

Inspection Report

provided by:



Mountain View Home Inspections

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Property Address:

12 Mountain View Road

South Paris, ME



Report Information

Client Information

Client Name

Client Phone

Property Information

Approximate Year Built 1976

Approximate Square Footage 2080

Number of Bedroom Three

Number of Bath Two

Direction House Faces South

Inspection Information

Inspection Date May 31, 2016

Inspection Time 3 pm

Weather Conditions Sunny and Dry.

Outside Temperature 75

Price for Inspection No Cost

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

• The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

REPORT SUMMARY PAGE

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Exterior	5	Suspicion of ant activity.
Exterior	6	There are many places where water from the roof has damaged the siding. Gutters would be a great help to prevent futher damage. Damaged areas should be replaced. Color lock masonite siding is notorious for water damage. I would suggest removing good siding from the rear of the garage to repair siding on the main house. Then put vinyl siding on the garage.
Exterior	11	
Roofing	14	The vent pipe is leaning and the brace is broken on one side. From the attic this vent pipe could not be seen. Question whether it has been disconnected from the inside. Recommend having a professional plumber check this pipe. There is no evidence of water leaking in.
Mudroom	33	I recommend installing steel insulated doors front and back.
Stairway to Basement	47	Basement stairs are steep, and the landing is very small.
Heating	49	Crown Montego xe. with Beckett burner. Not functional at time of inspection because the water is off. Dan Connell put 9 gallons of anti freeze in system. Last serviced 4/15/14. Mixer valve not working. Flue pipe is pitted and ash found at the damper. All systems should be up and functioning before closing.
Electrical	57	There is evidence of moisture in the panel. Some ot the breakers need replacing because of rust.
Interiors	69	There is a switch in the hallway that must be on to use the light in the living room. Consult a qualified electrician.
Kitchen	77	No GFIC outlets. Seek a qualified electrical professional.
Bath in Basement	119	Functional, but check outside vent for insects.
Bath in Basement	120	The counter is not connected to the wall. Should be installed properly by a professional.

AS = Appears Serviceable

R = Repair

S = Safety

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1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway Material

Asphalt

2) Driveway Conditions

R

Driveway is substantially cracked and should be repaired with the proper crack filler to prevent further damage.

Sidewalk Material

Asphalt

3) Sidewalk Conditions

R

See above note. Same recommendations for side walk to the front door.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Cement stairway

4) Front Entrance Conditions

AS

There is a noticeable gap between the stairs and house.

Back Entrance Type

Dog house walkout.

5) Back Entrance Conditions

AS

Suspicion of ant activity.



Exterior Walls

Structure Type

Wood frame

Exterior Wall Covering

Color lock masonite siding

6) Exterior Wall Conditions

R

There are many places where water from the roof has damaged the siding. Gutters would be a great help to prevent further damage. Damaged areas should be replaced. Color lock masonite siding is notorious for water damage. I would suggest removing good siding from the rear of the garage to repair siding on the main house. Then put vinyl siding on the garage.

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Exterior Windows - Doors

Window Type Double Hung

Window Material Vinyl

7) Window Conditions

AS The kitchen window is the only wood window in the house that has not been replaced.

Exterior Door Type Swinging.

Exterior Door Material Insulated Steel.

8) Exterior Door Condition

AS

Exterior Water Faucet(s)

Faucet Location Front middle next to front door.

Water Faucet Type Standard.

9) Faucet Conditions

AS The faucet should be replaced with a frost free faucet. Whether there is a shut off in the basement was not visible because of the drop ceiling.

Chimney

10) Chimney Conditions

AS No Chimney. Boiler is direct vented out of back of house in NW corner.

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Facia and Soffit

Facia Material Wood.

Soffit Material Slotted masonite.

11) Facia Condition

R



12) Soffit Condition

AS

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3 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable.

Roof Covering Material Metal.

Number of Layers One.

13) Roof Covering Condition AS

14) Flashing Conditions AS The vent pipe is leaning and the brace is broken on one side. From the attic this vent pipe could not be seen. Question whether it has been disconnected from the inside. Recommend having a professional plumber check this pipe. There is no evidence of water leaking in.



15) Gutter & Downspout Conditions NI No gutters on the house, but I would highly recommend installing them to prevent further siding damage.

16) Roof over mudroom and garage. AS Roof is fiberglass three tab shingles that appear serviceable.

Attic Area

Attic Access Hallway.

Method of Inspection The attic was inspected by partially entering due to low head

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Roof Frame Type clearance.
The roof framing is constructed with truss framing.

17) Attic Conditions

AS

Attic Ventilation Type Gable and soffit vents.

Attic Ventilation Conditions Minimal ventilation.

Attic Insulation Type Batt Insulation.

Attic Insulation Depth 4-6 inches.

18) Attic Insulation Conditions

AS

There is no ridge vent though the plywood is cut for it. I would recommend more ventilation and insulation to help with heating costs.

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4 Garage

Garage Exterior

Garage Type The garage is attached to the house.

Garage Size Oversized two car garage.

Garage Structure Wood Frame.

Roof Type Gable.

Roof Material Fiberglass three tab shingles.

Siding Material Color lock masonite.

19) Roof Condition AS

20) Wall Conditions AS

Garage Interior

Wall Material Open studs.

Ceiling Material Open trusses.

Floor Material Poured concrete.

Window Material None.

Walk Out Door Material Steel insulated.

Overhead Door Material Insulated fiberglass.

Automatic Door Closers Safety Operations Both doors were safety tested for electric eye reversal.

21) Wall Conditions S The common wall with the mudroom is partially insulated. It should be fully insulated, sheetrocked and taped.

22) Ceiling Conditions AS

23) Floor Conditions AS

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

24) Window Conditions

NI

25) Walkout Door Conditions

AS

26) Vehicle Door Conditions

AS

27) Electrical Conditions

R

One outlet is GFIC tested and passed. The outlet on the common wall is not a GFIC outlet and needs to be replaced.

28) Lighting Conditions

AS

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5 Mudroom

Mudroom

Wall Material Sheetrock.
Ceiling Material Sheetrock.
Floor Material Concrete.
Window Material None.
Window Type None.
Door Type Both front and back doors are storm doors.
Door Material Aluminum.

29) Wall Conditions AS

30) Ceiling Conditions AS

31) Floor Conditions AS

32) Window Conditions NI

33) Door Conditions R I recommend installing steel insulated doors front and back.

Electrical Conditions

Lighting Type Overhead.

34) Electrical Conditions AS

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6 Foundation

Foundation

Foundation Type Poured concrete.

Foundation Material Concrete.

35) Foundation Conditions

AS

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S = Safety

NI = Not Inspected

7 Basement - Laundry

Walls - Ceilings - Floors

36) Wall Conditions

AS

The walls were cover with sheetrock over styrofoam insulation and strapping.



37) Ceiling Conditions

AS

38) Floor Conditions

AS

Exterior Wall Material

Sheetrock over strapping and styrofoam.

Ceiling Material

Drop ceiling.

Floor Material

Poured concrete.

39) Heat Source Conditions

R

Heat was added to the basement with baseboard heat, but it is not installed properly. Copper piping with no convection sections. There is a safety issue with exposed copper pipes that would be hot when the system is in use.

Windows - Doors

40) Basement Window Conditions

R

Windows are steel frame single pane windows. This is a source of heat loss.

41) Basement Door Conditions

AS

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R = Repair

S = Safety

NI = Not Inspected

Electrical Conditions

42) Electrical Conditions

AS

43) Lighting Conditions

AS

44) Sump Pump Conditions

NI

None.

Laundry

Laundry Location.

Southwest corner of the basement.

45) Washer Condition

AS

46) Dryer Condition

AS

Dryer vent needs to be clean. It is clogged with lint.

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8 Stairway to Basement

Basement Stairs

Stairway Type	Standard
Stairway Tread Material	Carpeted wood.
Stairway Handrail Type	2x4
Stairway Ballast Spacing	To much spacing.

47) Stairway Condition **S** Basement stairs are steep, and the landing is very small.



48) Stairway Handrail Condition **S** The handrails are very low and nailed to the wall so you can't get your hands around them to grip them properly.

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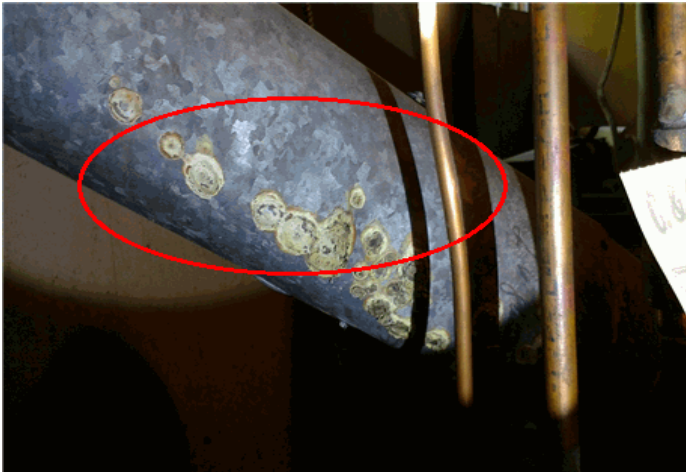
NI = Not Inspected

9 Heating

Heating

Location of Unit Basement
Heating Type Hot Water
Energy Source Oil
Approximate BTU Rating 114,800 net BTUs

49) Unit Conditions AS Crown Montego xe. with Beckett burner. Not functional at time of inspection because the water is off. Dan Connell put 9 gallons of anti freeze in system. Last serviced 4/15/14. Mixer valve not working. Flue pipe is pitted and ash found at the damper. All systems should be up and functioning before closing.



Distribution Type Baseboard convection heaters.

50) Distribution Conditions R Basement system installed improperly. See a professional for replacement.

51) Thermostat Condition AS This home was heated by electric baseboard that have been removed. There are still a few electric thermostats that have not been removed. It was replaced by an oil fired boiler with only one zone for both upstairs and the basement. I would recommend talking to a heating professional.

52) Oil Tank Condition and Installation AS Oil guage at 1/4.

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53) Oil Line Installation

AS

Air Condition - Cooling

Type of Cooling System

AC Unit Power

54) AC Unit Conditions

AS

Window units only.

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S = Safety

NI = Not Inspected

10 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Aluminum

Number of Conductors Three

55) Electrical Service Conditions

R

THE GROUND WIRE IS DISCONNECTED OUTSIDE AT THE METER! THIS IS VERY DANGEROUS. AN ELECTRICAL PROFESSIONAL SHOULD BE CONDUCTED IMMEDIATELY.

Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was labeled as 200 amps.

Circuit Protection Type Breakers

56) Wiring Methods

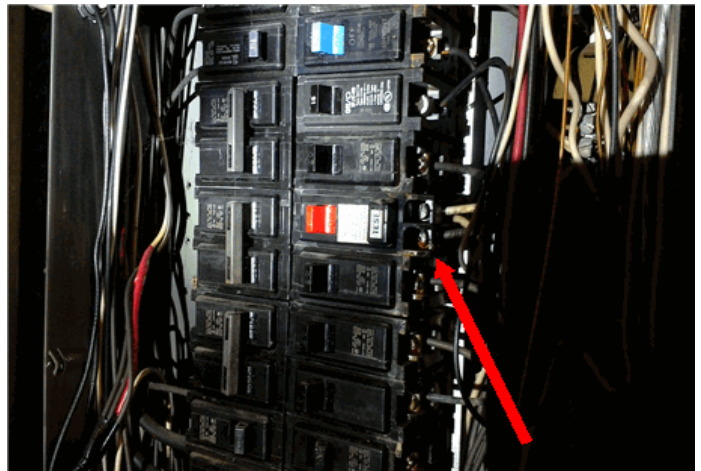
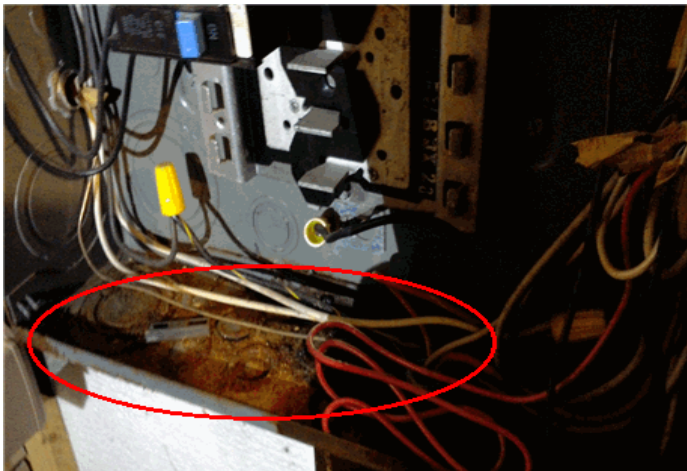
AS

The main power cable is aluminum. The branch cables are copper.

57) Electrical Panel Conditions

R

There is evidence of moisture in the panel. Some of the breakers need replacing because of rust.



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Electrical Subpanel

Subpanel Location

None

58) Subpanel Conditions

NI

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11 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

The visible material of the main line / pipe appears to be copper.

59) Main Line & Valve Conditions

AS

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

60) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are PVC plastic.

61) Drain Line Conditions

AS

Water Heater(s)

Water Heater Type

Electric

Water Heater Location

Basement

Water Heater Capacity

40 Gallon

62) Water Heater Conditions

AS

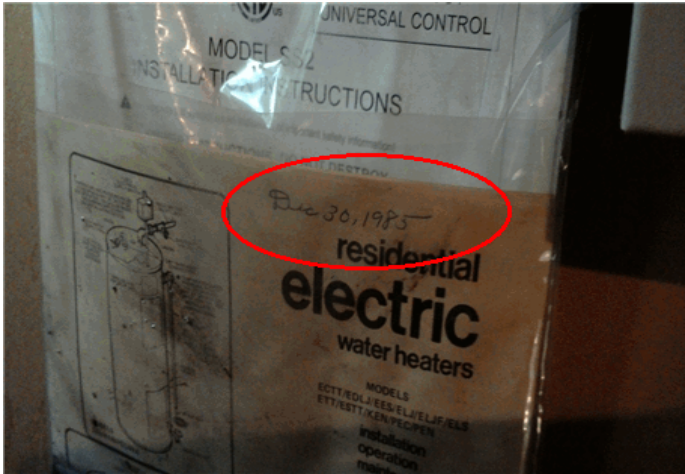
AO Smith in excess of 30 years old. Way in excess of an electric water heater.

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12 Interiors

Walls - Ceilings - Floors

Wall Material Sheetrock.

Ceiling Material Sheetrock.

Floor Material Carpeting.

63) Wall Conditions

AS

64) Ceiling Conditions

AS

65) Floor Conditions

R

 Carpeting is dated and worn.

66) Heat Source Conditions

AS

 I would recommend that all baseboard covers be removed and vacuumed to remove dust and debris.

Windows and Doors

Window Type Double Hung.

Window Material Vinyl replacement windows.

Door Type Hollow core swinging doors.

Door Material Luan.

67) Window Conditions

AS

68) Door Conditions

AS

Electrical Conditions

69) Electrical Conditions

R

 There is a switch in the hallway that must be on to use the light in the living room. Consult a qualified electrician.

70) Lighting Conditions

AS

AS = Appears Serviceable

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13 Kitchen

Walls - Ceilings - Floors

71) Wall Conditions

AS

72) Ceiling Conditions

AS

73) Floor Conditions

AS

74) Heat Source Conditions

AS

Wall Material

Sheetrock.

Ceiling Material

Sheetrock.

Floor Material

Vinyl.

Windows - Doors

75) Kitchen Window Conditions

AS

This is the only wood window that was not replaced with a vinyl window.

76) Kitchen Door Conditions

AS

Window Type

Double Hung.

Window Material

Wood.

Door Type

Swinging door.

Door Material

Steel insulated.

Electrical Conditions

77) Electrical Conditions

S

No GFIC outlets. Seek a qualified electrical professional.

78) Lighting Conditions

AS

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79) Ceiling Fan Conditions

NI

GFCI Installed

No. Seek a qualified professional.

Lighting Type

Overhead.

Kitchen Sink - Counter tops - Cabinets

80) Counter Conditions

AS

Serviceable, but dated.

81) Cabinet Conditions

AS

Serviceable, but dated.

82) Sink Plumbing Conditions

AS

There is a shut off for the water going to the dishwasher, but no shutoffs for both hot and cold water.

83) Garbage Disposal Condition

NI

None.

Kitchen Sink Material

Stainless steel.

Kitchen Counter Material

Formica.

Cabinet Material

Wood.

Appliances

Stove - Range Type

Electric free standing.

84) Stove - Range Condition

AS

85) Hood Fan Conditions

R

The exhaust fan is quite old and no evicence of where it is vented.

86) Dishwasher Conditions

AS

87) Microwave Condition

AS

88) Refrigerator Condition

AS

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14 Hallway First Floor

Walls - Ceilings - Floors

Wall Material Sheetrock.

Ceiling Material Sheetrock.

Floor Material Carpeting.

89) Wall Conditions **AS**

90) Ceiling Conditions **AS**

91) Floor Conditions **AS**

92) Heat Source Conditions **NI** None.

Windows and Doors

Window Type n/a

Window Material n/a

Door Type Swinging.

Door Material Hollow core.

93) Window Conditions **NI**

94) Door Conditions **AS**

Electrical Conditions

95) Electrical Conditions **AS**

96) Lighting Conditions **AS** Overhead lighting.

AS = Appears Serviceable

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S = Safety

NI = Not Inspected

15 Bath first floor

Walls - Ceilings - Floors First floor

97) Wall Conditions

AS

98) Ceiling Conditions

AS

99) Floor Conditions

AS

100) Heat Source Conditions

AS

Wall Material

Sheetrock.

Ceiling Material

Sheetrock.

Floor Material

Vinyl

Windows - Doors

101) Bathroom Window
Conditions

AS

102) Bathroom Door Conditions

AS

Hollow core.

Window Type

Double Hung.

Window Material

Vinyl.

Door Type

Swinging.

Door Material

Hollow core.

Electrical Conditions

103) Electrical Conditions

AS

No GFIC outlets.

104) Lighting Conditions

AS

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

105) Vent Fan Conditions

R

Functional but vented to the attic which can cause moisture problems.

GFIC Installed

None

Bathroom Sink

106) Counter Conditions

AS

107) Sink and Fixtures Conditions

AS

108) Cabinet Conditions

AS

Sink Material

Molded plastic.

Counter Material

Same.

Cabinet Material

Wood.

Shower - Tub - Toilet

109) Shower - Tub Conditions

AS

Sliding tempered glass shower doors.

110) Toilet Conditions

AS

AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected

16 Bath in Basement

Walls - Ceilings - Floors First floor

111) Wall Conditions AS

112) Ceiling Conditions AS

113) Floor Conditions AS

114) Heat Source Conditions AS

Wall Material Sheetrock.

Ceiling Material Sheetrock.

Floor Material Vinyl

Windows - Doors

115) Bathroom Window Conditions NI None.

116) Bathroom Door Conditions AS

Window Type n/a

Window Material n/a

Door Type Swinging.

Door Material Hollow core.

Electrical Conditions

117) Electrical Conditions AS No GFIC outlets.

118) Lighting Conditions AS

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119) Vent Fan Conditions

R

Functional, but check outside vent for insects.

GFIC Installed

None

Bathroom Sink

120) Counter Conditions

R

The counter is not connected to the wall. Should be installed properly by a professional.

121) Sink and Fixtures Conditions

AS

Because the counter is loose the sink and fixtures should be checked by a plumber.

122) Cabinet Conditions

AS

Sink Material

Molded plastic.

Counter Material

Same.

Cabinet Material

Wood.

Shower - Tub - Toilet

123) Shower - Tub Conditions

AS

The tub has been raised to allow to gravity drain, but this significantly reduces head room to 6'2".

124) Toilet Conditions

AS

The toilet has been raised to allow gravity drain, but headroom is reduced to 5'10".