Authentisign ID: 48455575-95B6-F111-A6A9-000D3A4FF82A

220 Pine Street South Portland- Attachment to Property Disclosure

Recommended repairs from Home Inspection 9/9/2026

1. Backside of main house roof and garage has shingles that have slipped. Seller is repairing or replacing prior to closing.
2. Insulation and wall board in crawl space has mold. Seller is removing the inner wall board and all insulation and spray foaming the floor and walls. Exterior skirting around addition will remain and contains asbestos (in good condition, great insulator and will be encapsulated with spray foam).
3. Chimney in garage is not to code
4. Chimney flashing should be monitored
5. Deckstairs are missing guard rail & no footing at base of stairs
6. Front stairs do not have handrail
7. Cut shrubs back away from garage and shed. Trim needs staining on shed.
8. Garage door is functional however may need future replacement.
9. Main water line is galvanized (older) and in good condition. Keep an eye out for conditions.
10. Boiler will be serviced prior to closing.
11. Hearth in living room needs to be extended to 16” for woodstove.
12. 1 double tap breaker, add GFCI outlets to all ungrounded 3 prong outlets, bathroom and 2 outlets in kitchen are GFCI protected on the box in the bathroom.
13. Smoke detectors should be replaced and add co detectors to each floor.
14. Basement stairs need work for safety.
15. 1 screen frame is damaged.
16. Wooden window in basement into crawl space could be improved. Does have a storm.
17. Basement floor insulation could be removed and replaced.
18. Basement bulkhead could have an insulated door to improve heat loss.
19. Seller had blown in insulation added to attic space through the gable end vent and up through the crawl space in attic as well as insulation and plugs added in floor boards of the eaves. They left old insulation on the slope of the eaves. All living space is fully insulated.

Seller: Buyer: _____ Buyer: _____