areas that cannot be seen.

(2) Almost all of the areas of the foundation were not visible from the interior due to the storage of items/ possessions/debris. The visible areas were inspected to the best degree possible.



4.1 Item 1 (Picture) Basement

(3) It is not uncommon for water to seep through foundation walls into basements and crawlspaces. This seepage is sometimes somewhat persistent, in that the normal ground water on the exterior is continuously or just about continuously seeping through. In these cases, moisture in the interior will be fairly evident and easy to observe.

Other times, this seepage only occurs after a rain event or when snow is melting. In these cases, evidence of moisture on the interior or seepage through the walls may only be visible at limited times and may not present at the time of the building inspection. In these cases, it is also the case sometimes that evidence of previous seepage is difficult to see.

Still in other situations, seepage through the walls may never occur or be extremely rare, only occurring during extreme weather events. These cases will generally be completely undetectable at the time of the inspection.

It is important to understand the moisture seepage and intrusion issues may not always be visible or detectable, and it is possible for the issue to exist but not be visible during a building inspection, and as such not reported.

(4) It is important to manage the drainage around the exterior area of a foundation. Excessive water accumulation around a foundation can lead to issues of water intrusion (to the interior), degradation of the integrity of the foundation, and potential issues of damage from freezing and frost heaving.

Newer foundations generally have drainage systems built into the areas around the foundation footing (at the bottom) as well as sometimes drainage systems closer to the surface. These systems generally reduce or even prevent the accumulation of water immediately around the structure. Additionally, newer foundations tend to be relatively resistant to the issues that affect older foundations.

Older foundations, particularly older stone foundations were often built without any type of drainage systems built in. It is important to keep as much surface water away from the perimeter of the building as possible. Excessive or unmanaged water accumulation can lead to issues that include:
- Water intrusion into the interior areas.
- Water intrusion through the walls into the interior areas.
- Degradation of the integrity of the foundation structure. Water that continuously seeps through the walls can erode the mortar and weaken the walls, or allow stones/blocks to become dislodged.
- If the moisture on the outside of the wall freezes, there is a risk of the wall becoming damaged by the expanding soil (as it freezes). The best way to help avoid this from happening (in addition to managing the water) is to keep the wall warm. If the wall is not insulated on the inside and outside from the base up to about a foot below ground level (and it should not be), a small amount of warmth will be allowed to radiate through the wall and help prevent the ground on the immediate exterior from freezing. Generally the normal ambient warmth in the basement or crawlspace is sufficient. Contrary to what intuition may suggest, this process will not result in a noticeable effect on the energy efficiency of the building.

Regardless of the type of foundation there are some general rules that apply:
- The ground in the immediate vicinity of the foundation should be graded such that it slopes away from the building.
- Avoid excessively dense vegetation in the area. It tends to trap moisture and the roots can potentially be a hazard to the structure.

- Drainage systems can become clogged over time from silt and other debris. Getting the cleaned can be helpful.

This is not an exhaustive commentary on the subject, but some selected highlights and points.

(5) The condition of the foundation as viewed from the exterior generally appeared at least as good as to be expected for a building of this age and in this environment. No significant breaches, damage, abnormalities, or issues were noted.

(6) The condition of the areas of the foundation that was viewable appeared at least as good as to be expected for a building of this age and in the environment. No significant breaches, damage, abnormalities, or issues were noted.

(7) Structural components such as load-bearing columns or posts, load-bearing walls, and the like are generally installed over or are supported by footings or other structural components. Once a building is complete, it is often not possible to determine where the footings are. It is also not possible to determine if load-bearing columns, posts, and the like have been installed on footings or whether they are resting on an area of floor where no footing exists. Sometimes visible damage to a floor, settling, or other other such characteristics can be indicative of the absence of a footing or a footing that is not strong enough.

(8) Structural components such as load-bearing beams, load-bearing joists, load-bearing walls, and the like are generally are not analyzed during a building or home inspection. The general presence, absence, and condition of such components is inspected. A home or building inspection and resulting report will not be able to provide an analysis of whether the dimensions and placement of these components are adequate for the building. Such an analysis can only be done during an engineering study in which the dimensions and placement of the components is adequate or compliant with code.

(9) The conditions in the basement/crawlspace appeared potentially conducive to organic growth similar to organic growth known to be fungal in nature, or mold. While no immediate evidence or signs of it were visible there is a risk.

In order for mold to grow, there are four factors that are required.
1. Mold spores. There are in the air; everywhere all the time.
2. Mold "food". This is anything organic; examples of which would include paper, wood, and cardboard.
3. Temperature. Generally speaking, mold can grow in the same temperature range that humans can live in.
4. Moisture. This can be water in a liquid or vapor form.
More often than not, the single factor that plays the greatest role in promoting or perpetuating the growth of mold is moisture. Moisture can be introduced into buildings in a variety of ways which can include water leaks, steam from showers, steam from cooking, and leaks (in roofs, foundations, windows, window trim, doors, and door trim). Excessive number of interior plants and the like can also be a factor in excess moisture indoors.

Mold is most commonly found inside buildings in the areas where moisture accumulates and is not exhausted. These areas are most commonly attics, basements, followed by bathrooms, kitchens, and closets.

Mold growth is most commonly caused or promoted by:
- Bathroom ventilation; the absence of, lack of use of, or poor installation of bathroom exhaust fans.
- Kitchen ventilation; the absence of, lack of use of, or lack of exterior venting of a range hood.
- Roof leaks; either an active leak of the seepage of water through a roof that is wetting the underlying building materials.
- Attic ventilation; the absence of adequate attic ventilation to allow moisture and humidity to escape.
- Wet basement/crawlspace; the humidity from the basement/crawlspace area is condensing on surfaces in the attic.
- Firewood storage in the basement.
- Excessive vegetation overhanging a roof impeding drying from sunlight, and holding excess moisture against the roof.

(10) The US Centers for Disease Control (CDC) has information on their website about mold. This link https://www.cdc.gov/mold/faqs.htm provides some concise information which addresses many common questions.

(11) We often hear references to “black mold,” a term that has been widely popularized through media and public discussion. “Black mold” is not a specific type or species of mold—it is simply a description of color. Mold can appear in a wide range of colors, including black, green, white, gray, brown, yellow, or even orange, depending on environmental conditions and the surface on which it is growing. Color alone does not identify the type of mold or its potential health significance. What matters more is the specific mold present, the extent of growth, moisture conditions, and whether an individual has a sensitivity or allergy to certain molds.

4.2 Basement/Crawlspace Floor

Comments: Inspected, Not Inspected, Not Visible, Serviceable

(1) No significant issues of concern were readily visible with the basement/crawlspace floor.

(2) The entirety of the basement/crawlspace floor could not be inspected due to possessions and articles stored in the basement. The concealed areas (and other such areas that were inaccessible) could not be viewed or inspected. Potential issues and defects could not be reported. The visible areas were inspected to the best degree possible.



4.2 Item 1 (Picture) Basement

4.3 Foundation Walls (Structural)

Comments: Inspected, Not Inspected, Not Visible, Serviceable

(1) Areas of the structural components of the foundation were not visible or accessible. As a building is constructed there are components that become concealed in the normal course of completing the construction. Most commonly, areas of the sill plates, joists, beams, and foundation walls become concealed. Sometimes the concealment is further compounded by the installation of insulation. While every reasonable effort is made to see and assess these components, there are areas that cannot be seen.

(2) The condition of the foundation as viewed from the exterior generally appeared at least as good as to be expected for a building of this age and in this environment. No significant breaches, damage, abnormalities, or issues were noted.

(3) The condition of the areas of the foundation that was viewable appeared at least as good as to be expected for a building of this age and in the environment. No significant breaches, damage, abnormalities, or issues were noted.

(4) Almost all the areas of the foundation were not visible from the interior due to the storage of items/ possessions/debris. The visible areas were inspected to the best degree possible.



4.3 Item 1 (Picture) Basement

4.4 Basement Door/Direct Exterior Access

Comments: Inspected, Serviceable

No issues of significance were noted with the exterior view of the basement door(s) leading to the exterior.

4.5 Columns or Piers

Comments: Inspected, Serviceable

No significant issues or areas of concern were noted or observed with columns/piers to the extent that were viewable during the inspection.

4.6 Floors (Structural) (Basement/Crawlspace ceiling)

Comments: Inspected, Not Inspected, Not Visible, Serviceable

(1) No issues of significance were noted with the structural floors (basement or crawlspace ceiling), to the extent they were visible and could be observed.

(2) The view of the floor structure (basement or crawlspace ceiling) was limited by finishes. The areas behind the finishes (and other such areas that were inaccessible) could not be viewed or inspected. Potential issues and defects could not be reported. The visible areas were inspected to the best degree possible.

The view of the floor structure (basement or crawlspace ceiling) was limited by insulation. While the areas that were generally visible were inspected, the entirety of the area was not visible.



4.6 Item 1 (Picture) Basement

4.7 Attic Access

Comments: Inspected, Serviceable

No issues or concerns of significance were observed with the access to the attic area or space.

4.8 Roof Structure and Attic

Comments: Inspected, Serviceable, Marginal/Maintenance

(1) No issues of significance were observed with the roof structure to the extent that it was visible and viewed.



4.8 Item 1 (Picture) Attic

M (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

M (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.

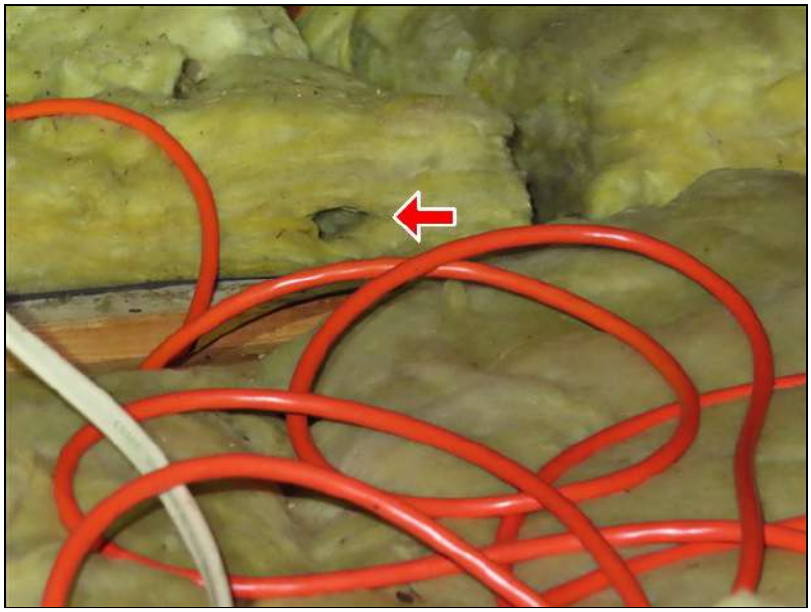


4.8 Item 3 (Picture) Attic



4.8 Item 4 (Picture) Attic

R (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

4.9 Attic floor (Finished surface over ceiling structure)

Comments: Not Present

The attic did not have a floor surface.



4.9 Item 1 (Picture) Attic

4.10 Ceiling Structure (Beneath attic floor)

Comments: Not Inspected, Not Visible

The ceiling structure could not be seen or inspected due to the insulation coverage in the attic.



4.10 Item 1 (Picture) Attic

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

5. Plumbing Systems



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Well

Water Pressure:
Within normal range of 30 PSI to 80 PSI

Water Main:
Location of shut-off: in line with well pressure tank

Plumbing Water Supply (into building):
Black hose
PEX

Plumbing Water Distribution (inside building):
Copper
PEX

Waste Water:
Private septic

Plumbing Waste:
PVC

Washer Drain Size:
Not visible

Heating Fuel Oil/K1 Capacity:
-None

Heating Fuel Oil/K1 Tank:
-None

Propane/Gas:
No propane tank

Water Filters:
Whole house system
Sediment filter

Hot water temperature:
Measured at kitchen sink
Within the accepted range of 110 to 125 degrees

Water Heater Manufacturer:
STIEBEL-ELTRON

Water Heater Capacity:
On demand tankless

Water Heater Power Source:
Electric

Water Heater Location:
Utility closet

Items

5.0 Plumbing Systems

Comments: Informational

(1) The plumbing systems and components were inspected and assessed. Comments regarding each of the components are provided in this section.

(2) There are areas of plumbing systems in buildings that are not visible as they are concealed behind walls or other surfaces. Such components are not inspected as they are not accessible. There are occasions when cabinets (generally under sinks) or other areas are filled with articles or possessions which obscure the visibility of plumbing components. Such components cannot be inspected as they cannot be viewed. Should any of these areas exist in the subject building and be a concern it is advisable that the areas be made accessible and inspected.

(3) During a home or building inspection, plumbing fixtures are tested. The testing consist of operating the fixtures to turn the water on and off. Toilets (that are operating) are flushed. When the water is run in a fixture, it is typically only run for a few seconds to ascertain that the fixture (e.g. faucet) is operable. Shower and tub fixtures are also run only for a few seconds to determine their operability. Tubs are typically not filled. While rare and unusual, there can be a situation when a fixture (sink, tub, or shower) may leak and such a leak only presents with more extended use of water. Should there be a concern, it is recommended that the process of extended use be completed. This could entail running the water in a sink, tub or shower for 5 to 30 minutes to reveal (rare) issues that do not present with less water usage.

5.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Serviceable, Repair or Replace

(1) No significant issues were noted with the drain system to the extent that it was visible and observed.

(2) During the course of a building inspection, it is generally not possible to positively determine whether all drains and drain systems in a building have the proper and appropriate venting. Often (and more commonly) the attachment of a vent to a drain or drain system is concealed in a wall and is not visible. It is also common for vents to be combined in concealed areas further complicating the identification process. With this said, clear issues such as the absence of any venting, venting that terminates indoors, or the like will be identified and discussed in the report.

R (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

5.2 Plumbing Water Supply, Distribution System and Fixtures

Comments: 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

M (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

5.3 Water Filtration System

Comments: Inspected, Serviceable

A whole-house sediment filter was noted. These systems generally require periodic maintenance. Sometimes the maintenance involves changing a filter, and sometimes there are other procedures. It is recommended that the user's manual be consulted for the appropriate use and maintenance procedures.



5.3 Item 1 (Picture) Basement

5.4 Main Water Shut-off Device (Describe location)

Comments: Inspected, Informational, Serviceable

The main water shut-off is located in-line next to the well water pressure tank.



5.4 Item 1 (Picture) Basement

5.5 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Serviceable

(1) The measurement of the sufficiency of hot water is not something that can be assessed or measured during an inspection. Whether there is hot water is determined, and the general or approximate temperature of

the hot water is measured. The amount of hot water cannot be measured. There are many types of water heaters which operate in a variety of ways. Some are more likely to "run of of hot water" faster than others. Others are designed to provide continuous hot water. The rate of usage will also affect the amount of hot water that is available.

(2) No significant observable issues were noted with the operation of the water heater. Typical tankless water heater life expectancy is in the range of 13 to 20 years. There are exceptions where a water heater can fail earlier or last significantly longer than the expected lifespan.



5.5 Item 1 (Picture) Utility closet

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

6. Electrical Systems



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, however is not required to operate their test function. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Test or operate arc fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, Internet service, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:
Below ground
220 volts
2 Phase
Aluminum

Electrical Service Size:
200 AMPS

Electrical service adequate for property:
Generally adequate, as suggested by current standards

Electric Meter:
1 electric meter

Electric grouding (at meter):
Not visible

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SQUARE D

Panel capacity:
200 AMP (main panel)

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

6.0 Electrical Systems

Comments: Informational

The electrical system in the building was inspected and assessed. Comments regarding each of the components are provided in this section.

6.1 Service Entrance Conductors and Electric Meter(s)

Comments: 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

6.2 Location of Main Electrical Disconnect

Comments: Inspected, Informational, Serviceable

The main disconnect is located in the basement.

The main disconnect is located in the main panel.

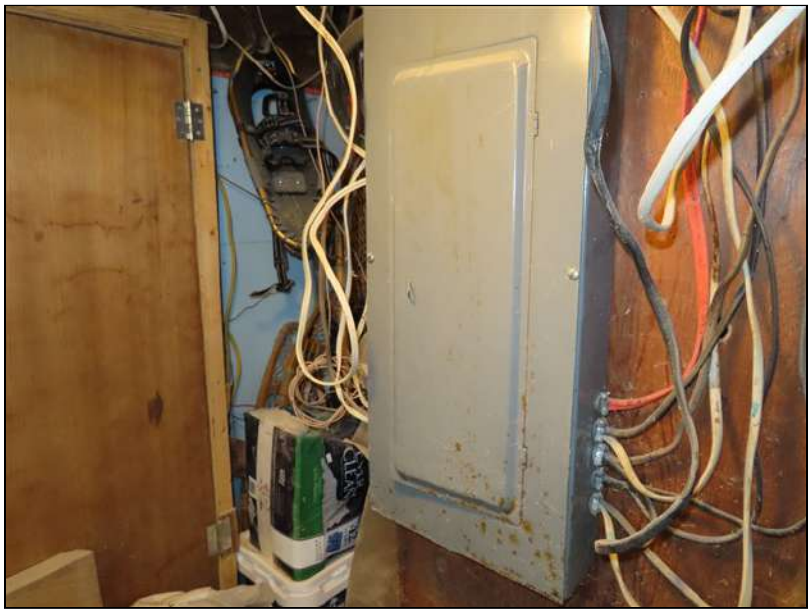


6.2 Item 1 (Picture) Basement

6.3 Location of Main and Distribution Panels

Comments: Inspected, Informational, Serviceable

The main panel box is located in the basement.



6.3 Item 1 (Picture) Basement

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

Comments: Inspected, Serviceable, Repair or Replace

(1) The labeling of circuits and circuit breakers in electrical panels is more often than not inaccurate. The reasons are varied, but most commonly include the history of circuits being added or moved, and the labeling

not being updated. It is recommended that the labeling not be relied upon for accuracy until independently verified.

(2) It is not uncommon for some of the connections in electrical panels to become loose over time. Most commonly, this occurs with the connection (the screw) on the circuit breaker. With the passage of electrical current through wires, it is normal for the wires to heat up. When the wire heats up, it expands. This expansion (and contraction) can eventually slightly loosen the connecting screw on a circuit breaker. Similarly, it is possible for other connections in an electrical panel to loosen. When connections loosen, it is possible for lights to flicker and for receptacles to randomly and intermittently loose power. More significantly there is a risk of arcing on the panel. Severe arcing can result in an electrical fire. It is recommended that the connections in electrical panels be checked from time to time and tightened as needed.

R (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

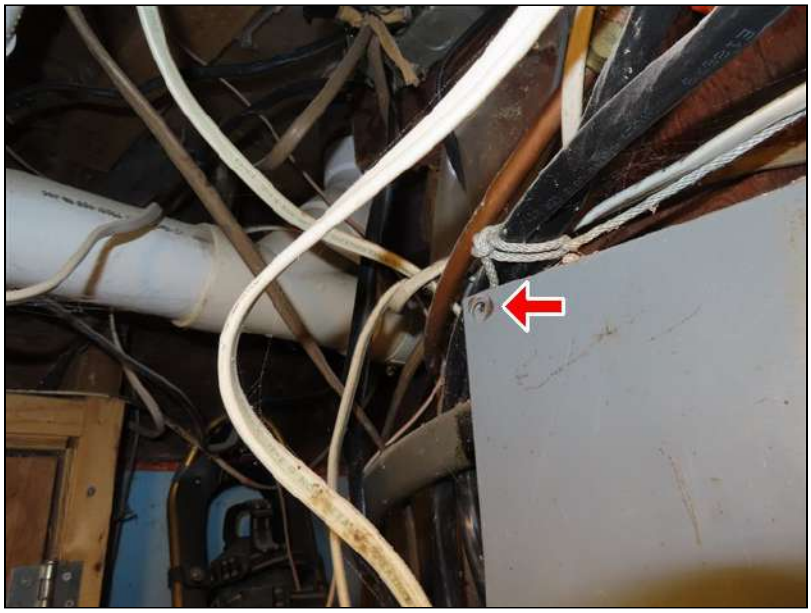
M (4) Some of the screws used to secure the front cover of the panel were noted to be missing. While the panel cover appeared to be generally secure, it is designed and intended to be secured by all the intended screws. It is recommended that the missing screws be added, and that the correct screws be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



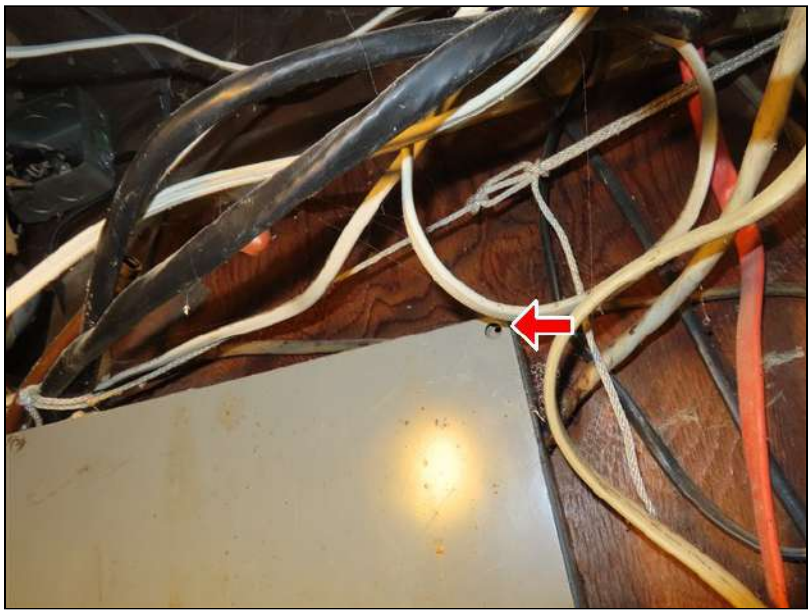
6.4 Item 3 (Picture) Basement



6.4 Item 4 (Picture) Basement



6.4 Item 5 (Picture) Basement

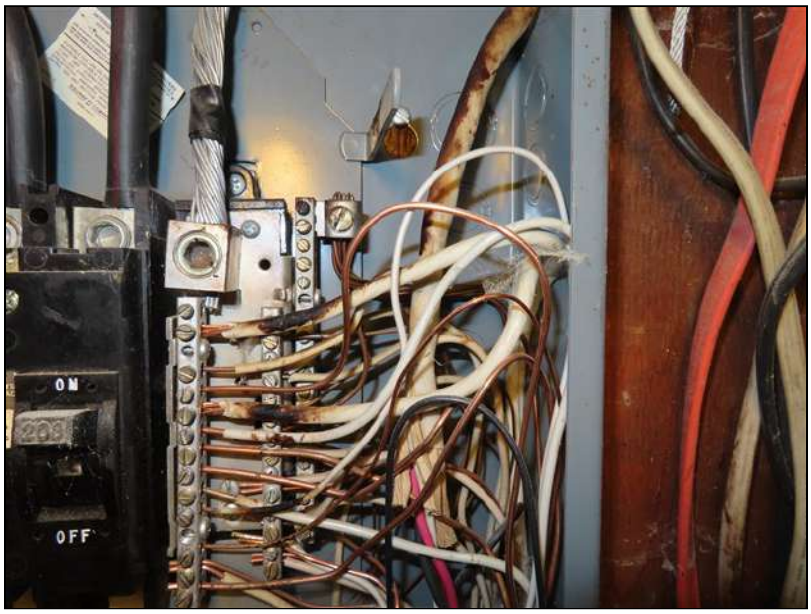


6.4 Item 6 (Picture) Basement



6.4 Item 7 (Picture) Illustration

R (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.



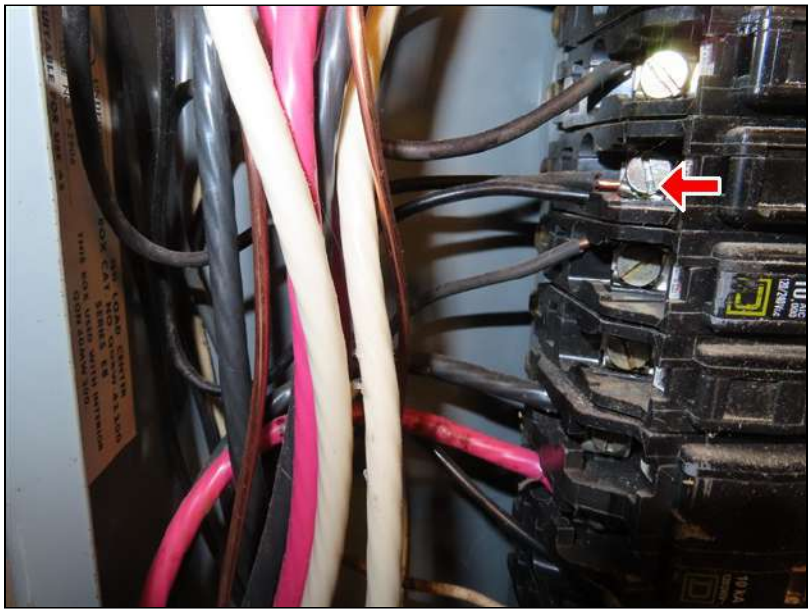
6.4 Item 8 (Picture) Basement



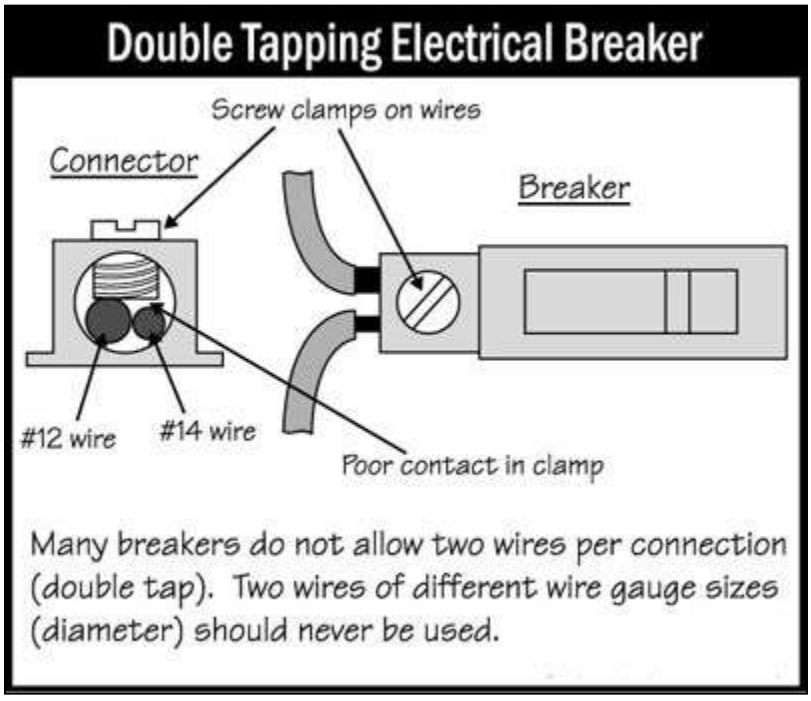
6.4 Item 9 (Picture) Basement

(6) Instance(s) of "double-tapping" were observed in the electrical panel. Double-tapping is the installation of two or more branch circuits wires to a single circuit breaker. While not a significant issue (under certain circumstances), there are considerations. There is a risk of the branch circuit wires becoming loose over time (due to heating and cooling) and then arcing. Arcing in electrical panels can be a serious issue as it can result in electrical fires. While some circuit breakers are designed to accommodate two branch circuit wires, many do not. One common example of a breaker that allows double-tapping is the Square D QO breaker. In situations where the two (or more) of the wires are of different gauges (sizes), the practice of double-tapping is not

acceptable. It is also possible to have "nuisance" circuit breaker tripping when there are double-tapped breakers. Triple-tapping is generally not considered acceptable as there is an even greater risk of the wires becoming loose, and nuisance trips.

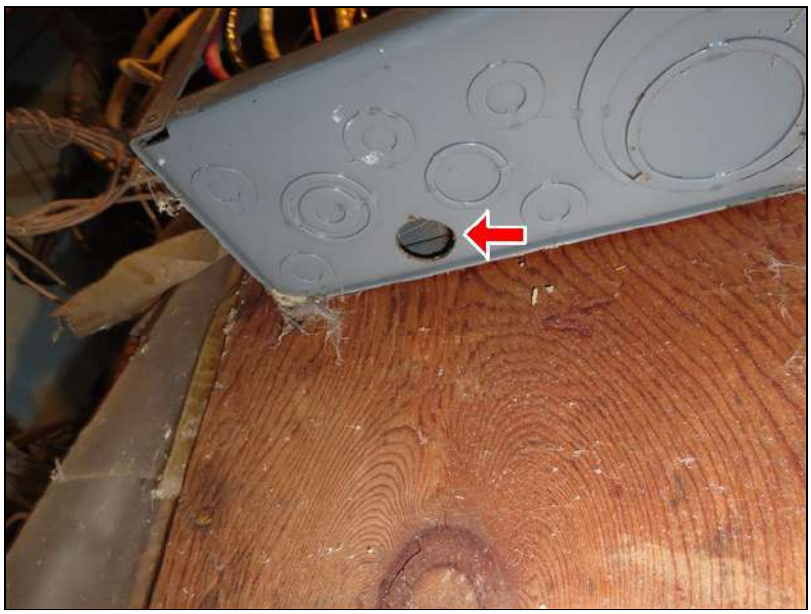


6.4 Item 10 (Picture) Basement



6.4 Item 11 (Picture) Illustration

R (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

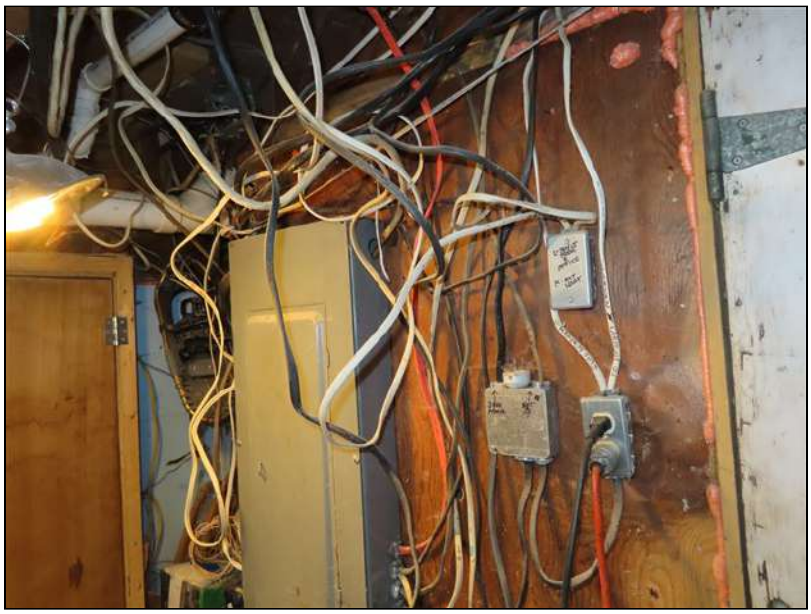


6.4 Item 14 (Picture) Illustration

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

Comments: Inspected, Serviceable, Marginal/Maintenance

M 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

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)

Comments: Inspected, Serviceable, Repair or Replace

(1) A best professional effort is made to test at least a representative number, if not all the electrical receptacles, lights, and light switches. This is dictated by the Standard of Practice. It is to be expected that some receptacles, lights and light switches may not be tested. It is not unusual for switches or receptacles to be concealed by possessions, furniture, or clutter. In such cases, concealed switches and receptacles cannot be tested. It is also not unusual for some receptacles or switches to appear to not work. Such cases can result from a receptacle being on a light switch, or potentially abandoned and disconnected light switches that appear not to work may also be connected to a fixture with a dead light bulb, or a fixture that has been removed.

(2) As per the Standard of Practice, a representative number of outlets (receptacles and installed light fixtures) are tested during and inspection. It is possible that a non-functioning outlet may not be identified as a result.

R (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

R (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.



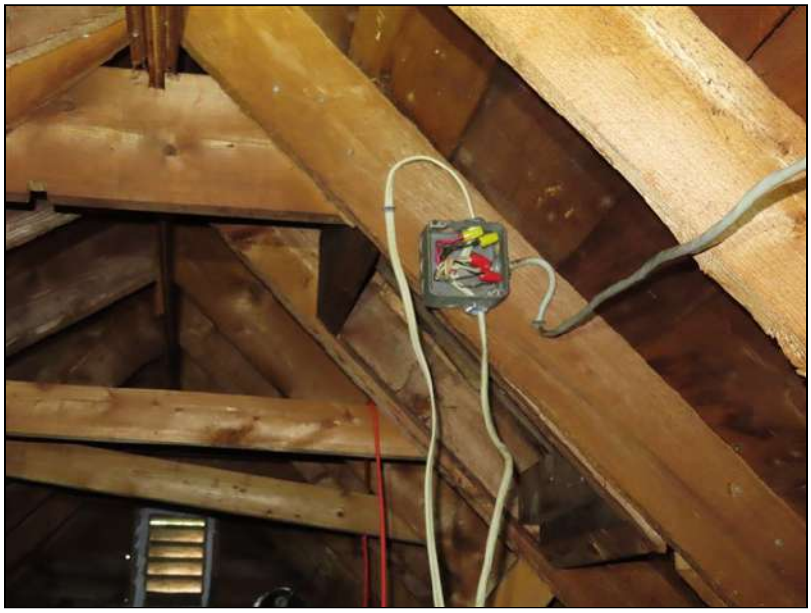
6.6 Item 2 (Picture) Attic

R (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

R (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

R (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.

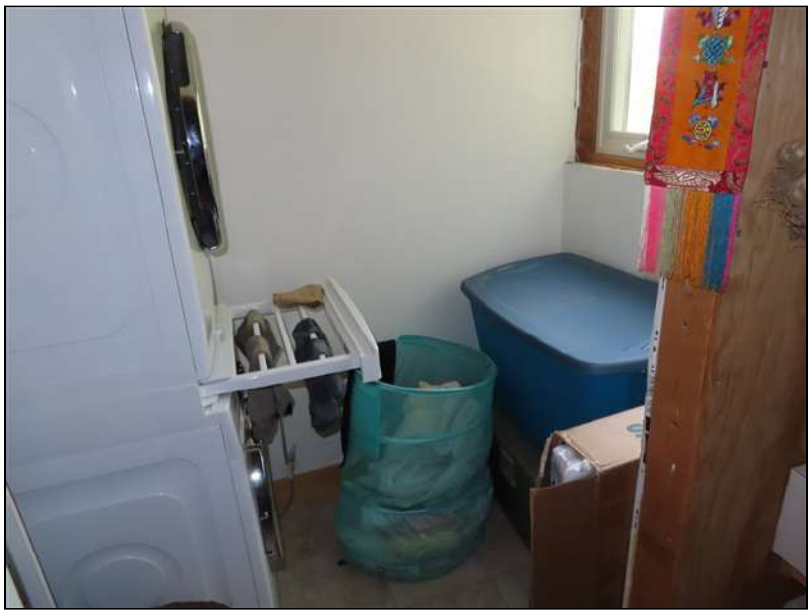


6.6 Item 5 (Picture) Upper bedroom

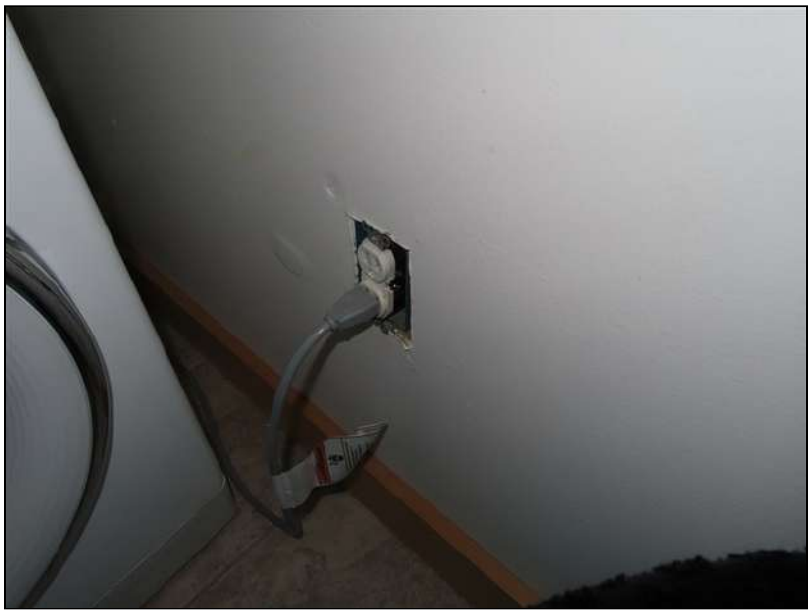


6.6 Item 6 (Picture) Upper bedroom

R (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

R (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

R (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

6.7 Polarity, Grounding and existence of GFCI Protection of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport, and exterior walls of inspected structure

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the operation of the GFCI receptacles to the extent they were tested, except where noted elsewhere in the report.

6.8 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the operation of the GFCI receptacles to the extent they were tested, except where noted elsewhere in the report.

6.9 Smoke Detectors

Comments: Informational

(1) Smoke detectors are not required to be inspected and are not activated as part of a building inspection per the ASHI Standard of Practice and Code of Ethics (which this inspection follows). The reason that they are not activated or tested is that some times these devices are centrally connected to a system that automatically alerts the local emergency services. Sometimes the units are interconnected, and it can be difficult to them shut off once activated. Finally, smoke detectors are sometimes installed in places that are inaccessible or very difficult to access (e.g. vaulted ceilings). The presence or absence of smoke detectors may or may not be noted.

Experts suggest that smoke detectors should be replaced every 10 years. It is strongly recommended that new smoke detectors be installed upon the transition of ownership of the property (unless you know they are already new). Smoke detectors are not expensive and an essential safety device that should be in every building.

Consult the attached State requirements for the placement of the smoke detectors.

(2) It is recommended that the local authority having jurisdiction be consulted for the requirements around the placement of smoke detectors in the building. For this reason, the specific presence of and location of any smoke detectors in the building is not noted or documented.

(3) Smoke detector(s) were observed.

(4) While smoke detectors were noted in some locations, they were also noted to be missing from others. It is recommended that the subsequent comment be noted and the appropriate detectors installed.

(5) According to Maine State Public Law Chapter 551 and MRSA Title 25 Chapter 317 §2464: Operational smoke alarms are required outside each separate sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes; on each story of the dwelling units including the basement. Hard-wired smoke alarms with battery back-up are required in the immediate vicinity of bedrooms and inside each bedroom. Smoke alarms must be interconnected such that activation of one within a unit activates all within that unit. Exception: Smoke alarms installed in bedrooms are permitted to be solely battery operated and not interconnected where no construction or repairs are taking place that results in removal of interior wall or ceiling finishes or unless there is an attic, crawl space or basement available which could provide access for building wiring without removal of interior finishes. Note that State Public Law, Ch. 551 further requires that all smoke alarms within 20 feet of a kitchen or bathroom be of the photoelectric type to reduce false alarms.

Of note in the regulation: "A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multiapartment building shall install smoke detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if smoke detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation."

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

6.10 Carbon Monoxide Detectors

Comments: Informational

(1) Carbon monoxide detectors are required to be inspected and are not activated as part of a building inspection per the ASHI Standard of Practice and Code of Ethics (which this inspection follows). The reason that they are not activated or tested is that some times these devices are centrally connected to a system that automatically alerts the local emergency services. Sometimes the units are interconnected, and it can be difficult to them shut off once activated. Finally, carbon monoxide detectors are sometimes installed in places that are inaccessible or very difficult to access (e.g. vaulted ceilings). Their presence or absence may or may not be noted or documented.

Experts suggest that carbon monoxide detectors should be replaced every 10 years. It is strongly recommended that new carbon monoxide detectors be installed upon the transition of ownership of the property (unless you know they are already new). Carbon monoxide detectors are not expensive and an essential safety device that should be in every building.

(2) It is recommended that the local authority having jurisdiction be consulted for the requirements around the placement of carbon monoxide detectors in the building. For this reason, the specific presence or location of any carbon monoxide detectors in the building is not noted or documented.

(3) Carbon monoxide detector(s) were observed.

(4) While carbon monoxide detectors were noted in some locations, they were also noted to be missing from others. It is recommended that the subsequent comment be noted and the appropriate detectors installed.

(5) According to Maine State Public Law Chapter 551 and MRSA Title 25 Chapter 317 §2468:
A carbon monoxide detector must be installed in each area within, or giving access to, the bedrooms. This means you can put one in each bedroom or in the hallway or room in which a person travels through to reach a bedroom(s). It is strongly recommended that no CO detector be placed in excess of 15 feet of any bedroom door. Carbon monoxide detectors must be powered by the electrical service in the building by plugging them in a wall outlet or by having them hardwired in by an electrician. In either case, the detector must have a battery backup.

Of note in the regulation: "A person who, after October 31, 2009, acquires by sale or exchange a single-family dwelling or a multiapartment building shall install carbon monoxide detectors in the acquired dwelling within 30 days of acquisition or occupancy of the dwelling, whichever is later, if carbon monoxide detectors are not already present, and shall certify at the closing of the transaction that the purchaser will make the proper installation."

For additional information or local requirements (potentially as dictated by the local municipality) it is recommended that the authority having jurisdiction be consulted.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

7. Heating/Central Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Heat Pump Forced Air (also provides cool air)
Wood furnace

Energy Source:
Electric
Wood

Number of Heat Systems (excluding wood):
(Heat pumps are considered one system)
Two

Central Heat System Brand:
WOODCHUCK

Chimney lining:
Clay tile

Number of Woodstoves:
One

Items

7.0 Heating Systems

Comments: Informational

The heating systems in the building were inspected and assessed. Comments regarding each of the components are provided in this section.

7.1 Central Heating Equipment

Comments: Inspected, Not Operable

A wood-fired furnace was present at the property. The property owners represented that the furnace is not operable and is not currently used. The furnace was therefore not operated or functionally tested as part of this inspection. This information is noted for disclosure and informational purposes.



7.1 Item 1 (Picture) Basement

7.2 Heat Pump/Split Unit Heat Pump

Comments: Inspected, Serviceable

(1) No issues or concerns of significance were observed with the split unit heat pump system, its related components, or operation to the extent that it was tested and observed. It is not unreasonable to expect a heat pump system to last in the range of 8 to 15 years, although some can last substantially longer, and others fail sooner.



7.2 Item 1 (Picture) Rear

(2) It is generally recommended that split unit heat pumps be services annually. The heat exchangers, both the internal and the external units should be cleaned. With usage it is normal for the coils to build up dust and dirt that will decrease the efficiency. It is recommended that the unit be serviced if it has not been within the last 12 months.

(3) The link below provides some very helpful information about the use and care of heat pumps.

https://www.efficiencymaine.com/heat-pump-user-tips

The information discusses the benefits of year-round heat pump use, the optimal setting of heat pumps, the care of, and needed maintenance.

(4) A heat pump is a heating and cooling system that works by transferring heat rather than generating heat. During the heating season, the system extracts heat from the outdoor air and moves it into the home; in summer it reverses operation and removes heat from the home like an air conditioner. Because heat pumps move heat instead of creating it through combustion or electric resistance, they can deliver two to four times more heat energy than the electricity they consume, making them one of the most energy-efficient heating systems available. Modern heat pumps are capable of operating effectively even in colder climates and can provide both heating and cooling with a single system.

7.3 Normal Operating Controls

Comments: Inspected, Serviceable

No significant issues or concerns were observed with the operation of the heating system controls to the extent the were tested.

7.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Not Present

Heat pump heating systems do not have distribution systems in the sense that central heating systems do.

7.5 Presence of Installed Heat Source in Each Room

Comments: Not Present

The dining room has the only source of heat in the living space.

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

Comments: Inspected, Serviceable, Repair or Replace

R (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

(2) The flue for the woodstove was not accessible at the time of the inspection. The flue is installed and connected to the woodstove in a way such that it is sealed and there is not means to view the interior with disassembling part of the flue. It was not possible to inspect the interior of the flue.



7.6 Item 2 (Picture) Living room

7.7 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected, Serviceable, Marginal/Maintenance

M 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

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Fiberglass - blown

Attic Insulation (approximate amount):
Approximate
R-30 or better

Roof/attic ventilation:
Gable vents
Passive

Exhaust Fans (bathroom):
None

Exhaust Fans (kitchen):
None

Dryer Power Source:
220 volt electric

Dryer Vent:
Not visible

Floor System Insulation:
None

Floor System Insulation (approximate amount):
None

Dehumidifier (installed):
None

Items

8.0 Insulation in Attic

Comments: Inspected, Serviceable

No issues or concerns of significance were observed with the attic insulation that was visible.



8.0 Item 1 (Picture) Attic

8.1 Insulation Under Floor System/Basement/Crawlspace

Comments: Inspected, Serviceable

No issues or concerns of significance were observed with the insulation that was visible.

8.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected, Serviceable

No issues of significance were noted with the crawlspace floor vapor barrier.



8.2 Item 1 (Picture) Crawlspace

8.3 Ventilation of Attic and Foundation Areas

Comments: Inspected, Serviceable

Roof and attic ventilation is accomplished through the use of gable vents. This manner is generally accepted as being adequate and can provide the appropriate venting required.

8.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected, Serviceable

During a building or home inspection there is no access to view the condition of the interior of the dryer vent. Dryer vents require upkeep, maintenance, cleaning. It is recommended that and required maintenance be performed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

9. Built-in Kitchen Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand (built-in):	Range/Oven:	Exhaust/Range hood:
-NONE	WHIRLPOOL	-NONE
Refrigerator:	**Built in Microwave:**	**Disposer Brand:**
MIDEA	-NONE	-NONE

Items

9.0 Built-in Kitchen Appliances

Comments: Informational

The kitchen appliances inspected and assessed. Comments regarding each of the components are provided in this section.

9.1 Dishwasher (installed)

Comments: Not Present

The kitchen does not have a built-in dishwasher.

9.2 Ranges/Ovens/Cooktops

Comments: Inspected, Serviceable

No visible issues or concerns of significance were observed with the range or its operation to the extent that it was tested. It is not unreasonable to expect ranges to last in the range of 13 to 15 years, although some do last substantially longer, and some fail sooner. It is noted that the ability to test the temperature accuracy of the oven is not possible during an inspection; although if the oven did not heat at all it would be noted.

9.3 Range Hood(s)

Comments: Not Present

There was no range hood installed.

9.4 Refrigerator

Comments: Inspected, Serviceable

The refrigerator was operating at the time of the inspection and no issues or concerns of significance were observed. It is not unreasonable to expect refrigerators to last in the range of 9 to 13 years, although some do last substantially longer, and some fail sooner.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

10. Other Appliances



The home inspector shall observe and operate the basic functions of the following appliances: Permanently installed washing machine and clothes dryer, through their normal cycles; Refrigerator, and Freezer. The home inspector is not required to observe: Clocks, timers, or self-cleaning oven function; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Washing Machine:	Clothes Dryer:
WHIRLPOOL	WHIRLPOOL

Items

10.0 Washing Machine

Comments: Inspected, Serviceable

No visible issues or concerns of significance were observed with the washer or its operation to the extent that it was tested. It is not unreasonable to expect washers to last in the range of 5 to 15 years, although some do last substantially longer, and some fail sooner.

10.1 Clothes Dryer

Comments: Inspected, Serviceable

No visible issues or concerns of significance were observed with the dryer or its operation to the extent that it was tested. It is not unreasonable to expect dryers to last in the range of 12 to 15 years, although some do last substantially longer, and some fail sooner.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

11. Radon



In order for radon testing to be done for the purposes of real estate transactions in the State of Maine, the company and person doing the testing must be registered with the State of Maine to do so. This registration is analogous to licensing that is required in other states. Breakwater Inspections is registered with the State of Maine, Radiation Control Program, Radon Section in accordance with 22 MRSA sec 774 et seq. to provide the following radon services in Maine:
- Collect and analyze radon air samples
- Collect radon water samples
The Maine Radon Registration numbers are SPC268 and PSP26801
John Howard is also a Residential Measurement Provider certified by AARST-NRPP; ID 106515RT

Styles & Materials

Radon Air Mitigation System:
-None

Radon Water Mitigation System:
-None

Items

11.0 Radon Air Test

Comments: Test Requested, Test Performed

(1) A radon air test was included in the scope of the inspection services. The test was initiated and requires 48 hours to complete. After the end of the test, the test device(s) will be retrieved. If the test was conducted by means of a continuous radon air monitor, the test results will be provided within 12 hours of the retrieval of the test machine(s). If the test was conducted by means of test canisters, the test canisters will be sent to a Maine State Registered lab for analysis. The analysis generally requires 48 to 72 hours to be completed. The lab results will be forwarded immediately upon receipt.

(2) In order for us to get the most accurate results on the radon air test, it is necessary for the house to have had “closed-house” conditions (or as close to as possible) for the 12 hours prior to the test. The conditions should be maintained throughout the 48 hours of the duration of the test. Closed-house conditions are achieved by:
- Closing all the outside doors and windows
- Only opening the doors when necessary to enter or exit the building
- The dryer, range hood, bathroom fan or attic ventilating fan can be operated
- If window air conditioning units are used, they should be set to re-circulate (many newer models only work in this mode)
- Fireplaces and wood stoves should not be used unless they are the primary source of heat

Upon arrival to the property for the start of the radon air test, doors and/or windows were noted not to be open. The radon air test was conducted.

(3) All radon testing is performed in accordance with State of Maine laws and EPA guidelines. This includes the location(s) where testing is conducted. See www.maine.gov/sos/cec/rules/10/144/144c224.doc and https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf for reference.

11.1 Radon Air Remediation System

Comments: Not Present

There is no radon air mitigation system in the home. This is for your information.

11.2 Radon Water Test

Comments: Test Not Requested, Not Tested

Radon water testing was not requested as part of the scope of the inspection.

Radon in the water is a potential health hazard. It is recommended that a radon water test be conducted every 2 years according to the EPA. More information is available at http://breakwaterinspections.biz/radon-testing

11.3 Radon Water Remediation System

Comments: Not Present

No radon water mitigation system was noted in the building.

12. Water Wells and System



The water supply for the property is provided by a well. Private or communal wells have certain considerations which can include the water quality and the ability of the well to supply adequate water to the building(s). The services provided as part of a property inspection in the context of a well can include water quality testing, a well flow test, an assessment of the well location, and an assessment of the ability of the well to provide adequate water volume. More comprehensive testing, evaluations, and inspections may reveal issues and considerations that are not apparent at the time of the property inspection.

Styles & Materials

Well/ Water Supply:
1 well
Drilled well
Well head above ground

Well/Water Supply Location:
To the left of the building

Well Pump Type:
Submersible

Well Pump Equipment Location:
Basement

Water Filters:
Whole house system
Sediment filter

Items

12.0 Well/Water Supply System

Comments: Inspected, Serviceable, Marginal/Maintenance

(1) The water supply for the property is provided by a well. Private or communal wells have certain considerations which can include the water quality and the ability of the well to supply adequate water to the building(s). The services provided as part of a property inspection in the context of a well can include water quality testing, a well flow test, an assessment of the well location, and an assessment of the ability of the well to provide adequate water volume. More comprehensive testing, evaluations, and inspections may reveal issues and considerations that are not apparent at the time of the property inspection.

(2) No issues or concerns presented with the well pump, pressure tank and related components to the extent they were observable and tested.



12.0 Item 1 (Picture) Basement

(3) An expansion tank which is a component in the well water system was noted. While some expansion tanks ream in operable for decades without notable issues, other fail prematurely. Considering that the unit is a sealed tank, it is impossible to see or determine the condition of the internal components. It is possible for a tank to be corroded or at the point point of failure, and no indications present from the exterior. It is recommended the replacement of the well tank be considered if it is suspected that the unit is older, significantly older, or may not be properly operable. The cost of the replacing this component is low as compared to the potential costs associated with the damage that can result from a flood or a failed tank.



(4) The well casing was noted to be shorter (lower) than industry standards and best practices. Well casings are supposed to extent 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

12.1 Well/Water Supply Location

Comments: Inspected, Informational, Serviceable

The area around the well was noted to be without significant issues or concern. The area around the well head appeared to generally free of immediate risk and hazard. The system did not appear to be in the path of traffic or significant run-off or other concerns.

The well is located to the left of the building.



12.1 Item 1 (Picture) Left side

12.2 Well/Water Supply Information

Comments: Inspected, Informational, Serviceable

(1) Well drillers and installers will usually install caps or lids on the well casing that identify them as the installer. There is usually a space on the underside of the cap where they can inscribe the depth of the well, the length of well casing, the well output (gallons per minute) when the well was drilled, and the date the well was drilled. This information is not always available and not always correct. Some well installers do not inscribe the caps. Further, there are occasions when well caps are replaced and the identifying information on the well cap is not accurate.

(2) Information about the depth, casing, and flow of the well (when drilled) is sometimes recorded on the underside of the well cap. If the well cap is readily removable and the information available, it will be reported. It is noted that the caps are generally secured in place with set-screws (or bolts). These bolts are not manipulated during an inspection as they are often corroded and there is a risk of the bolts shearing off, or other damage being caused.

(3) The well and well pump were supplied by:
Earl A. Cross & Sons
Morrill, ME 04952
207-342-5454

The installer reported the following information:
Well depth: 345 feet
Casing depth: 210 feet
Well capacity: N/A gallons per minute
Date of installation: N/A



12.2 Item 1 (Picture) Left side

12.3 Water Quality Test

Comments: Test Requested, Test Performed

(1) Limitations of well and well water assessments: Water quality testing is done at a point in time and provides an analysis of the water at the time it was collected. Water quality testing will not reveal the presence (or absence) of substances that were not included in the test panel. It is important to re-test well water from time to time as the characteristics of the water that is supplied to the well (via aquifers) can change and adapt with time. Well flow tests are tests conducted at a point in time. While useful in providing a perspective on the ability of the well to provide water to the property, the health of the water supply will vary over time which may have an effect on the volume of water supplied to the property. Submerged well pumps cannot be inspected as it would require the removal of the pump from the well shaft with cannot be done during an inspection. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

(2) A water quality test was conducted as part of this property inspection. The water sample was collected in accordance with best practices. Shortly after collecting the sample, it was sent to a State approved laboratory for analysis. The results will be forwarded and provided when they are ready and provided to Breakwater Inspections. Typically, it would be reasonable to expect that results will require two to three business days.

The tests that are being performed are to measure:
Antimony ~
Arsenic

Cadmium ~
Calcium
Coliform bacteria
Chloride
Chromium ~
Copper
E. Coli
Fluoride
Hardness
Iron
Lead
Magnesium
Manganese
Nitrates
Nitrites
pH
Sodium
Sulfate~
Uranium
~ Available only upon request.

12.4 PFAS Water Test

Comments: Test Not Requeted, Not Tested

(1) Per- and polyfluoroalkyl substances (PFAS) are man-made chemicals that have been widely used since the 1940s in consumer products and industrial applications. Due to their widespread use and persistence in the environment, most people in the United States have been exposed to some level of PFAS. There is evidence to suggest that continued exposure above specific levels to certain PFAS may lead to adverse health effects. Please visit https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/pws/pfas.shtml for additional information.

Breakwater Inspections offers PFAS water testing.

(2) **Maine PFAS Testing Requirements:** Effective July 29, 2026, **22 M.R.S. § 2660-T**, as amended by **Public Law 2025, Chapter 746 (LD 493)**, added perfluoroalkyl and polyfluoroalkyl substances (PFAS) to Maine's recommended testing for private drinking water wells. Owners of residential rental properties served by private wells are required to have the well water tested for PFAS by January 1, 2027, and at least every five years thereafter, with the results provided to tenants as required by law.

At the time of this inspection, Maine law does not require PFAS testing solely because a single-family residence is being sold. However, if the seller possesses previous well water test results indicating the presence of PFAS, those results are required to be disclosed as part of the property disclosure process. Because PFAS contamination cannot be detected without laboratory analysis, buyers and property owners served by private wells may wish to consider PFAS testing if no recent results are available.

In certain circumstances, state financial assistance or reimbursement programs may be available to help offset the cost of PFAS testing or remediation for eligible property owners.

Breakwater Inspections offers PFAS water sampling using a Maine-approved laboratory and would be pleased to assist clients who wish to have their well water tested for PFAS.

(3) A PFAS water test was not requested as part of this property inspection.

12.5 Well Flow Test

Comments: Test Not Requeted, Not Tested

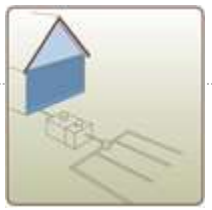
A well flow test was not conducted as it was not requested.

Well flow tests measure the ability and provide an assessment of the ability of the well and the domestic plumbing to supply an adequate supply of water to the fixtures in the building.

More information about a well flow test is available at: https://www.breakwaterinspections.com/well-flow-test

Limitations of well and well water assessments: Water quality testing is done at a point in time and provides an analysis of the water at the time it was collected. Water quality testing will not reveal the presence (or absence) of substances that were not included in the test panel. It is important to re-test well water from time to time as the characteristics of the water that is supplied to the well (via aquifers) can change and adapt with time. Well flow tests are tests conducted at a point in time. While useful in providing a perspective on the ability of the well to provide water to the property, the health of the water supply will vary over time which may have an effect on the volume of water supplied to the property. Submerged well pumps cannot be inspected as it would require the removal of the pump from the well shaft with cannot be done during an inspection. It is also advisable that any recommended additional assessment be completed prior to the end of the due diligence period.

13. Septic System



The waste disposal for the property is provided by a septic system. Private or communal septic systems have certain considerations with respect to sizing, placement, design, age, and operability. Comments provided in this section are not intended to replace an inspection provided by a licensed septic inspection company. Engaging the services of a licensed septic inspection company to inspect the septic system is always advisable. More comprehensive testing, evaluations, and inspections may reveal issues and considerations that are not apparent at the time of the property inspection.

Styles & Materials

Septic Tank:
Below ground

Septic System Location:
To the right of the building

Items

13.0 Septic System

Comments: Not Inspected

It is always advisable to have a septic system inspection performed when a house has a septic system. The inspection will reveal concerns and potential issues with the system. The inspector will also be able to provide guidance about the maintenance required and the general condition. Septic systems can be expensive to install or repair, and with this in mind an inspection is a very cost-effective investment.

Refer to your septic inspector or the septic inspection report for all issues relating to the septic system. This includes but is not limited to questions and issues regarding code compliance, suitability of the septic system for the application, sizing of the septic system for its application, any routine maintenance that should be done to the septic system such as cleaning filters are baffles).

13.1 Septic Location

Comments: Not Inspected

The septic system appeared to be located to the right of the building.



13.1 Item 1 (Picture) Right side

Limitations of septic system assessments and commentary: The assessments and comments provided in this section relate to visual assessments made of the location of the septic system (if known) and any information that was available. Engaging the services of a licensed septic inspection company to inspect the septic system is always advisable. More comprehensive testing, evaluations, and inspections may reveal issues and considerations that are not apparent at the time of the property inspection.

14. Comments, Notes, Other Items



Items

14.0 General Information

(1) **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, functionally, 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.

(2) **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.

(3) **Estimating the remaining life of a component or system:**
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®. In accordance with the SOP (Section 13 – General Limitations and Exclusions), this inspection does not include estimating the remaining life expectancy of any system or component. Conditions are reported as observed at the time of inspection. Future performance, maintenance needs, or service life cannot be predicted or guaranteed.

(4) **Standard of Practice and Access:**
Building and property (home) inspections are performed in accordance with an established Standard of Practice (SOP). The SOP specifies that the inspection is a visual non-invasive and non-destructive inspection of the readily accessible areas. This means that items, possessions and the like are not moved in order to gain access to an area. In practice this means that wall hangings are not moved or removed, area rugs are not moved or removed, furniture is not moved or removed, and the like. It is important to understand that these standards contain limitations, exceptions, and exclusions.

(5) **Inspection Agreement:**
As part of the inspection process or delivery of inspection services, an Inspection Agreement is generated and provided to the Client(s). This Inspection agreement is prepared and provided to the Client(s) prior to or at the time of the inspection. Typically, the Inspection Agreement is signed and executed by the Client(s) prior to the inspection or execution of the inspection services. In the rare event that the Inspection Agreement has not been signed and executed by the Client(s), the acceptance of this Inspection Report will explicitly imply that the terms and conditions dictated in the Inspection Agreement are accepted in full by the Client(s), including and not limited to the agreement that the agreed upon fee for the inspection or inspection services will be paid.

(6) **Scope of the Inspection Services:**

The scope of the inspection services performed and reported on will only include those systems and components expressly and specifically identified in the inspection report. Systems, tests, components, areas, structures (e.g. outbuildings and garages) not listed in the inspection report or in the inspection agreement are not included in the inspection scope. Specifically, as an example, if the scope of the inspection is stated as the inspection of "a single-family house" outbuildings on the property are not included.

Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, door, carpets, personal property, debris, furnishings, or any other items, or those areas/items which have been excluded by the SOP and/or by the inspection agreement is not included in the inspection. The inspection does not include any destructive/invasive testing, or any dismantling (including the use of tools to remove access panels).

(7) **Inspection Report:**

The Inspection and the Inspection Report are for the sole use of the Client(s). For copyright reasons (amongst others), the Inspector retains the ownership, rights and permission to discuss observations and findings from the Inspection with real estate agents, owners, repair-persons, and other parties. The Inspector shall be the sole owner of the report and all rights to it, including without limitation, all underlying intellectual property rights to the layout, format and content set forth therein. **The Client(s) or any other party may not sell Report.**

(8) **Point in Time**

It is important to realize and understand that this inspection was performed at a point in time. All observations, comments, suggestions, references, statements and recommendations are made with reference to the point in time when the inspection was completed. It is possible, and should be expected that the condition, functionality and operability of certain items, units, components and systems will change over time. The inspector and this report make no representations or guarantees as to condition, functionality and/or operability of the inspected items, units, components and systems at any point in time prior to, or in the future from the time at which the inspection was completed.

(9) **Weather**

It is important to consider and understand that the weather may affect issues that are seen and observed. Examples include:
- On a dry/sunny day it may not be possible to see a roof leak that would only present during the rain.
- A basement that only floods or has water intrusion in the rain may well appear dry and without concern in good weather.
- Pipes that are at severe risk of freezing will appear to be fine in warm weather.
- Leaking or poorly functioning gutters can appear without issue in good weather.

These are examples of some of the types of issues that may appear different in different weather. With this said, latent signs and visible evidence of such issues (even though not active) will be reported if they can be observed.

(10) **Due Diligence**

A best professional effort was made to discover and observe all reasonably visible and reasonably observable defects in the items, areas, and systems that were agreed to as being in the scope of this inspection, as defined in the Inspection Agreement. As discussed (and agreed to) in the Inspection Agreement, this

inspection was non-destructive and limited to items and systems that were easily accessible and visible at the time of the inspection. In the event that a defect was missed or not discovered at the time of the inspection, the maximum liability is limited by the terms defined in the Inspection Agreement.

(11) **Building Codes**

A property or home inspection is performed in accordance with an established and accepted Standard of Practice. The Standard of Practice defines that a property or home inspection is not a process or inspection that assesses the building or property against building, electrical, plumbing, or any other set of national, international, state, regional, city, town, or municipal ordinances or codes. Amongst the many reasons for this is that codes vary by area and change over time. In Maine, it is also possible for a town to not adhere to any set of building codes. It would not be reasonably possible to determine which set of codes to use for the inspection. Further, there are a variety of issues that are identified under the Standard of Practice that would not be identified if the inspection was performed strictly for to identify code issues.

(12) **Additional Considerations Relating to Building Codes**

Another consideration with respect to building codes and their absence from building inspections, related to the notion of life and safety. It is important to be aware that just because an inspection finding is not a building code violation or is not considered in a set of codes does not mean that it is not an issue. As an example, there is no building code that dictates the requirement to remediate high levels of arsenic or lead in drinking water, or to eliminate the use of knob and tube wiring. Yet, these issues are well regarded as being life, health, and safety issues that are addressed, and generally without debate or discussion.

As another example; there is no building code that requiring the repair of a leaking roof or caved-in foundation wall, yet again these items are also generally addressed without dispute.

(13) **Life and Safety Issues and Considerations**

Building standards, practices, and codes change and evolve over time. Further, the adoption of the building standards, practices, and codes vary by time and area in the State of Maine. There are practices that have been used in the past that are not used anymore, and their continued existence in a building is considered acceptable. For example, in the 1960's ungrounded receptacles (outlets) were used in living spaces. By today's practices, all receptacles are grounded and a building built today would be expect to conform accordingly. Such a finding is not considered an issue. Other practices that were used in the past (that are not used anymore) are considered Life and Safety Issues, and warrant repair regardless of the age of the property or when it was built. For example, Ground Fault Circuit Interrupter (GFCI) receptacles are expected in all "wet" places regardless of the fact that the technology did not exist in the 1950's and would not have been installed in the 1950's. Other examples of standards that have evolved and are considered Life and Safety Issues include, but are not limited to fire separation on the adjoining walls and ceiling of an attached garage, chimney lining, and stairway railings. Findings such as there should be addressed as the notion is that there is a notable risk of injury that could result. When a question arises as to whether there could be a local (legal) requirement to effect repairs, the local authority having jurisdiction should be consulted.

(14) **Roof Inspections**

The roof and roof covering are typically included in the inspection of a building or home. The roof covering (i.e. the exterior covering such as strip shingles, architectural shingles, membrane, metal, etc.) is inspected from

the exterior, while the other roof components (i.e. the sheathing, structural components, etc.) are typically inspected from the attic. There can be limitations in the process of the inspection of the roof covering. The limitations typically arise from limited access. When possible and reasonable the roof covering is inspected by means of walking across and around on it ("walking the roof"). Walking a roof can be a preferred means to use to inspect the roof covering as it provides the best visibility.

It is not always possible to walk a roof. The most common relate to safety. Roofs that are too high from the ground (typically 2-story or higher buildings) are not safe to walk. Roofs that are too steep (typically over a 5:12 pitch) are not safe to walk. Metal roofs are almost never safe to walk unless they are of a very low pitch. An inspector is precluded from putting themselves in harms way per the Standard of Practice.

Other reasons that preclude the ability to walk a roof relate to the condition of a roof covering. Roof shingles that are in a moderate or an advanced state of disrepair or decay are subject to damage from a person walking on them. Activities that will or may result in damage to a property will not be undertaken during an inspection.

When a roof is not walked, it is inspected by one or more of several means. Binoculars are used from the ground or a nearby vantage point. An unmanned aerial vehicle ("UAV") may also be used to view the roof covering from the air. A ladder may be placed at the eave of the roof to provide a view may also be used. Adjacent areas such as a window overlooking a roof area may also be used.

(15) **Engineering Analysis and Studies:**

It is important to understand that this Inspection and Report are not an engineering study, assessment, engineering inspection, or analysis in any way. References may be made in the Report to the general viability of systems and components; and these statements must not be considered an to be an engineering analysis in any way. In order to have an engineering analysis of a system or components, it may be necessary to undertake a significant and lengthy study, and this is not possible during a typical building, property, or home inspection.

(16) **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).

(17) **Photos Used to Illustrate Issues or Comments**

Photographs included in this report are representative examples of observed conditions and are not intended to document every deficiency or component inspected. A home inspection is a limited, non-invasive, visual inspection of readily accessible areas and should not be considered technically exhaustive. Conditions may exist that were concealed, inaccessible, or not visible at the time of inspection. Any recommendations for further evaluation or repair should be addressed by appropriately qualified contractors or specialists prior to closing. Determination of repair methods, costs, code compliance, and suitability for intended use are outside the scope of this inspection.

(18) **Photos Marked "Illustration"**

Throughout the report there may be diagrams, pictures, photos, or drawings marked as "Illustration". These items are **not** photos of the inspected property, but have been provided as a visual aid to help explain a point.

(19) **Action References**

Throughout the report, the terminology of "**consider**", "**recommend**" and "**advise**" will be used to suggest action. The use of "**suggest**" implies that the issue is something that should be addressed but is not an urgent matter. The use of "**recommend**" implies a moderate level of urgency, and suggests that action could potentially avert damage, avert further damage, avert risks, and/or avert other such concerns. The use of "**advise**" implies a high level of urgency, and suggests that action needs to be taken to potentially avert imminent damage, avert continued or further damage, avert potentially serious risks, avert potential health or safety issues or concerns, and should be seriously considered for action.

(20) **References to the term "Monitor"**

In sections and in certain comments in the report there may be a reference to "monitor" or "monitoring". Typically the term is used when there is an issue that should be re-inspected or re-assessed from time to time or periodically. This may occur (for example) when a component is marginal and has not yet failed and does not yet need to be repaired or replaced. The reference would be that the component in question should be monitored and repaired as required.

It is specifically and intentionally intended that such "monitoring" be performed by a person with knowledge and expertise that pertains to the given components. If the reference is to "monitor the condition of a roof", and roofing expert or professional should be engaged to perform this activity. Similarly, other such professionals should be engaged to "monitor" other areas and components as indicated in the report. Monitoring should not be performed by anyone who does not have the required or knowledge.

(21) **Appliances**

The appliances that were installed at the property were inspected unless:
(a) it was indicated that they should not be (most commonly due to their non-conveyance),
(b) they were disconnected,
(c) shut down or disabled, or
(d) they were inaccessible due to personal belongings, property, or debris.
It is important to understand that while the operability of the appliances was assessed and commented up in the report, the commentary and assessment are
(a) done at a point in time,
(b) not a statement of the operational efficiency,
(c) not a statement of the future operability on future longevity, or
(d) not an assessment of the quality of the installation or whether the installation was completed in accordance with the manufacturer's specifications.

(22) **Underground Tanks**

Underground tanks are not inspected or assessed as part of a home, building, or property inspection. The presence or absence of tanks (of any type) that are completely buried cannot be determined. "Completely

buried tanks" are tanks that have no components above ground. Should there be a concern about a buried tank, it is advisable that an appropriate party be contacted and engaged to further assess.

(23) **Paint**

It is often not reasonably possible to determine if the visible paint on a surface is a "finish" or "top-coat" paint as opposed to a primer. This is important because the instructions for most primers specify that a finish or top-coat is supposed to be applied within a certain period of time after the primer has been applied. Should there be any concerns that painted surfaces in or on the building have not been installed correctly, it is recommended that either an expert be consulted or that an analysis of the paint be completed.

(24) **Consumables and Other Wear Items**

There are several components and items in an home or building that have defined or expected lifespans. Most commonly these include light bulbs, water filter cartridges, disposable hot air furnace filters, and the like. It is reasonable to expect that these items will wear out and need to be replaced. This process should be regarded as normal activities associated with home or building ownership. Due to the consumable nature of these items, their condition of not generally reported on in the course of a building inspection.

(25) **References to Contractors and Experts**

Throughout this report there may be instances where advice is provided or recommendations are made to have an issue addressed, repaired, or further assessed. In these and all instances, it is advisable that when engaging a professional, contractor, or repair person, that the person be appropriately licensed and/or qualified. Licensing is important in situations where the repairs or work requires that the contractor be licensed because of state or local ordinances, rules, laws, codes, or regulations. It is always important to appropriately screen, interview and carefully select contractors.

For issue relating to:
- Roofing, roof flashing, or other such components, typically the best resource to contact is a roofing contractor
- Chimney, chimney flue, and related issues, typically the best resource to contact is a chimney contractor
- Exterior finishes, trim, doors, windows, interior finishes, floors, ceilings, cabinetry, stairs, and the like, typically the best resource to contact is a builder, general contractor, or potentially a qualified handyman
- Heating, cooling, and heat pumps, typically the best resource to contact is a plumber or heating contractor
- Plumbing, typically the best resource to contact is a plumber
- Electrical, typically the best resource to contact is an electrician
- Structure and foundation, typically the best resource to contact is a licensed engineer
- Grading and earth work, typically the best resource to contact is an earth work contractor
- Building code, typically the best resource to contact is local code enforcement office or the authority having jurisdiction

In instances where further assessment or consultation is suggested, recommended, or advised such assessment or consultation should be completed prior to the completion of the contemplated purchase or transaction.

(26) **Flood Zones and Mapping**

No aspect of this Report and/or the Inspection should be construed to convey any information whatsoever

about the risk of flooding that the property may be subject to. Flood risk assessments and the evaluation of this property in the context of flood zone mapping is a specialized field that is beyond the scope of the work performed during this Inspection. If there is a concern with respect to the risk of flooding, it is advisable that the appropriate due diligence be undertaken.

(27) **Shoreline Erosion and Management**

No aspect of this Report and/or the Inspection should be construed to convey definitive information about shoreline erosion or movement (either salt water or fresh water). The assessment and analysis of changing shoreline is an area of specialty best assessed and analyzed by licensed engineer (or engineering company), the State DEP, or the Army core of Engineers. If there is a concern with respect to the risk of shoreline movement, changes, and/or flooding, it is advisable that the appropriate due diligence be undertaken.

(28) **Chimneys and Chimney Flues**

There are limitations in how extensively and completely a chimney, chimney flue, fireplace, and woodstove can be viewed and inspected during a building inspection. Generally, the inspection of the flue is done with the use of mirror to look up the flue from the cleanout or the fireplace. If possible, the flue may also be inspected from the top (roof). If there are inlets to the chimney flue that are removable (at other points in the building), they may be removed (if possible) for the purposes of viewing the flue. Should it be possible to access the top of the chimney and the flue from the roof, the flue might be inspected from that vantage point. While this approach can reveal many issues, and many of the common issues, a more extensive inspection by a chimney/fireplace company or specialist with specialized equipment may reveal additional issues. It is advisable that a chimney/ fireplace/woodstove inspection be conducted by specialized company or specialist. Further it is advisable that the chimney, fireplace, woodstove, and other such components be inspected (and serviced if needed) annually.

(29) **Flooding and Standing Water**

Areas in or around a building that are flooded or have standing water may not be inspected. Entering flooded areas can be hazardous, and the Standards of Practice provide for inspectors not placing themselves in harm's way. Further, more commonly in basements/crawlspaces there is a risk that the water may be electrified by an electrical fault.

(30) **Thermal/Infrared Imaging**

There are occasions where thermal or infrared imaging ("thermal imaging") is used during an inspection. If thermal imaging equipment was used during the inspection, there are some important considerations and facts to understand. Thermal imaging is a way to see a light spectrum that is not visible to the human eye. Seeing this light spectrum is useful as it is a way to see temperature differences. Some of these temperature differences can be created by heat or energy loss, and can also be created by evaporation. One of the applications is looking for evaporation is that it can be an indication of where there is moisture, and the presence of moisture can at times be indicative of potential water intrusion or leak. It is important to understand that the use of thermal imaging may not have been pervasive, and it should be expected that while some areas of concern (thermal anomalies or temperature differences) may have been detected, others may not have. The use of thermal imaging is not a guarantee in any respect of the identification of any or all potential temperature differences, differentials, water intrusion issues, weatherization deficiencies during the inspection. It is also important to consider that temperature differentials can be transient, and will vary over time. Water intrusion issues can be significantly affected by recent rain (or period of dryness). Finally, thermal imaging is a tool to help with the diagnosis of potential issues.

There are several different color palettes that can be used with thermal images. Typically, the palette that is used will depict colder temperatures in the purples and then into the blues and dark blues. Warmer temperatures are depicted with oranges, through lighter orange and to yellow. Reading a thermal images well and with accuracy requires special skills and experience.

Thermal imaging may be contracted as a service at which point a scan of the building (see http://breakwaterinspections.biz for more information) will be performed and documented. Such a scan may reveal moisture issues, insulation/weatherization concerns, water intrusion, electrical anomalies, and potential pest infestations.

(31) **Future Inspections**

Breakwater Inspections genuinely appreciates having been selected by our clients and the confidence that our clients place in us. As a statement of this appreciation, special consideration is offered to any client who chooses Breakwater Inspections for any future inspection or service. Whether the future work is a Buyer's Inspection, a Seller's inspection, Owner's Inspection, an Energy Inspection, or any of the many services offered by Breakwater Inspections (details on www.BreakwaterInspections.biz) a discount will be offered on the associated fee for the future work.

(32) **Re-inspections**

It is not uncommon for issues or findings that are identified during an inspection to be repaired or addressed prior to the completion of the sale (closing) or contemplated transaction. Further, it is common for a client to wish to have certain items re-inspected (perhaps after being addressed). At times, clients are interested in having certain findings re-inspected in order to monitor their state or status. Breakwater Inspections is always pleased to perform re-inspections of properties for clients. Re-inspections will provide the client with an update to the original report, or just a verbal update (if that is the request) of the originally inspected item(s) or system(s). Due to the inspector's time and travel expense associated with re-inspections, there will be a fee (in addition to the original inspection fee) for the re-inspection. The fees are nominal and depend upon the direct time and expense associated with the re-inspection.

(33) **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.

(34) **Inspector Qualifications**

John Howard:
- ASHI Certified Inspector (ACI)
- InterNACHI Certified Professional Property Inspector
- Maine certified Third-Party Inspector (TPI) for residential building code, residential ventilation code, residential energy code. Certification Number: INS2094
- Completed and passed a 180-hour home inspection certification program required for state licensing

- Passed the National Home Inspectors Exam from the Examination Board of Professional Home Inspectors®, Inc.
- Bachelors degree in Engineering and MBA
- AARST-NRPP Certified Radon Professional; ID 106515RT
- Registered with the State of Maine for air and water radon testing; Company: SPC268
- Registered with the State of Maine for air and water radon testing; Inspector: PSP26801
- US EPA certified Lead Safety for Renovation, Repair, and Paint per 40CFR Part 745.225. Certificate number: NAT-F118300-3
- State of Maine DEP Asbestos Inspector. Certificate number: AI-0781
- Certified Residential Thermographer (CRT)
- Certified Infrared Moisture Detection (IMD)
- Graduate of the New England Rodent Academy
- Member of American Society of Home Inspectors (ASHI)
- Member of International Association of Certified Home Inspectors (InterNACHI)
- Member of International Association of Certified Indoor Air Consultants (IAC2)
- Member of National Radon Proficiency Program (NRPP)
- Member of American Association of Radon and Scientists and Technologists (AARST)
- Member of Maine Association of Building Efficiency Professionals (MABEP)
- Member of Maine Building Officials and Inspectors Association (MBOIA)
- Member of Maine Indoor Air Quality Council (MIAQC)
- Maine Indoor Air Quality Council - Certified Residential Construction Professional
- Member of Maine Coalition of Home Inspection Professionals (MeCHIPs)
- Member of National Fire Protection Association (NFPA)

(35) **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.

(36) **Older Building**

This building is older (over 20 to 30 years or so) and the property inspector considers this while inspecting. It is common to have areas that no longer comply with current building practices or standards. This is not a new building and this building cannot be expected to meet current standards or building practices. This inspection and inspector makes every reasonable effort to point out safety issues, significant defects, and items/system that are reasonably past their expected useful lifespan. It is common that buildings of any age will have had repairs performed and some repairs may not have been performed or completed in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended; it does not grade the repair. It is common to see old plumbing, older electrical components, or mixed materials. Sometimes water signs in crawlspaces, basements, attics, or on interior surfaces could be from years old issues that no longer exist. Or, it may still need further attention and repair. Determining this can be

difficult on an older building. Sometimes in older buildings there are signs of damage to wood from wood destroying insects. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further assessment.

(37) **Potential for Asbestos**

Asbestos is a naturally occurring mineral substance. Asbestos fibers are soft and flexible yet resistant to heat, electricity and chemical corrosion. Pure asbestos is an effective insulator, and it can also be mixed into cloth, paper, cement, plastic and other materials to make them stronger. For much of last century, the words “insulation” and “asbestos” were used almost interchangeably in the US. Asbestos insulation was available for every wall and pipe, from family homes to power plants. The list of asbestos products goes on, ending only when the dangers of asbestos exposure were finally revealed to the American public in the 1970’s and 1980’s. Currently, it is legal to include asbestos in almost all types of American products as long as the product does not contain more than 1 percent asbestos. However, many old buildings and machines in the United States still contain high-percentage asbestos products that were manufactured before modern regulations came into effect. In addition, manufacturers in China and India routinely use asbestos in their factories.

The use of asbestos containing building materials (greater than 1 percent) was essentially outlawed around 1980. There is a risk that buildings and home built prior to 1980 may contain asbestos. The most common places where asbestos is found in homes is in:
- Vermiculite insulation
- Cement siding boards
- Certain roofing products containing transite
- Pipe insulation
- 9 inch square floor tiles and/or their adhesive
- Textured paint

The only way to know if a building component contains asbestos is to test it. Should one or more of these referenced building products be noted in this report as having been observed, and there is a concern about the risk of the presence of asbestos, it is advisable that asbestos testing be requested. Should asbestos testing be of interest, please inquire with Breakwater Inspections.

All inspection activities are completed with compliance to the Maine DEP Chapter 425 Asbestos Management Regulation. Breakwater Inspections is a licensed Asbestos Consultant (License number SI-0132) and John Howard is a licensed Asbestos Consultant (Certification AI-0781). Maine State law requires that all companies engaging in asbestos related work be appropriately licensed. The inspection was completed and the findings are in this section of the report.

(38) **Radon Testing**

In order for radon testing to be done for the purposes of real estate transactions in the State of Maine, the company and person doing the testing must be registered with the State of Maine to do so. This registration is analogous to licensing that is required in other states. Breakwater Inspections is registered with the State of Maine, Radiation Control Program, Radon Section in accordance with 22 MRSA sec 774 et seq. to provide the following radon services in Maine:
- Collect and analyze radon air samples

- Collect radon water samples
The Maine Radon Registration numbers are SPC268 and PSP26801
John Howard is also a Residential Measurement Provider certified by AARST-NRPP; ID 106515RT

(39) **Air Radon Testing**

Radon is a cancer-causing, radioactive gas. Radon comes from the natural (radioactive) breakdown of uranium in soil, rock and water and gets into the air you breathe. Radon can be found all over the U.S. However, the rocks and soils of Maine create more radon than the rocks and soils of most other States. Since Maine has so much radon, high levels are found in all types of buildings, and on average in 1 of every 3 homes. As part of this inspection, an air radon test was performed to determine the level of radon in the air of his home. The test requires 48 to 96 hours to be conducted. If test canisters were used, there are sent to a lab and analyzed. As soon as Breakwater Inspections receives the results of the radon test that was conducted, they will be provided to you. If a continuous radon monitor was used for the test, the tests are ready at the end of the testing period, and they will be provided shortly thereafter.

Sometimes questions arise about where the radon test is to be conducted. The direction from the State of Maine and the EPA is as follows:
- Maine regulations require that a home for sale be tested in the lowest usable level–usually the basement. Other agencies, such as the EPA, also recommend this, because a buyer may choose to live in a lower area of the home than that used by the seller.
- Even if there is a dirt floor in the basement, if there is evidence of habitual occupancy or the potential for habitual occupancy (for example; weights, treadmill, washer/dryer, workbench, storage, recreation, hobbies, etc.) then this is where the detector should be placed.

(40) **Fungi and Organic Growth Observation**

A home or building inspection is not a mold inspection. A reasonable professional effort was made to discover and observe reasonably visible and reasonably observable evidence of fungi and other organic growth (of a fungal nature, e.g. mold) in the building. A degree of fungal growth on the exterior of the building is not abnormal and is generally not reported. Comments on the findings will be in the relevant sections of the report. If no comments are in this report, this absence signifies that no significant or noteworthy organic growth was observed. It is however **critical** to understand that:
- fungal spores which can lead to fungal growth are not visible or detectable without testing;
- fungal growth can only be positively identified through testing;
- fungal growth can exist in areas of the building which are either inaccesible (e.g. behind walls), not readily accessible (e.g. areas of the attic, crawlspace, basement, etc), and areas not readily accessible because of the installation of finishes (e.g. drapery) or storage of personal items; and,
- fungal growth can start any time that the conditions are conducive to growth;
- fungal growth may exist on surfaces and not be visible by the human eye.
Should fungal growth (i.e. mold, mildew, etc) be a concern, it is advisable that a Complete Mold Inspection (with testing) be ordered. More information is available at https://www.breakwaterinspections.com/mold-testing

(41) **Pests and Insects**

A home or building inspection is not a pest inspection. A best professional effort is made to discover and observe reasonably visible and reasonably observable evidence of pests and insects in the structure and on the exterior of the structure. The surrounding area and grounds are generally not included. Comments on the

findings will be in the relevant sections of the report. If no comments are in this report, this absence signifies that no significant or noteworthy pests or evidence of pests was observed, and does not mean that there is no pest activity. **It is also important to consider that areas of the building that are inaccessible, hard to access, or difficult to see may have pest activity or issues.** Such areas include crawlspaces, attics, inside wall, basements, above ceilings, cluttered areas, cabinets that contain any possessions, and under (or above) insulation. In consideration of these limitations, it is advisable that a pest inspection be considered as part of the due diligence effort.

(42) **Copyright**

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14.1 Notes

(1) **Photographs and diagrams:**

Photographs, diagrams, and illustrations are included in an inspection report as an illustration of a point. Sometimes they are included to illustrate a defect or finding, and sometimes to provide a sense of reference. That is, photos may be included to visually support the discussion of a finding. Photos may also be included to provide an indication of what is being considered the "front", "back", "left side", etc of a building. It is important to realize and understand that photos may not be included of every component or system that is discussed, referenced, or mentioned in the report. For example, while a door or chimney may be mentioned in the report, there will not necessarily be a photograph of that item in the report. Photographs support the discussions and discussion of findings in a report, there are not findings unto themselves.

(2) **Maintenance Records and Manuals:**

When possible it is usually helpful to inquire about any service records that may be available for appliances, heating/cooling equipment, water treatment equipment, generator(s), and any other system on the property that may be serviced. Having the service records can help you understand the history of the system, whether there may be a remaining warranty on service, and who may have serviced it.

It is also usually very helpful to ask for the owner manuals for permanently installed appliances and systems. Aside from providing information on the specific operation, they can be helpful in gaining knowledge of the required maintenance schedules as well as information on the replacement components. For example, the owner manual for a refrigerator will usually specify what model of water filter should be used.

14.2 Comments

It can be advisable and beneficial to consider buying a Home Warranty. A Home Warranty is a protection plan for critical home systems and appliances that break down due to everyday wear and tear, aging or mechanical malfunctions. A convenient means to deal with unexpected repair costs, a home buyer's warranty is usually meant for home buyers. There are several options for such warranties. Lists of options with reviews are available at Forbes, Top10.com, BestSites, and ConsumerAdvocate.

14.3 Exclusions

Exclusions and Inclusions:
A home or building inspection may include the inspection and/or assessment of many components, systems, and features in a home and on a property. These may include, but are not limited to, the principal structure, detached garages, outbuildings, barns, apartments, wells, swimming pools, hot tubs, spas, underground sprinkler systems, warehouses, (children's) play sets, docks, hangars, runways, and aeronautical or marine navigational system components. Additionally, a home or property inspection may include a variety of services such as (but not limited to) radon air testing, radon water testing, water quality testing, carbon monoxide/ combustible gas testing, lead paint testing, wood destroying organism inspections, mold assessments, well inspections, and chimney inspections. The inclusion or exclusion of these inspections or services is dictated by what is agreed be between Breakwater Inspections and the Client. In all cases, the scope of the inspection (specification of what is included and excluded from the inspection) will be defined ahead of the inspection (or potentially at the time of the inspection) and specified in the Inspection Agreement document. Should at some time prior to or during the inspection the Client wish to change the scope of the inspection, such a change needs to be communicated to the Inspector. Such a request will be documented as a change to the Inspection Agreement.

Breakwater Inspections

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