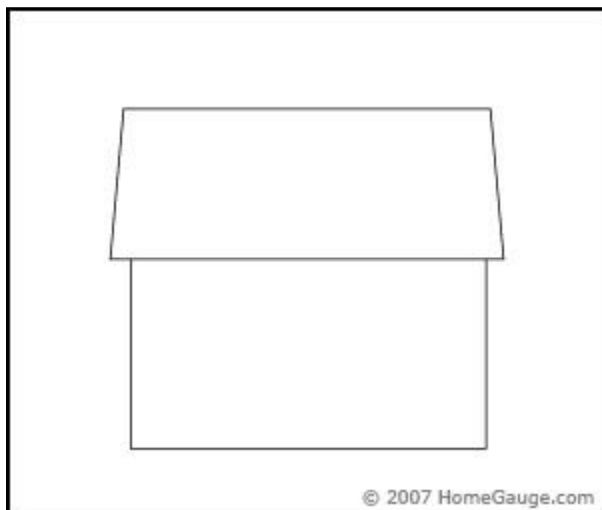




# Inspection Report

**Jane Smith**

**Property Address:**  
123 Main St  
Midcoast Town Maine 04000



picture not used

**Long Cove Inspections LLC**

**Christopher Malliet  
31 Long Cove Way  
Westport Island Maine 04578  
207-350-5207**

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<b>Date:</b> 6/2/2018	<b>Time:</b> 09:00 AM	<b>Report ID:</b> Sample Report 123A (includes Addenda)
<b>Property:</b> 123 Main St Midcoast Town Maine 04000	<b>Customer:</b> Jane Smith	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Maintenance Needed (MN)** = This Item, component or unit needs maintenance. Attention to this detail now can prevent a more expensive repair in the future.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Introduction and Description:** This high-posted Cape is reported to have been built in 1833. While this is generally consistent with remaining architectural details, the building has undergone many renovations and the evidence is clear that modifications and additions were begun at an early date and have continued until the 1970s. Chimneys have been removed and rebuilt, windows and doors changed and roof lines have been altered as the house grew. It is my opinion that the oldest portion of the home is the barn at the north end based on the framing style used. Then the street side cape was built, followed shortly after by the east-west addition to the rear. It is possible that a smaller cape-style structure stood adjacent and connected to the barn but no visible evidence confirms that.

The building has been used as a rental property for several decades. Unlike many rental properties, this building has been responsibly maintained. A new roof was installed in 2012, new septic in 1998, new furnace and water heater in 2016 and the entire house has been re-wired. Some structural issues appear to exist at the uphill end of the buildings where the ground has covered the sills and it is impossible to determine the location of bearing walls but there are few visible signs of big problems. Lead paint is unquestionably present but no asbestos or active knob and tube wiring was observed.

At the time of inspection the water had not been turned on. As a result, no plumbing fixtures or drainage systems could be tested. These items are excluded from the report at this time.

Findings after the water is turned on will be described in Addenda.

<b>Standards of Practice:</b>	<b>Type of building::</b>	<b>Approximate Square Footage::</b>
International Association of Certified Home Inspectors	New Englander	2500

<b>Approximate Year of Original Construction::</b> 1830	<b>Inspection started at::</b> 8:30am	<b>Inspection ended at::</b> 2pm
<b>Occupancy::</b> Unoccupied, empty of furniture	<b>Attending the Inspection::</b> Buyer	<b>Weather during the Inspection::</b> Cloudy
<b>Significant precipitation in last 3 days::</b> No	<b>Temperature during inspection::</b> Over 60 (F) = 15.5 (C)	<b>Ground/Soil surface condition:</b> Dry
<b>Home Faces:</b> West	<b>Radon Test:</b> In progress	

# 1. Exterior

Inspection of the home exterior typically includes: exterior wall covering materials; exterior trim; window and door exteriors; adequate surface drainage; driveway and walkways; window wells; exterior electrical and plumbing components; and retaining wall conditions that may affect the home structure. The potential for dangers/damage associated with trees- such as falling branches or root damage to foundations- varies with tree species and age, and requires an arborist evaluation.

The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.

## Styles & Materials

<b>Driveway Material::</b> Asphalt	<b>Walkway Materials::</b> Concrete Asphalt	<b>Chimney Construction::</b> Brick
<b>Retaining Walls::</b> Dry-stacked stone		

## Items

**1.0 Driveway**  
**Comments:** Inspected

**1.1 Walkways**  
**Comments:** Inspected

**1.2 General Grounds**  
**Comments:** Repair/Replace

⛔ The grade at the rear and sides of both the house and barn should be lowered and graded to divert water. The sills are currently below grade in many areas.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

### 1.3 Exterior Trim

**Comments:** Repair/Replace

⊘ Damaged wood trim was observed at relatively few locations. Recent paint and putty may conceal other areas.



1.3 Item 1(Picture) rake board at flat roof



1.3 Item 2(Picture) southern entry

#### 1.4 Exterior Stairs

**Comments:** Inspected

Railing and guardrails do not comply with modern standards.

### 1.5 Patio

**Comments:** Inspected

A concrete patio has been created at the Northwest corner. It appears to have aluminum flashing behind it but the condition of the sills behind the metal could not be determined. Maintain gutters and downspouts carefully here.

### 1.6 Retaining walls

**Comments:** Repair/Replace

⊘ A retaining wall along the southern driveway has partially collapsed.

### 1.7 Chimney Structure/Exterior

**Comments:** Repair/Replace

⊘ All four brick chimneys are unlined and weathered. Two serve as flues for oil fired furnaces and should be lined.



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)



1.7 Item 4(Picture)



1.7 Item 5(Picture)

2. Wall Exteriors

Styles & Materials

Exterior wall-covering	Exterior Doors::
Material:	Wood
Vinyl Siding	Metal
Cedar Shingles	Fiberglass

Items

2.0 Door Exteriors

Comments: Repair/Replace

⛔ All six exterior doors require varying amounts of repair or adjustment. The entry unit with sidelights at the south side is in poor condition.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 Window Exteriors

Comments: Maintenance Needed

🔧 Several window sash particularly on the lowest level are showing signs of decay.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

## 2.2 Exterior Wall Penetrations

**Comments:** Inspected

## 2.3 Exterior Wall Membrane

**Comments:** Not Inspected

## 2.4 Vinyl Siding

**Comments:** Inspected

With the exception of the back wall of the barn, the entire structure is covered with vinyl siding. No defects were noted but it is impossible to determine the condition of the substrates.

### 3. Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

#### Styles & Materials

<b>Method of inspection::</b>	<b>The roof style was::</b>	<b>Primary roof-covering type::</b>
Walked the roof	Complex Mutiple Gables	Architectural Fiberglass Asphalt Shingle
<b>Drainage system description::</b>	<b>Chimney flue material::</b>	
Partial gutters and downspouts installed	Unlined Brick	

#### Items

#### 3.0 Roof Structure Exterior

**Comments:** Inspected


#### 3.1 Roof Flashing


**Comments:** Inspected

Chimney flashing is adequate. Sidewall flashing has been obscured by vinyl siding.

#### 3.2 Roof Drainage System

**Comments:** Maintenance Needed

 The gutter over the patio has some broken supports and needs cleaning. Additional guttering, particularly over the patio area and across the rear of the building is strongly recommended.



3.2 Item 1(Picture)

#### 3.3 Plumbing and Combustion Vents

**Comments:** Inspected

#### 3.4 Chimney at Roof

**Comments:** Repair/Replace

⊘ The brick chimney was unlined. This condition may deteriorate the brick and mortar and eventually allow the toxic products of combustion to enter the living space. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

### 3.5 Skylight Exteriors

**Comments:** Repair/Replace

⊘ The glass in the skylight has a fogged seal.



3.5 Item 1(Picture)

### 3.6 Asphalt Composition Shingle

**Comments:** Inspected

The roof appears to be in excellent condition.

## 4. Structure

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

### Styles & Materials

<b>Foundation Configuration::</b> Unfinished basement Crawlspace	<b>Foundation Method/Materials::</b> Brick foundation walls Stone Rubble foundation	<b>Method used to Inspect Crawlspace::</b> Inspector entered the crawlspace
<b>Main Floor Structure::</b> Wood boards over wood joists	<b>Main Floor Structure- Perimeter Bearing::</b> Rests on top of foundation wall	<b>Main Floor Structure- Intermediate Support::</b> Wood beam girder Adjustable steel posts Wood posts
<b>Exterior Wall Structures::</b> Wood Post and Beam		

### Items

#### 4.0 Exterior Wall Construction

**Comments:** Not Inspected

At the time this house was built, a hybrid post and beam frame was the usual standard. There is a beam sill into which floor joists are mortised. Corner posts and posts at major wall intersections may have diagonal braces. Four by four studs are mortised into the sill and the top plate at the sides of windows and doors and there may or may not be additional interim studs depending on the span.The entire assembly is covered with rough sawn boards applied horizontally.

#### 4.1 Floor Joist and Subfloor

**Comments:** Repair/Replace

⊘ Although the joist system is generally in good condition for a building of this age, some damage to the floor joists and sills is suspected at the uphill end of the building. I could not get close enough to verify this but did take some pictures.

The southern covered entry has had repairs carried out underneath but the integrity of the southeast corner is questionable.



4.1 Item 1(Picture) damaged joists and possible bad sill (circled)



4.1 Item 2(Picture) area of suspected sill and beam damage.



4.1 Item 3(Picture) old sill damage just inside crawl



4.1 Item 4(Picture) under entry



4.1 Item 5(Picture) south entry



4.1 Item 6(Picture) entry,southeast corner

#### 4.2 Columns and Girders

**Comments:** Inspected

#### 4.3 Foundation

**Comments:** Repair/Replace

⊘ A series of cracks was noted in the brick wall at the lowest level. Repairs by a mason with experience in old buildings is advised.



4.3 Item 1(Picture)

#### 4.4 Basement

**Comments:** Repair/Replace

❌ The lowest level of the basement has had foam insulation applied to the exterior brick walls. Modern standards require this to be covered with fire resistant material such as drywall or 1/2" plywood.



4.4 Item 1(Picture) foam insulation

#### 4.5 Crawlspace

**Comments:** Maintenance Needed

🐭 The crawl is damp and contains debris from previous renovations. Removal of trash is recommended.

# 5. Attic

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations) and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

## Styles & Materials

<b>Attic inspected from::</b> Inside the attic	<b>Attic thermal insulation material::</b> Fiberglass Batt Blown-in Cellulose	<b>Approximate attic thermal insulation depth::</b> 6-8 inches
<b>Roof Structure Ventilation::</b> Attic ventilation appeared sufficient	<b>Roof structure ventilation device type::</b> Gable vents	<b>Roof Framing Type::</b> Antique wood frame
<b>Roof Sheathing Material::</b> Wood boards		

## Items

### 5.0 Attic Access

**Comments:** Maintenance Needed

🔧 Addition of rigid insulation to the top of the hatch as well as weatherstrip and hooks and eyes is recommended.

### 5.1 Roof Framing (from attic)

**Comments:** Inspected

### 5.2 Roof Sheathing

**Comments:** Inspected

### 5.3 Roof Structure Ventilation

**Comments:** Inspected

### 5.4 Attic Electrical

**Comments:** Repair/Replace

⚠ My tester indicated an exposed live wire just inside the hatch.



5.4 Item 1(Picture)

**5.5 Attic Thermal Envelope****Comments:** Inspected

About six inches of cellulose insulation has been installed.



5.5 Item 1(Picture)

## 6. Interior

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior wall, floor and ceiling coverings and surfaces; doors and windows: condition, hardware, and operation; interior trim: baseboard, casing, molding, etc.; permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

### Styles & Materials

**Walls and Ceilings::**

Drywall  
Lath and Plaster  
Composite Veneer Panel  
Ceiling Tile

**Floor Covering Materials::**

Carpet  
Sheet Vinyl  
Wood

**Interior Doors::**

Solid Wood  
Wood Raised Panel

**Window Material::**

Vinyl  
Wood

**Window Glazing::**

Double-pane

**Window Operation::**

Double-hung  
Fixed

**Window Manufacturer::**

Unknown

**Smoke/CO Detectors::**

Additional smoke detectors  
recommended

**Installed Lighting Types  
(permanent fixtures):**

Mostly Incadescent

### Items

**6.0 Floors**

**Comments:** Inspected

**6.1 Walls**

**Comments:** Maintenance Needed

🔍 Some cracking of plaster walls at the east end on the second floor may indicate settlement. Suspected sill damage below is in the same general area.



6.1 Item 1(Picture)

**6.2 Ceilings**

**Comments:** Inspected

**6.3 Lighting**

**Comments:** Inspected

**6.4 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.**

**Comments:** Repair/Replace

❌ (1) Smoke and carbon monoxide detectors are inadequate.

❌ (2) The Inspector recommends installation of additional smoke detectors by a qualified contractor to provide improved fire protection to sleeping areas. This is a life-safety issue.

**6.5 Doors**

**Comments:** Inspected

**6.6 Windows**

**Comments:** Maintenance Needed

🔧 Windows on the east side are beginning to show decay at several locations. One sash has a fogged seal on the second floor.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

**6.7 Interior Trim**

**Comments:** Inspected

**6.8 Cabinets and Countertops**

**Comments:** Inspected

**6.9 Stairs**

**Comments:** Inspected

The stairs are charming period pieces utterly non-compliant with modern standards.

**6.10 Bathroom and Laundry Ventilation**

**Comments:** Inspected

Only the center bathroom on the first floor has an operating bathroom fan.

6.11 Kitchen Appliances

Comments: Inspected

# 7(A) . Front Kitchen

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

## Styles & Materials

<b>Cabinets::</b> Solid Wood	<b>Countertop Material::</b> Laminate	<b>Range::</b> Electric
<b>Range Hood::</b> No hood installed		

## Items

- 7.0.A Floors**  
**Comments:** Inspected
- 7.1.A Walls**  
**Comments:** Inspected
- 7.2.A Ceilings**  
**Comments:** Inspected
- 7.3.A Doors**  
**Comments:** Inspected
- 7.4.A Interior Trim**  
**Comments:** Inspected
- 7.5.A Receptacles and Switches**  
**Comments:** Inspected
- 7.6.A Lighting**  
**Comments:** Inspected
- 7.7.A Cabinets**  
**Comments:** Inspected
- 7.8.A Range**  
**Comments:** Repair/Replace
- 7.9.A Range Hood**  
**Comments:** Not Present
- 7.10.A Garbage Disposal**  
**Comments:** Not Present

⛔ (1) Range did not have its anti-tip bracket installed.

⛔ (2) No range hood or exhaust system was installed at the time of the inspection. The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.

# 7(B) . Rear kitchen

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. **Note: Appliances are operated at the discretion of the Inspector.**

## Styles & Materials

<b>Cabinets::</b>	<b>Countertop Material::</b>	<b>Range Hood::</b>
Solid Wood	Laminate	Recirculating (removable filter)

## Items

**7.0.B Floors**  
**Comments:** Inspected

**7.1.B Walls**  
**Comments:** Inspected

**7.2.B Ceilings**  
**Comments:** Inspected

**7.3.B Windows**  
**Comments:** Inspected

**7.4.B Interior Trim**  
**Comments:** Inspected

**7.5.B Receptacles and Switches**  
**Comments:** Repair/Replace

⊘ No GFCI receptacles were noted.

**7.6.B Lighting**  
**Comments:** Inspected

**7.7.B Cabinets**  
**Comments:** Inspected

**7.8.B Range Hood**  
**Comments:** Inspected

Range hood is a recirculating type.

**7.9.B Cooktop**  
**Comments:** Inspected

**7.10.B Built-in Oven(s)**  
**Comments:** Inspected

**7.11.B Dishwasher**  
**Comments:** Not Inspected

**7.12.B Refrigerator**  
**Comments:** Not Inspected

## 8(A) . Front Bath Downstairs

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

### Styles & Materials

<b>Exhaust Fans:</b> Fan/Heat/Light	<b>Sink::</b> Sink in a cabinet	<b>Bathub::</b> Bathtub with shower
<b>Cabinets::</b> Wood Frames and Doors on Particle Board Boxes		

### Items

- 8.0.A Floors**  
**Comments:** Inspected
- 8.1.A Walls**  
**Comments:** Inspected
- 8.2.A Ceilings**  
**Comments:** Inspected
- 8.3.A Doors**  
**Comments:** Inspected
- 8.4.A Electrical Receptacles and Switches**  
**Comments:** Inspected
- 8.5.A Lighting**  
**Comments:** Inspected
- 8.6.A Ventilation**  
**Comments:** Inspected
- 8.7.A Heat**  
**Comments:** Inspected
- 8.8.A Cabinets**  
**Comments:** Inspected
- 8.9.A Toilet**  
**Comments:** Not Inspected
- 8.10.A Shower**  
**Comments:** Not Inspected
- 8.11.A Medicine Cabinet**  
**Comments:** Inspected

# 8(B) . Front Bath Upstairs

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

## Styles & Materials

<b>Exhaust Fans:</b> None	<b>Sink::</b> Sink in a cabinet	<b>Toilet Type::</b> Standard flush (more than 1.6 gal. [6 litres])
<b>Bathub::</b> Antique Bathtub		

## Items

- 8.0.B Floors**  
**Comments:** Inspected
- 8.1.B Walls**  
**Comments:** Inspected
- 8.2.B Ceilings**  
**Comments:** Inspected
- 8.3.B Doors**  
**Comments:** Inspected
- 8.4.B Skylights**  
**Comments:** Repair/Replace

 Fogged seal previously noted.
- 8.5.B Electrical Receptacles and Switches**  
**Comments:** Inspected
- 8.6.B Lighting**  
**Comments:** Inspected
- 8.7.B Ventilation**  
**Comments:** Not Present
- 8.8.B Cabinets**  
**Comments:** Inspected
- 8.9.B Toilet**  
**Comments:** Not Inspected
- 8.10.B Shower**  
**Comments:** Not Inspected

# 8(C) . Rear Bath Downstairs

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

## Styles & Materials

<b>Exhaust Fans:</b> None	<b>Sink::</b> Sink in a cabinet	<b>Toilet Type::</b> Standard flush (more than 1.6 gal. [6 litres])
<b>Bathub::</b> Bathtub with shower	<b>Cabinets::</b> Wood Frames and Doors on Particle Board Boxes	

## Items

- 8.0.C Floors**  
**Comments:** Inspected
- 8.1.C Walls**  
**Comments:** Inspected
- 8.2.C Ceilings**  
**Comments:** Inspected
- 8.3.C Doors**  
**Comments:** Inspected
- 8.4.C Electrical Receptacles and Switches**  
**Comments:** Inspected
- 8.5.C Lighting**  
**Comments:** Inspected
- 8.6.C Ventilation**  
**Comments:** Not Present
- 8.7.C Cabinets**  
**Comments:** Inspected
- 8.8.C Toilet**  
**Comments:** Not Inspected
- 8.9.C Bathtub**  
**Comments:** Not Inspected
- 8.10.C Shower**  
**Comments:** Not Inspected
- 8.11.C Medicine Cabinet**  
**Comments:** Inspected

## 9. Laundry

In addition to those items typically inspected as part of the interior, inspection of the laundry room includes examination of the following: dryer connections and venting; room ventilation; and provision of proper clothes washer waste pipe.

### Styles & Materials

<b>Dryer Power::</b> Electric	<b>Dryer Vent::</b> Smooth-bore metal (UL-approved) Ribbed plastic Aluminum expanding vent	<b>Dryer 240-volt electrical receptacle::</b> Older 3-prong
----------------------------------	---	--

### Items

**9.0 Floors**  
**Comments:** Inspected

**9.1 Walls**  
**Comments:** Inspected

**9.2 Ceilings**  
**Comments:** Inspected

**9.3 Doors**  
**Comments:** Inspected

**9.4 Receptacles, Switches, Connections**  
**Comments:** Inspected

The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

**9.5 Lighting**  
**Comments:** Inspected

**9.6 Dryer Venting**  
**Comments:** Inspected

The dryer was vented using a flexible, ribbed plastic vent that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust vent is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. The Inspector recommends replacing this plastic vent with a properly-installed, UL-approved dryer vent. All work should be performed by a qualified contractor.

# 10. Plumbing

Inspection of the plumbing system typically includes (limited) operation and visual inspection of: water supply source (identification as public or private); sewage disposal system (identification as public or private); water supply/distribution pipes; drain, waste and vent (DWV) system; water heater (type, condition and operation); gas system; and sump pump (confirmation of installation/operation).

## Styles & Materials

<b>Water Supply Source::</b> Public Water Supply	<b>Main Water Supply Pipe::</b> 3/4-inch	<b>Water Distribution Pipes::</b> 1/2-inch copper
<b>Distribution Pipe Bonding::</b> Pipes were bonded	<b>Sewage System Type::</b> Septic system	<b>Drain Waste and Vent Pipe Materials::</b> Acrylonitrile butadiene styrene (ABS) Polyvinyl Chloride (PVC) Cast Iron
<b>Water Heater Manufacturer:</b> Richmond	<b>Date of Manufacture:</b> 2016 2007	<b>Water Heater Fuel Type:</b> Electric
<b>Water Heater Type:</b> Tank (conventional)	<b>Water Heater Tank Capacity:</b> 50 gallons	<b>Sewage Ejector::</b> An operable sewage ejector pump was installed

## Items

- 10.0 Exterior Plumbing**  
**Comments:** Not Present
- 10.1 Source of Water**  
**Comments:** Inspected
- 10.2 Water Supply and Distribution**  
**Comments:** Not Inspected
- 10.3 Sewage and DWV Systems**  
**Comments:** Repair/Replace

⊘ The washer drains are not compliant with modern codes: Both have low sections where water is retained at all time and the rear unit runs through plastic pipe about 20' and then uphill to a drum trap.



10.3 Item 1(Picture) direction of water flow front laundry drain

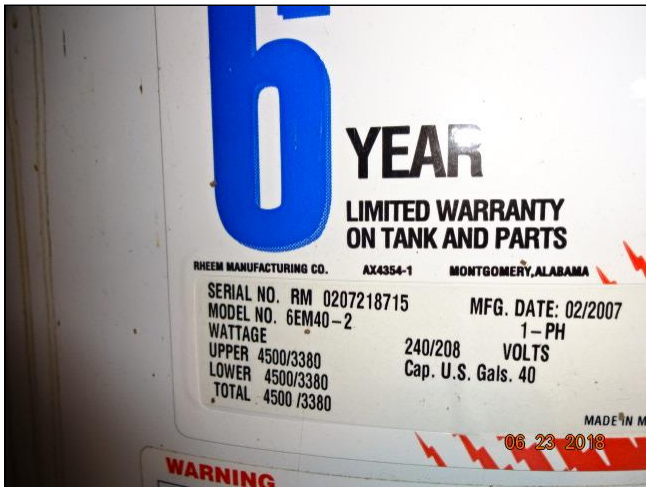


10.3 Item 2(Picture) washer drain rear laundry

**10.4 Electric Water Heater**

**Comments:** Repair/Replace

⊘ Each unit has an electric water heater. Both should have the relief piping extended closer to the floor. The Richmond heater with the six year warranty was installed in 2007 and shows signs of deterioration at the top. The other by US Craftsmen appears to be in good condition.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

# 11. Heating

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

## Styles & Materials

<b>Heating System Brand::</b> Arcoair Williamson	<b>Heating System Type::</b> Oil fired furnace	<b>Energy Source::</b> Oil
<b>Number of Heat Systems (excluding wood)::</b> Two	<b>Heating/Cooling Ducts::</b> Not insulated	

## Items

### 11.0 Furnace

**Comments:** Repair/Replace

⊘ Two furnaces were tested: an older Williamson temp-o-matic in the rear unit and a recently installed 2011 Airco unit for the front. The Airco unit has a poorly crafted return air filter box. The Williamson unit is an older unit. I could not determine its age but Williamson went out of business in the 1990s. They made a great product but the age of the unit should be considered. I put a CO detector in front of a register at each unit and got no reading but a test by a certified heating tech is recommended.



11.0 Item 1(Picture) Airco return air filter

### 11.1 Fuel, Piping and Support

**Comments:** Repair/Replace

🚫 The oil supply lines are not sleeved.

### 11.2 Thermostat

**Comments:** Inspected

### 11.3 Filter condition

**Comments:** Inspected

### 11.4 System Summary and Evaluation

**Comments:** Inspected

The house has been used as a duplex in recent history. If the intention is to put it back in use as a single family, it would seem reasonable to abandon the older water heater and consider scrapping the older furnace. One or two Mini-Split units could replace the furnace and free up the mechanical room to be part of a bigger kitchen. This mechanical room is also where suspected problems exist in the structure below.

# 12. Electrical

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor. Inspection of the home electrical system typically includes visual inspection of the following: service drop; conductors, weatherhead, and service mast; electric meter exterior; service panel and sub-panels; service and equipment grounding; system and component bonding; and visible branch wiring: receptacles (representative number), switches, lighting

## Styles & Materials

<b>Electrical Service Conductors::</b> Underground service	<b>Service Panel Ampacity::</b> 100 amps 200 amps	<b>Service Panel Type::</b> Load Center
<b>Service Panel Manufacturer::</b> Square D	<b>Service Disconnect Location::</b> At Service Panel Remote Disconnect	<b>Service Disconnect Type::</b> Breaker
<b>Service Disconnect Ampacity::</b> 100 amps 200 amps	<b>Service Grounding Electrode::</b> Not Visible	<b>Wiring Methods::</b> Surface mounted distribution Not Visible
<b>Type of Branch Wiring::</b> Vinyl-coated	<b>Ground Fault Circuit Interruptor (GFCI) Protection::</b> Partial	<b>Arc Fault Circuit Interruptor (AFCI) Protection::</b> NO

## Items

### 12.0 General Electrical System Description

**Comments:** Inspected

The home has two electrical panels: 200 amp for the front and 100 amp for the rear. The 100 amp panel is a subpanel with the main disconnect closer to the entrance. The disconnect for the 200 amp panel is in the panel.

### 12.1 General Electrical System Condition

**Comments:** Inspected

### 12.2 Electric Meter

**Comments:** Inspected

### 12.3 Service Entrance Conductors

**Comments:** Not Inspected

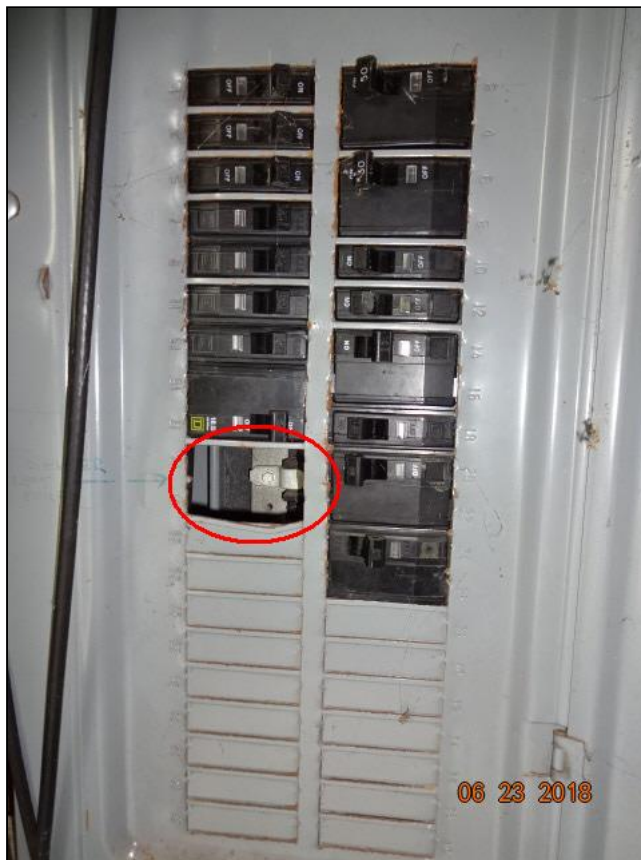
### 12.4 Service Panel Manufacturer

**Comments:** Inspected

### 12.5 Service Panel Cabinet, Ampacity, and Cover

**Comments:** Repair/Replace

⊘ A blank cover needs to be installed where a breaker has been removed in the 200 amp service.



12.5 Item 1(Picture)

#### 12.6 Service Panel Wiring

**Comments:** Inspected

#### 12.7 Service Disconnect

**Comments:** Inspected

#### 12.8 Overcurrent Protection Devices

**Comments:** Inspected

#### 12.9 Service Grounding Electrode System & Service Bond

**Comments:** Inspected

#### 12.10 Equipment Grounding & Bonding

**Comments:** Inspected

#### 12.11 Sub-panel Manufacturer

**Comments:** Inspected

#### 12.12 Sub-panel Cabinet, Ampacity, Cover, & Bonding

**Comments:** Inspected

#### 12.13 Sub Panel Wiring

**Comments:** Inspected

#### 12.14 Exterior Electrical Receptacles

**Comments:** Not Present

**12.15 Conventional Electrical Receptacles (interior)****Comments:** Inspected**12.16 GFCI/AFCI Electrical Receptacles****Comments:** Repair/Replace

⊘ No GFCI receptacles exist in the rear kitchen.

**12.17 Switches****Comments:** Inspected**12.18 Lighting****Comments:** Inspected**12.19 Visible Branch Wiring****Comments:** Inspected**12.20 Smoke Detectors****Comments:** Repair/Replace

⊘ Smoke detector location is inadequate.

**12.21 Carbon Monoxide Detectors****Comments:** Repair/Replace

⊘ More CO detectors are advised.

## 13. Insulation and Thermal Envelope

### Styles & Materials

<b>Attic thermal insulation material::</b>	<b>Approximate attic thermal insulation depth::</b>
Fiberglass Batt	6-8 inches
Blown-in Cellulose	
Rigid Foam	

### Items

#### 13.0 Overview

**Comments:** Inspected

The condition of the thermal envelope of this building can only be guessed at but a few conditions can be verified:

- 1)There is some cellulose and fiberglass insulation in the attic but not an adequate amount by modern standards. Thermal imaging showed uninsulated gaps in the ceiling, particularly in the rear of the house.
- 2) The status of the wall insulation is inconclusive. Some insulation may be present.
- 3) The floor under the south entry is open to the elements making this a source of heat loss and air infiltration.
- 4) The crawlspace is very damp and is almost certainly a source of air infiltration and heat loss.
- 5) The brick walls in the basement have been partially covered with rigid insulation which helps with heat loss but is a fire hazard.

It is probable that a professional energy audit would provide recommendations that would increase comfort and durability while lowering energy consumption.I highly recommend this as a course of action as you move forward.

14(A) . Garage

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Styles & Materials

Garage Vehicle Door Type::	Number of Vehicle Doors::
Single	2

Items

14.0.A Vehicle Doors

Comments: Repair/Replace

⛔ The doors need to be replaced.



14.0.A Item 1(Picture) damaged door (1 of 2)

14.1.A Floors

Comments: Inspected

The oil soaked wood floors are a fire hazard. Use extreme caution with equipment and open flame.

14.2.A Walls

Comments: Inspected

14.3.A General Condition and Ventilation

Comments: Maintenance Needed

🐿 The structure is in overall good condition, but the southeast corner is below grade. Excavation and re-grading is needed. It may be desirable to install a gutter and downspout on the east side to direct water away from the corner of the building. Overhanging trees should be cut away.



14.3.A Item 1(Picture)

#### 14.4.A Roof Framing

**Comments:** Inspected

14(B) . Attached Barn

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage

Items

14.0.B Conventional Doors

Comments: Repair/Replace

⊘ Door is damaged.



14.0.B Item 1(Picture)

14.1.B Floors

Comments: Inspected

Plywood has been installed over much of the floor. Conditions underneath are unknown.

14.2.B Walls

Comments: Repair/Replace

⊘ The back wall boarding is separated from the sill which is in a state of advanced decay. At some point late in the 19th century a summer kitchen was built inside this barn. Every aspect of the summer kitchen is in an advanced state of decay and very unsanitary. I recommend very careful removal of all of it to allow inspection and evaluation of the earlier barn structure.



14.2.B Item 1(Picture) damaged sill



14.2.B Item 2(Picture) filth and rodent fecal matter



14.2.B Item 3(Picture) wall/floor junction

### 14.3.B General Condition and Ventilation

**Comments:** Inspected

This small barn is an interesting and somewhat unusual structure. It may pre-date the house. Further study of it and analysis of its needs for stabilization is recommended.

### 14.4.B Roof Framing

**Comments:** Inspected

## 15. Addenda

### Items

#### 15.0 Follow-up Notes

**Comments:** Repair/Replace

🚫 A return visit to check the plumbing revealed the following:

A) Structural damage is verified in the first floor rear section in the low crawl.

B) Plumbing issues noted are:

1) Faucets in both kitchen sinks and the rear unit bathroom sink need to be replaced.

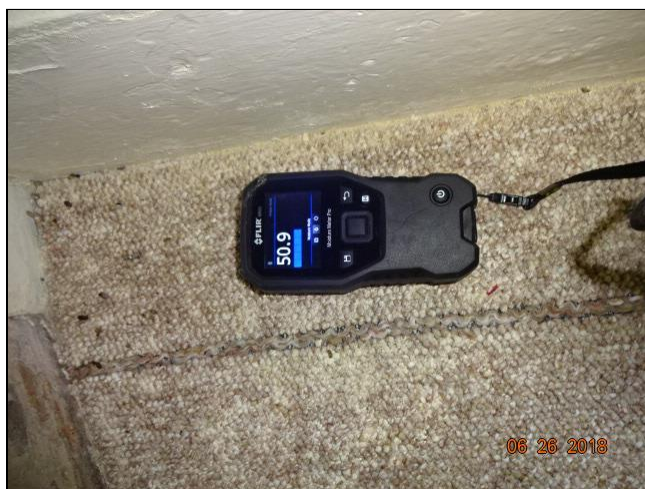
2) The dishwasher does not have water coming in.

3) Both fiberglass tubs do not have functioning tub stops.

4) Claw foot tub faucet drips when off and a small leak was noted in the drain.

5) Downstairs toilet does not stop running.

The refrigerator in the front kitchen could not be evaluated because it was not operational.



15.0 Item 1(Picture) High moisture meter reading



15.0 Item 2(Picture) High moisture meter reading



15.0 Item 3(Picture) Crushed sill at back wall



15.0 Item 4(Picture) Crushed sill at back wall



15.0 Item 5(Picture) Damaged joists and subfloor at washer drain



15.0 Item 6(Picture) Decayed joist



15.0 Item 7(Picture) decayed girder

## Summary



**Long Cove Inspections LLC**

**31 Long Cove Way  
Westport Island Maine 04578  
207-350-5207**

**Customer**  
Jane Smith

**Address**  
123 Main St  
Midcoast Town Maine 04000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

---

### 1. Exterior

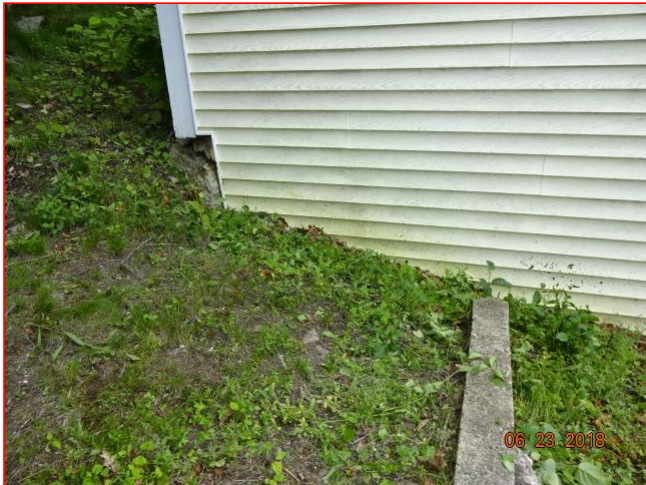
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#### 🚫 General Summary

##### 1.2 General Grounds

###### **Repair/Replace**

The grade at the rear and sides of both the house and barn should be lowered and graded to divert water. The sills are currently below grade in many areas.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)



1.2 Item 5(Picture)

**1.3 Exterior Trim  
Repair/Replace**

Damaged wood trim was observed at relatively few locations. Recent paint and putty may conceal other areas.



1.3 Item 1(Picture) rake board at flat roof



1.3 Item 2(Picture) southern entry

#### **1.6 Retaining walls**

##### **Repair/Replace**

A retaining wall along the southern driveway has partially collapsed.

#### **1.7 Chimney Structure/Exterior**

##### **Repair/Replace**

All four brick chimneys are unlined and weathered. Two serve as flues for oil fired furnaces and should be lined.



1.7 Item 1(Picture)



1.7 Item 2(Picture)



1.7 Item 3(Picture)



1.7 Item 4(Picture)



1.7 Item 5(Picture)

2. Wall Exteriors

General Summary

2.0 Door Exteriors

Repair/Replace

All six exterior doors require varying amounts of repair or adjustment. The entry unit with sidelights at the south side is in poor condition.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

 **Maintenance Needed**

**2.1 Window Exteriors**

**Maintenance Needed**

Several window sash particularly on the lowest level are showing signs of decay.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

---

### 3. Roof

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#### 🚫 General Summary

##### 3.4 Chimney at Roof

###### Repair/Replace

The brick chimney was unlined. This condition may deteriorate the brick and mortar and eventually allow the toxic products of combustion to enter the living space. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

##### 3.5 Skylight Exteriors

###### Repair/Replace

The glass in the skylight has a fogged seal.



3.5 Item 1(Picture)

#### 🔧 Maintenance Needed

##### 3.2 Roof Drainage System

**Maintenance Needed**

The gutter over the patio has some broken supports and needs cleaning. Additional guttering, particularly over the patio area and across the rear of the building is strongly recommended.



3.2 Item 1(Picture)

---

## 4. Structure

---

### 🚫 General Summary

#### 4.1 Floor Joist and Subfloor

##### **Repair/Replace**

Although the joist system is generally in good condition for a building of this age, some damage to the floor joists and sills is suspected at the uphill end of the building. I could not get close enough to verify this but did take some pictures.

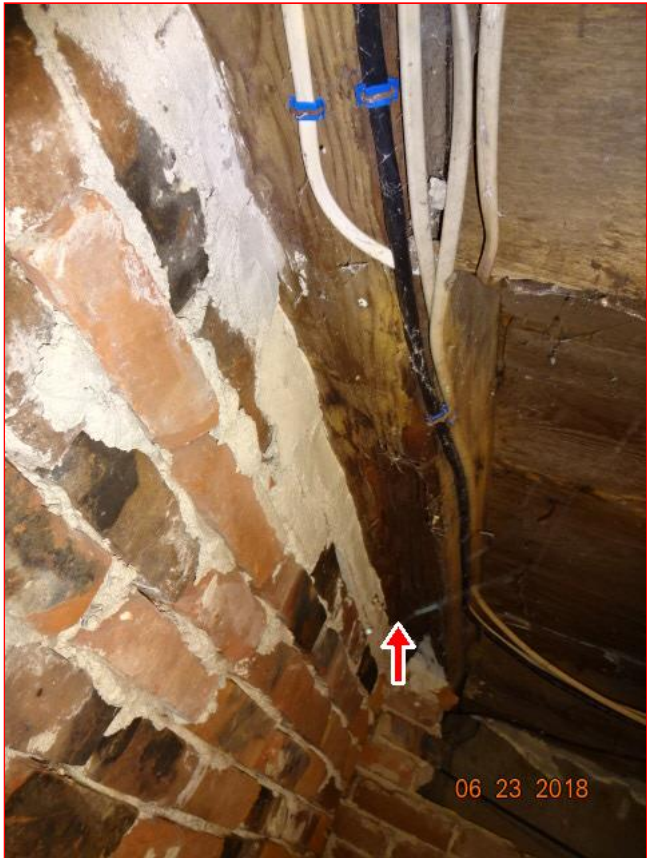
The southern covered entry has had repairs carried out underneath but the integrity of the southeast corner is questionable.



4.1 Item 1(Picture) damaged joists and possible bad sill (circled)



4.1 Item 2(Picture) area of suspected sill and beam damage.



4.1 Item 3(Picture) old sill damage just inside crawl



4.1 Item 4(Picture) under entry



4.1 Item 5(Picture) south entry



4.1 Item 6(Picture) entry,southeast corner

#### 4.3 Foundation

##### Repair/Replace

A series of cracks was noted in the brick wall at the lowest level. Repairs by a mason with experience in old buildings is advised.



4.3 Item 1(Picture)

#### 4.4 Basement

##### Repair/Replace

The lowest level of the basement has had foam insulation applied to the exterior brick walls. Modern standards require this to be covered with fire resistant material such as drywall or 1/2" plywood.



4.4 Item 1(Picture) foam insulation

## Maintenance Needed

### 4.5 Crawlspace

#### Maintenance Needed

The crawl is damp and contains debris from previous renovations. Removal of trash is recommended.

---

## 5. Attic

---

### General Summary

#### 5.4 Attic Electrical

##### Repair/Replace

My tester indicated an exposed live wire just inside the hatch.



5.4 Item 1(Picture)

## Maintenance Needed

### 5.0 Attic Access

#### Maintenance Needed

Addition of rigid insulation to the top of the hatch as well as weatherstrip and hooks and eyes is recommended.

---

## 6. Interior

---

## General Summary

### 6.4 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

#### Repair/Replace

- (1) Smoke and carbon monoxide detectors are inadequate.
- (2) The Inspector recommends installation of additional smoke detectors by a qualified contractor to provide improved fire protection to sleeping areas. This is a life-safety issue.

## Maintenance Needed

### 6.1 Walls

#### Maintenance Needed

Some cracking of plaster walls at the east end on the second floor may indicate settlement. Suspected sill damage below is in the same general area.



6.1 Item 1(Picture)

## 6.6 Windows

### Maintenance Needed

Windows on the east side are beginning to show decay at several locations. One sash has a fogged seal on the second floor.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

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## 7(A) . Front Kitchen

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### 🚫 General Summary

#### 7.8.A Range

**Repair/Replace**

- (1) Range did not have its anti-tip bracket installed.
- (2) No range hood or exhaust system was installed at the time of the inspection. The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.

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## 7(B) . Rear kitchen

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### ⊘ General Summary

#### 7.5.B Receptacles and Switches

**Repair/Replace**

No GFCI receptacles were noted.

---

## 8(B) . Front Bath Upstairs

---

### ⊘ General Summary

#### 8.4.B Skylights

**Repair/Replace**

Fogged seal previously noted.

---

## 10. Plumbing

---

### ⊘ General Summary

#### 10.3 Sewage and DWV Systems

**Repair/Replace**

The washer drains are not compliant with modern codes: Both have low sections where water is retained at all time and the rear unit runs through plastic pipe about 20' and then uphill to a drum trap.



10.3 Item 1(Picture) direction of water flow front laundry drain

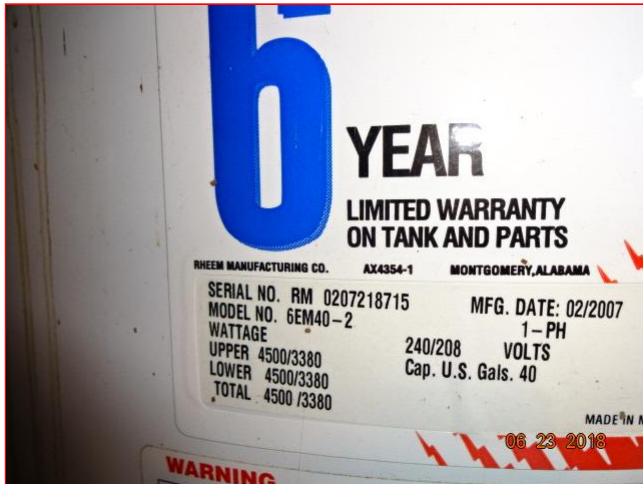


10.3 Item 2(Picture) washer drain rear laundry

#### 10.4 Electric Water Heater

**Repair/Replace**

Each unit has an electric water heater. Both should have the relief piping extended closer to the floor. The Richmond heater with the six year warranty was installed in 2007 and shows signs of deterioration at the top. The other by US Craftsmen appears to be in good condition.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

---

## 11. Heating

---

### 🚫 General Summary

#### 11.0 Furnace

##### Repair/Replace

Two furnaces were tested: an older Williamson temp-o-matic in the rear unit and a recently installed 2011 Airco unit for the front. The Airco unit has a poorly crafted return air filter box. The Williamson unit is an older unit. I could not determine its age but Williamson went out of business in the 1990s. They made a great product but the age of the unit should be considered. I put a CO detector in front of a register at each unit and got no reading but a test by a certified heating tech is recommended.



11.0 Item 1(Picture) Airco return air filter

#### 11.1 Fuel, Piping and Support

##### Repair/Replace

The oil supply lines are not sleeved.

---

## 12. Electrical

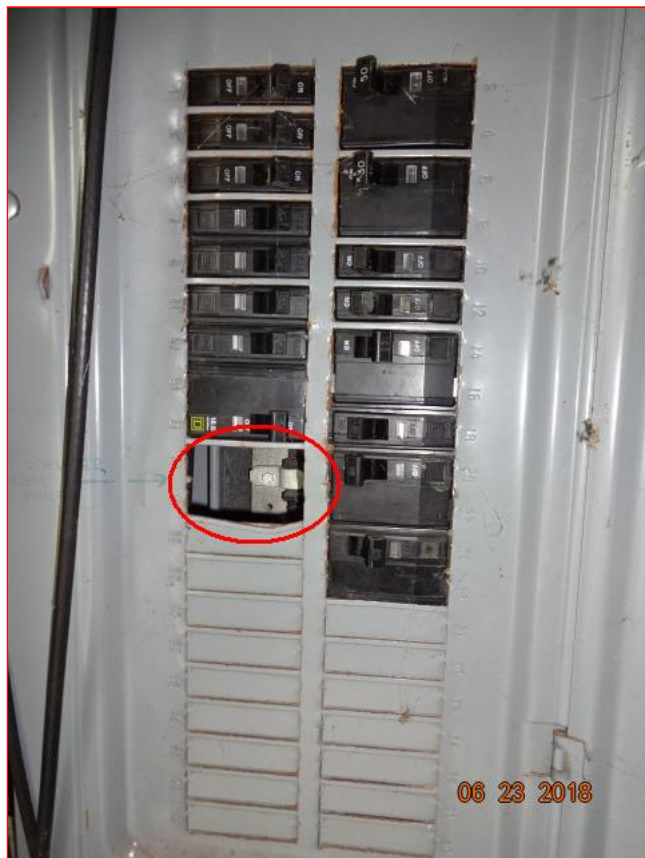
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### ⊘ General Summary

#### 12.5 Service Panel Cabinet, Ampacity, and Cover

##### Repair/Replace

A blank cover needs to be installed where a breaker has been removed in the 200 amp service.



12.5 Item 1(Picture)

#### 12.16 GFCI/AFCI Electrical Receptacles

##### Repair/Replace

No GFCI receptacles exist in the rear kitchen.

#### 12.20 Smoke Detectors

##### Repair/Replace

Smoke detector location is inadequate.

#### 12.21 Carbon Monoxide Detectors

##### Repair/Replace

More CO detectors are advised.

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## 14(A) . Garage

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### 🚫 General Summary

#### 14.0.A Vehicle Doors

##### Repair/Replace

The doors need to be replaced.



14.0.A Item 1(Picture) damaged door (1 of 2)

 **Maintenance Needed**

**14.3.A General Condition and Ventilation**

**Maintenance Needed**

The structure is in overall good condition, but the southeast corner is below grade. Excavation and re-grading is needed. It may be desirable to install a gutter and downspout on the east side to direct water away from the corner of the building. Overhanging trees should be cut away.



14.3.A Item 1(Picture)

---

**14(B) . Attached Barn**

---

 **General Summary**

**14.0.B Conventional Doors**

**Repair/Replace**

Door is damaged.



14.0.B Item 1(Picture)

**14.2.B Walls****Repair/Replace**

The back wall boarding is separated from the sill which is in a state of advanced decay. At some point late in the 19th century a summer kitchen was built inside this barn. Every aspect of the summer kitchen is in an advanced state of decay and very unsanitary. I recommend very careful removal of all of it to allow inspection and evaluation of the earlier barn structure.



14.2.B Item 1(Picture) damaged sill



14.2.B Item 2(Picture) filth and rodent fecal matter



14.2.B Item 3(Picture) wall/floor junction

---

## 15. Addenda

---

### 🚫 General Summary

#### 15.0 Follow-up Notes

##### Repair/Replace

A return visit to check the plumbing revealed the following:

A) Structural damage is verified in the first floor rear section in the low crawl.

B) Plumbing issues noted are:

1)Faucets in both kitchen sinks and the rear unit bathroom sink need to be replaced.

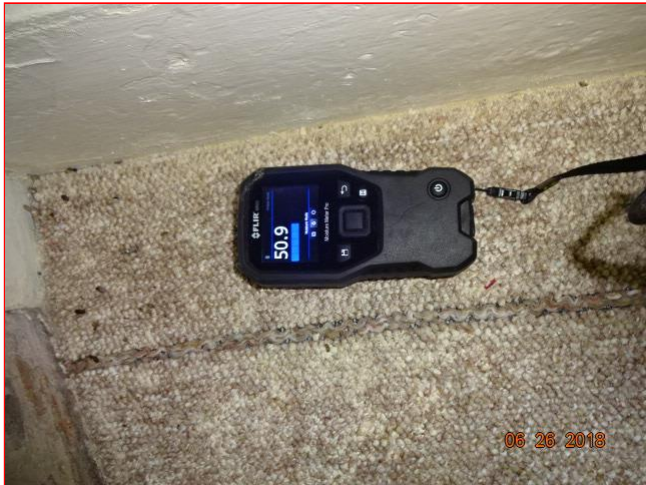
2) The dishwasher does not have water coming in.

3) Both fiberglass tubs do not have functioning tub stops.

4) Claw foot tub faucet drips when off and a small leak was noted in the drain.

5) Downstairs toilet does not stop running.

The refrigerator in the front kitchen could not be evaluated because it was not operational.



15.0 Item 1(Picture) High moisture meter reading



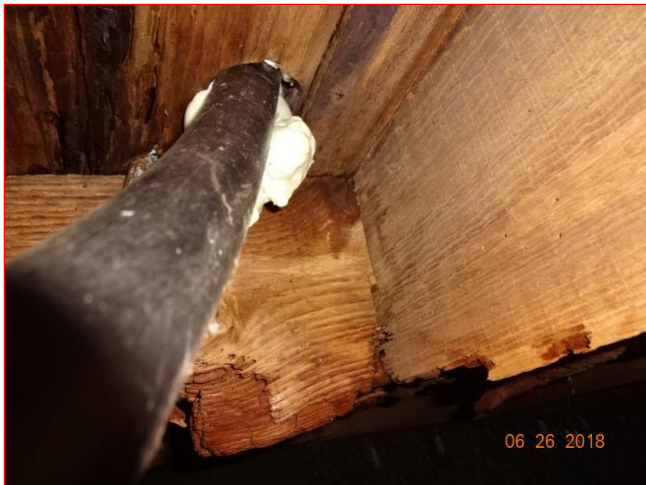
15.0 Item 2(Picture) High moisture meter reading



15.0 Item 3(Picture) Crushed sill at back wall



15.0 Item 4(Picture) Crushed sill at back wall



15.0 Item 5(Picture) Damaged joists and subfloor at washer drain



15.0 Item 6(Picture) Decayed joist



15.0 Item 7(Picture) decayed girder

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Christopher Malliet



## INVOICE

**Long Cove Inspections LLC**  
**31 Long Cove Way**  
**Westport Island Maine 04578**  
**207-350-5207**  
**Inspected By: Christopher Malliet**

**Inspection Date:** 6/2/2018  
**Report ID:** Sample Report 123A (includes Addenda)

Customer Info:	Inspection Property:
Jane Smith	123 Main St Midcoast Town Maine 04000
<b>Customer's Real Estate Professional:</b>	

### Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	400.00	1	400.00
Garage, attached or detached, (with home inspection)	0.00	1	0.00
Radon Air Test with kit (double)	135.00	1	135.00
Second Radon/air test	50.00	1	50.00

**Tax \$0.00**

**Total Price \$585.00**

**Payment Method:**

**Payment Status:**

**Note:**

This is an Agreement between you, the undersigned Client, and Long Cove Inspections LLC, pertaining to our inspection of the Property at: 123 Main St, Midcoast Town, Maine 04000. The terms below govern this Agreement.

1. The fee for our inspection is \$585.00, payable in full at or before the appointment. This includes a radon in air test.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") posted at [www.nachi.org/sop](http://www.nachi.org/sop). You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the greatest extent allowed by law.
6. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages is not a penalty, but that we intend it to: (I) reflect the fact that actual damages may be difficult or impractical to ascertain; (II) allocate risk between us; and (III) enable us to perform the inspection for the agreed-upon fee.
7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.
9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in Lincoln County where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.
10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.
11. Past-due fees for your inspection shall accrue interest at 18% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.
12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.
13. You may not assign this Agreement.
14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.
15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.
16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.