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BUILDING INSPECTION REPORT - STEVE PURDY

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Nik Lemieux
07/08/2026



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TERMINOLOGY

Functional (F) - The component was performing its intended function at the time of the inspection in response to normal use. The component showed typical wear and tear for its age and usage. No immediate visible need for major repairs was noted if standard maintenance practices are followed.

Marginal (M) - The component, although perhaps working at the time of inspection, had indications that servicing or maintenance was needed or that continued function or operation should not be expected. The component may also be approaching the end of its service life. The component may be capable of being used for an indeterminate amount of time. Budget for replacement or repairs to avoid any unexpected expenses.

Unsatisfactory (U) - The component had either failed in service, was no longer performing its intended function, significantly impeded the habitability of the building or impeded the operation of its major components and/or systems, or was unsafe or hazardous in its operation or condition.

Safety Concern (Safe) - Any component identified as a safety concern was considered potentially harmful to the occupants due to its presence, absence or condition. In the inspector's opinion these items should be evaluated by a competent and licensed specialist.

Maintenance (Maint) - The item required maintenance that was considered a normal and routine task of owning and maintaining a home. These items are typically considered the responsibility of the purchaser and are quite frequently performed after the completion of the home sale.

Not Accessible (Ø) - The item was either not visible or it had limited access and was therefore not inspected.

Not Applicable (N/A) - The item was not present in this structure.

SIGNIFICANCE - The Inspector's opinion of the consequences of the noted observation. The level of significance is demonstrated by the color of the comment box.

General Observation/Recommendation (Blue Box) - Any comment categorized as a general observation/recommendation was to provide further information regarding the component or to recommend further investigation as there may have been insufficient information provided or access during the inspection. A blue box may also be used to signify a recommended improvement and/or upgrade.

Minor Concern (Orange Box) - Any comment identified as a minor concern was describing a condition or situation that did not appear to significantly affect the building's habitability at the time of the inspection, nor did it pose a major threat to the structure and/or systems. The inspector anticipated that the cost of repair or replacement to be under $500.

Major Concern (Red Box) - Any comment identified as a major concern was describing a condition that either: had a significant detrimental effect on the structure and/or systems, or the potential for causing such an effect. The inspector anticipated the cost of repair or replacement of the component or potential damage from component failure could exceed $500. In the opinion of the inspector, these items should be addressed by a competent and licensed contractor that specializes in the appropriate trade.

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Homeowner

Main entrance faces:
North

Soil Conditions
Dry

Foundation
Basement, Slab

Occupancy
Occupied

Temperature
75 Degrees Fahrenheit

Estimated Age Of House
41 Yrs.

Type of Building
Single Family

Weather Conditions
Partly Cloudy

Stories
1

2: ROOFING

		F	M	U	Safe	Maint	Ø	N/A
2.1	Main Roof Covering	X	X					
2.2	Other Roof Covering(s)							X
2.3	Chimney Flashings		X					
2.4	Gutters/Downspouts							X
2.5	Skylight(s)							X
2.6	Plumbing Vent(s)	X						
2.7	Chimney(s)		X			X		

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Information

Inspection Method
Walked

Roof Type/Style
Gable

Slope
Medium

Main Roof Covering: Material
Asphalt Shingle

Main Roof Covering: Roofing showing signs of:
Minor, Damage, Aging

Other Roof Covering(s): Material
Not Applicable

Other Roof Covering(s): Roofing showing signs of:
N/A

Chimney Flashings: Material
Aluminum

Gutters/Downspouts: Gutter Material
Not Applicable

Chimney(s): Chimney Type
Masonry

Chimney(s): Number of Chimneys
1

Chimney(s): Chimney Liner
Tile

Limitations

Chimney Flashings

FLASHING LIMITATIONS

Often, flashings are not accessible. The inspection and report refers only to **visible** flashings.

Gutters/Downspouts

GUTTERS

The inside of the gutters are often not accessible.

Skylight(s)

SKYLIGHT

If the roof was not walked, inspection of the Skylight(s) is limited to the visual accessibility from the ground and/or interior.

Plumbing Vent(s)

PLUMBING VENT

The plumbing vent(s) are not accessible close up unless the roof is walked. If the roof is not walked, functional indicates there was a plumbing vent on the exterior the building.

Chimney(s)

CHIMNEY LIMITATIONS

The current standard for chimneys, fireplaces, vents, and solid fuel burning appliances is contained in a publication by the National Fire Protection Association called NFPA 211. Inspection to this standard can only be performed by a certified Level ll inspector. A general home inspection does not inspect any chimney, flue, fireplace, vent, or woodstove to this standard. It is estimated that a majority of chimneys in use today, especially older chimneys, are not built to this standard.

Observations

2.1.1 Main Roof Covering

Minor Concern

*

The roof is reported to be seven years old. This three tab shingle has a typical total life expectancy of 20 years. There are a few damaged shingles on the south side of the roof closer to the roof eave which should ideally be replaced. There are some black stains on the roof boards in the attic on the north west end of the attic. These stains may be from current or past roof leaks.




2.2.1 Other Roof Covering(s)

General Observation/Recommendation

*

The shed is not included in this inspection.

2.3.1 Chimney Flashings

Minor Concern

*

The chimney flashings are loose where they enter into the chimney mortar joints. It would be best to replace the flashings with new lead flashings that are securely tucked into the brick mortar joints. As a relatively quick and inexpensive solution the existing flashings can be caulked against the exterior of the chimney, using the caulk as an adhesive and sealant. This was already done once and the caulk dried/split proving that the permanent repair would be to replace the flashings.




2.7.1 Chimney(s)

Minor Concern



*

The masonry crown at the top of the chimney is eroded to some degree. Ideally the masonry crown should extend to the top edge of the chimney on all four sides which it no longer does. Ideally the masonry crown should be rebuilt as part of routine maintenance. The flue was not completely accessible. For a thorough inspection of the flue you would need to consult a chimney company. The gap between the flue tile and the chimney wall in the cleanout should be filled with mortar. The flu is due for cleaning so it would be best to have the flue cleaned and inspected by a chimney sweep/chimney company.

3: EXTERIOR

		F	M	U	Safe	Maint	Ø	N/A
3.1	Siding		X					
3.2	Soffit/Fascia/Trim	X						
3.3	Exterior Doors	X	X					
3.4	Window Frames/Sills	X						
3.5	Hose Faucets	X						
3.6	Exterior Electrical	X						
3.7	Exterior Foundation						X	

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Information

Siding: Siding Material
Wood

Soffit/Fascia/Trim: Trim material type
Wood

Window Frames/Sills: Windows
Vinyl, Double-hung, Fixed

Observations

3.1.1 Siding

General Observation/Recommendation

*

A standard home inspector does not have the expertise to evaluate deep underground waterproofing and structural integrity of this earth bermed home. It is recommended to hire a structural engineer for the design assessment who is experienced in earth-sheltered construction. The vertical siding on the west side of the north entry structure is decayed where it meets the roof. It would be best to cut the decayed wood off (while at the same time be sure not to damage the flashings) and remove the spray foam insulation. If the top of the flashing becomes exposed, a strip of wood filler can be applied over the top edge of the flashings. It is preferred to have a gap between the bottom of the siding and the roof shingles because the step flashing, if installed properly, can be exposed. On the other side of the entry structure there Is a strip of wood which Is decayed and weathered. The strip of wood is not necessary and not preferred as long as the step flashings were installed correctly. There is some missing siding to the left of the service meter. Replace the siding as discussed.







3.3.1 Exterior Doors

Minor Concern

*

There is the beginning of some decay in the lower entry door on the south side. The wood molding at the lower side of the entry door on the north side is decayed. Recommend replacing the damaged wood. Expect some hidden damage.



3.7.1 Exterior Foundation

General Observation/Recommendation

*

The foundation is insulated on the outside so the foundation walls are not accessible on the exterior. What is seen on the exterior is a bonding mortar over the rigid insulation boards.

4: GROUNDS

		F	M	U	Safe	Maint	Ø	N/A
4.1	Driveway							X
4.2	Walks							X
4.3	Patio	X						
4.4	Porch	X						
4.5	Decks and Balconies							X
4.6	Stairs and Railings		X		X			
4.7	Retaining Walls							X
4.8	Trees/Shrubs/Foliage	X						
4.9	Grading	X						
4.10	Earth-Wood Contact	X						

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Information

Driveway: Driveway Material
Dirt

Walks: Walkway Material
N/A

Patio: Patio Material
Pavers

Porch: Porch Material
Wood

Decks and Balconies: Deck Material
N/A

Stairs and Railings: Stair Material
Wood

Retaining Walls: Retaining Wall Material
N/A

Observations

4.6.1 Stairs and Railings

Minor Concern

*

Recommend round graspable handrail on the exterior porch stairs. The exterior steps on the side of the house to the backyard are not all level and they are small steps.

5: ATTIC

		F	M	U	Safe	Maint	Ø	N/A
5.1	Attic Access							
5.2	Roof Framing and Sheathing	X						
5.3	Ventilation	X	X					
5.4	Attic Insulation		X					
5.5	Vapor Retarders		X		X			
5.6	Attic Electrical		X		X			

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Information

Attic Type
Full

Inspection Method
Entered

Attic Access: Accessed By:
Door

Roof Framing and Sheathing: Material
Trusses, Boards

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents, Gable Vents

Attic Insulation: Insulation Type
Fiberglass

Attic Insulation: Insulation Thickness
9- 12 Inches

Vapor Retarders: Type
Kraft

Observations

5.3.1 Ventilation

General Observation/Recommendation

*

Since the attic ventilation is soffit/ridge there is no need for gable end vents.

5.4.1 Attic Insulation

Minor Concern

*

There is some missing insulation in some areas of the attic. The depth of the attic insulation is not consistent since some insulation has been moved out of place and additional insulation that was to be added on top of the existing insulation was not finished.

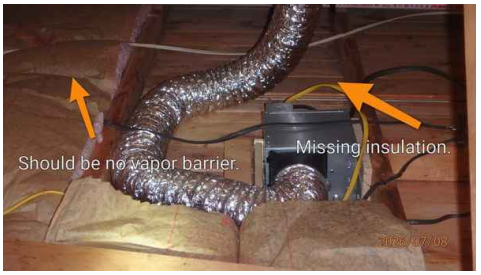
5.5.1 Vapor Retarders

Minor Concern

*

It is apparent a third layer of insulation was in the process of being added but was not finished. The insulation used to begin to install a third layer of insulation has a vapor barrier. A vapor barrier belongs only on the first layer of insulation on the heated side of the insulation above the ceilings. That said, the first layer of insulation above the ceilings in this instance it does not have a vapor barrier. The attic is not suffering from any moisture issues so the lack of a vapor barrier, in this case, is not critical. A vapor barrier is designed to prevent moisture from the interior of the building from rising into the attic space. The insulation that was installed on the walls of the north side entry structure should not be left exposed because the vapor barrier on the insulation will spread fire quickly if it catches on fire.











5.6.1 Attic Electrical

Minor Concern

*

There is a live wire with wire nuts on the end in the attic. There is another wire with wire nuts on its end which was not live. The terminating end of a live wire should be placed in a covered junction box or the live wire and the wire that did not test live ideally should be removed. Consult electrician.



6: INTERIOR

		F	M	U	Safe	Maint	Ø	N/A
6.1	Floors	X						
6.2	Walls and Ceilings	X						
6.3	Doors	X						
6.4	Windows	X						
6.5	Steps, Stairways & Railings		X		X			

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Observations

6.5.1 Steps, Stairways & Railings

Minor Concern

*

There should be a railing around the top of the staircase in the north side entry structure. The handrail on these stairs should extend to the top of the stairs and the handrail is too low.

7: FIREPLACES AND WOODSTOVES

		F	M	U	Safe	Maint	Ø	N/A
7.1	Fireplaces, Stoves & Inserts						X	

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Information

Fireplaces, Stoves & Inserts: Type

Woodstove

Observations

7.1.1 Fireplaces, Stoves & Inserts

General Observation/Recommendation

*

I did not have access to any data plate that may be on the woodstove. This is most likely an unlisted stove so the clearance to combustibles is not known.

8: BATHROOM

		F	M	U	Safe	Maint	Ø	N/A
8.1	Toilet	X						
8.2	Tub/Shower	X						
8.3	Sink/Faucet		X					
8.4	Countertop & Cabinet	X						
8.5	Floor/Walls/Ceiling	X						
8.6	Electrical		X		X			
8.7	Exhaust Fan	X	X					

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Observations

8.3.1 Sink/Faucet

Minor Concern

*

There are two traps in the drain line for the sink. Having two traps on a single drain line in series—often called "double trapping"—is universally prohibited. It traps air between the two traps, which prevents water from flowing smoothly, restricts ventilation, and creates a suction that siphons the water seal away, letting sewer gases into your home.

8.6.1 Electrical

Minor Concern

*

When the GFI circuit breaker (for the bathroom outlets) in the service panel trips all the power in the bathroom is lost. This can be a safety issue because losing power in the bathroom leaves a person in the dark. Ideally when the GFI device for the outlets trips the general lighting should remain on. This can be corrected by eliminating the GFI circuit breaker and having GFI outlets at both bathroom outlets. Consult electrician.

8.7.1 Exhaust Fan

Minor Concern

*

Ideally the bathroom fan vent hose in the attic should be an insulated hose.



9: KITCHEN

		F	M	U	Safe	Maint	Ø	N/A
9.1	Sink / Faucet		X					
9.2	Garbage Disposal							X
9.3	Dishwasher							X
9.4	Range/Oven/Cooktop	X						
9.5	Exhaust Vent/Hood	X						
9.6	Kitchen Electrical		X		X			
9.7	Counters/Cabinets	X						

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Information

Range/Oven/Cooktop:
Range/Oven Energy Source
Electric Range

Exhaust Vent/Hood: **Exhaust Hood Type**
Re-circulate

Observations

9.1.1 Sink / Faucet

Minor Concern

*

Having two traps on a single drain line in series—often called "double trapping"—is universally prohibited. It traps air between the two traps, which prevents water from flowing smoothly, restricts ventilation, and creates a suction that siphons the water seal away, letting sewer gases into your home.



9.6.1 Kitchen Electrical

Minor Concern

*

Recommend adding GFI protection to the two kitchen outlets furthest to the left of the sink. Consult electrician.

10: LAUNDRY

		F	M	U	Safe	Maint	Ø	N/A
10.1	Laundry Electrical						X	
10.2	Laundry Plumbing	X						
10.3	Dryer Gas Service							X
10.4	Dryer Venting	X	X		X			

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Information

Laundry Equipment Present
120V Receptacle, 240V Receptacle, Dryer Vent

Location
Bathroom

Observations

10.4.1 Dryer Venting

Minor Concern

*

Recommend replacing the plastic dryer hose with a metal flex hose. The portion of the dryer hose that runs through the attic should be insulated.



11: FOUNDATION/STRUCTURAL COMPONENTS

		F	M	U	Safe	Maint	Ø	N/A
11.1	Foundation Walls and Floor	X					X	
11.2	Main Beam							X
11.3	Support Columns							X
11.4	Floor Structure						X	
11.5	Visible Insulation							
11.6	Vapor Retarders							X
11.7	Stairs and Railings							X

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Information

Foundation Type(s)
Basement, Slab

How Inspected
Entered

Foundation Walls and Floor: Evidence of Water
N/A

Foundation Walls and Floor: Foundation Walls
Masonry Block

Foundation Walls and Floor: Foundation Floor
Concrete

Main Beam: Main Beam(s)
N/A

Support Columns: Columns
N/A

Floor Structure: Floor Structure Components
Trusses, Boards

Visible Insulation: Insulation Locations
Not Applicable

Visible Insulation: Insulation
Not Applicable

Vapor Retarders: Vapor Retarder
Not Applicable

12: PLUMBING

		F	M	U	Safe	Maint	Ø	N/A
12.1	Visible Supply Lines	X						
12.2	Visible Drain, Waste, & Vent Lines	X						
12.3	Water Heater	X					X	
12.4	Sump Pumps / Sewage Ejectors							X

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Information

Water Supply
Private

Waste Disposal
Private

Main Water Shut-Off Location
Pressure Tank

Waste Clean-Out Location
Bathroom

Visible Supply Lines: Material - Water Supply Pipe to Building
Polyethylene

Visible Supply Lines: Material - Distribution Piping
Copper

Visible Supply Lines: Treatment System(s)
Present

Visible Drain, Waste, & Vent Lines: Material - Waste Disposal Piping
PVC

Water Heater: Location
Bathroom

Water Heater: Type
Hybrid Heat Pump

Water Heater: Energy Source
Electric

Water Heater: Capacity
50 Gallon

Water Heater: Estimated Age
5 Years

Observations

12.3.1 Water Heater

General Observation/Recommendation

*

The water heater was not completely accessible due to it's location in the corner of the bathroom.

13: HEATING

		F	M	U	Safe	Maint	Ø	N/A
13.1	Primary Operation	X					X	
13.2	General Condition	X						
13.3	Controls/Components	X						
13.4	Vent System							X
13.5	Fuel Storage & Distribution Systems							X

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Information

Heating System Type
Electric Baseboard

Heating Distribution Type
Baseboard

Heating System Location
N/A

Heating System Estimated Age
*for Years

Energy Source
Electric

Main Electrical Shut-Off (Location)
Electrical Panel

Main Fuel Shut-Off (Location)
N/A

Fuel Storage & Distribution Systems: Fuel Line Material
Copper

Observations

13.1.1 Primary Operation

General Observation/Recommendation

*

The electric heat tested functional. I was not able to test the electric heat in the bathroom because access to the thermostat was blocked.

13.5.1 Fuel Storage & Distribution Systems

Minor Concern

*

There was a space heater in the living room in the past. The copper fuel line remains but I did not see any fuel tanks outside. To be on the safe side, it would be best to add a brass cap on the end of the fuel line coming out of the wall in the living room.



14: ELECTRICAL

		F	M	U	Safe	Maint	Ø	N/A
14.1	Service Entrance	X						
14.2	Main Distribution Panel	X	X					
14.3	120/240V Branch Circuits		X		X			
14.4	Connected Devices, Receptacles and Fixtures	X						
14.5	Smoke Detectors	X	X		X			
14.6	Carbon Monoxide Detectors				X			

F = Functional M = Marginal U = Unsatisfactory Safe = Safety Concern Maint = Maintenance Ø = Not Accessible N/A = Not Applicable

Information

Service Entrance: Service Voltage and Capacity
120/240V, 200 Amp

Service Entrance: Main Disconnect Location
Main Panel

Main Distribution Panel: Main Panel Location
North Entry

Main Distribution Panel: Panel Type
Circuit Breaker

120/240V Branch Circuits: Branch Wiring Material
Solid Copper

120/240V Branch Circuits: Branch Wiring Type
NM

Connected Devices, Receptacles and Fixtures: Branch Receptacles
Ground 3-Slot

Limitations

Smoke Detectors

SMOKE DETECTOR DEFAULT COMMENT

Smoke detectors are not tested as part of a general inspection. It is recommended that all smoke detectors be tested when moving in. The National Fire Protection Association recommends smoke detectors over 10 years old be replaced with new smoke detectors. The date of manufacture is on the back of the smoke detector.

Observations

14.2.1 Main Distribution Panel

Minor Concern

*

The panel cover is missing one of its screws. The circuits are not labeled well/completely.

14.3.1 120/240V Branch Circuits

Minor Concern

*

There is one double tapped circuit breaker. The circuit breakers are designed to accept one circuit wire each. There is an incorrectly sized circuit breaker for the wire size connected to it. Consult electrician.

14.5.1 Smoke Detectors

Minor Concern

*

Recommend adding smoke detectors in the bedrooms.

14.6.1 Carbon Monoxide Detectors

Minor Concern

*

Recommend adding CO detector outside entryways to bedrooms in the center hallway.