

Mountain View Home Inspections

Property Inspection Report



, New Vineyard, ME 04956

Inspection prepared for:

Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 12/7/2020 Time: 9 am

Age of Home: 1900 Size: 1490 sq. ft.

Weather: Sunny; 25 degrees

The house faces west.

Inspector: Paul Taylor

License #16050328

43 Presidential View, South Paris, ME 04281

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mountainviewhomeinspections.org



INTRODUCTION:

Mountain View Home Inspections appreciates the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process and beyond. We want to be a resource to you as a homeowner.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

To keep the report reasonably short I have used icons to describe reoccurring comments.



means that the inspected item or area appears serviceable.



means that there is a safety issue that should be addressed as soon as possible.



means that the inspected item needs repair or replacement.



means that the area or item was not accessible or applicable.



means that the item, issue or area needs to be monitored for change.

Hopefully these icons will make the report easier and quicker to read. It is our desire to give you all the information that you need to make an informed decision. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Comments made in red are items that need to be addressed and will appear in the report summary. There will be many comments written in the report that will not appear in the summary, so it is very important that you read the entire report.

After you have closed and moved into your home, please take advantage of HomeBinder, which has been provided to you free of charge. It is our gift to all of our clients. Purchasing a home is one of the largest investments you will ever make. HomeBinder is a digital three ring binder that helps you keep track of anything that is associated with your home. Much information has already been placed into your HomeBinder directly from the inspection report. You will find your inspection report and other documents already downloaded into your HomeBinder. You can add to the information in the binder. Appliances, paint colors, receipts for home purchases, permits and tradesmen needed to keep your home in great working condition. You will even receive reminders of when to clean your gutters or change a water filter, etc. Our desire is to help you to maintain your home for years to come. Then, should you decide to sell your home, push a button and a seller's report is created with all the information you have put in to the binder to help you sell your home! Should you need an Annual Property Review (APR), Mountain View Home Inspections will be happy to come back and provide you with an overview of your home's health. Whatever you need, we are here to help answer questions, provide you with reputable tradesmen and simply be a resource that will help you sleep well at night knowing that your home is in tip top condition.

Thank you again for choosing Mountain View Home Inspections. It has been our pleasure to serve you in your home buying process. If you have any questions, please feel free to call us at 207-558-2677.










Paul Taylor,

Mountain View Home Inspections INC







Report Summary



The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Inspection Details			
	Page 7 Item: 4	Comments	<ul style="list-style-type: none"> This house is a total remodel. The snow storm knocked out the power so there was no electricity at the time of the inspection. Nothing could be tested, this was a visual inspection only. Because there was no electricity on, there was 8 to 12 inches of water in the basement. I was unable to fully inspect the basement, the water pump or hot water heater.
Grounds			
	Page 8 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> Prune or remove any plants or shrubs that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Exterior Areas			
	Page 9 Item: 3	Siding Condition	<ul style="list-style-type: none"> Aluminum siding missing on the north side at the back of the house. Repair as needed.
	Page 10 Item: 5	Exterior Paint	<ul style="list-style-type: none"> Cracking paint observed around the doors, windows and trim. I suggest scraping and painting as necessary. Remember a house of this age has a chance of having lead paint. Precautions should be taken to dispose of all paint chips.
Roof			
	Page 11 Item: 3	Chimney	<ul style="list-style-type: none"> Chimney clean out in the kitchen for the wood stove flue needs to be cleaned.
	Page 12 Item: 4	Vent Caps	<ul style="list-style-type: none"> Vent Cap must be sealed around pipe or replaced to ensure a leak tight fit. Water was noted in the bathroom and in the attic around the vent pipe.
Attic			
	Page 13 Item: 2	Structure	<ul style="list-style-type: none"> NOTE: One beam was cracked and supported as noted in the picture.
	Page 14 Item: 5	Attic Plumbing	<ul style="list-style-type: none"> The plumbing vent pipe appears to be leaking around the ring on the roof. I recommend sealing around the cast iron pipe or replacing the waste vent pipe with a PVC pipe and new boot to seal this area properly. Contact a licensed plumber for repair.
	Page 14 Item: 6	Exhaust Vent	<ul style="list-style-type: none"> The bathroom fans terminate in the soffit without a vent fixture. This is not the proper way to vent a bathroom fan and could increase the probability of mold in the attic. It is recommended that you connect the vent hose to a soffit vent fixture to force the moist air from the bathroom out of the attic. Contact a general contractor for further evaluation and repair.


Basement/Crawlspace

	Page 15 Item: 3	Railings	• No railings noted on the basement stairs. I recommend that a handrail be installed for safety reasons. This is a safety issue.
	Page 17 Item: 9	Walls	• Field stone walls and granite slabs noted. Walls appear to have sunk on the driveway side, based on the slant on the floors in the dining room. Unfortunately this area could not be visually inspected due to the water in the basement.
	Page 17 Item: 10	Insulation	• The rim sill of the basement needs to be insulated completely to help increase the heat efficiency of the home.
	Page 18 Item: 13	Sump Pump	• Sump pump not operational at time of inspection due to no power. Recommend installing a professional grade sump pump system, including a battery back up. There is lots of water in this basement.

Heat/AC

	Page 20 Item: 9	Heater Conditions	• There is a Country Flame Pellet Stove noted in the kitchen. Model # LR-02. SN 2716. Manufacture date is unknown. This stove has an electrical problem and is not functional. Information comes from the listing agent.
	Page 21 Item: 10	Hearth Conditions	• A hearth pad will need to be added under the pellet stove to meet insurance requirements.


Electrical

	Page 22 Item: 4	Breakers	• Double tapped breaker(s) inside panel box (more than one electrical conductor attached) in the main panel. This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire. It is suggested that a licensed electrician be contacted for further evaluation and repair.
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Kitchen



	Page 27 Item: 3	Ceiling Condition	• Peeling paint noted. Repair needed.
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Dining Room

	Page 30 Item: 1	Floor Condition	• The slant in this floor from the center to the outside corner must be 10-12 inches. It also drops off in front of the bathroom door.
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Bathroom

	Page 31 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> • Evidence leaking was noted around the plumbing vent pipe. Repair is needed.
	Page 31 Item: 5	Exhaust Fan	<ul style="list-style-type: none"> • Exhaust fan terminates in the soffit without a proper vent fixture to force the warm air out of the soffit. This can cause a buildup of moisture and eventually mold. Recommend installing a proper soffit vent fixture. This is important to keep mold from forming in the bathroom or in the soffit area. Contact a licensed builder for repair.
Bedroom 1			
	Page 35 Item: 11	Smoke Detectors	<ul style="list-style-type: none"> • **Smoke Detectors** • There were no smoke detectors present in the bedroom(s). • It is recommended that all bedrooms have a smoke detector installed.
Living Room			
	Page 37 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • **Smoke Detectors** • Smoke detector was disconnected. Install a smoke/carbon monoxide detector as soon as possible.
2nd Floor Hallway			
	Page 42 Item: 5	Smoke Detectors	<ul style="list-style-type: none"> • **Carbon Monoxide Detectors** • No CO detector was observed at time of inspection. • It is recommended that a CO detector be installed on each level of the house including the basement.
2nd Floor Bedroom 3			
	Page 44 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • **Smoke Detectors** • There were no smoke detectors present in the bedroom(s). • It is recommended that all bedrooms have a smoke detector installed.
2nd Floor Bedroom 4			
	Page 45 Item: 10	Smoke Detectors	<ul style="list-style-type: none"> • **Smoke Detectors** • There were no smoke detectors present in the bedroom(s). • It is recommended that every bedroom have a smoke detector.
Back Storage Room			
	Page 45 Item: 7	Window Condition	<ul style="list-style-type: none"> • Single pane windows observed, recommend budgeting for replacement for added efficiency of home.
Garage			
	Page 46 Item: 1	Foundation Conditions	<ul style="list-style-type: none"> • There appears to be concrete footing on three sides of the garage. There is no telling how deep the footing is, but the structure is racked toward the back and the back wall is buckled. See pictures in wall section.
	Page 46 Item: 7	Walls	<ul style="list-style-type: none"> • Side walls are racked and back wall is buckled. This garage needs attention. Turnbuckle is noted on the side walls. Contact a license builder for further evaluation and repair.
	Page 47 Item: 8	Rafters & Ceiling	<ul style="list-style-type: none"> • 2x4 rafters noted. These rafters are sistered, but the sistered rafters do not go all the way to the ridge for full support.

	Page 48 Item: 12	Stairway Conditions	<ul style="list-style-type: none"> • The stairs to the loft are dangerous and need to be properly supported. A hand rail needs to be installed for safety purposes. Contact a builder for further repair.
	Page 48 Item: 13	Loft Condition	<ul style="list-style-type: none"> • The loft should not be used until the proper supports are installed. See picture.

Disclaimer

Mountain View Home Inspections

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, Windows, 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.



Inspection Details

1. Attendance

In Attendance: Selling Agent present

2. Home Type

Home Type: Detached • Single Family Home • Farm house style noted.

3. Occupancy

Occupancy: Vacant

4. Comments

Observations:



• This house is a total remodel. The snow storm knocked out the power so there was no electricity at the time of the inspection. Nothing could be tested, this was a visual inspection only. Because there was no electricity on, there was 8 to 12 inches of water in the basement. I was unable to fully inspect the basement, the water pump or hot water heater.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Driveway and walkways were snow covered; not inspected.



2. Grading



3. Vegetation Observations

Observations:



- Prune or remove any plants or shrubs that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Exterior Faucet Condition

Location: Driveway side of the house.



Observations:

- Appears Functional.
- The faucet is a standard grade faucet noted. There is the possibility of freezing unless it is drained in the winter. I recommend that frost free faucet be installed. Contact a licensed plumber for further evaluation and repair.

5. Grounds Electrical

Observations:



- There are no exterior outlets on the house.

6. Porch Conditions

Observations:



- Appeared functional at time of inspection.

7. Porch Roof Condition

Materials: The porch roof is the same as main structure. • Metal standing seam roofing noted.





Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:



- Appeared functional and in satisfactory condition, at time of the inspection.
- Exterior standard hinge steel insulated doors noted.
- The exterior front door is standard hinge uninsulated wood. Recommend replacing this door with steel insulated door for energy efficiency and security.

2. Window Condition

Observations:



- Components appeared in satisfactory condition at time of inspection.
- The windows in the house are double hung vinyl insulated windows.

3. Siding Condition

Materials: Aluminum siding, wood frame construction.



Observations:

- Aluminum siding missing on the north side at the back of the house. Repair as needed.



The aluminum siding has blown off of the house on the north back end of the house.

4. Soffit & Fascia

Observations:



- The fascia is wood.
- The soffit is wood.

5. Exterior Paint

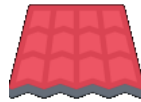
Observations:



- Cracking paint observed around the doors, windows and trim. I suggest scraping and painting as necessary. Remember a house of this age has a chance of having lead paint. Precautions should be taken to dispose of all paint chips.



The trim around the doors, windows and fascia all need to be scraped and painted.



Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition



Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof. Materials: Metal standing seam roofing noted.

2. Flashing



Observations:

- Flashing around the chimney appears to be in serviceable condition.

3. Chimney



Observations:

- No chimney cap noted on the back chimney. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife. Contact licensed mason for further evaluation and repair.
- Chimney clean out in the kitchen for the wood stove flue needs to be cleaned.



Pictured is the block chimney flue from the clean out that both wood stove and pellet stove us.



The chimney needs to be cleaned from the clean out in the kitchen.

4. Vent Caps

Observations:



- Vent Cap must be sealed around pipe or replaced to ensure a leak tight fit. Water was noted in the bathroom and in the attic around the vent pipe.



This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- Attic access is located in the back storage room, by stairs.

2. Structure

Observations:



- Post and beam structure noted.
- **NOTE: One beam was cracked and supported as noted in the picture.**



There is one cracked rafter in the attic over the back storage area.

3. Ventilation

Observations:



- Gable louver vents noted.

4. Insulation Condition



Materials: Blown in **cellulose** insulation noted. • Vermiculite noted. Do not disturb this insulation. This insulation could contain asbestos. Caution should be taken if the insulation is moved at all. Wear a respirator.

Depth: Insulation averages about 10 inches in depth.

Observations:

- Insulation appears adequate.



The attic insulation over the kitchen area is mostly cellulose, but there is some vermiculite noted.

5. Attic Plumbing

Observations:



- The plumbing vent pipe appears to be leaking around the ring on the roof. I recommend sealing around the cast iron pipe or replacing the waste vent pipe with a **PVC** pipe and new boot to seal this area properly. Contact a licensed plumber for repair.



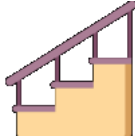
Pictured is the plumbing vent pipe and the wetness around the pipe in the attic.

6. Exhaust Vent

Observations:



- The bathroom fans terminate in the soffit without a vent fixture. This is not the proper way to vent a bathroom fan and could increase the probability of mold in the attic. It is recommended that you connect the vent hose to a soffit vent fixture to force the moist air from the bathroom out of the attic. Contact a general contractor for further evaluation and repair.



Basement/Crawlspace

1. Access

Materials: There is no access to the basement from the outside of the house.



2. Stairs



3. Railings

Observations:



• No railings noted on the basement stairs. I recommend that a handrail be installed for safety reasons. This is a safety issue.

4. Slab Floor

Observations:



• Dirt floor noted.

5. Columns



In the center of the crawlspace there is an old chimney that is no longer used. That is the pile of stones seen in the picture.

6. Piers

Observations:



• Stone piers support the center of the house and there are a few wood posts.

7. Framing

Observations:



- ****JOISTS****
- Appear Functional.
- 2x6 floor joists noted.
- Wood purlins noted. The purlins are spaced almost 36 inches.
- ****BEAMS****
- Functional.



The crawlspace area of the house is supported by granite slabs. This 2x6 floor joist has a 2x4 support.



The wood purlin floor supports are spaced almost 36 inches apart.



There was a little dry rot noted on the north sill. I was unable to crawl under the crawlspace because of the low head room and the electrical ground rod.



Pictured is the main beam in the basement that could be viewed from the basement stairs. It has dry rot noted. I could not reach this beam to see the depth of the rot.



Another beam in the basement had been replaced, but was missing a support post on the break in the beam.

8. Subfloor

Observations:



- Sub floor boards appear to be in serviceable condition.

9. Walls

Materials: Combination Basement and Crawlspace



Observations:

- Field stone walls and granite slabs noted. Walls appear to have sunk on the driveway side, based on the slant on the floors in the dining room. Unfortunately this area could not be visually inspected due to the water in the basement.

10. Insulation

Observations:



- The rim sill of the basement needs to be insulated completely to help increase the heat efficiency of the home.

11. Plumbing Materials

Materials: **SUPPLY** • Appears Functional.



Observations:

- Note: Because of the water in the basement the waste line could not be seen.
- Copper
- Plastic

12. Waste Line Conditions

Materials: Unknown.



Observations:

- The waste line could not be visually inspected because of the water in the basement.

13. Sump Pump

Observations:



- Sump pump not operational at time of inspection due to no power. Recommend installing a professional grade sump pump system, including a battery back up. There is lots of water in this basement.



Because there was no power the sump pump could not function and the basement had 8 to 12 inches of water in it.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition



Materials: The furnace is located in the living room

Materials: Propane hot air furnace noted.

Observations:

- Could not test due to no power.



The hot air furnace in the living room could not be tested. It is fueled by propane.

2. Heater Base

Observations:



- The heater base appears to be functional.

3. Enclosure

Observations:



- The heater enclosure appears serviceable.

4. Venting

Observations:



- ****VENTING MATERIALS****
- Direct power vent noted.



Pictured is the direct vent for the hot air furnace in the living room.

5. Thermostats

Observations:



- Location(s): Main floor living room.
- Analog, non-programmable type.

6. Boiler - Furnace - Heater Conditions

Materials: Empire hot air furnace noted.



7. Propane Shut Off Conditions

Observations:



- Propane shut off valves appeared serviceable.

8. Propane Tank Conditions

Observations:



- Appears to be serviceable at the time of the inspection.

9. Heater Conditions

Materials: Dining Room. • Kitchen/dining room area.



Materials: Pellet stove. • Wood stove.

Observations:

- The wood stove was not in use at the time of the inspection, but appeared to be in serviceable condition.

• There is a Country Flame Pellet Stove noted in the kitchen. Model # LR-02. SN 2716. Manufacture date is unknown. This stove has an electrical problem and is not functional. Information comes from the listing agent.



The wood stove appears to be functional.



The pellet stove does not function. This information comes from the sales agent. There is no hearth.

10. Hearth Conditions

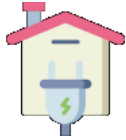
Observations:



- The hearth for the wood stove in the dining room meets the current standard of 16 inches at the loading door.
- A hearth pad will need to be added under the pellet stove to meet insurance requirements.



The hearth for the wood stove meets the current standard of 16 inches at the loading door.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location: Bedroom closet, 1st floor.



2. Main Amp Breaker

Observations:



- 100 amp.
- Main service disconnect is located in the main panel.

3. Cable Feeds

Observations:



- There is an overhead service drop noted.
- The cable feeds are aluminum.

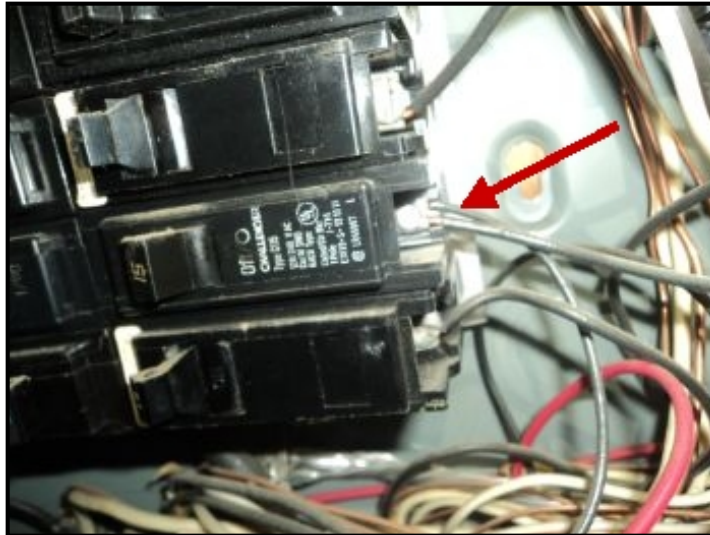
4. Breakers

Materials: Copper non-metallic sheathed cable noted. • Cloth sheathed copper cable noted.



Observations:

- All of the circuit breakers appeared serviceable.
- Double tapped breaker(s) inside panel box (more than one electrical conductor attached) in the main panel. This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire. It is suggested that a licensed electrician be contacted for further evaluation and repair.



There was one double tap breaker noted in the electrical panel.

5. Grounding Conditions

Observations:

- A ground wire was visible at the meter outside.



Plumbing

1. Water Heater

Observations:



- Unknown. Water in the basement. Appears to be a propane hot water heater.



The spark arrestor/rain cap on the vent pipe for the hot water heater is in serviceable condition.

2. Water Supply Conditions

Materials: Plastic



3. Waste Line Condition

Materials: Unknown. Could not enter the basement.



Observations:

- There was an alarm system noted for the waste pump system noted. It was not tested.



The ejection pump alarm could not be tested because there was no power.

4. Well Conditions



Materials: Unknown.

Materials: Unknown.

Observations:

- Well Location: Front of the house near the driveway.
- The well head could not be removed at the time of the inspection.
- NOTE: The the pump is in the basement, water and no power, so the pump was not tested.

Side Porch

1. Floor Condition

Flooring Types: 5/4 decking noted.



2. Wall Condition

Materials: Wainscoting walls noted. • OSB walls noted.



3. Ceiling Condition

Materials: Wainscoting ceiling noted.



4. Lighting Conditions

Materials: Overhead light noted.



5. Window-Wall AC or Heat

Observations:

- No heat noted.



6. Window Condition

Materials: Aluminum storm windows noted.



7. Doors

Observations:

- Aluminum storm door noted.

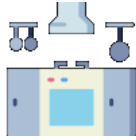


8. Electrical

Observations:

- No electrical outlets noted.





Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Floor Condition

Materials: Sheet vinyl flooring is noted.



2. Wall Condition

Materials: Horsehair plaster noted.



3. Ceiling Condition

Materials: Pressed metal ceiling noted.

Observations:



- Peeling paint noted. Repair needed.



The ceiling in the kitchen is peeling. This paint could contain lead.

4. Lighting Conditions

Observations:



- Overhead lighting noted.
- Oversink lighting noted.

5. Window Condition

Materials: Vinyl framed double hung window noted. • Vinyl framed casement window noted.



6. Doors

Observations:



- No interior doors noted.
- Exterior standard hinge steel insulated doors noted. With glass.

7. Heat/AC Conditions



Observations:

- No heat noted.
- Pellet stove noted.

8. Cabinets



Observations:

- CABINET MATERIAL
- Metal
- No deficiencies observed.

9. Electrical



10. GFCI



Observations:

- GFIC in place and operational.

11. Sinks



Observations:

- Kitchen has a Cast iron enameled sink.

12. Plumbing



Observations:

- There are water shut offs under the sink.

13. Dishwasher Conditions



Observations:

- None present.

14. Cook top condition



Observations:

- Gas cook top noted.

15. Oven & Range



Observations:

- Oven: gas burners

16. Vent Condition



Materials: None noted.

Observations:

- No exhaust fan noted.



Laundry

1. Locations

Locations: Kitchen.

2. Appliances Conditions



Observations:

- No dryer noted.
- Wash machine present.

3. Electrical



4. GFCI



Observations:

- **GFCI** in place and operational

5. Wash Machine Conditions



Observations:

- Wash machine water supply and waste line are in serviceable condition.

Dining Room

1. Floor Condition



Flooring Types: Hardwood flooring is noted.

Observations:

- The slant in this floor from the center to the outside corner must be 10-12 inches. It also drops off in front of the bathroom door.

2. Wall Condition

Materials: Horsehair plaster walls noted.



3. Ceiling Condition

Materials: Pressed board ceiling noted.



4. Lighting Conditions

Observations:

- Overhead lighting noted.



5. Window-Wall AC or Heat

Observations:

- Wood stove noted.



6. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



7. Doors

Observations:

- No interior doors noted.



8. Electrical



Bathroom

1. Floor Condition

Materials: Sheet vinyl flooring is noted.



2. Wall Conditions

Materials: Horsehair plaster noted.



3. Ceiling Condition

Materials: Pressed board ceiling noted.



Observations:

- Evidence leaking was noted around the plumbing vent pipe. Repair is needed.



The ceiling was wet around the plumbing vent pipe in the bathroom.

4. Lighting Conditions

Observations:



- Over vanity lighting noted.
- Overhead light in exhaust fan noted.

5. Exhaust Fan

Observations:



- Exhaust fan terminates in the soffit without a proper vent fixture to force the warm air out of the soffit. This can cause a buildup of moisture and eventually mold. Recommend installing a proper soffit vent fixture. This is important to keep mold from forming in the bathroom or in the soffit area. Contact a licensed builder for repair.

6. Heating

Observations:



- No heat noted.

7. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



8. Doors

Observations:

- Standard hinge wood door noted.



9. Sinks

Observations:

- A manufactured plastic sink and counter were noted.
- Sink stopper missing noted.



10. Counters

Observations:

- The counter top and sink material is manufactured plastic.



11. Cabinets

Observations:

- CABINET MATERIAL
- Wood base noted.
- No deficiencies observed.



12. Electrical



13. GFCI

Observations:

- GFCI in place and operational at sink outlets.



14. Plumbing

Observations:

- There were water shut offs under the sink.



15. Showers

Observations:

- ****SHOWER DOORS****
- Curtin present.



16. Shower Walls

Observations:

- ****MATERIALS****
- Fiberglass surround noted.



17. Bath Tubs

Observations:

- Tub

18. Toilets

Observations:

- Observed as functional and in good visual condition.



Bedroom 1

1. Locations

Locations: Main floor.

2. Floor Condition

Flooring Types: Hardwood flooring is noted.



3. Wall Condition

Materials: Horsehair plaster walls noted.



4. Ceiling Condition

Materials: Horsehair plaster ceiling noted.



5. Lighting Conditions

Materials: Wall sconce lighting noted.



6. Window-Wall AC or Heat

Observations:

- No heat noted.



7. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



8. Electrical



9. Closets

Observations:

- The closet is in serviceable condition.
- Standard hinge wood door noted.



10. Doors

Observations:

- Standard hinge wood door noted.



11. Smoke Detectors

Observations:



- ****Smoke Detectors****
- There were no smoke detectors present in the bedroom(s).
- It is recommended that all bedrooms have a smoke detector installed.



Living Room

1. Locations

Locations: Main floor.

2. Floor Condition

Flooring Types: Painted wood floors noted.



3. Wall Condition

Materials: Horsehair plaster walls noted.



4. Ceiling Condition

Materials: Pressed metal ceiling noted.



5. Lighting Conditions

Materials: Overhead lighting noted.



6. Window-Wall AC or Heat

Observations:

- Gravity hot air furnace noted.



7. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



8. Doors

Observations:

- Standard hinge wood door noted.



9. Electrical



10. Smoke Detectors

Observations:



- ****Smoke Detectors****
- Smoke detector was disconnected. Install a smoke/carbon monoxide detector as soon as possible.



The smoke detector was disconnected in the living room. There were no other detectors noted in the house.

Front Entry

1. Floor Condition

Flooring Types: Painted board flooring noted.



2. Wall Condition

Materials: Horsehair plaster noted.



3. Ceiling Condition

Materials: Horsehair plaster ceilings noted.



4. Lighting Conditions

Materials: Overhead lighting noted.



5. Window-Wall AC or Heat

Observations:



- No heat noted.

6. Doors

Observations:



- Exterior standard hinge wood door noted with glass. I recommend replacing this door with a steel insulated door for heat efficiency and security.



Bedroom 2

1. Locations

Locations: Main floor.

2. Floor Condition

Flooring Types: Painted wood flooring noted.



3. Wall Condition

Materials: Horsehair plaster walls noted.

Observations:

- Note: It appears that this room only was insulated from the inside with blown in insulation.



The outside wall in the front bedroom appears to be the only room that has blown in insulation.

4. Ceiling Condition

Materials: Pressed board ceiling noted.



5. Lighting Conditions

Materials: Overhead lighting noted. • Wall sconces noted.



6. Window-Wall AC or Heat

Observations:

- No heat noted.



7. Closets

Observations:

- The closet is in serviceable condition.
- Standard hinge wood door noted.



8. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



9. Doors

Observations:

- Standard hinge wood door noted.



10. Electrical



11. Smoke Detectors

Observations:



- ****Smoke Detectors****

- There were no smoke detectors present in the bedroom(s).
- All bedrooms should have smoke detectors installed.

Stairway to the 2nd Floor

1. Stairs & Handrail

Observations:



- Wood treads noted.

2. Wall Condition

Materials: Horsehair plaster walls noted.



3. Ceiling Condition

Materials: Horsehair plaster noted.



4. Stairway Conditions

Materials: Wood tread material noted.



Materials: Standard stairway.

Observations:

- The handrail on the stairway meets current standards and safety requirements.

2nd Floor Hallway

1. Floor Condition

Flooring Types: Painted wood flooring noted.



2. Wall Condition

Materials: Horsehair plaster walls noted.

3. Ceiling Condition

Materials: Horsehair plaster ceiling noted.



4. Lighting Conditions

Observations:



- Overhead lighting noted.

5. Smoke Detectors

Observations:



- ****Carbon Monoxide Detectors****
- **No CO detector was observed at time of inspection.**
- **It is recommended that a CO detector be installed on each level of the house including the basement.**

6. Electrical

Observations:



- No electrical outlets noted.

7. Window-Wall AC or Heat

Observations:



- No heat noted.



2nd Floor Bedroom 3

1. Floor Condition

Flooring Types: Painted pine flooring noted.



2. Wall Condition

Materials: Horsehair plaster walls noted.



3. Ceiling Condition

Materials: Horsehair plaster ceiling noted.



4. Lighting Conditions

Observations:

- Overhead lighting noted.



5. Window-Wall AC or Heat

Observations:

- No heat noted.



6. Electrical



7. Closets

Observations:

- No closets were present in this bedroom.



8. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



9. Doors

Observations:

- Standard hinge pine batten door noted.



10. Smoke Detectors

Observations:

- ****Smoke Detectors****
- There were no smoke detectors present in the bedroom(s).
- It is recommended that all bedrooms have a smoke detector installed.





2nd Floor Bedroom 4

1. Floor Condition

Flooring Types: Painted wood flooring noted.



2. Wall Condition

Materials: Horsehair plaster noted.



3. Ceiling Condition

Materials: Horsehair plaster noted.



4. Lighting Conditions

Materials: Overhead lighting noted.



5. Window-Wall AC or Heat

Observations:

- No heat noted.



6. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



7. Closets

Observations:

- No closets were present in this room.



8. Doors

Observations:

- Standard hinge pine batten door noted.



9. Electrical



10. Smoke Detectors

Observations:

- ****Smoke Detectors****
- There were no smoke detectors present in the bedroom(s).
- It is recommended that every bedroom have a smoke detector.



Back Storage Room

1. Floor Condition

Flooring Types: Sheet vinyl flooring is noted.



2. Wall Condition

Materials: Unfinished 2x4 walls noted.



3. Ceiling Condition

Materials: Pressed board ceiling noted.



4. Lighting Conditions

Materials: Overhead lighting noted.



5. Electrical

Observations:



- No electrical outlets noted.

6. Window-Wall AC or Heat

Observations:



- No heating noted.

7. Window Condition

Materials: Wood framed double hung window noted. • Non-insulated glass noted.



Observations:

- Single pane windows observed, recommend budgeting for replacement for added efficiency of home.



Garage

1. Foundation Conditions

Observations:



- There appears to be concrete footing on three sides of the garage. There is no telling how deep the footing is, but the structure is racked toward the back and the back wall is buckled. See pictures in wall section.

2. Floor Condition

Materials: Dirt.



3. Siding Conditions



4. Siding Type

Observations:



- Wood clapboard noted.
- Shiplap siding noted.

5. Roof Condition

Materials: Roofing is the same as main structure.



Materials: Metal standing seam roofing noted.

6. Garage Door Condition

Observations:



- No door noted.

7. Walls

Observations:



- 2x4 open studs noted.
- Side walls are racked and back wall is buckled. This garage needs attention. Turnbuckle is noted on the side walls. Contact a license builder for further evaluation and repair.



The back wall of the garage is buckled and the garage is racked.



The walls of the garage are held together by a chain and turnbuckle.



It is difficult to see in the picture but the garage is racked, leaning toward the back.

8. Rafters & Ceiling

Observations:



- 2x4 rafters noted. These rafters are sistered, but the sistered rafters do not go all the way to the ridge for full support.



The rafters in the garage are only partly sistered. Not sure why they did not go all the way to the ridge.

9. Electrical



Observations:

- No electrical outlets noted.

10. Lighting Conditions



Observations:

- No lighting noted.

11. Garage Conditions



Observations:

- The garage measures 16'x20' approximately.

12. Stairway Conditions



Observations:

- The stairs to the loft are dangerous and need to be properly supported. A hand rail needs to be installed for safety purposes. Contact a builder for further repair.

13. Loft Condition

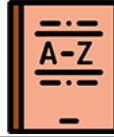


Observations:

- The loft should not be used until the proper supports are installed. See picture.



The loft is supported by sistered floor joists, but no support posts. There should be a post and header added at the loft stairs.



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.