



Inspection Report

Pam Gaya

Property Address:
347 Anderson Cove Rd
Acton ME 04001



North Coast Home Inspection, LLC

Chris Ross 00551

**647 US Route 1 Unit 14-263
York, ME 03909**

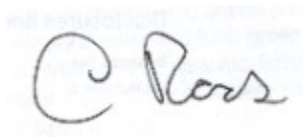
A handwritten signature in black ink, appearing to read "C. Ross", is centered on the page. The signature is written in a cursive style with a large, looped "C" and a stylized "Ross".

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Date: 8/18/2025	Time: 09:00 AM	Report ID: 3399
Property: 347 Anderson Cove Rd Acton ME 04001	Customer: Pam Gaya	Real Estate Professional: Chasity Cameron KELLER WILLIAMS COASTAL AND LAKES & MOUNTAINS REALTY

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.

SATISFACTORY (SAT) = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (MAR) = Indicates the component will probably require repair or replacement anytime within five years.

SIGNIFICANT ISSUES (SI) = A system or component that is considered significantly deficient, inoperable or is unsafe.

SAFETY HAZARD (SAF) = Denotes a condition that is unsafe and in need of prompt attention.

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.

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.

In Attendance:

Customer

Type of building:

Single Family (2 story)

Condition of Home:

Furnished

Approximate age of building:

Over 50 years

Home Faces:

North

Temperature:

Below 60 (F) = 15.5 (C)

Ground/Soil surface condition:

Dry

Weather:

Clear

Rain in last 3 days:

Yes

Radon Test:**Water Test:**

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
1.0	Photos							Roof-Type: Gable
1.1	Roof Coverings					•		Visibility: All
1.2	Roof Structure (report leak signs or condensation)	•						Viewed roof covering
1.3	Flashings	•						from: Drone
1.4	Skylights, Chimneys and Roof Penetrations				•			Roof Covering: Asphalt
1.5	Roof Drainage Systems (Gutters/Downspouts)	•						Chimney (exterior): Block Stone
1.6	Ventilation of Roof/Attic	•						Ventilation: Gable vents Roof Vents
1.7	Plumbing Vents	•						Attic info: Pull Down stairs
1.8	Attic (access)	•						Method used to
1.9	Attic (report leak signs or condensation)	•						observe attic: In Attic
1.10	Attic (roof underside & floor)	•						Roof Structure: Rafters
1.11	Insulation in Attic	•						Attic Insulation: Fiberglass
1.12	Pest in Attic					•		
1.13	Visible Electric Wiring in Attic				•			

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Comments:

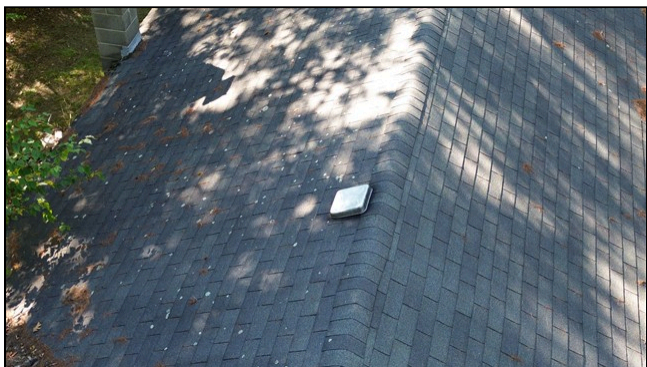
1.0 (1) General Pictures



1.0 Item 1(Picture)



1.0 Item 2(Picture)

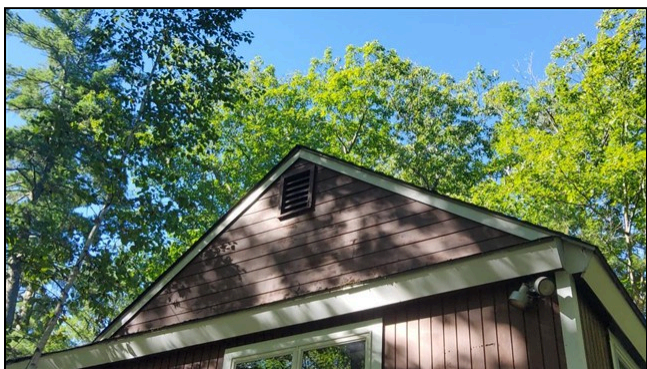


1.0 Item 3(Picture)

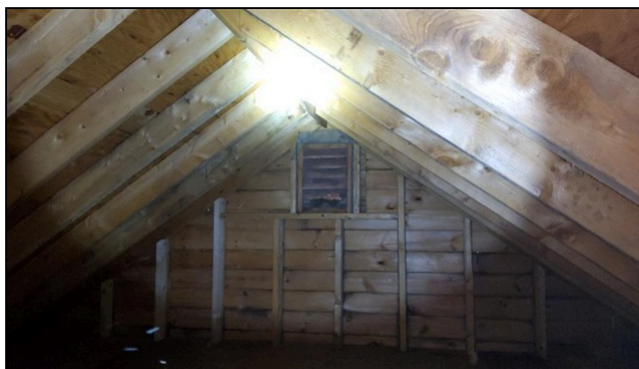


1.0 Item 4(Picture)

(2) Ventilation



1.0 Item 5(Picture)



1.0 Item 6(Picture)

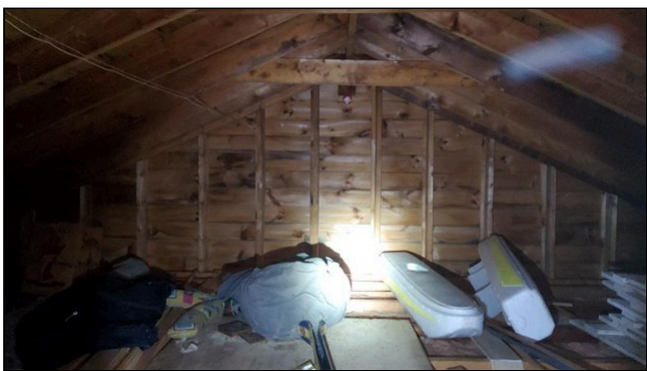


1.0 Item 7(Picture)

(3) Attic



1.0 Item 8(Picture)



1.0 Item 9(Picture)



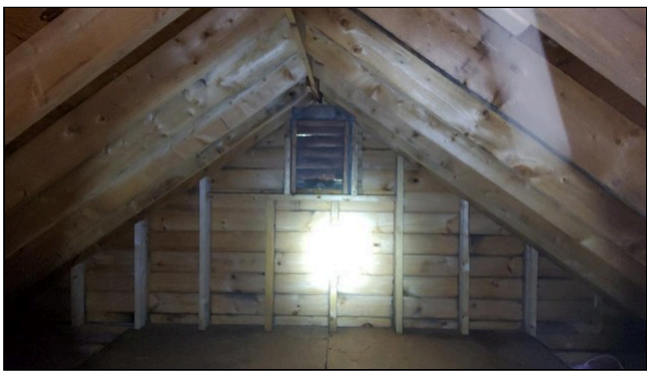
1.0 Item 10(Picture)



1.0 Item 11(Picture)



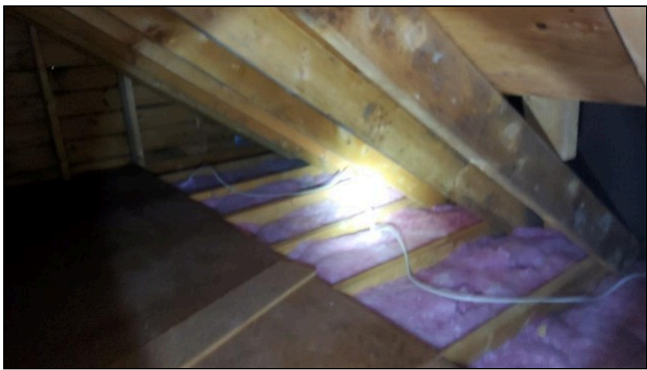
1.0 Item 12(Picture)



1.0 Item 13(Picture)



1.0 Item 14(Picture)



1.0 Item 15(Picture)



1.0 Item 16(Picture)



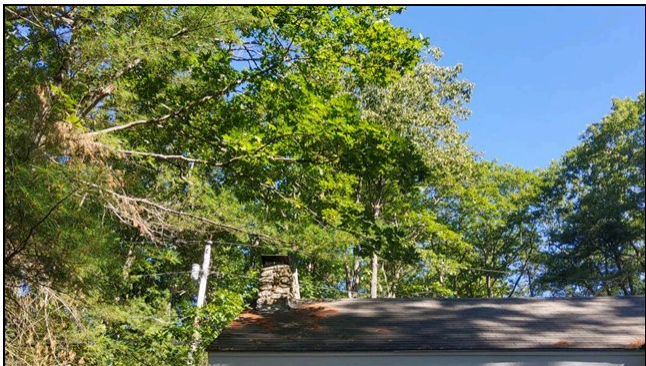
1.0 Item 17(Picture)



1.0 Item 18(Picture)



1.1 (1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



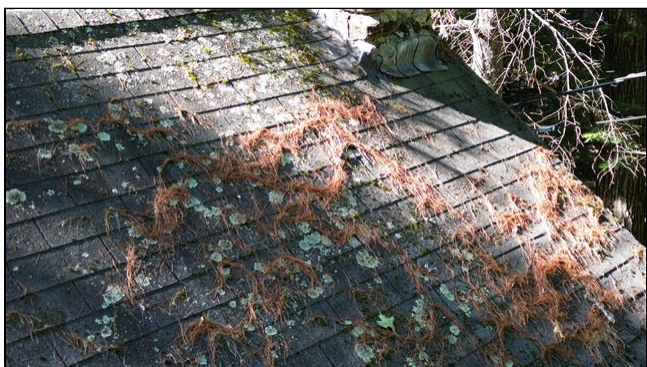
(2) Roof coverings had excessive amount of moss and will need maintenance, recommend cleaning apparent moss/algae/mold off the roof and then have a qualified roofing contractor evaluate further.



1.1 Item 3(Picture)



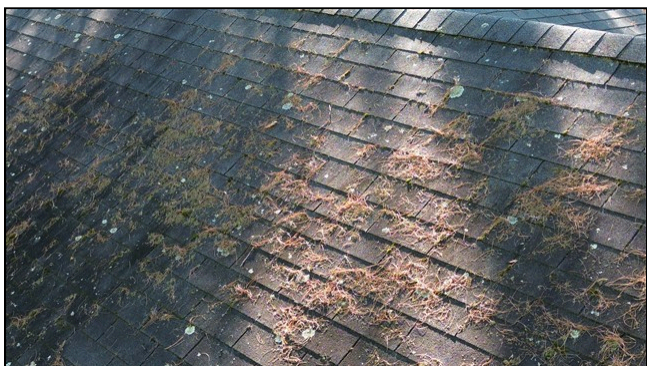
1.1 Item 4(Picture)



1.1 Item 5(Picture)

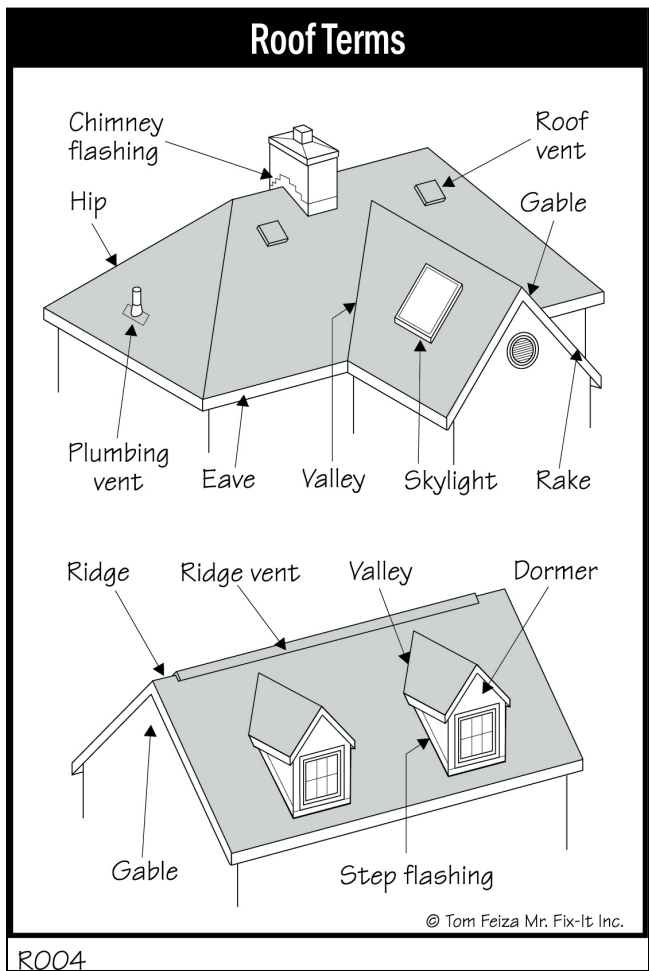


1.1 Item 6(Picture)



1.1 Item 7(Picture)

1.2 Roof Terms



R004

1.2 Item 1(Picture) Roof Terms

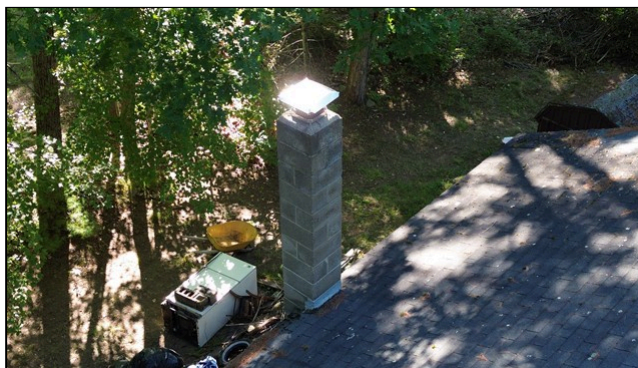
1.4 (1) Our inspection of chimney is top line inspection, always recommend a qualified chimney specialist further evaluate.

The inspector does NOT inspect:

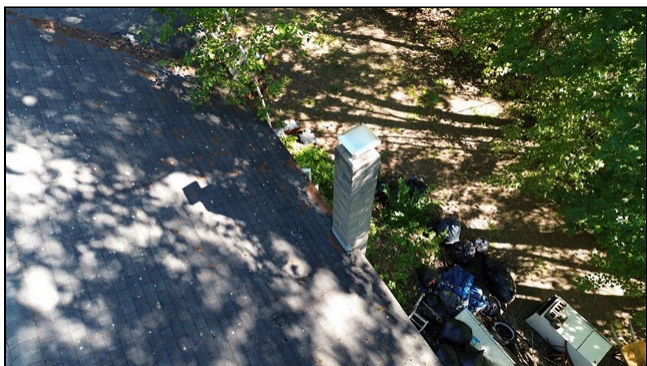
- Interiors of vent systems, flues, and chimneys that are not readily accessible.
- Fire screens and doors.
- Seals and gaskets.
- Automatic fuel feed devices.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

(2) Our inspection of chimney is top line inspection, always recommend a qualified chimney specialist further evaluate.

The inspector does NOT inspect:

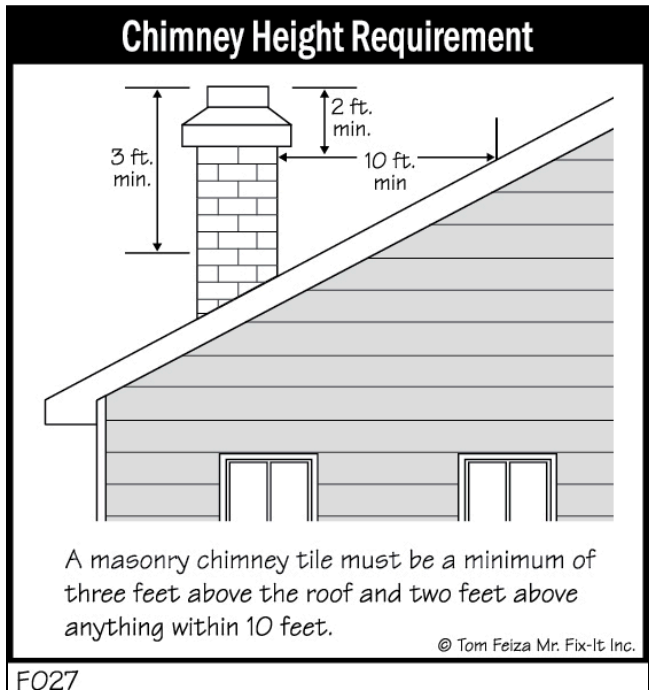
- Interiors of vent systems, flues, and chimneys that are not readily accessible.
- Fire screens and doors.
- Seals and gaskets.
- Automatic fuel feed devices.



1.4 Item 4(Picture)



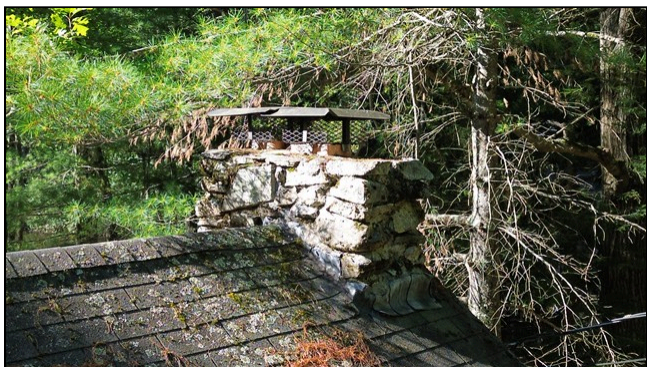
(3) The top of the chimney should extend not less than 3 ft. above the point it exits the roof, and 2 ft. higher than any roof, building or other obstacle within a horizontal distance of 10 ft.



1.4 Item 5(Picture) Chimney Height Requirement



1.4 Item 6(Picture)



1.4 Item 7(Picture)

1.5 There are no gutters on this home. Drainage appears to be designed to carry water away from home without gutters or downspouts.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)

1.7



1.7 Item 1(Picture)



1.12 Mice droppings in the attic. Sometimes pests can cause damage to home or components. A qualified person or pest control should remove or correct the problem.

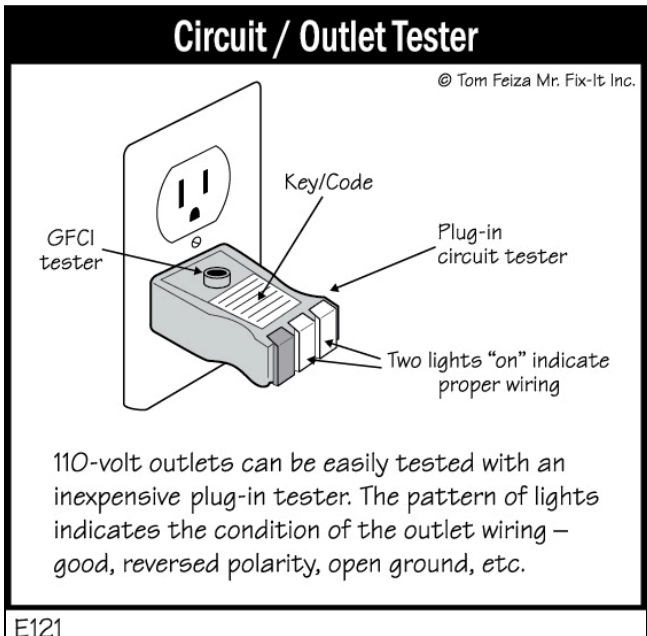


1.12 Item 1(Picture)



1.13

- Circuit/Outlet Tester
- Electrical outlet(s) in need of cover, safety hazard. Recommend installing cover.



E121

1.13 Item 1(Picture) Circuit/Outlet Tester



1.13 Item 2(Picture) Shock



1.13 Item 3(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Grounds

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
2.0	Photos							Service walk Material: Grass/Dirt Driveway Material: Grass/Dirt Retaining Wall Material: Concrete Stone
2.1	Service Walk (s)	•						
2.2	Driveway/Parking	•						
2.3	Retaining Wall	•						
2.4	Landscaping	•						

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

Comments:

2.0 General Pictures



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
3.0	Photos							Siding Material: Wood
3.1	Wall Siding					•		
3.2	Trim					•		Exterior Entry Doors: Metal Wood
3.3	Flashing	•						Appurtenance: Deck Stoop
3.4	Soffit	•						
3.5	Fascias					•		
3.6	Windows					•		
3.7	Steps/Stoop	•						
3.8	Doors (Exterior)				•			
3.9	Decks/Balconies	•						
3.10	Water faucets (hose bibs)					•		
3.11	Light fixtures and electrical outlets (exterior)				•			

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

Comments:

3.0 General Pictures





3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)



3.0 Item 8(Picture)



3.0 Item 9(Picture)



3.0 Item 10(Picture)



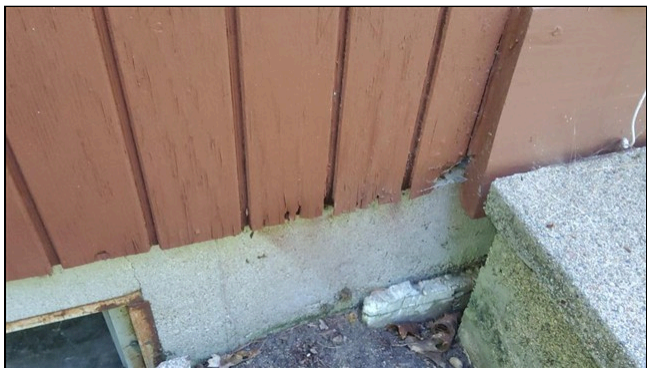
3.0 Item 11(Picture)



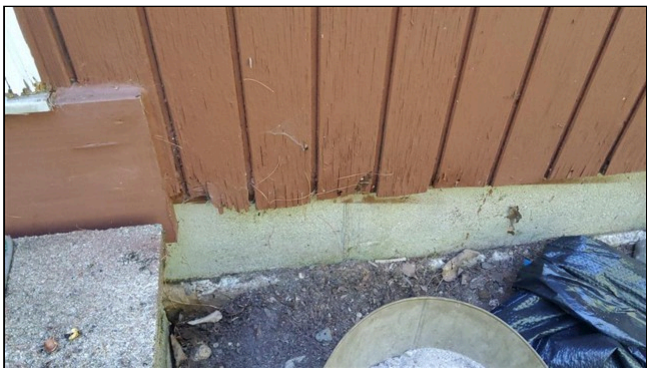
3.0 Item 12(Picture)



3.1 The Wood siding at the front of home deteriorated. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)



3.2 (1) Trim at the front of home had some damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



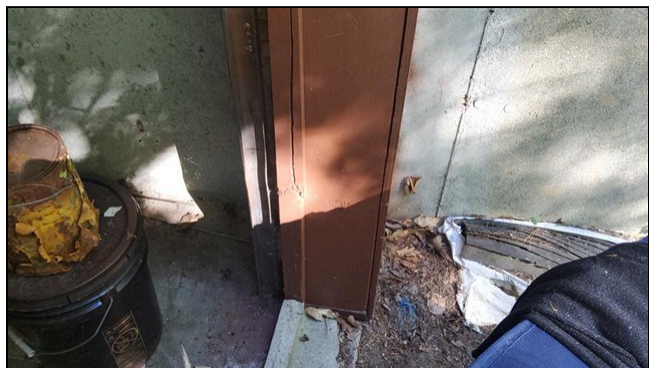
3.2 Item 1(Picture)



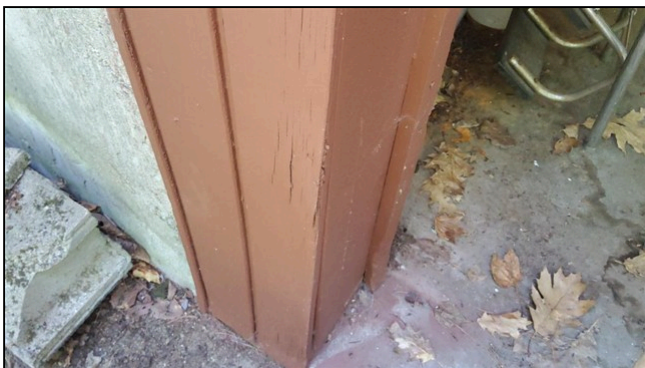
3.2 Item 2(Picture)



(2) Trim at the left side (facing front) had some damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



3.2 Item 3(Picture)



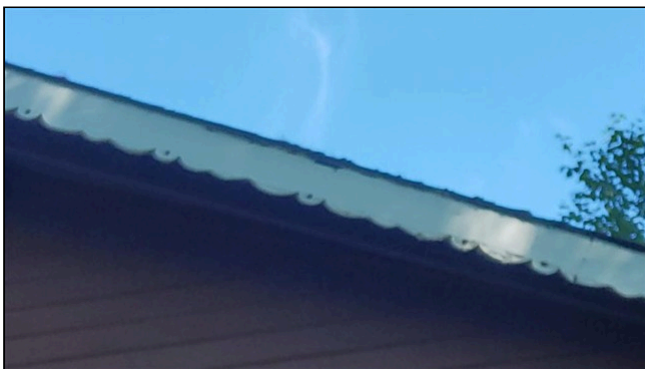
3.2 Item 4(Picture)



3.5 Fascia had some damage rear of home, recommend repairing/replacing damaged sections as needed. I recommend a qualified contractor correct as needed.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

3.6 (1) Window Components & Types

Types of Windows

Double-hung

Casement
(crank open)

Sliding

Fixed

Bow
(continuous curve)

Bay
(part parallel to wall)

Awning
(swings out)

Hopper
(tilts in)

© Tom Feiza Mr. Fix-It Inc.

D046

3.6 Item 1(Picture) Types of Windows

Types of Glass (Glazing)

Typical approximate R & U values

Single glazing

Double glazing

Low-E double glazing

Double air space

Argon gas fill

Low-E coating on glass

Glass

Suspended film dividing air space

© Tom Feiza Mr. Fix-It Inc.

D047

3.6 Item 2(Picture) Types of Glass (Glazing)



(2) Basement Window(s) sill/trim rusted, recommend repair or replacement by a qualified contractor.

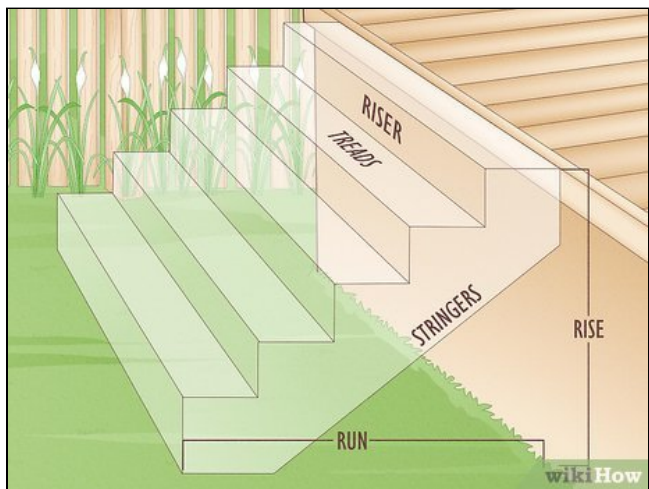


3.6 Item 3(Picture)



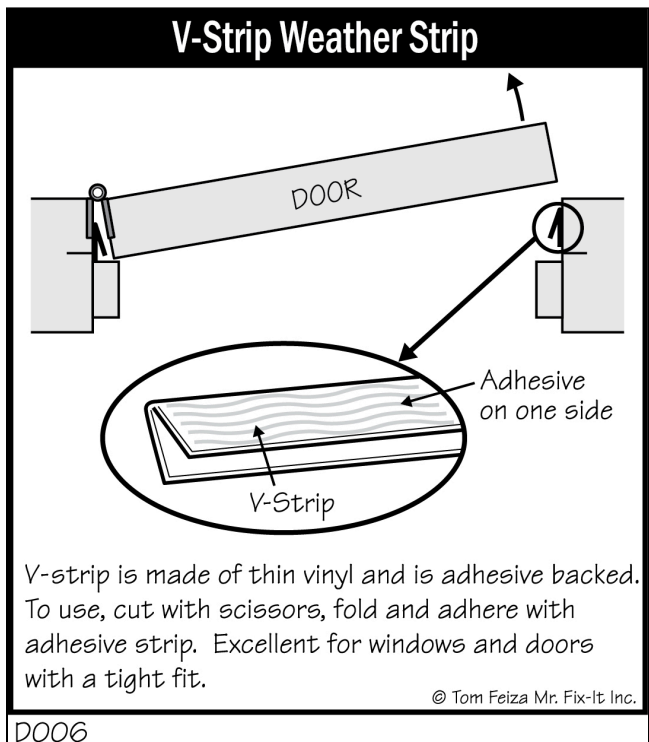
3.6 Item 4(Picture)

3.7 Step Components

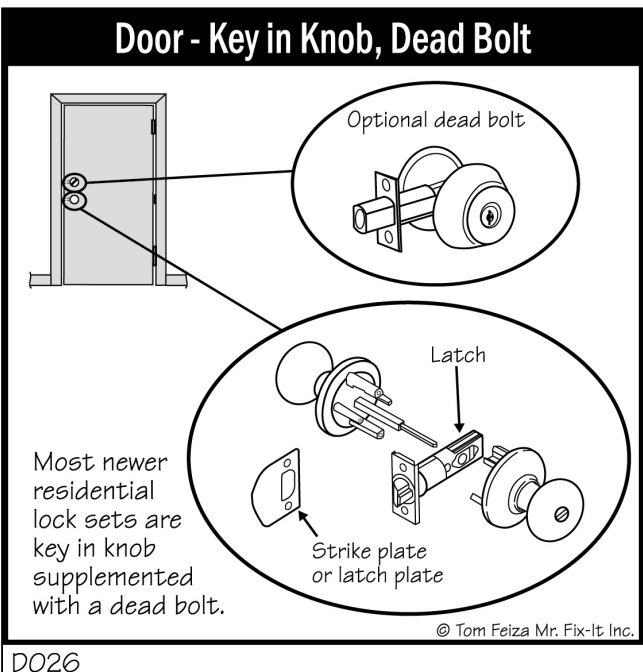


3.7 Item 1(Picture) Step Components

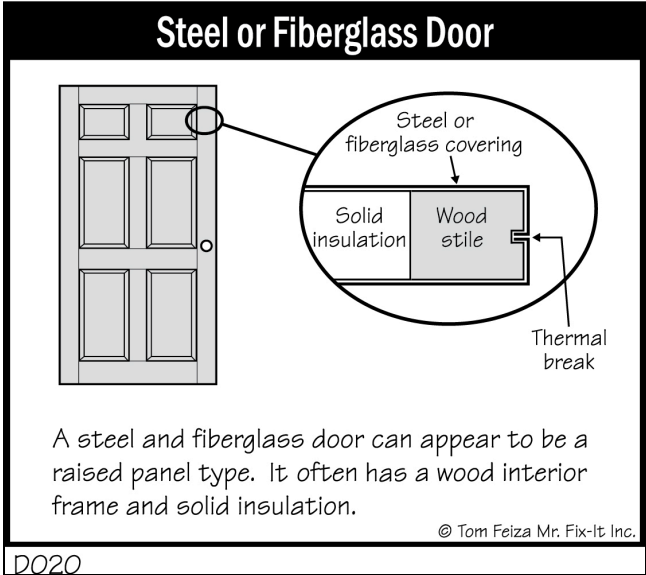
3.8 (1) Exterior Door Components



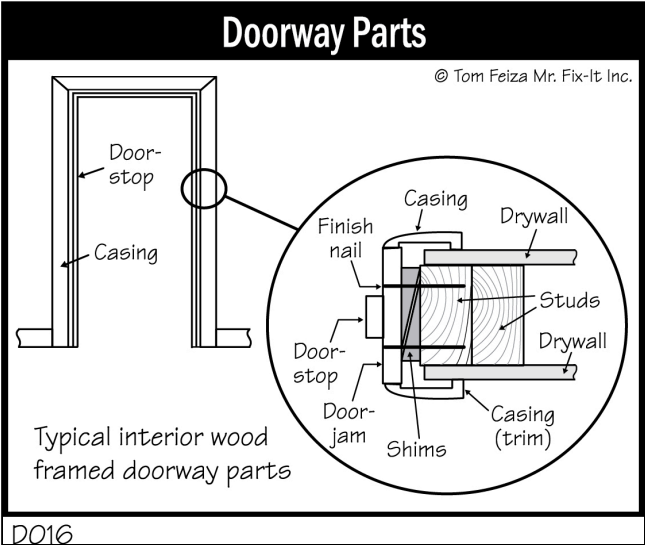
3.8 Item 1(Picture) V-Strip Weather Strip



3.8 Item 2(Picture) Door - Key in Knob, Dead Bolt



3.8 Item 3(Picture) Steel or Fiberglass Door



3.8 Item 4(Picture) Doorway Parts



(2) Door riser exceeds maximum allowable height, may present a trip hazard, recommend repair/replace as needed.



3.8 Item 5(Picture)



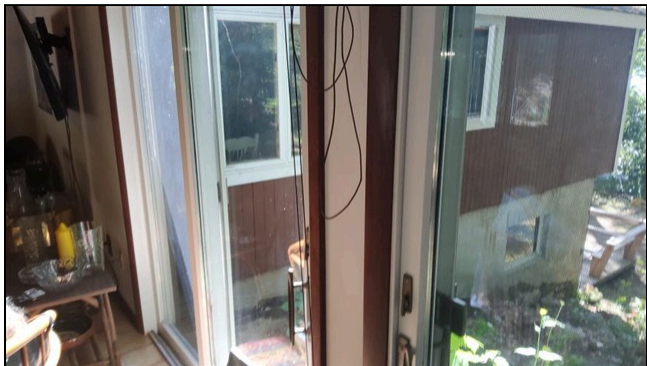
3.8 Item 6(Picture)



3.8 Item 7(Picture)

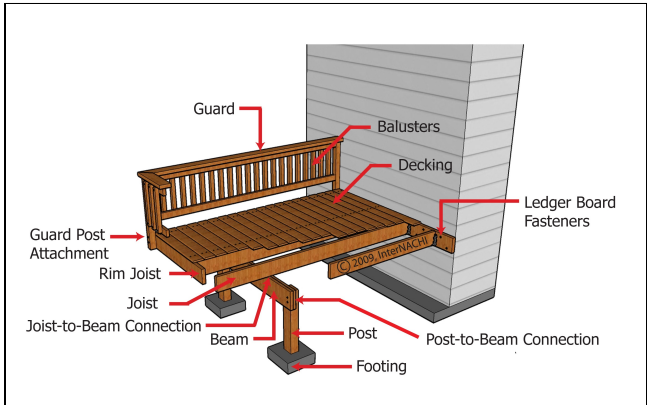


(3) Sliding glass doors at rear of home does not operate properly. A repair or replacement is needed. A qualified contractor should inspect and repair as needed.



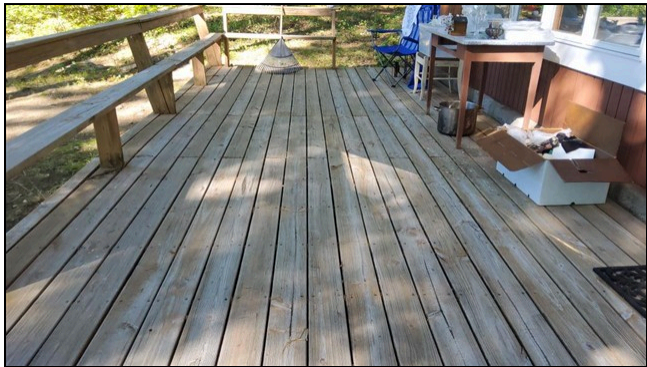
3.8 Item 8(Picture)

3.9 (1) Deck Components



3.9 Item 1(Picture) Deck Components

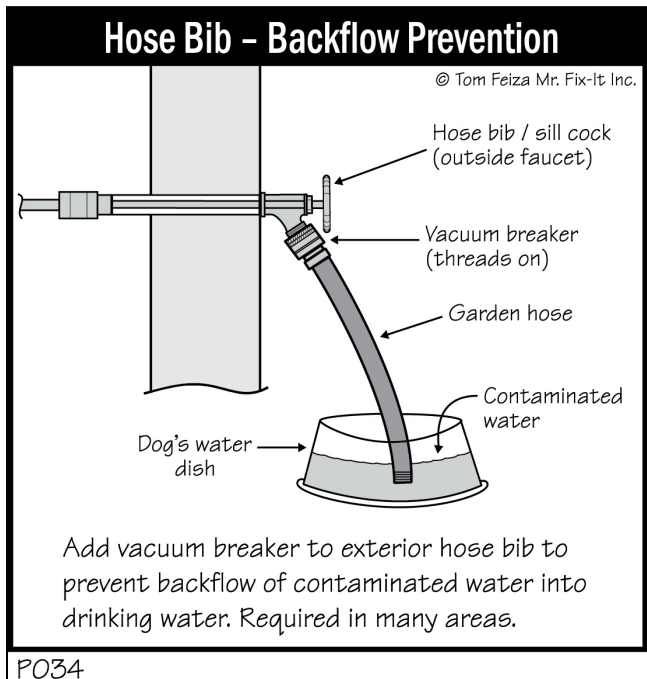
(2) Deck appeared to be in satisfactory condition, recommend applying some type of sealant on the wood to help prolong the life of the Deck.



3.9 Item 2(Picture)



3.10 Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend licensed plumber installing anti-siphon device.



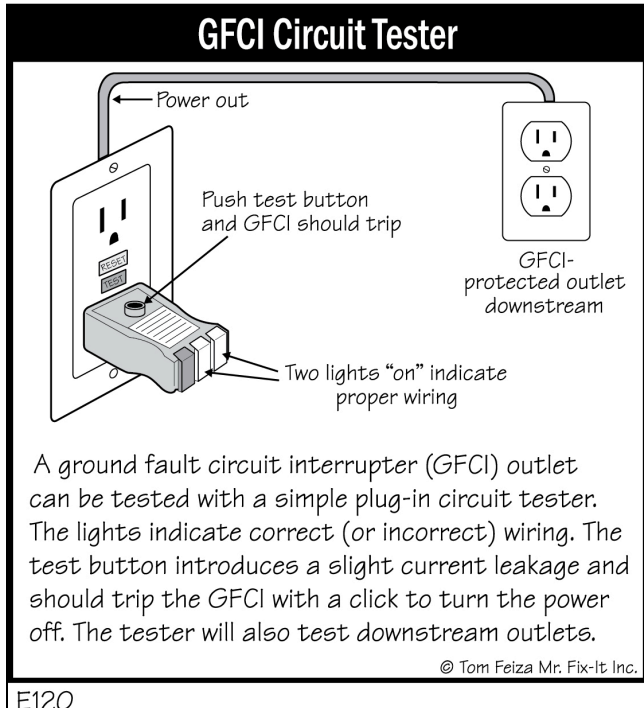
3.10 Item 1(Picture) Hose BIB



3.10 Item 2(Picture)

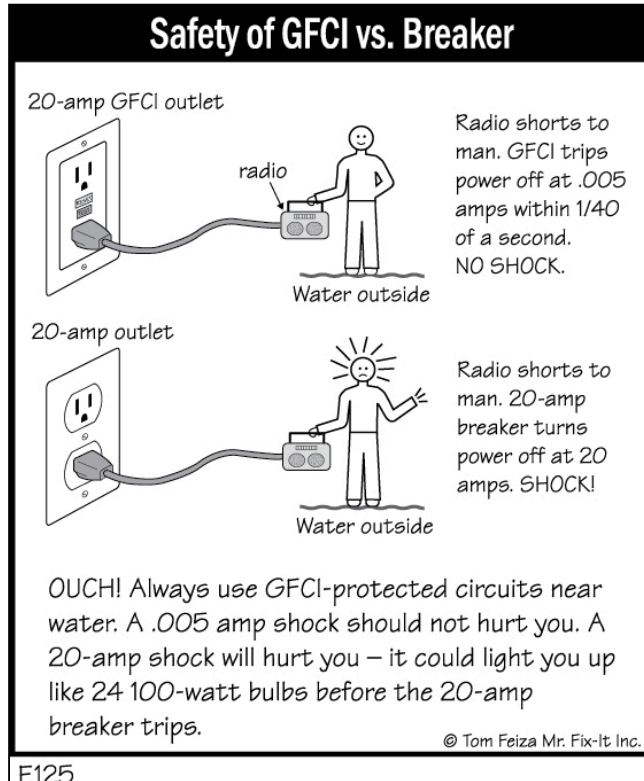
**3.11 (1)**

- Ground Fault Circuit Interrupter (GFCI), required Exterior/Garage
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor
- Exterior receptacles are not GFCI protected, recommend replacing with GFCI receptacles. Recommend repair by a qualified electrical contractor



E120

3.11 Item 1(Picture) GFCI Circuit Tester



E125

3.11 Item 2(Picture) GFCI- Shock



3.11 Item 3(Picture)



(2) The light fixture does not work. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.11 Item 4(Picture)

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4. Garage

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		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
4.0	Photos							Garage Type: Attached Garage Door Type: One manual Garage Door Material: Wood
4.1	Garage Ceilings	•						
4.2	Garage Floor	•						
4.3	Garage Door (s)	•						
4.4	Occupant Wall (from garage to inside of home)	•						
4.5	Occupant Door (from garage to inside of home)				•			

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SAT MAR SI SAF RR NI

Comments:

4.0 General Pictures

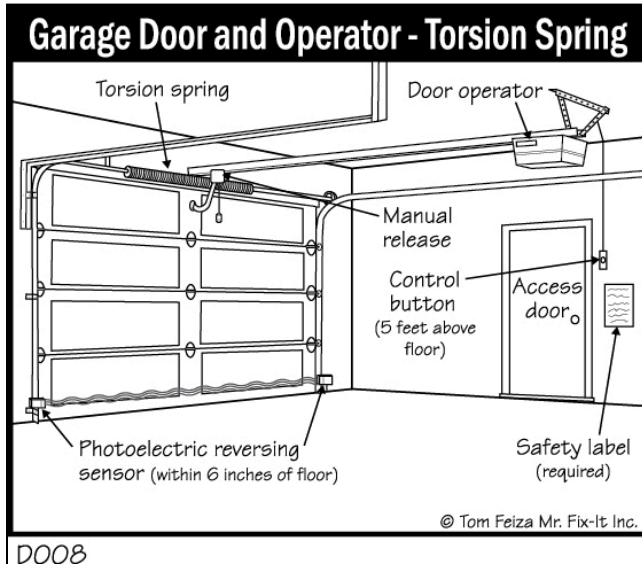


4.0 Item 1(Picture)

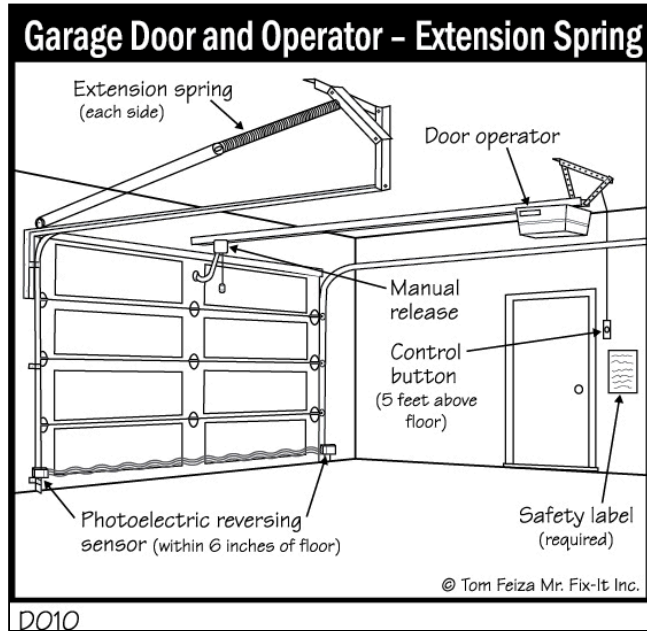


4.0 Item 2(Picture)

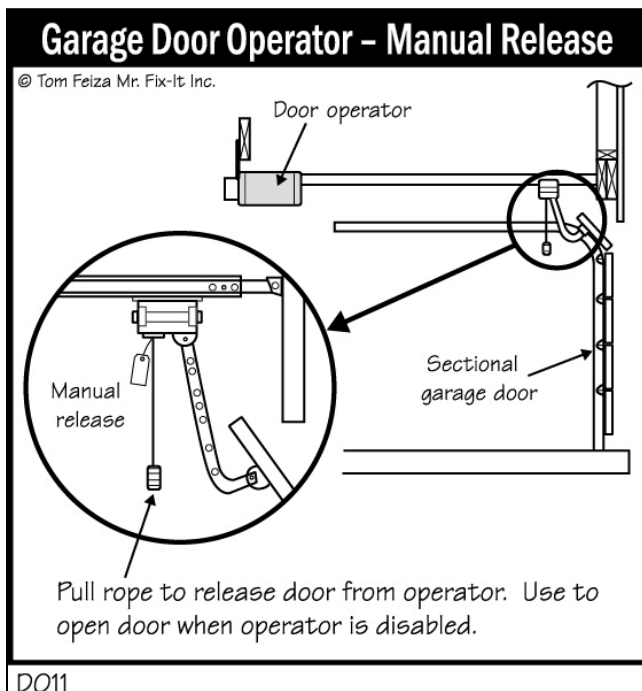
4.3 Garage Door Types and Parts



4.3 Item 1(Picture) Garage Door and Operator - Torsion Spring



4.3 Item 2(Picture) Garage Door and Operator - Extension Spring



4.3 Item 3(Picture) Garage Door Operator - Manual Release



4.5

- Recommend installing self-closing hinge on fire door into home.
- The occupant door from inside garage to inside the home is not a fire rated door. This means that

should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



4.5 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interior

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
5.0	Components Overview							Stairs/Steps/Balconies (Type): Straight
5.1	Stairs/Steps/Balconies							
5.2	Hallway							
5.3	Door (s) (representative number)							
5.4	Window (s) (representative number)							

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Comments:

5.0 (1) Doors Components & Types

Door Style Types

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Raised panel Flat panel Flush

D018

5.0 Item 1(Picture) Door Style Types

Doorway Parts

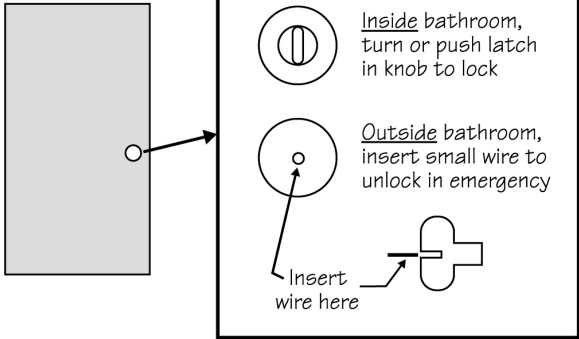
© Tom Feiza Mr. Fix-It Inc.

Typical interior wood framed doorway parts

D016

5.0 Item 2(Picture) Doorway Parts

Door - Interior Lock Sets



Inside bathroom, turn or push latch in knob to lock

Outside bathroom, insert small wire to unlock in emergency

Insert wire here

Bathroom lock sets often have a release outside to correct accidental lock-in. Release with metal pin pushed into knob.

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D027

5.0 Item 3(Picture) Interior Lock Sets

(2) Window Components & Types

Types of Windows

Double-hung

Casement
(crank open)

Sliding

Fixed

Bow
(continuous curve)

Bay
(part parallel to wall)

Awning
(swings out)

Hopper
(tilts in)

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D046

5.0 Item 4(Picture) Types of Windows

Types of Glass (Glazing)

Typical approximate R & U values

Single glazing

Double glazing

Low-E double glazing

Double air space

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D047

5.0 Item 5(Picture) Types of Glass (Glazing)

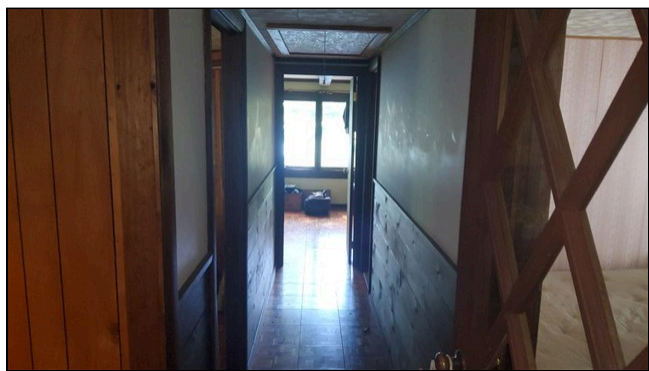


5.1 The hand/guard rail for the stairs to lower level is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



5.1 Item 1(Picture)

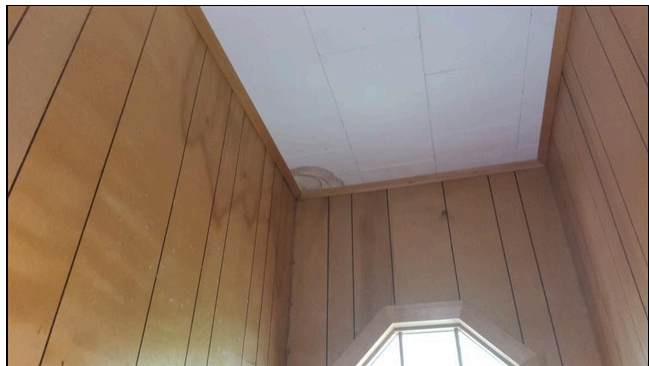
5.2 (1) 1st floor



5.2 Item 1(Picture)

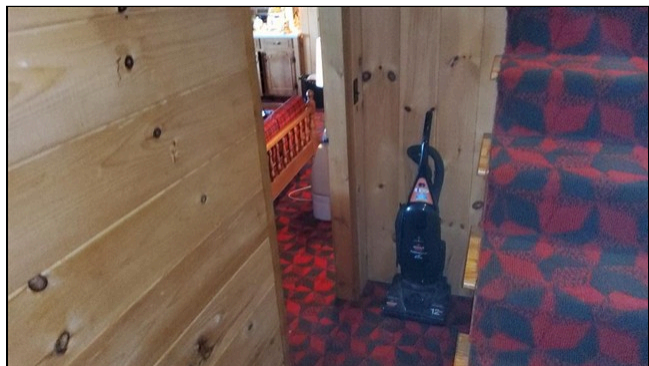


(2) Stained, but no indication of moisture at time of inspection. A qualified contractor should inspect and repair as needed

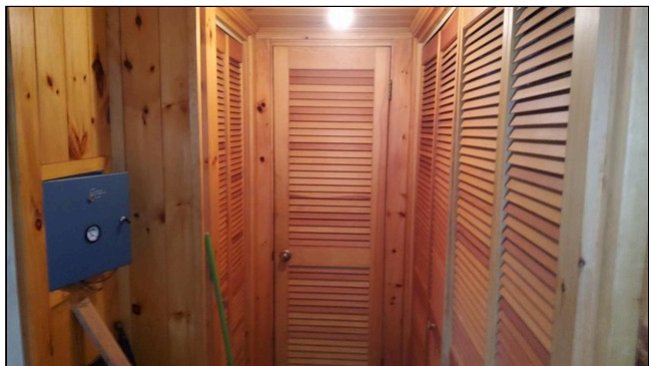


5.2 Item 2(Picture)

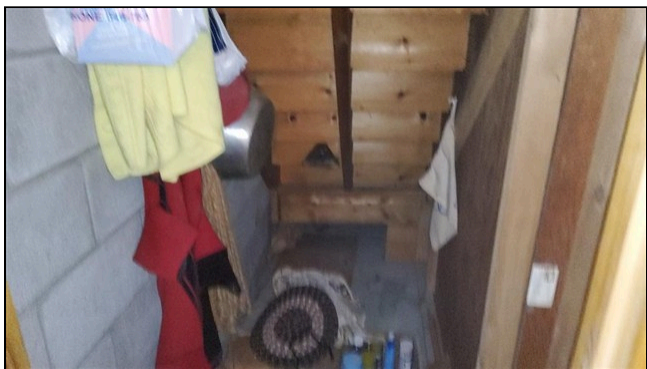
(3) Lower Level



5.2 Item 3(Picture)



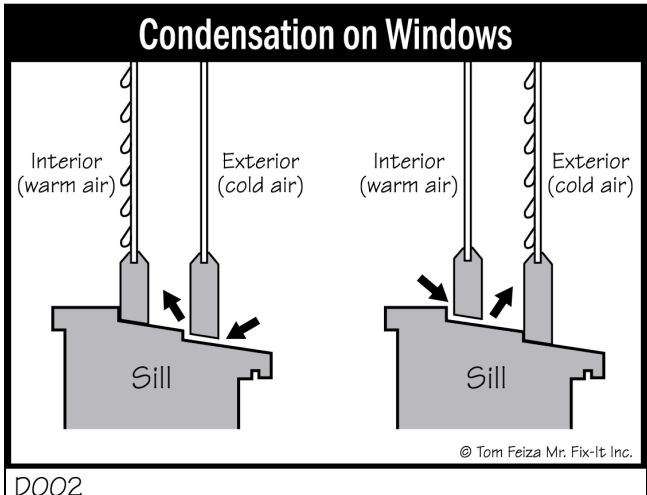
5.2 Item 4(Picture)



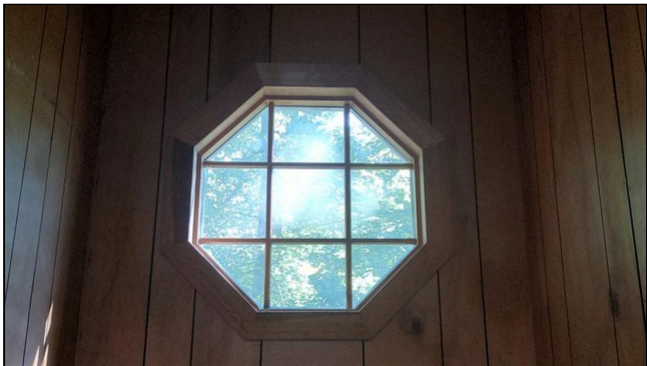
5.2 Item 5(Picture)



5.4 Evidence of leaking insulated glass, recommend repair or replacement by a qualified contractor.



5.4 Item 1(Picture) Condensation Windows



5.4 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . Bedroom Primary

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

SAT MAR SI SAF RR NI Styles & Materials

6.0.A	Photos						
6.1.A	Door (s) (representative number)	•					
6.2.A	Ceiling	•					
6.3.A	Walls	•					
6.4.A	Floor	•					
6.5.A	Window (s) (representative number)					•	
6.6.A	Outlets, Switches and Fixtures				•		

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Wall Material:
Painted-over-paneling

Floor Covering(s):
Wood

Interior Doors:
Hollow core
Wood

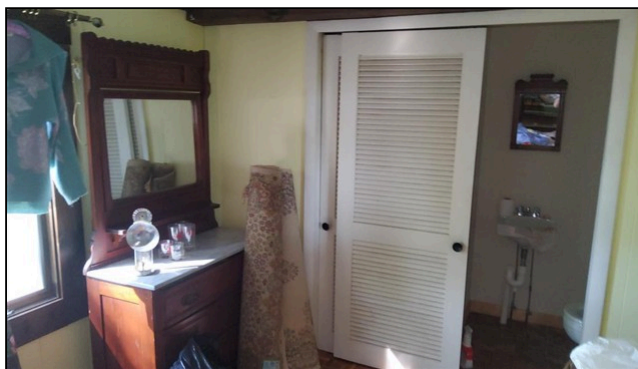
Window Types:
Roll Out - Double Pane

Comments:

6.0.A General Pictures



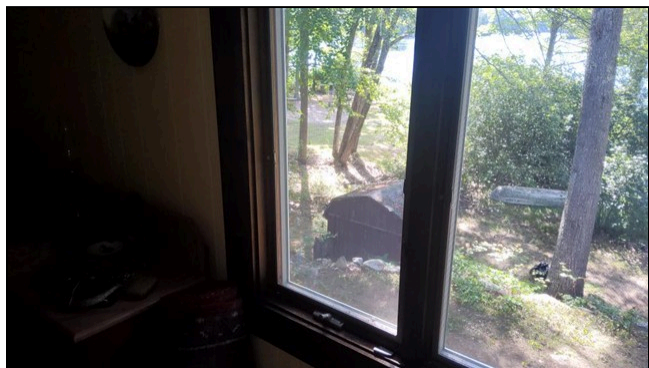
6.0.A Item 1(Picture)



6.0.A Item 2(Picture)



6.5.A Window(s) difficult to operate. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

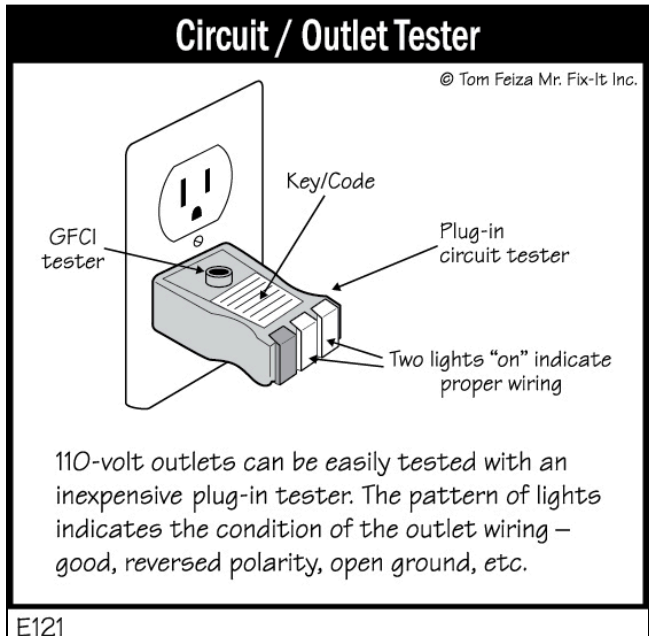


6.5.A Item 1(Picture)



6.6.A

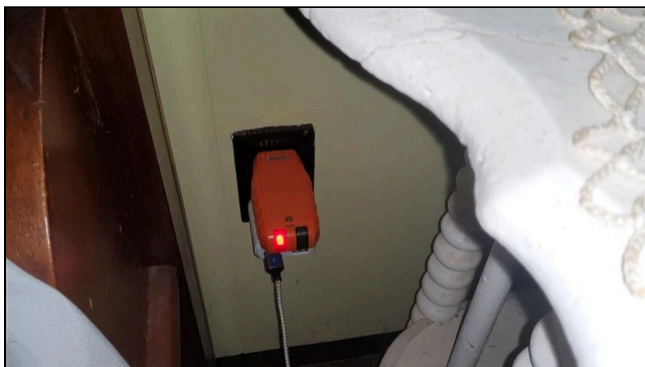
- Circuit/Outlet Tester
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor



6.6.A Item 1(Picture) Circuit/Outlet Tester



6.6.A Item 2(Picture) Shock



6.6.A Item 3(Picture)



6.6.A Item 4(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B) . Bedroom 2

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

SAT MAR SI SAF RR NI Styles & Materials

6.0.B	Photos						
6.1.B	Door (s) (representative number)	•					
6.2.B	Ceiling	•					
6.3.B	Walls	•					
6.4.B	Floor	•					
6.5.B	Window (s) (representative number)	•					
6.6.B	Outlets, Switches and Fixtures	•					

Wall Material:

Paneling
Wallpaper

Floor Covering(s):

Wood

Interior Doors:

Hollow core
Wood

Window Types:

Roll Out - Double Pane

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

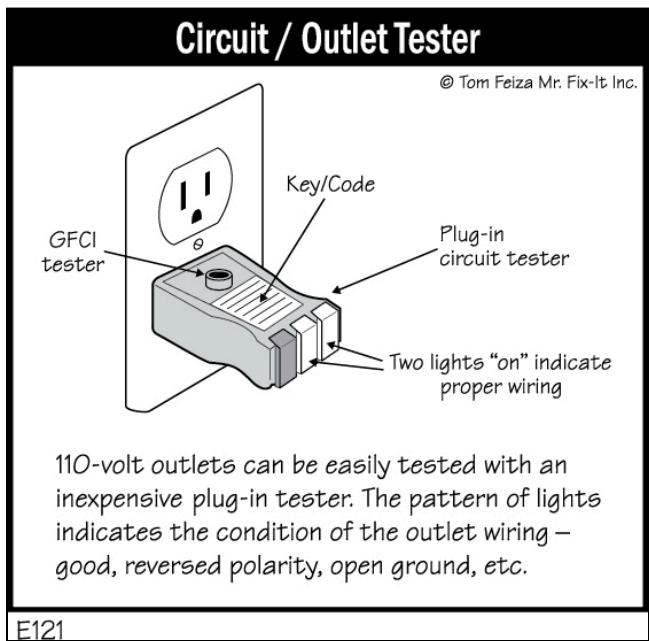
SAT MAR SI SAF RR NI**6.0.B General Pictures**

6.0.B Item 1(Picture)



6.0.B Item 2(Picture)

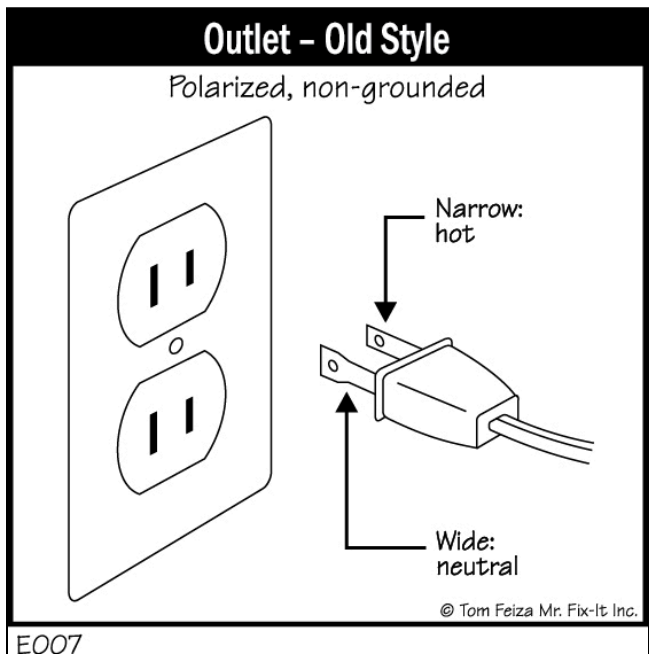
6.6.B (1) Circuit/Outlet Tester



6.6.B Item 1(Picture) Circuit/Outlet Tester

(2)

- 2 prong ungrounded outlet, this is for your information.
- Sep 2017 - According to the National Electric Code, two-prong outlets are allowed in homes as long as they are properly working. If the two-prong outlet is properly functioning and tested, you may keep it in your home.



6.6.B Item 2(Picture) Outlet - Old Style



6.6.B Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(C) . Bedroom 3

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

SAT MAR SI SAF RR NI Styles & Materials

6.0.C	Photos						
6.1.C	Door (s) (representative number)					•	
6.2.C	Ceiling	•					
6.3.C	Walls	•					
6.4.C	Floor	•					
6.5.C	Window (s) (representative number)	•					
6.6.C	Outlets, Switches and Fixtures				•		

Wall Material:
Wallpaper

Floor Covering(s):
Wood

Interior Doors:
Hollow core
Wood

Window Types:
Roll Out - Double Pane

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

6.0.C General Pictures



6.0.C Item 1(Picture)

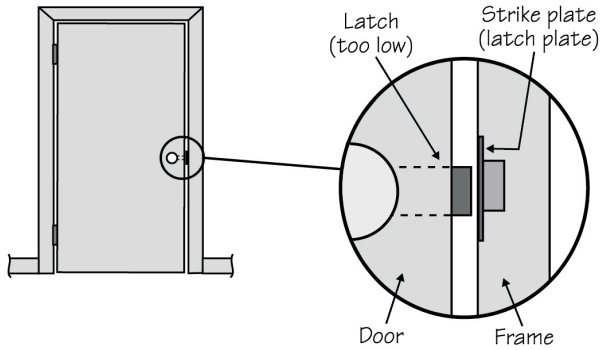


6.0.C Item 2(Picture)



6.1.C Entry door striker plate out of line, will not latch properly, recommend repair

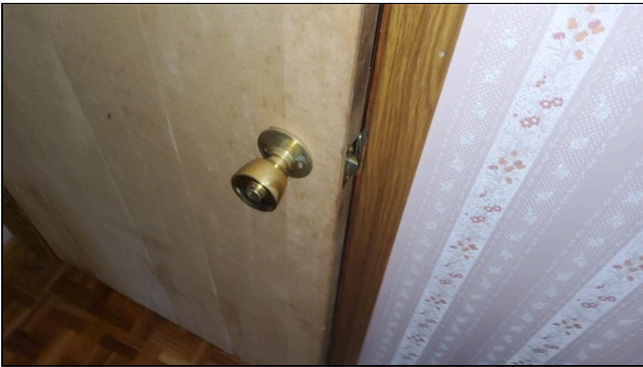
Door Adjustment - Strike Plate



If the latch is too low to enter the strike plate, adjust the door (tighten upper hinge) or lower the strike plate. Small adjustments can be made by filing the edge of the strike plate.

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D024

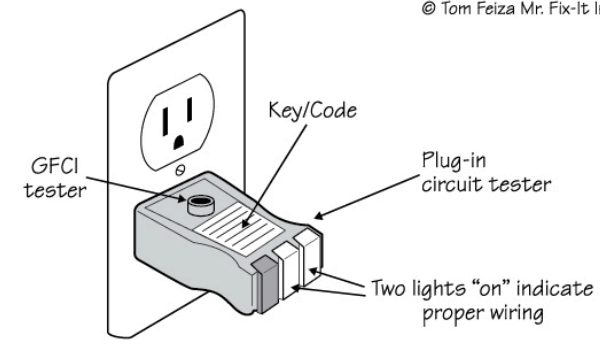


6.1.C Item 2(Picture)

6.1.C Item 1(Picture) Door Adjustment - Strike Plate

6.6.C (1) Circuit/Outlet Tester

Circuit / Outlet Tester



110-volt outlets can be easily tested with an inexpensive plug-in tester. The pattern of lights indicates the condition of the outlet wiring – good, reversed polarity, open ground, etc.

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E121

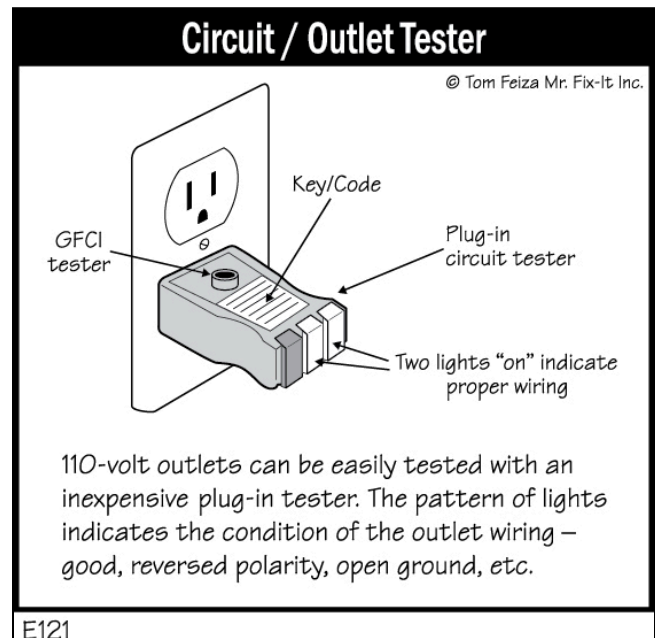


6.6.C Item 2(Picture)

6.6.C Item 1(Picture) Circuit/Outlet Tester



- Circuit/Outlet Tester
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor



6.6.C Item 3(Picture) Circuit/Outlet Tester



6.6.C Item 4(Picture) Shock



6.6.C Item 5(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(D) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
6.0.D	Photos							Wall Material: Gypsum Board Floor Covering(s): Tile Interior Doors: Wood Window Types: Roll Out - Double Pane
6.1.D	Door (s) (representative number)	•				•		
6.2.D	Ceiling	•						
6.3.D	Walls	•						
6.4.D	Floor	•						
6.5.D	Window (s) (representative number)					•		
6.6.D	Outlets, Switches and Fixtures	•						
6.7.D	Heating Source						•	

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

6.0.D (1) General Pictures



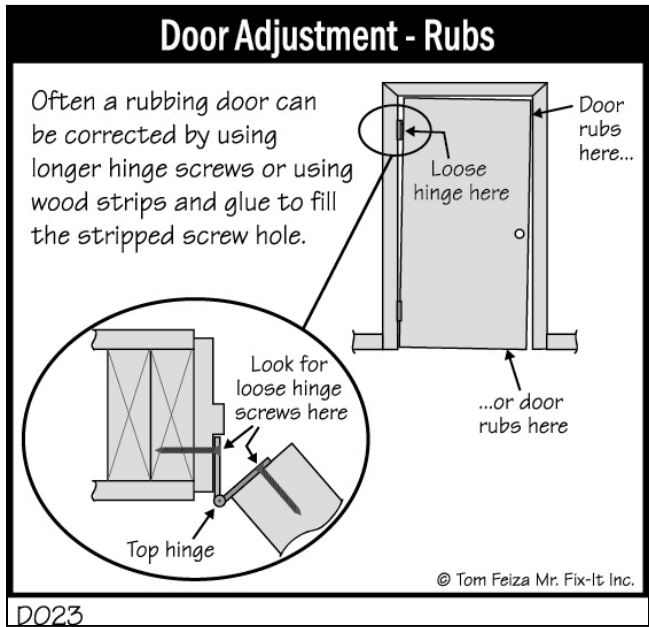
6.0.D Item 1(Picture)



6.0.D Item 2(Picture)



6.1.D Entry door rubs on floor when opening, recommend repair



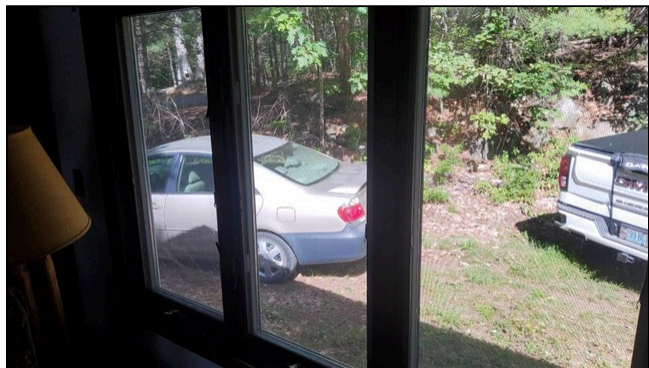
6.1.D Item 2(Picture)

D023

6.1.D Item 1(Picture) Door Adjustment - Rubs

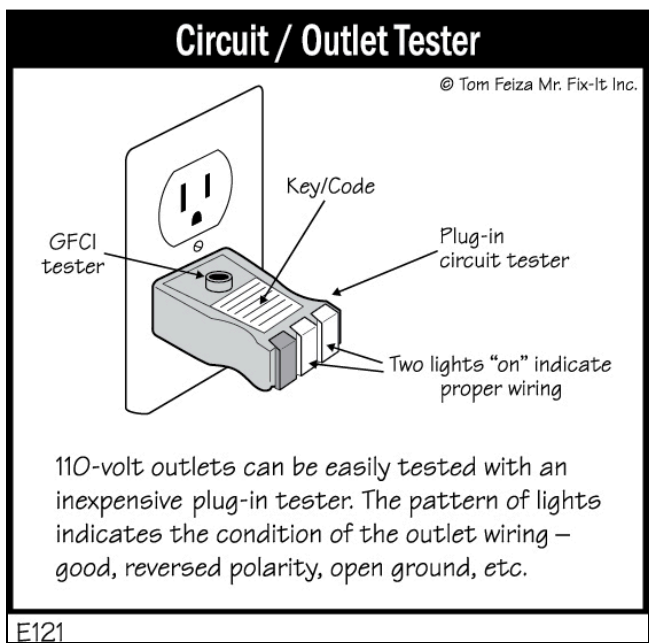


6.5.D Window(s) difficult to operate. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



6.5.D Item 1(Picture)

6.6.D Circuit/Outlet Tester



6.6.D Item 1(Picture) Circuit/Outlet Tester



6.6.D Item 2(Picture)



6.6.D Item 3(Picture)

6.7.D We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.

- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



6.7.D Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(E) . Lower Level

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

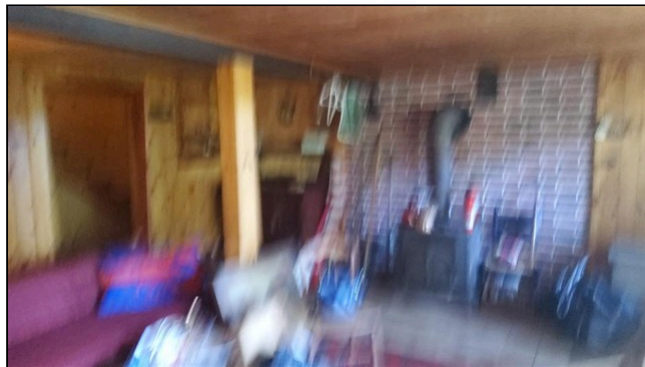
		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
6.0.E	Photos							Wall Material: Wood
6.1.E	Door (s) (representative number)	•						Floor Covering(s): Area rug Tile
6.2.E	Ceiling	•						Interior Doors: Wood
6.3.E	Walls					•		Window Types: Roll Out - Double Pane
6.4.E	Floor	•						
6.5.E	Window (s) (representative number)	•						
6.6.E	Outlets, Switches and Fixtures				•			
6.7.E	Heating Source						•	

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

6.0.E General Pictures

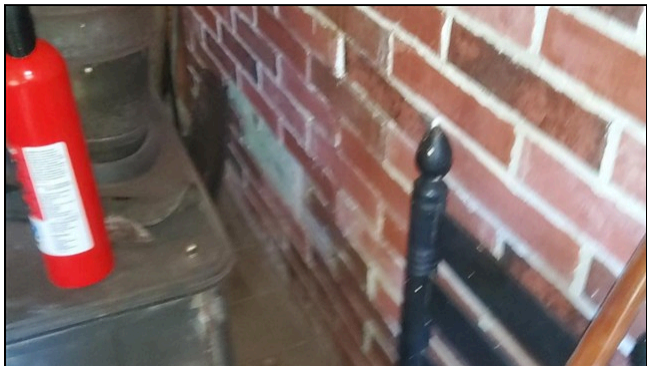
6.0.E Item 1(Picture)



6.0.E Item 2(Picture)



6.3.E The on the wall is missing in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.



6.3.E Item 1(Picture)

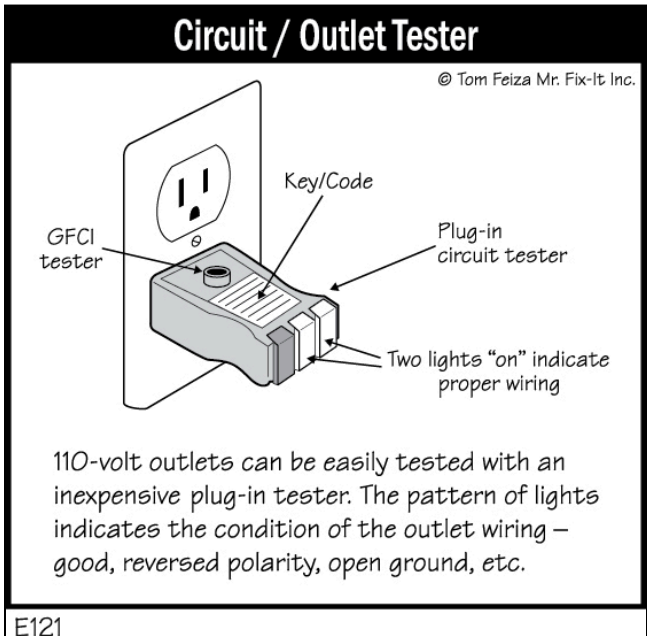


6.3.E Item 2(Picture)



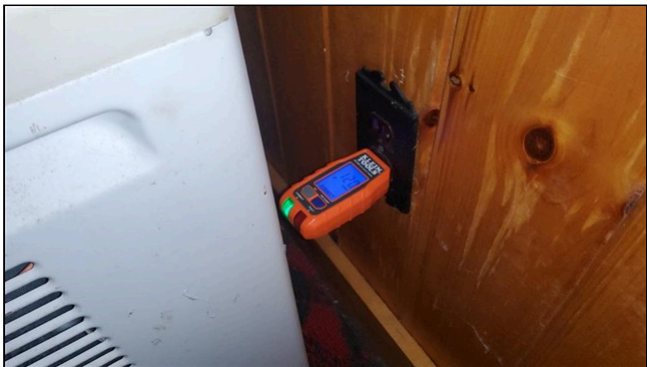
6.3.E Item 3(Picture)

6.6.E (1) Circuit/Outlet Tester



E121

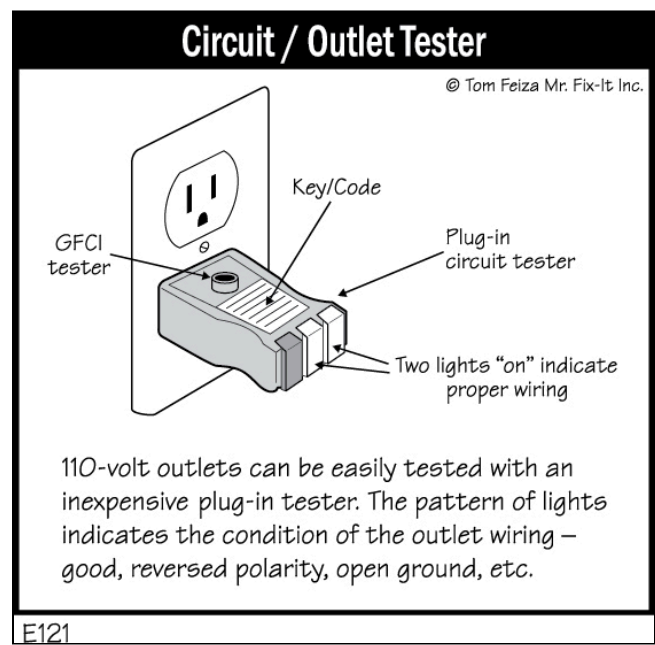
6.6.E Item 1(Picture) Circuit/Outlet Tester



6.6.E Item 2(Picture)



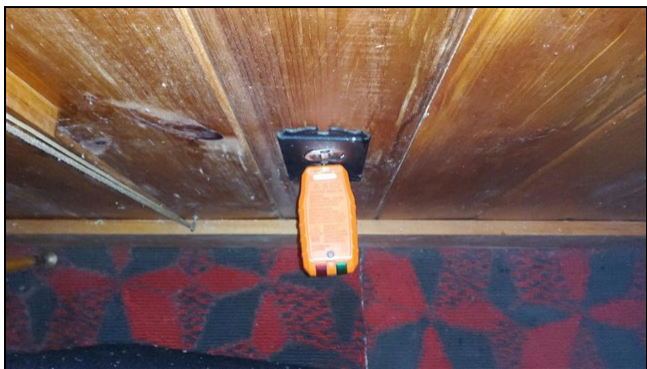
- Circuit/Outlet Tester
- One "three-prong" outlet is not working . Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.6.E Item 3(Picture) Circuit/Outlet Tester



6.6.E Item 4(Picture) Shock



6.6.E Item 5(Picture)

6.7.E We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.

- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



6.7.E Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(A) . Bath Primary

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

SAT MAR SI SAF RR NI Styles & Materials

7.0.A	Photos						
7.1.A	Door (s)	•					
7.2.A	Ceiling	•					
7.3.A	Walls	•					
7.4.A	Floor	•					
7.5.A	Plumbing Water Supply, Distribution System and Fixtures	•					
7.6.A	Plumbing Drain, Waste and Vent Systems					•	
7.7.A	Outlets, Switches and Fixtures	•					
7.8.A	Exhaust fan					•	

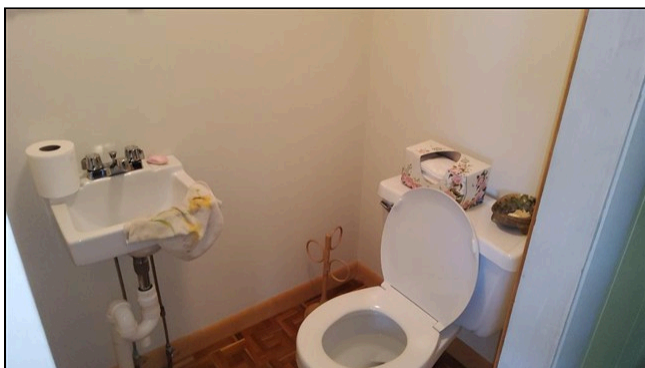
Exhaust Fans:
Fan with light

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Comments:

7.0.A General Pictures



7.0.A Item 1(Picture)

7.4.A Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



7.4.A Item 1(Picture)



7.4.A Item 2(Picture)



7.6.A The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent at the bath sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



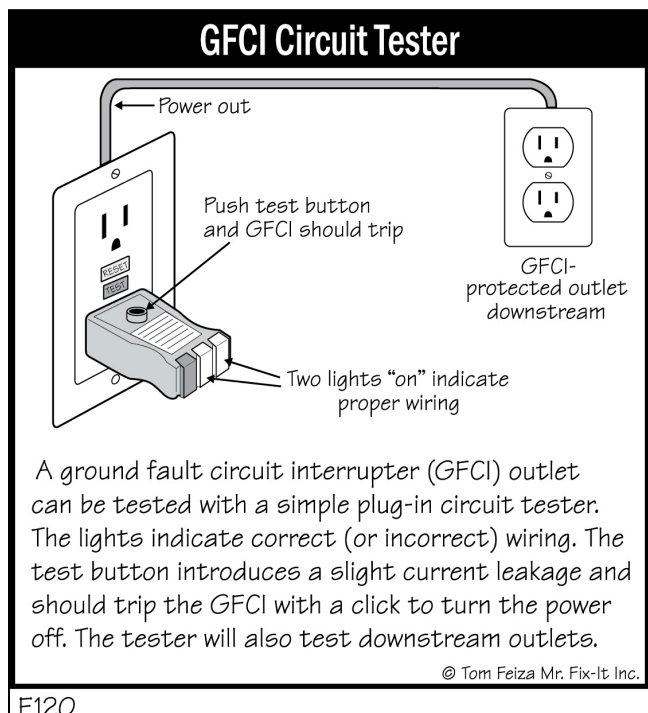
7.6.A Item 1(Picture) S Trap



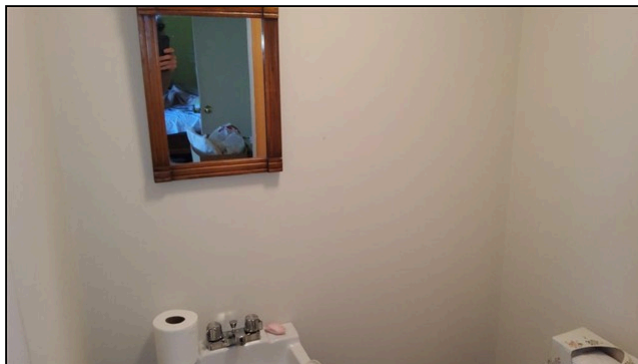
7.6.A Item 2(Picture)

7.7.A

- Ground Fault Circuit Interrupter (GFCI), required when outlet is located less then 6' from water source.
- There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor.



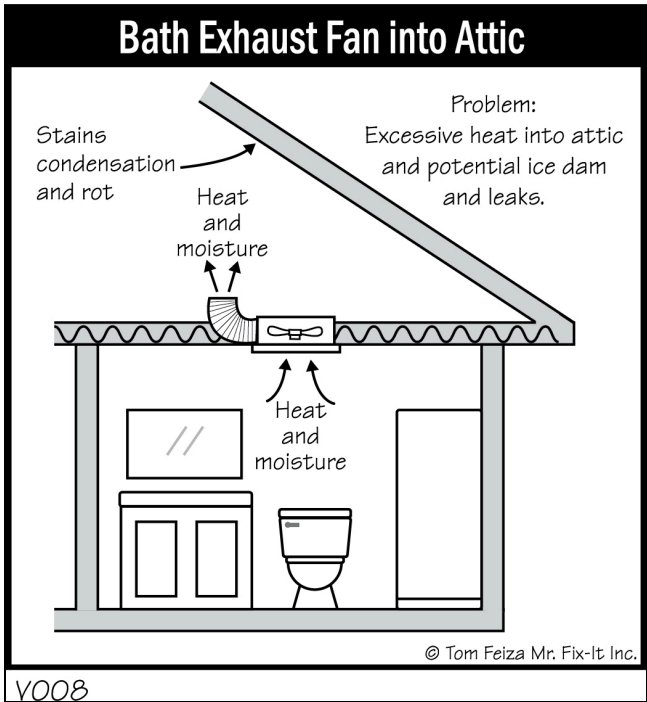
7.7.A Item 1(Picture) GFCI Circuit Tester



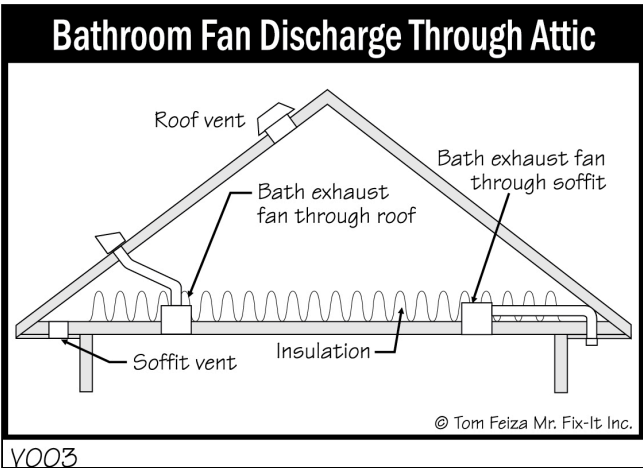
7.7.A Item 2(Picture)



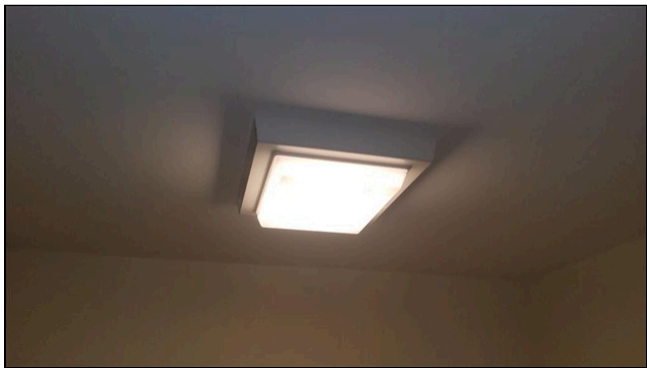
7.8.A No evidence that Exhaust fan is venting to exterior, recommend proper venting to exterior by qualified contractor.



7.8.A Item 1(Picture) Bath Exhaust Fan Into Attic



7.8.A Item 2(Picture) Bathroom Fan Discharge Through Attic



7.8.A Item 3(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(B) . Bath 2

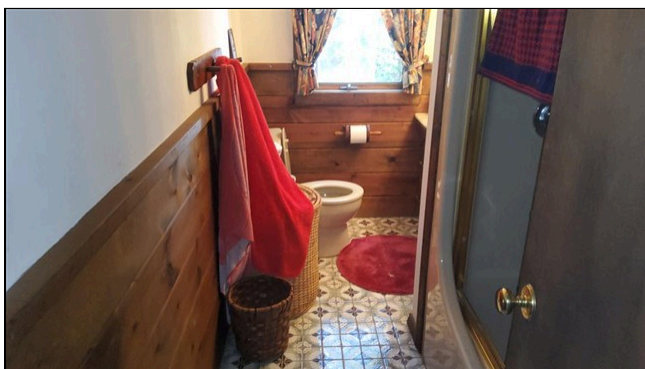
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

SAT MAR SI SAF RR NI Styles & Materials

7.0.B	Photos							
7.1.B	Door (s)	•						
7.2.B	Ceiling	•						
7.3.B	Walls	•						
7.4.B	Floor	•						
7.5.B	Window (s)	•						
7.6.B	Counters and Cabinets (representative number)						•	
7.7.B	Plumbing Water Supply, Distribution System and Fixtures	•						
7.8.B	Plumbing Drain, Waste and Vent Systems						•	
7.9.B	Outlets, Switches and Fixtures					•		
7.10.B	Exhaust fan						•	

Exhaust Fans:
Fan/Heat/Light

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI**7.0.B General Pictures**

7.0.B Item 1(Picture)

7.4.B Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



7.4.B Item 1(Picture)



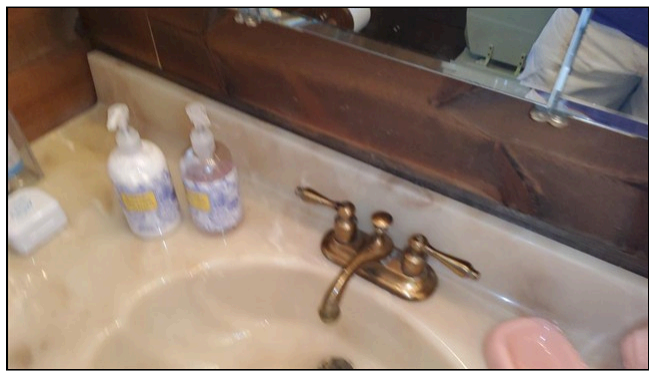
7.4.B Item 2(Picture)



7.4.B Item 3(Picture)



7.6.B Countertop needs caulking with silicone along backsplash. Recommend repair or replace as necessary.



7.6.B Item 1(Picture)



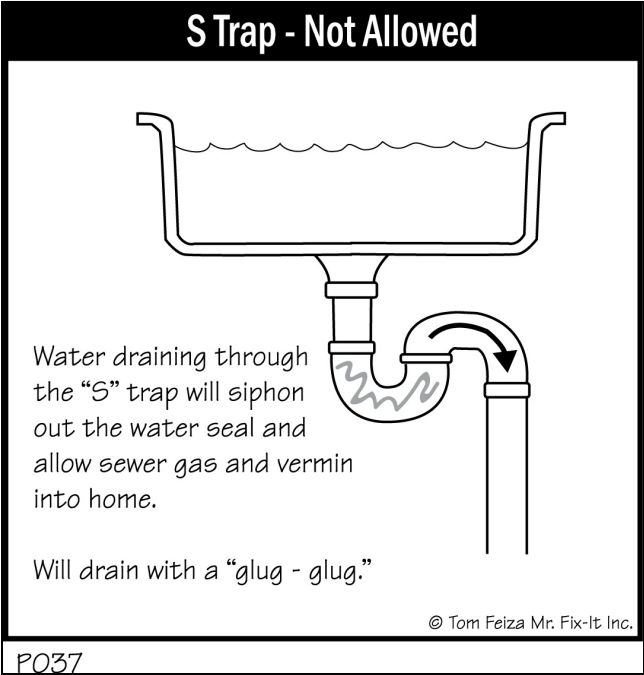
7.6.B Item 2(Picture)



7.6.B Item 3(Picture)



7.8.B (1) The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent at the bath sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



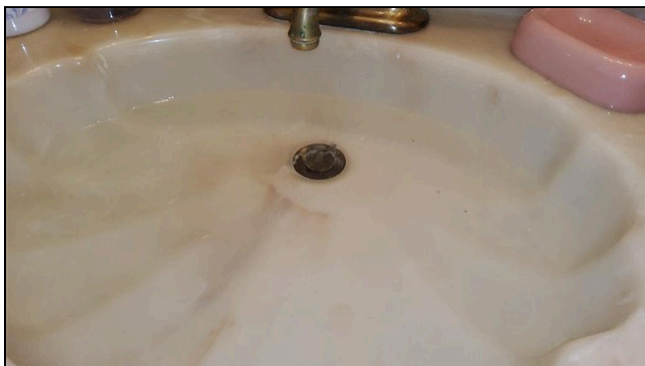
7.8.B Item 1(Picture) S Trap



7.8.B Item 2(Picture)



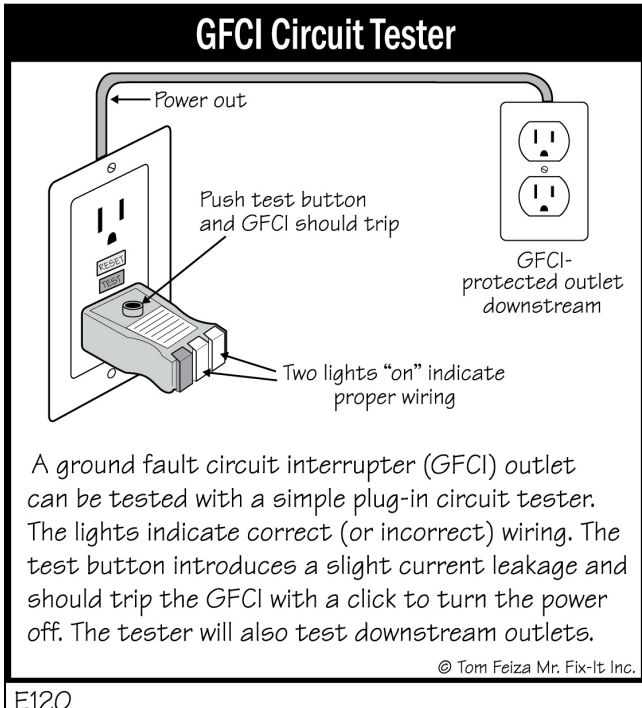
(2) The plumbing waste line drains slowly at the bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



7.8.B Item 3(Picture)

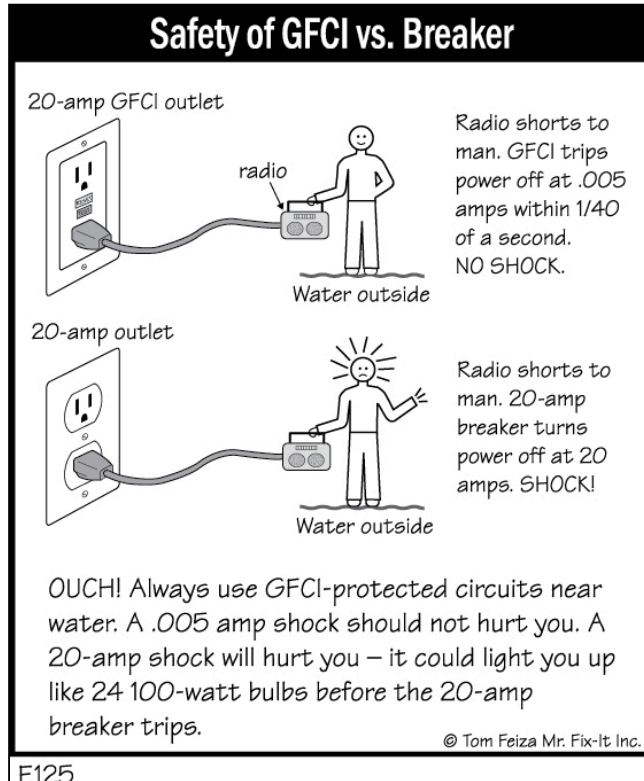
**7.9.B**

- Ground Fault Circuit Interrupter (GFCI), required when outlet is located less than 6' from water source.
- GFCI receptacle(s) not functioning, recommend replacing GFCI receptacles. Recommend repair by a licensed electrical contractor
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor



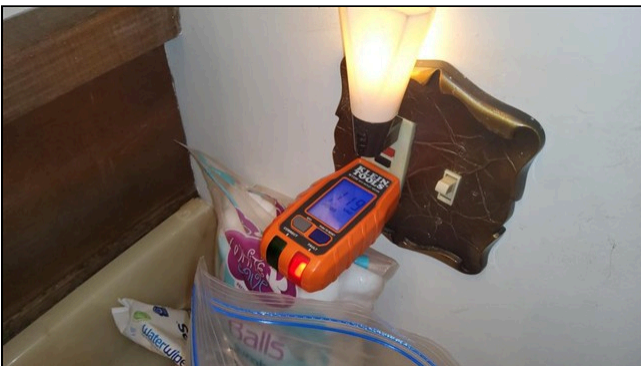
E120

7.9.B Item 1(Picture) GFCI Circuit Tester



E125

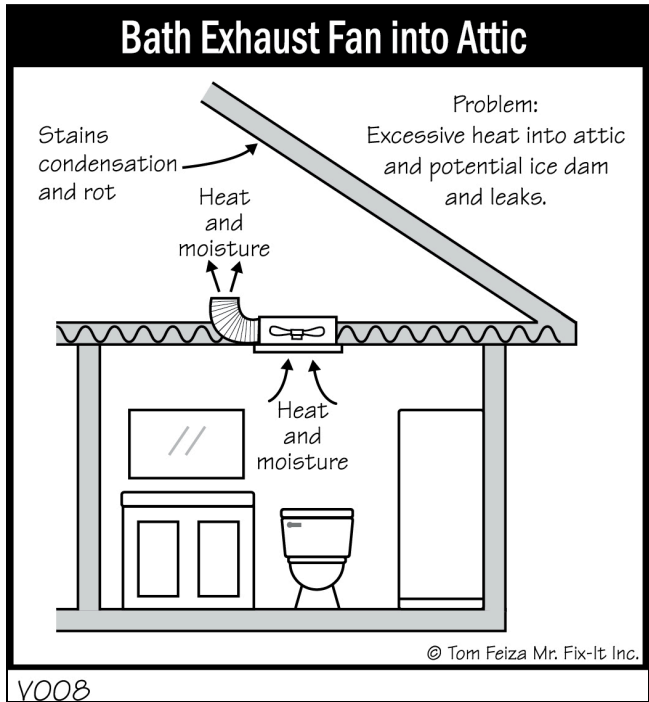
7.9.B Item 2(Picture) GFCI- Shock



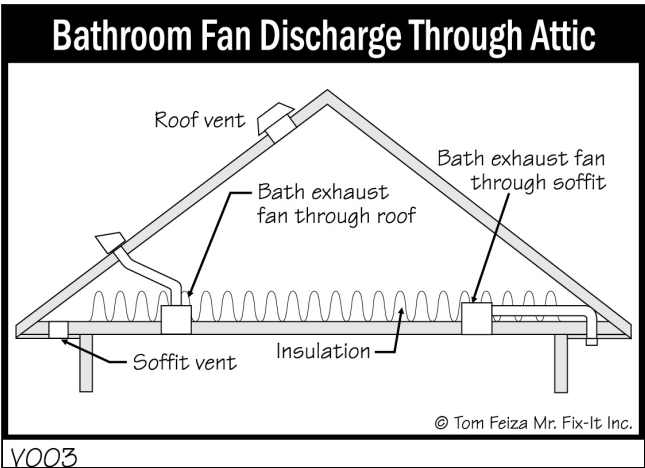
7.9.B Item 3(Picture)



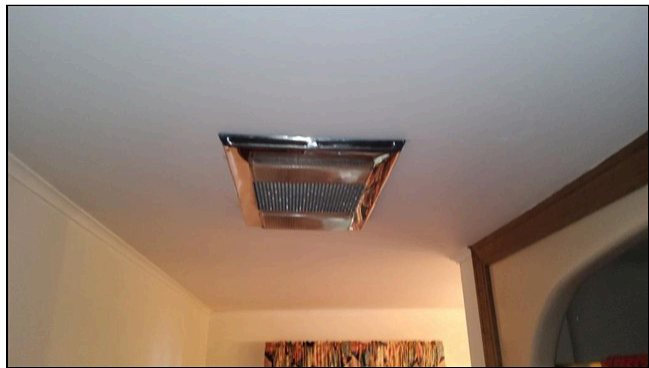
7.10.B (1) No evidence that Exhaust fan is venting to exterior, recommend proper venting to exterior by qualified contractor.



7.10.B Item 1(Picture) Bath Exhaust Fan Into Attic



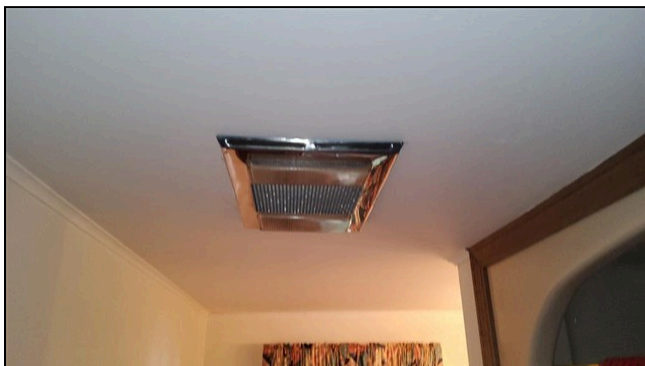
7.10.B Item 2(Picture) Bathroom Fan Discharge Through Attic



7.10.B Item 3(Picture)



(2) The Light and heat mode on exhaust fan did not work at the bath. This is for informational purpose to you. A qualified person should repair or replace as needed.



7.10.B Item 4(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8(A) . Main Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
8.0.A	Photos							Refrigerator: WOODS
8.1.A	Ceiling	•						Exhaust/Range hood: MIAMI CAREY
8.2.A	Walls	•						Range/Oven: UNKNOWN
8.3.A	Floor	•						Cabinetry: Wood
8.4.A	Window (s) (representative number)	•						Countertop: Metal
8.5.A	Counters and Cabinets (representative number)	•						Wood
8.6.A	Plumbing Water Supply, Distribution System and Fixtures	•						
8.7.A	Plumbing Drain, Waste and Vent Systems	•						
8.8.A	Outlets, Switches and Fixtures	•						
8.9.A	Ranges/Ovens/Cooktops/Refrigerator	•						
8.10.A	Exhaust Fan					•		

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Comments:

8.0.A General Pictures



8.0.A Item 1(Picture)



8.0.A Item 2(Picture)

8.3.A Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



8.3.A Item 1(Picture)

8.8.A Ground Fault Circuit Interrupter (GFCI), required when outlet is located less then 6' from water source.

GFCI Circuit Tester

Power out

Push test button and GFCI should trip

Two lights "on" indicate proper wiring

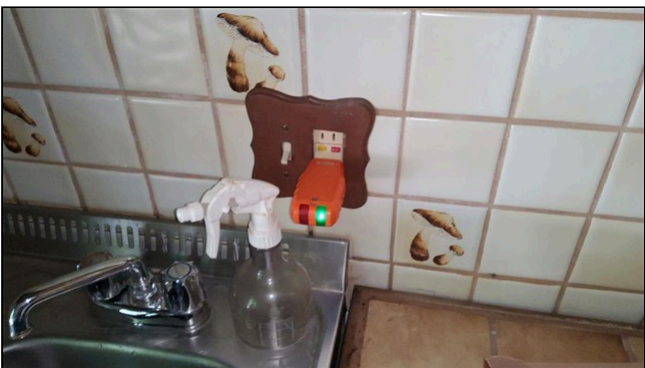
GFCI-protected outlet downstream

A ground fault circuit interrupter (GFCI) outlet can be tested with a simple plug-in circuit tester. The lights indicate correct (or incorrect) wiring. The test button introduces a slight current leakage and should trip the GFCI with a click to turn the power off. The tester will also test downstream outlets.

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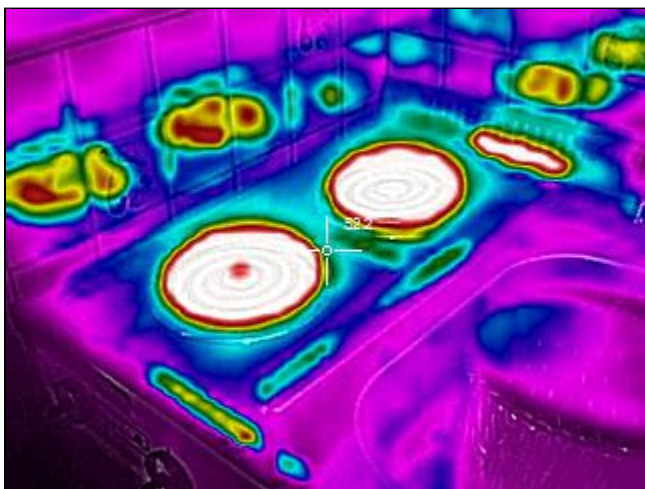
E120

8.8.A Item 1(Picture) GFCI Circuit Tester



8.8.A Item 2(Picture)

8.9.A



8.9.A Item 1(Picture)



8.9.A Item 2(Picture)



8.10.A The range hood fan did not work when tested. I recommend repair or replace as needed.



8.10.A Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8(B) . Lower Level Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
8.0.B	Photos							Refrigerator: WHIRLPOOL
8.1.B	Ceiling					•		Range/Oven: HOTPOINT
8.2.B	Walls	•						Cabinetry: Wood
8.3.B	Floor	•						Countertop: Laminate
8.4.B	Window (s) (representative number)	•						
8.5.B	Counters and Cabinets (representative number)	•						
8.6.B	Plumbing Water Supply, Distribution System and Fixtures	•						
8.7.B	Plumbing Drain, Waste and Vent Systems	•						
8.8.B	Outlets, Switches and Fixtures				•			
8.9.B	Ranges/Ovens/Cooktops/Refrigerator						•	

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

8.0.B General Pictures



8.0.B Item 1(Picture)



8.1.B The Panels on the ceiling is missing in areas. Repairs are needed. A qualified person should repair or replace as needed.



8.1.B Item 1(Picture)

8.3.B Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



8.3.B Item 1(Picture)

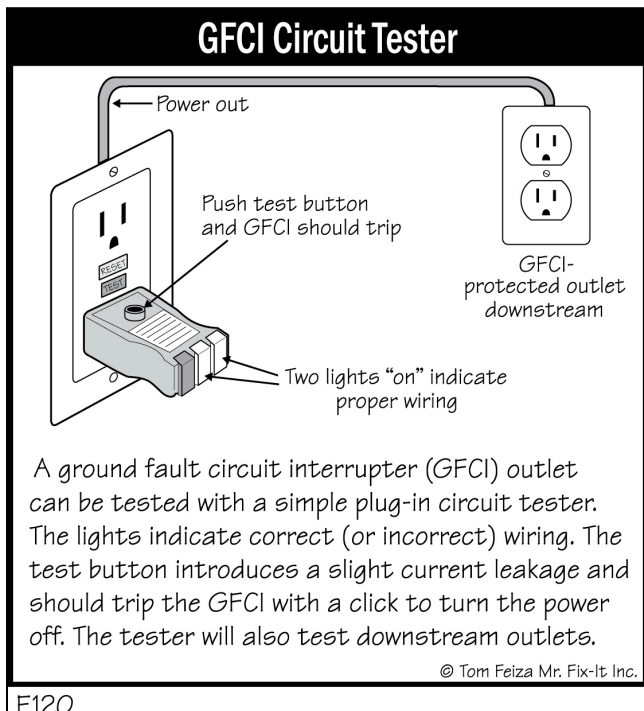
8.7.B The plumbing waste line has an old trap that's been discontinued at the sink. This is not considered up to today's standard, but no apparent problems were found at time of inspection.



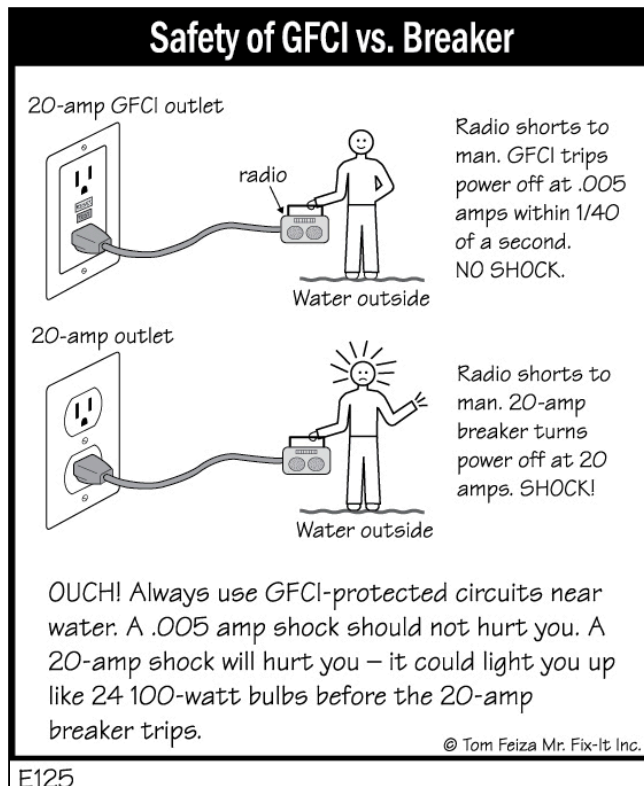
8.7.B Item 1(Picture)

**8.8.B**

- Ground Fault Circuit Interrupter (GFCI), required when outlet is located less then 6' from water source.
- Not GFCI protected within 6' of water source, recommend repair by a qualified electrical contractor



8.8.B Item 1(Picture) GFCI Circuit Tester



8.8.B Item 2(Picture) Safety of GFCI vs. Breaker



8.8.B Item 3(Picture)

8.9.B Not tested

8.9.B Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Laundry Area

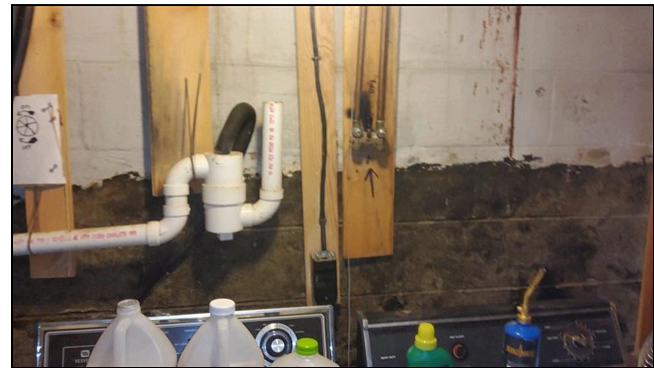
		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
9.0	Photos							Dryer Power Source: 220 Electric Dryer Vent: None
9.1	Washer hook up lines	•						
9.2	Outlets, Switches and Fixtures				•			

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Comments:

9.0 General Pictures



9.0 Item 1(Picture)

9.1 No lines installed, the following is for your information.

Stainless steel braided hoses are generally considered the best option for washing machine hoses because they are more durable and less likely to leak than rubber hoses. Stainless steel hoses are also resistant to kinking, heat, pressure, and corrosion:

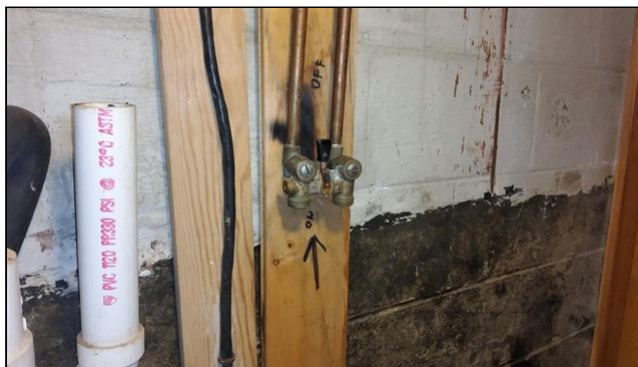
- Durability

Stainless steel hoses are more durable than rubber hoses and can withstand wear and tear caused by high water pressure and water hammer.

EXAMPLE pictured



9.1 Item 1(Picture) Stainless Steel Washer Lines

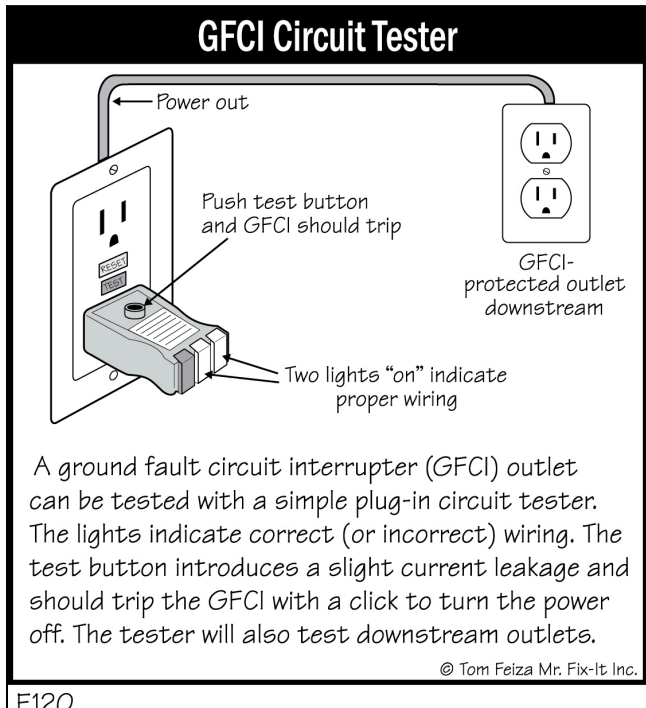


9.1 Item 2(Picture)



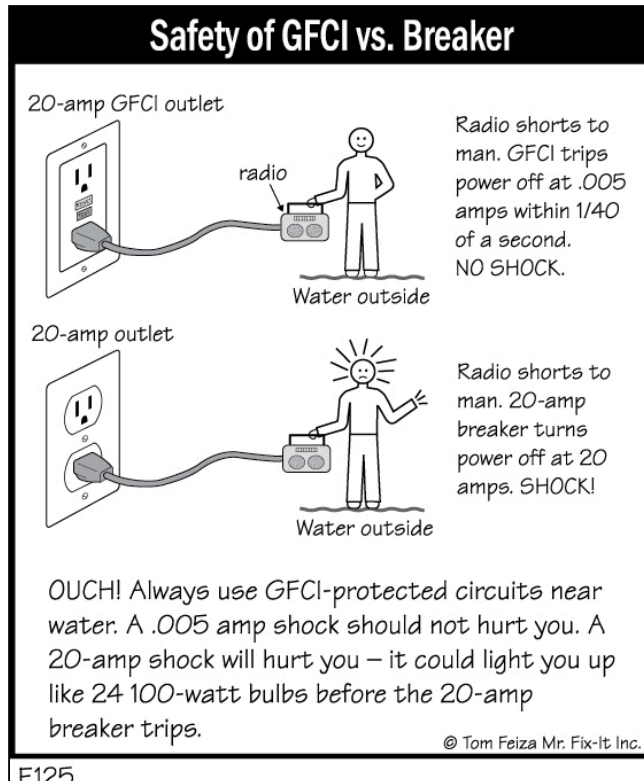
9.2 (1) Ground Fault Circuit Interrupter (GFCI), required when outlet is located less then 6' from water source.

- Laundry Area receptacles are not GFCI protected, recommend replacing with GFCI receptacles. Recommend repair by a qualified electrical contractor
- GFCI receptacles are required in bathrooms, garages, crawl spaces, basements, laundry rooms and areas where a water source is present.



E120

9.2 Item 1(Picture) GFCI Circuit Tester



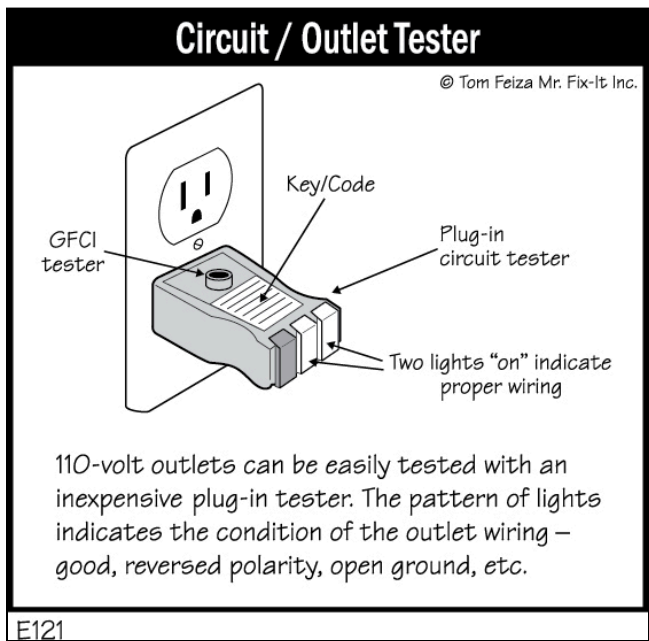
E125

9.2 Item 2(Picture) E125 - Safety of GFCI vs. Breaker



9.2 Item 3(Picture)

(2) Circuit/Outlet Tester



9.2 Item 4(Picture) Circuit/Outlet Tester

10. Basement/Crawl Space

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
10.0	Photos							Foundation: Masonry block Poured concrete
10.1	Components Overview							
10.2	Foundation					•		Floor Structure: Concrete Slab
10.3	Columns or Piers					•		Columns or Piers: Steel lally columns
10.4	Floor (Structural)	•						Ceiling Structure: 6" or better
10.5	Ceiling (Structural)	•						Floor System
10.6	Outlets, Switches and Fixtures				•			Insulation: NONE

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

Comments:

10.0 General Pictures



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)

10.1 Basement Components & Types

Foundation Components

Weight of home

Joist

Floor framing resists soil pressure

Soil pressure

Frost line (i.e., maximum frost depth)

Footing must be BELOW frost line or frozen soil

Floor slab resists pressure

Concrete footer (Spread footing)

Footing

Soil supports footing (spreads load)

A footing on undisturbed soil spreads the load and supports the foundation.

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B156

10.1 Item 1(Picture) Foundation Components

Basement Wall Types

STONE

BLOCK

POURED CONCRETE

Full-depth foundations were built with fieldstone until about 1900. Cement block and poured concrete are used today.

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B157

10.1 Item 2(Picture) Basement Wall Types

Basement Parts, Terms

Rim joist or band

Wall stud

Floor joist

Sheathing

Sill plate

Sill sealer (foam)

Poured concrete wall

Block wall

Backfill

Edge of excavation

Vapor barrier

Floor slab

Footing/wall joint

Fabric filler

Footings/footer

Interior drain tile

Exterior tile

Gravel

Exterior drain tile (alternate location)

Virgin soil - not disturbed

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B107

10.1 Item 3(Picture) Basement Parts, Terms

Footings - Wall, Column

Floor joist

Joists lap over beam

Steel "I" beam

Steel column (post)

Footing

Footing

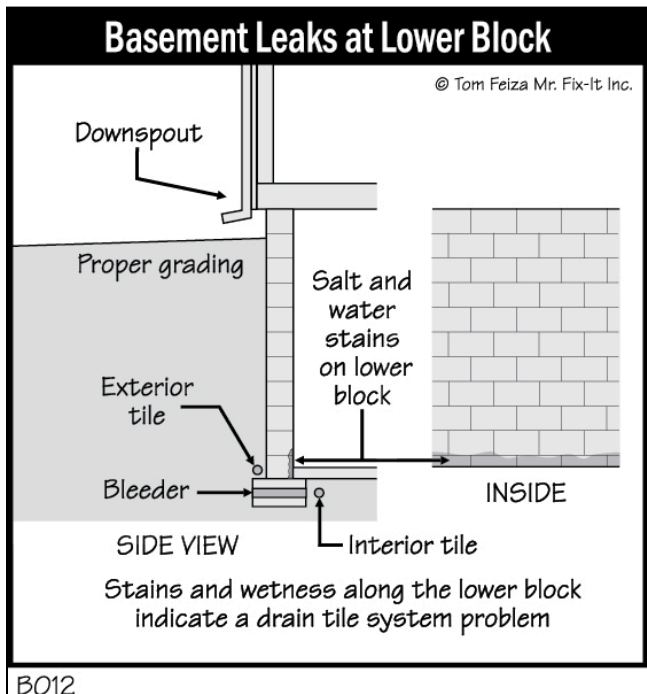
Spread footings (footings, footers) are used to support the concrete wall and columns.

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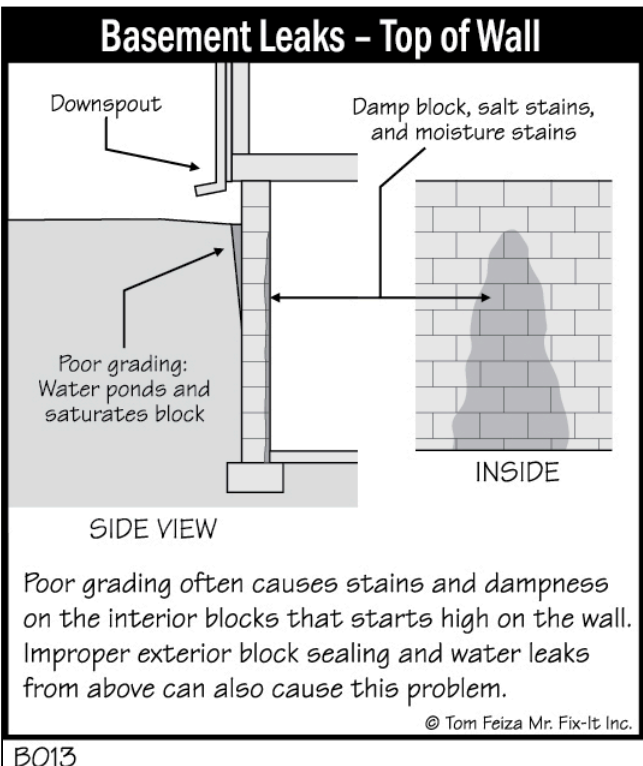
B114

10.1 Item 4(Picture) Footings - Wall, Column

10.2 (1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



10.2 Item 1(Picture) Basement Leaks at Lower Block



10.2 Item 2(Picture) Basement Leaks - Top of Wall



10.2 Item 3(Picture)



10.2 Item 4(Picture)



10.2 Item 5(Picture)



10.2 Item 6(Picture)



(2) The stair-step crack(s) in the foundation wall at the left side (facing front). Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



10.2 Item 7(Picture)



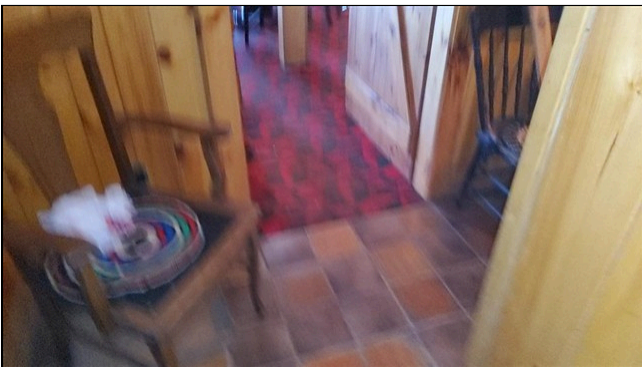
10.3 Telescopic adjustable columns are not approved in the United States for use as permanent support

Telescoping columns designed for use in the United States, also known as "tele-posts," "sectional columns," "double-sectioned columns," "jack posts" or "jacks," should be reported as temporary columns that should be replaced with permanent columns. Telescopic adjustable columns are regularly used in construction to adjust or level a structure before installing a permanent column. Or, they're used as temporary supports during the course of a building repair. But inspectors in the United States often encounter these telescopic columns in permanent use. This is a defect because no telescopic adjustable column has been evaluated by a U.S. evaluation firm, and none of their manufacturers cite an engineering report to prove these columns' ability to carry a specific load.



10.3 Item 1(Picture)

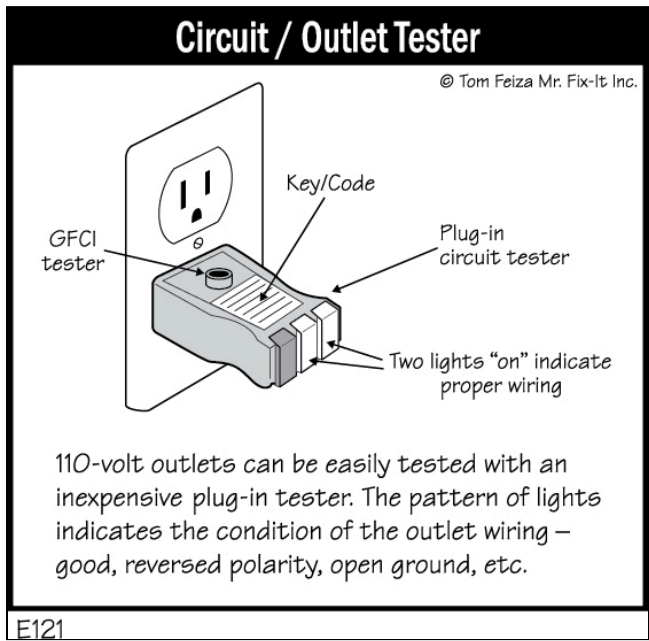
10.4 Unfinished portions of the floor appeared to be in overall satisfactory condition where visible, limited visibility due to finished flooring through out basement.



10.4 Item 1(Picture)



10.6 Circuit/Outlet Tester Electrical outlet(s) in need of cover, safety hazard. Recommend installing cover.



E121

10.6 Item 1(Picture) Circuit/Outlet Tester



10.6 Item 2(Picture) Shock



10.6 Item 3(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
11.0	Solid Fuel Heating Devices (Pellet, Woodstove)						•	Number of Heat Systems (excluding wood): One Number of Woodstoves: Two Location: 1st Floor Lower Level
SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected		SAT	MAR	SI	SAF	RR	NI	

Comments:

- 11.0 (1) We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.
- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



11.0 Item 1(Picture)

(2) We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.

- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



11.0 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

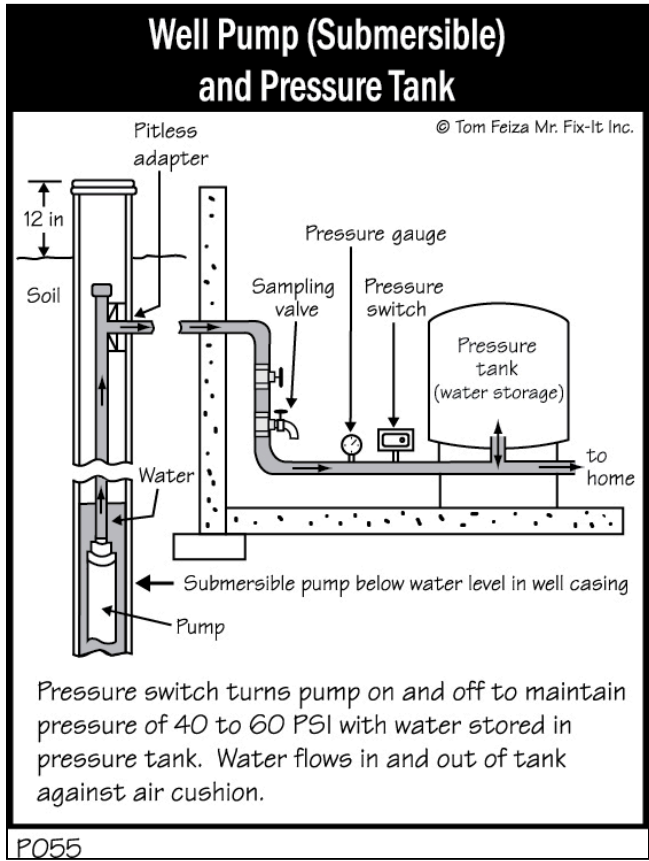
12. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

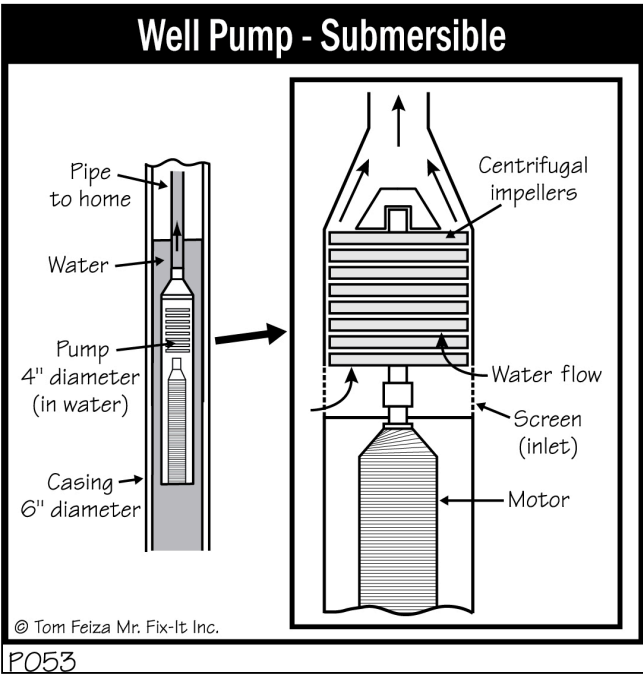
		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
12.0	Main Water Shut-off Device (Describe location)	•						Water Source: Well
12.1	Plumbing Drain/Waste	•						Plumbing Water
12.2	Plumbing Water Supply, Distribution System and Fixtures	•						Supply (into home): Poly
12.3	Hot Water Systems				•			Plumbing Water Distribution (inside home): Copper POLY Plumbing Waste: PVC Cast iron Copper WH Manufacturer: BRADFORD-WHITE Model: MODEL : M30R10D Serial #: SERIAL # : AK4364003 Water Heater Power Source: Electric Water Heater Capacity: 30 Gallon Water Heater Location: Basement

Comments:

12.0 (1) The main shut off is the knob/lever located by well pump equipment in the basement. This is for your information. Example, (units vary.)



12.0 Item 1(Picture) Well Pump



12.0 Item 2(Picture) Well Pump

(2)



12.0 Item 3(Picture)



12.0 Item 4(Picture)



12.0 Item 5(Picture)



12.0 Item 6(Picture)

12.1



12.1 Item 1(Picture)



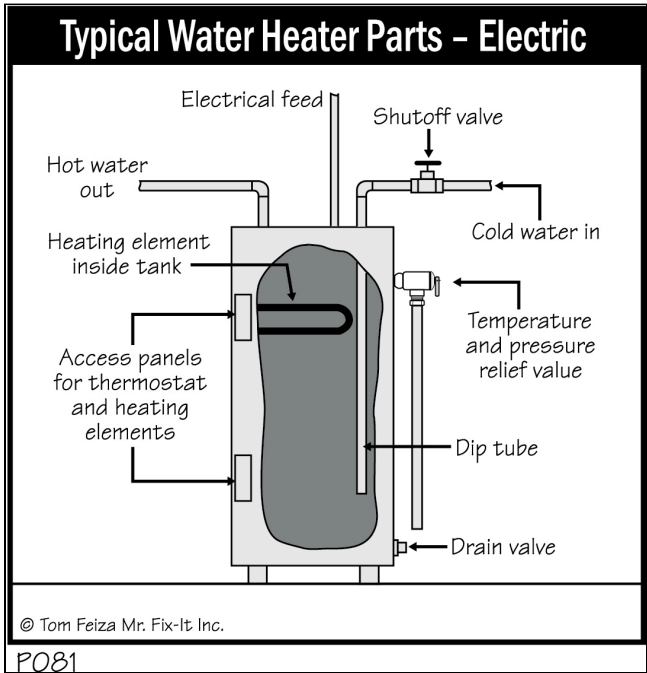
12.1 Item 2(Picture)

12.2



12.2 Item 1(Picture)

12.3 (1) Typical Water Heater Parts - (Electric) example, (units vary.)



P081

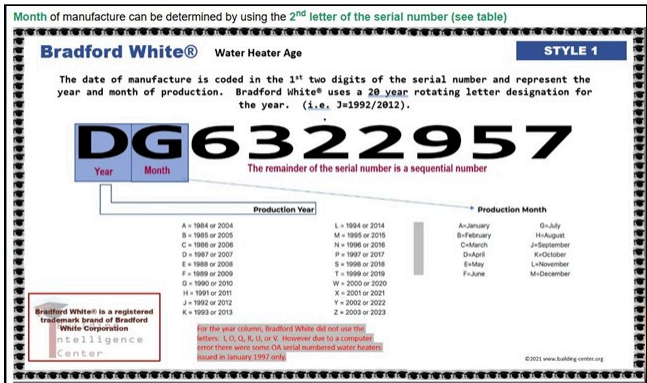
12.3 Item 1(Picture) Typical Water Heater Parts - Electric

(2)

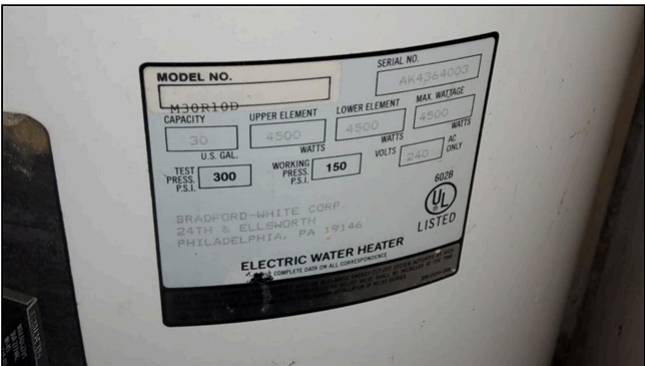


12.3 Item 2(Picture)

(3) MFG Date Oct 1984 - 40 plus years (determined by Serial # & WebSite)



12.3 Item 3(Picture)



12.3 Item 4(Picture)



(4) The wiring for the water heater is exposed. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



12.3 Item 5(Picture)



12.3 Item 6(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

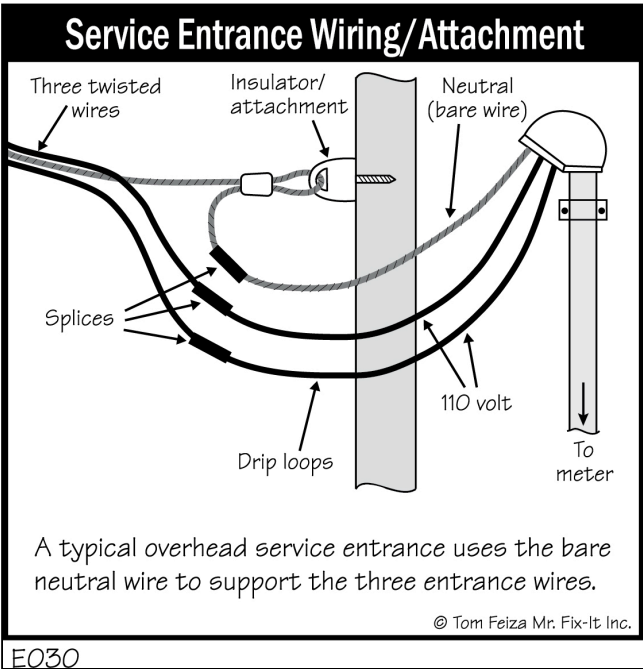
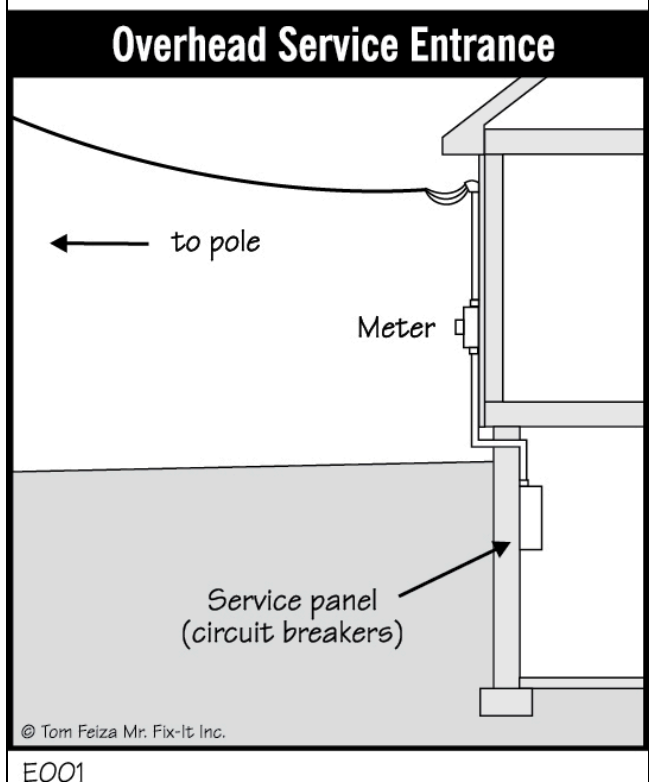
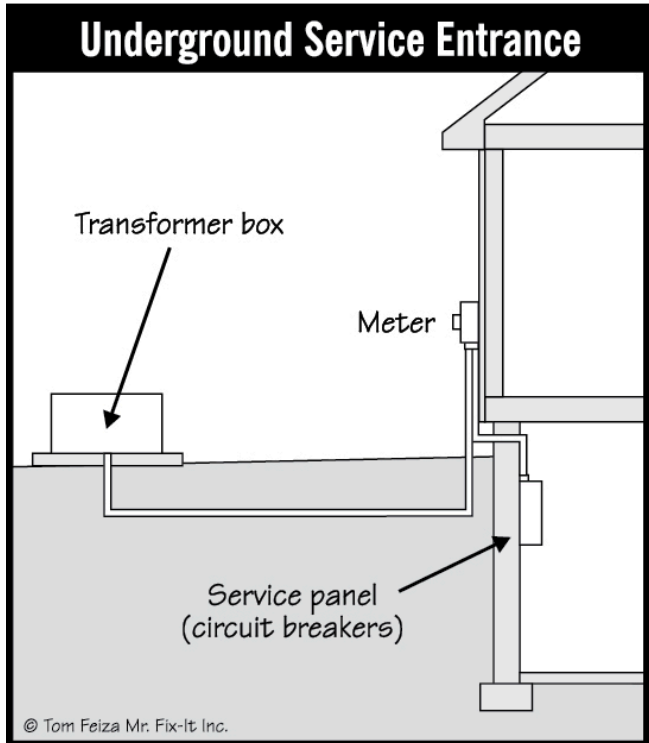
		SAT	MAR	SI	SAF	RR	NI	Styles & Materials
13.0	Service Entrance Conductors	•						Electrical Service
13.1	Location of Main Panel (s)				•			Conductors: Overhead service
13.2	Location of Sub Panel (s)				•			Panel Location: Basement
13.3	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•						Panel Capacity: 100 AMP
13.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•						Panel Type: Circuit breakers
13.5	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•						Branch wire 15 and 20 AMP: Copper
13.6	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•						Wiring Methods: Cloth Romex
13.7	Smoke Detectors				•			
13.8	Carbon Monoxide Detectors				•			

SAT= Satisfactory, MAR= Marginal, SI= Significant Issues, SAF= SAFETY HAZARD, RR= Repair or Replace, NI= Not Inspected

SAT MAR SI SAF RR NI

Comments:

13.0 (1) Service Entrance Types

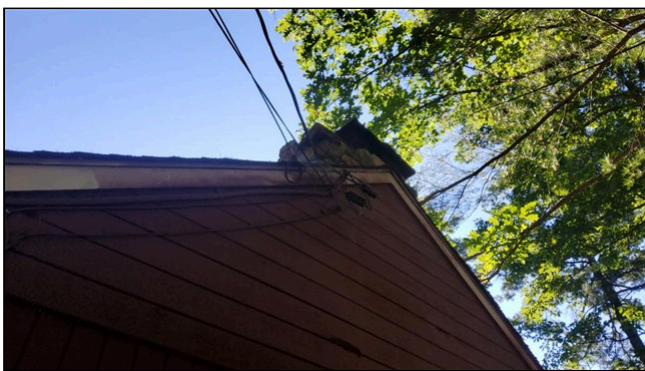


E030
13.0 Item 2(Picture) Service Entrance Wiring_Attachment

(2)



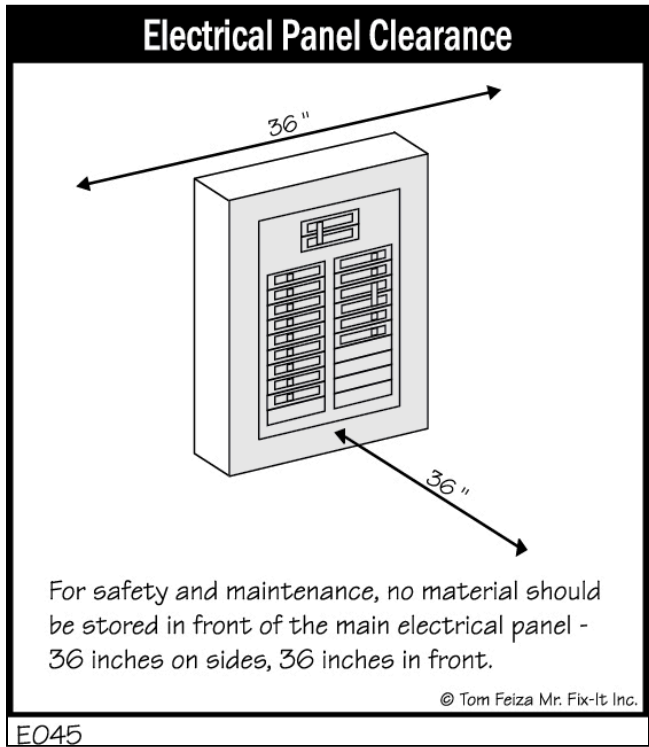
13.0 Item 3(Picture)



13.0 Item 4(Picture)

13.1 (1)

- Electrical Panel Clearance
- The main panel box is located in the basement.



13.1 Item 1(Picture) Electrical Panel Clearance



13.1 Item 2(Picture)



(2) The main panel box is located in the basement.



13.1 Item 3(Picture)



(3) The main panel has Several circuit breakers that need labels identifying their location(s).



13.1 Item 4(Picture)

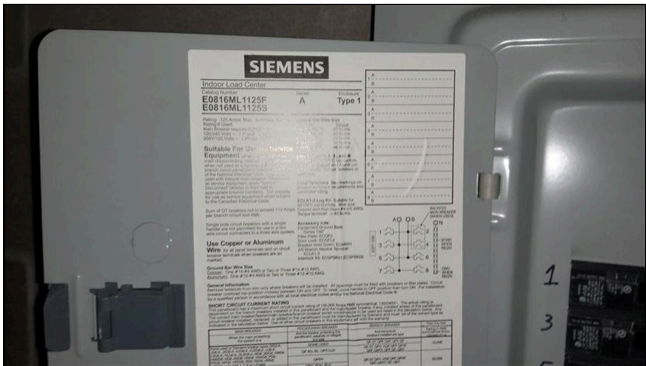
13.2 (1) The sub panel box is located in the basement.



13.2 Item 1(Picture)

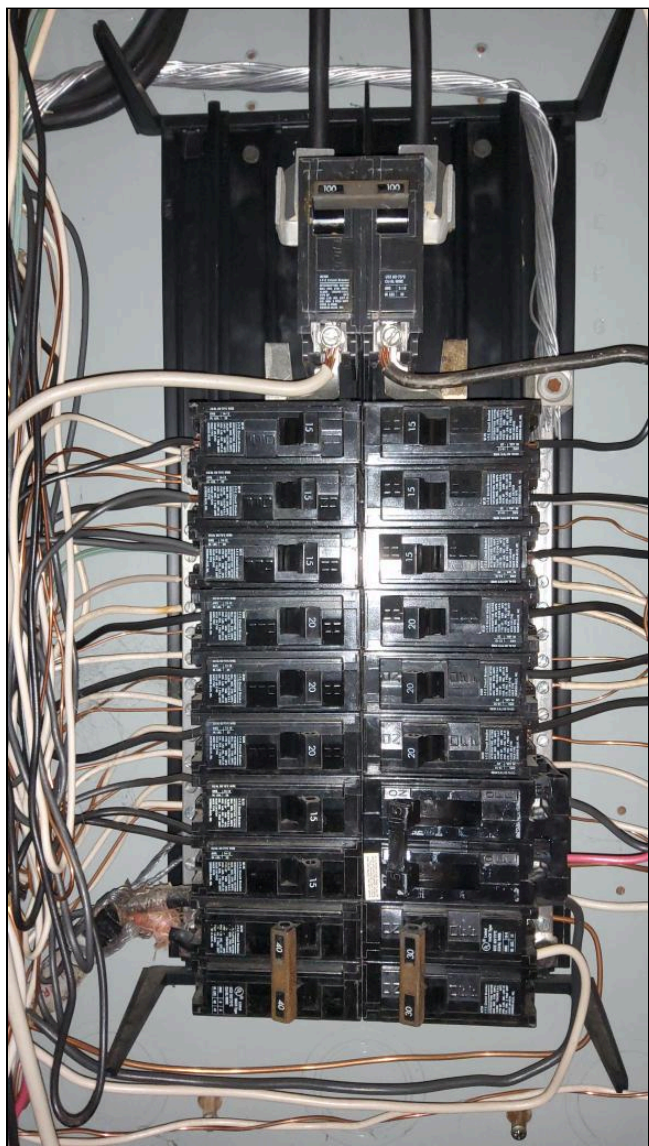


(2) The sub panel has Several circuit breakers that need labels identifying their location(s).



13.2 Item 2(Picture)

13.3 (1) The main panel box in the basement.

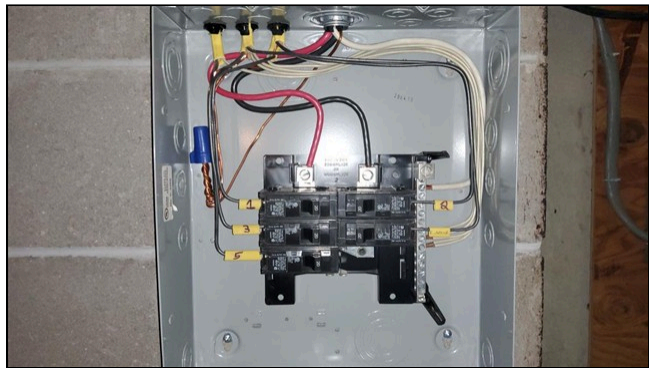


13.3 Item 1(Picture)



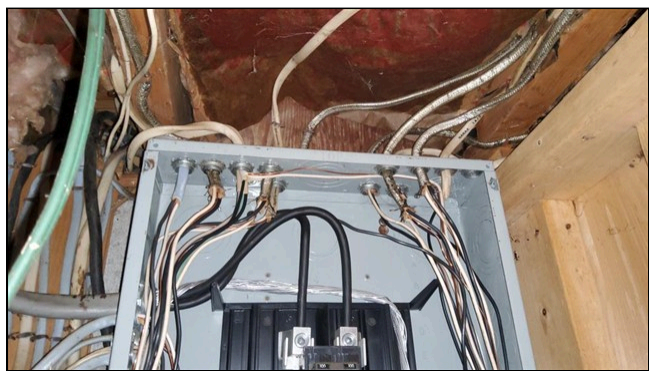
13.3 Item 2(Picture)

(2) The sub panel box in the basement.



13.3 Item 3(Picture)

13.4



13.4 Item 1(Picture)

13.6 Outlets were randomly tested and had correct polarity, except as noted.

Circuit / Outlet Tester

© Tom Feiza Mr. Fix-It Inc.

110-volt outlets can be easily tested with an inexpensive plug-in tester. The pattern of lights indicates the condition of the outlet wiring – good, reversed polarity, open ground, etc.

E121

13.6 Item 1(Picture) Tester

GFCI Circuit Tester

A ground fault circuit interrupter (GFCI) outlet can be tested with a simple plug-in circuit tester. The lights indicate correct (or incorrect) wiring. The test button introduces a slight current leakage and should trip the GFCI with a click to turn the power off. The tester will also test downstream outlets.

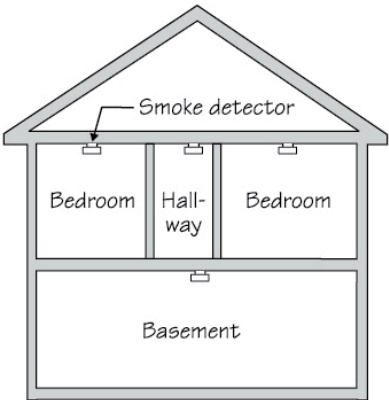
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E120

13.6 Item 2(Picture) GFCI

13.7 (1) Smoke Detector(s) were not tested during Inspection, recommend testing of Smoke Detector(s) prior to taking occupancy. Recommendations for location of Smoke Detectors (see diagram). Reference State and Local code requirements in your area for further details.

Smoke Detectors Required

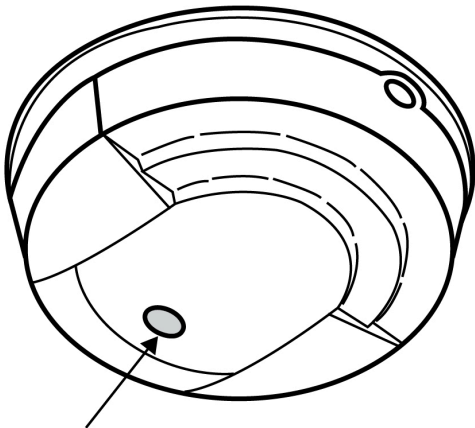


In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

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E116

Smoke Detector / Alarm



Test once per month. Replace batteries yearly. Replace battery if "chirping." Replace unit before 10 years of age.

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MO11

13.7 Item 1(Picture) Smoke Detectors Required



(2) Smoke detector(s) are missing. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



13.7 Item 3(Picture)



13.7 Item 4(Picture)



(3) Smoke detector over 10 Years old, recommend replacing.



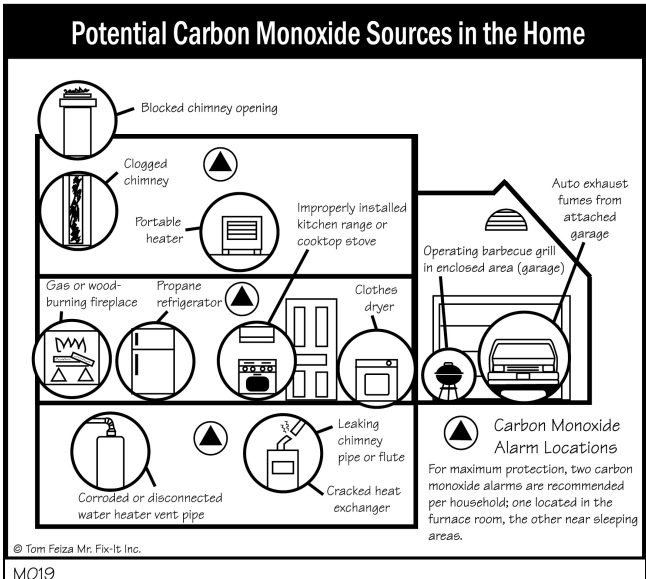
13.7 Item 5(Picture)

13.8 (1) Carbon Monoxide

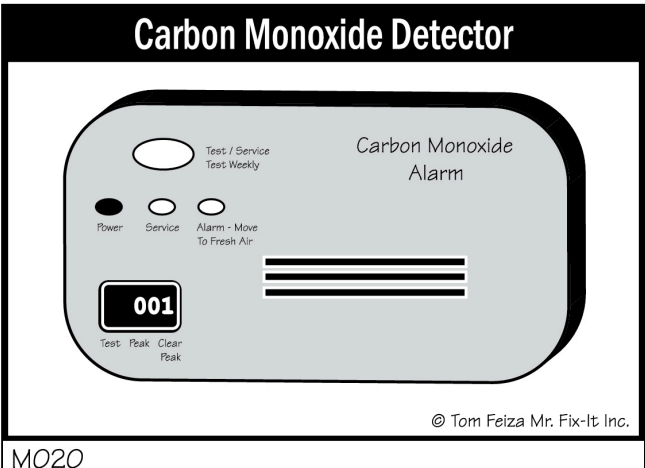
WHERE TO PLACE THEM

The International Association of Fire Chiefs recommend a carbon monoxide detector be installed on every floor of your home, including the basement. A detector should be located within 10 feet outside of each bedroom door, and there should be one near or over any attached garage. It is important that your CO detectors be close enough to the bedrooms so that the sound from the alarm is loud enough to wake up the person in the room. Because carbon monoxide is slightly lighter than air (and because air with CO is typically warmer, and therefore rises) your detectors should be placed on a wall about 5 feet above the floor. Some CO detectors can be plugged directly into wall electric outlets, so you may be tempted to plug them into wall outlets which are only a foot or two off of the floor. But for the best effectiveness, they should instead be located about 5 feet off of the floor.

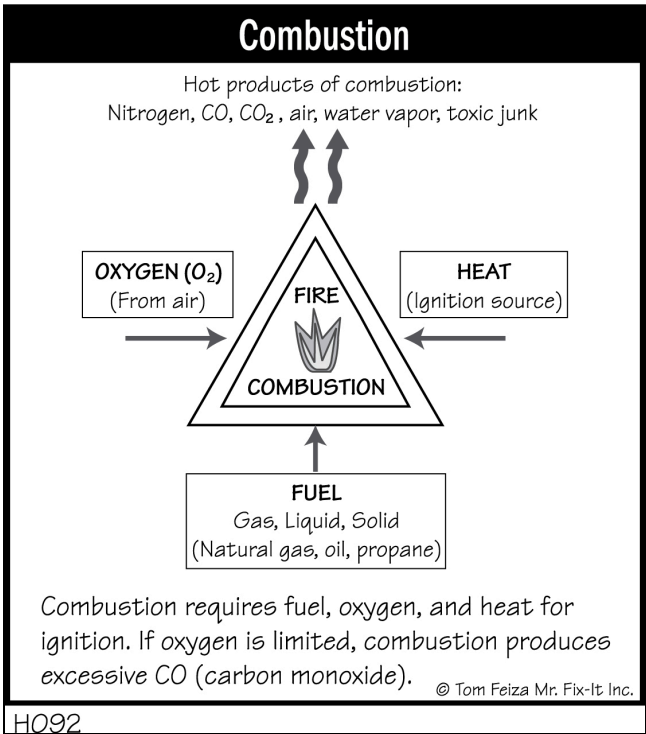
If your manufacturer recommends it for your particular model, your CO detector may be placed on a ceiling.



13.8 Item 1(Picture) Potential



13.8 Item 2(Picture) Carbon Monoxide Detector



13.8 Item 3(Picture) Combustion



(2) There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.



13.8 Item 4(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



North Coast Home Inspection, LLC

**647 US Route 1 Unit 14-263
York, ME 03909**

Customer
Pam Gaya

Address
347 Anderson Cove Rd
Acton ME 04001

1. Roof System / Chimneys and Attic

1.4 Skylights, Chimneys and Roof Penetrations

SAFETY HAZARD

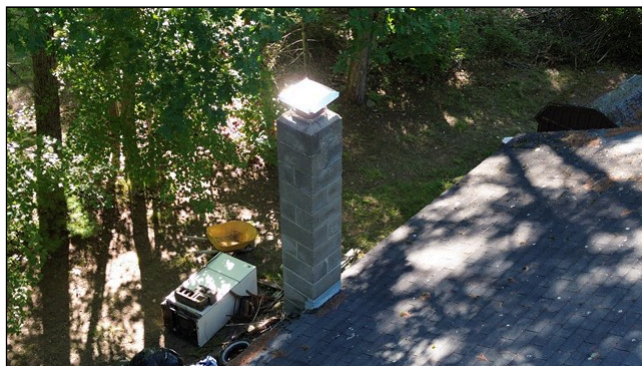
(1) Our inspection of chimney is top line inspection, always recommend a qualified chimney specialist further evaluate.

The inspector does NOT inspect:

- Interiors of vent systems, flues, and chimneys that are not readily accessible.
- Fire screens and doors.
- Seals and gaskets.
- Automatic fuel feed devices.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)

(2) Our inspection of chimney is top line inspection, always recommend a qualified chimney specialist further evaluate.

The inspector does NOT inspect:

- Interiors of vent systems, flues, and chimneys that are not readily accessible.
- Fire screens and doors.
- Seals and gaskets.
- Automatic fuel feed devices.



1.4 Item 4(Picture)

1.5 Roof Drainage Systems (Gutters/Downspouts)

Satisfactory

There are no gutters on this home. Drainage appears to be designed to carry water away from home without gutters or downspouts.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



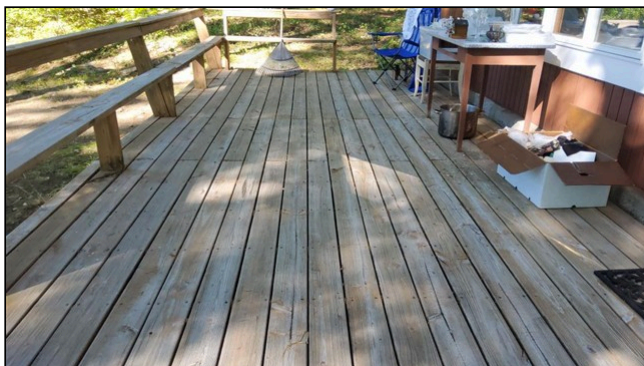
1.5 Item 3(Picture)

3. Exterior

3.9 Decks/Balconies

Satisfactory

(2) Deck appeared to be in satisfactory condition, recommend applying some type of sealant on the wood to help prolong the life of the Deck.



3.9 Item 2(Picture)

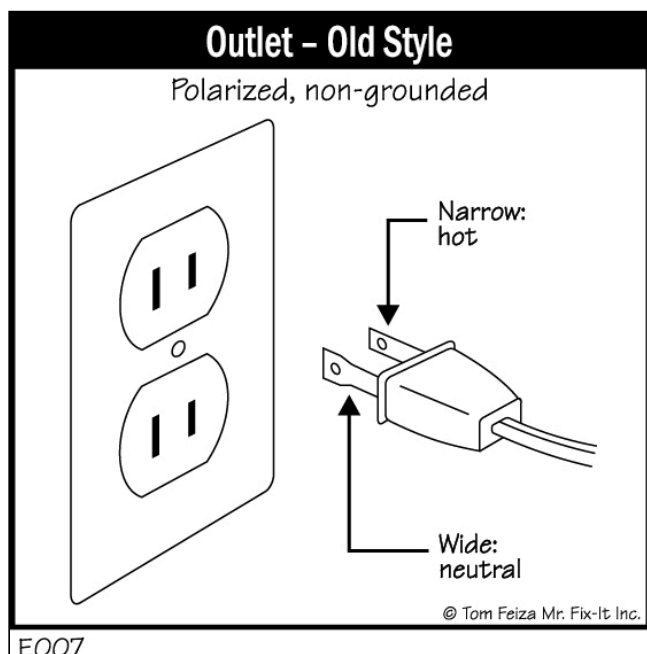
6(B) . Bedroom 2

6.6.B Outlets, Switches and Fixtures

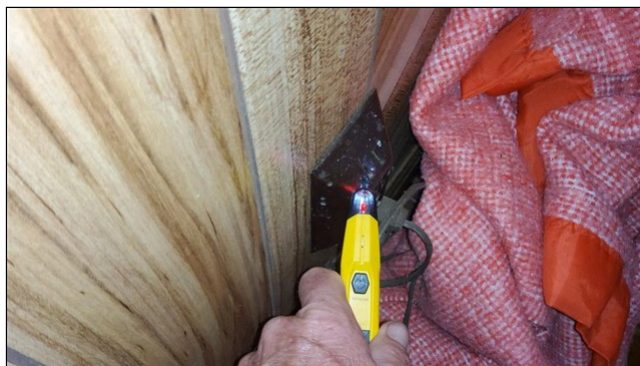
Satisfactory

(2)

- 2 prong ungrounded outlet, this is for your information.
- Sep 2017 - According to the National Electric Code, two-prong outlets are allowed in homes as long as they are properly working. If the two-prong outlet is properly functioning and tested, you may keep it in your home.



6.6.B Item 2(Picture) Outlet - Old Style



6.6.B Item 3(Picture)

6(D) . Living Room

6.7.D Heating Source

Not Inspected

We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.

- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



6.7.D Item 1(Picture)

7(A) . Bath Primary

7.4.A Floor

Satisfactory

Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



7.4.A Item 1(Picture)



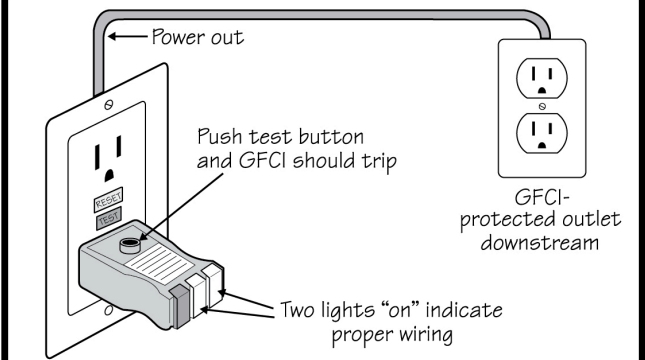
7.4.A Item 2(Picture)

7.7.A Outlets, Switches and Fixtures

Satisfactory

- Ground Fault Circuit Interrupter (GFCI), required when outlet is located less than 6' from water source.
- There is no outlet found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrical contractor.

GFCI Circuit Tester

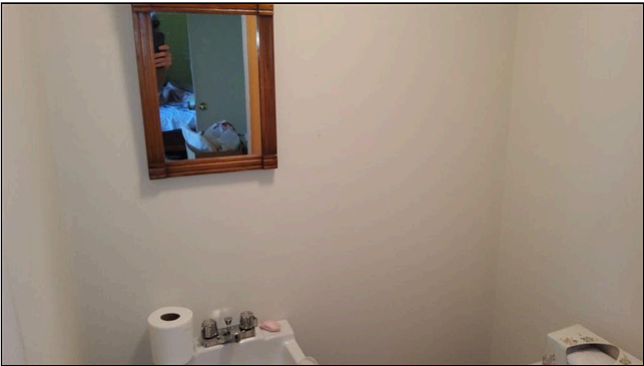


A ground fault circuit interrupter (GFCI) outlet can be tested with a simple plug-in circuit tester. The lights indicate correct (or incorrect) wiring. The test button introduces a slight current leakage and should trip the GFCI with a click to turn the power off. The tester will also test downstream outlets.

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E120

7.7.A Item 1(Picture) GFCI Circuit Tester



7.7.A Item 2(Picture)

7(B) . Bath 2

7.4.B Floor

Satisfactory

Flooring around plumbing fixtures, no excessive indiction of moisture at time of inspection.



7.4.B Item 1(Picture)



7.4.B Item 2(Picture)



7.4.B Item 3(Picture)

8(A) . Main Kitchen

8.3.A Floor

Satisfactory

Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



8.3.A Item 1(Picture)

8(B) . Lower Level Kitchen

8.3.B Floor

Satisfactory

Flooring around plumbing fixtures, no excessive indication of moisture at time of inspection.



8.3.B Item 1(Picture)

8.7.B Plumbing Drain, Waste and Vent Systems

Satisfactory

The plumbing waste line has an old trap that's been discontinued at the sink. This is not considered up to today's standard, but no apparent problems were found at time of inspection.



8.7.B Item 1(Picture)

8.9.B Ranges/Ovens/Cooktops/Refrigerator**Not Inspected**

Not tested



8.9.B Item 1(Picture)

9. Laundry Area**9.1 Washer hook up lines****Satisfactory**

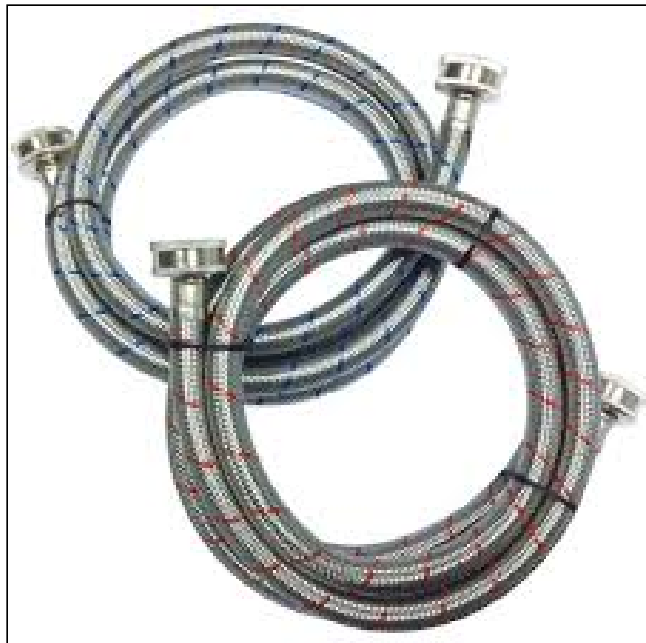
No lines installed, the following is for your information.

Stainless steel braided hoses are generally considered the best option for washing machine hoses because they are more durable and less likely to leak than rubber hoses. Stainless steel hoses are also resistant to kinking, heat, pressure, and corrosion:

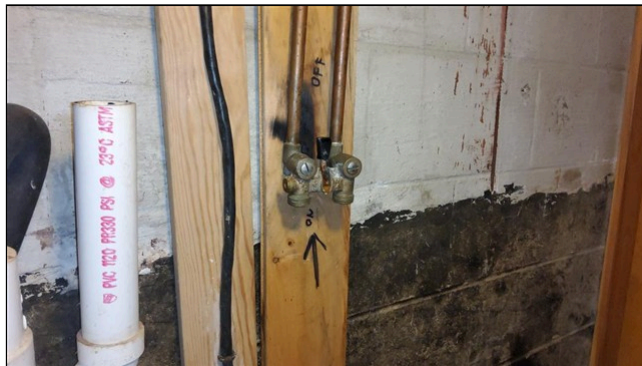
- Durability

Stainless steel hoses are more durable than rubber hoses and can withstand wear and tear caused by high water pressure and water hammer.

EXAMPLE pictured



9.1 Item 1(Picture) Stainless Steel Washer Lines



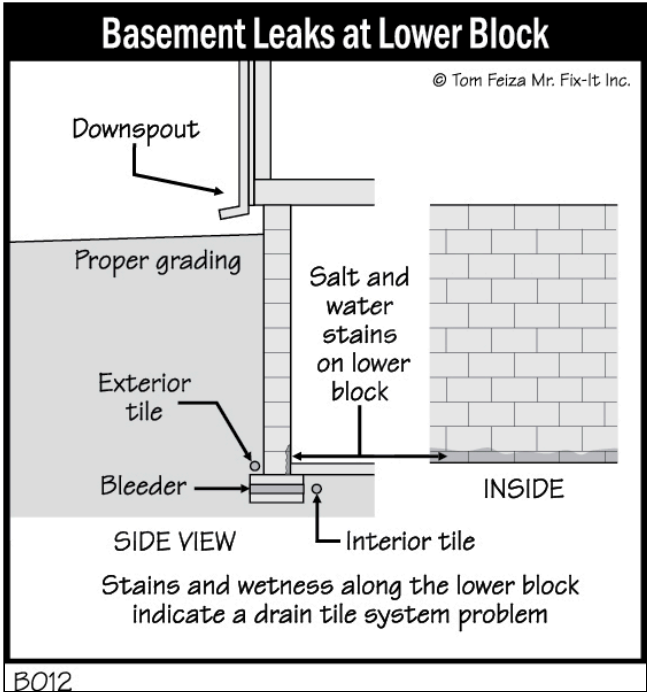
9.1 Item 2(Picture)

10. Basement/Crawl Space

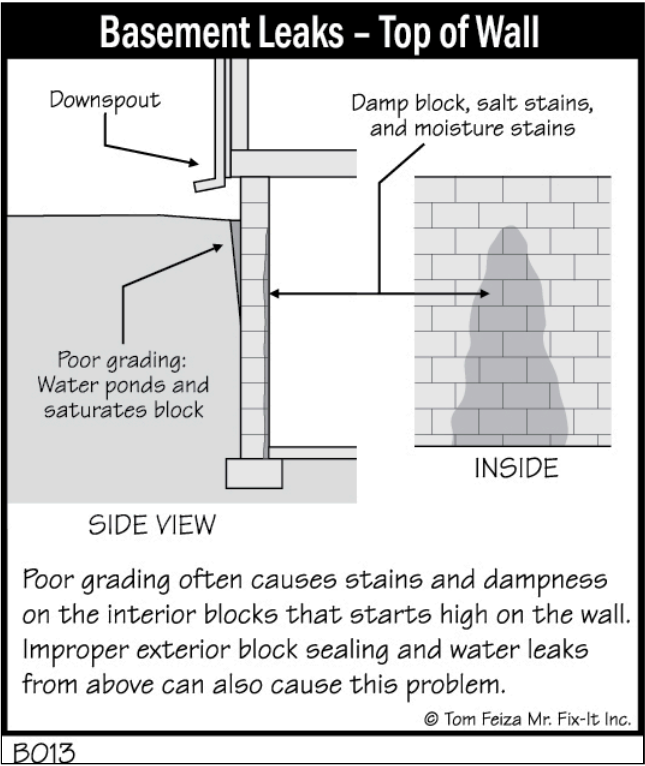
10.2 Foundation

Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



10.2 Item 1(Picture) Basement Leaks at Lower Block



10.2 Item 2(Picture) Basement Leaks - Top of Wall



10.2 Item 3(Picture)



10.2 Item 4(Picture)



10.2 Item 5(Picture)



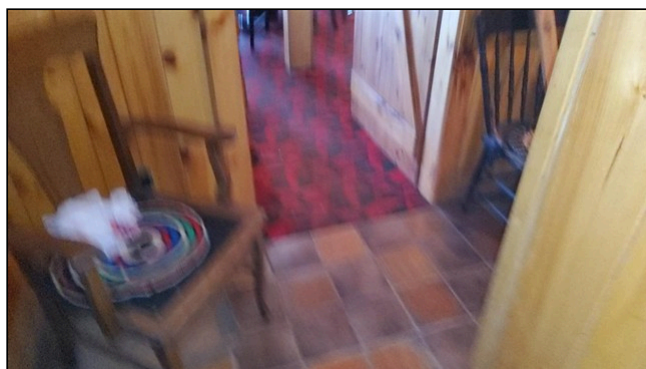
10.2 Item 6(Picture)

10.4 Floor (Structural)

Satisfactory

Unfinished portions of the floor appeared to be in overall satisfactory condition where visible, limited

visibility due to finished flooring through out basement.



10.4 Item 1(Picture)

11. Heating

11.0 Solid Fuel Heating Devices (Pellet, Woodstove)

Not Inspected

- (1) We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.
- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



11.0 Item 1(Picture)

- (2) We do not inspect solid fuel burning stoves, recommend qualified contractor inspect prior to use.
- The home inspector does not inspect the interior of flues or any elements of a solid burning stove or heating element.



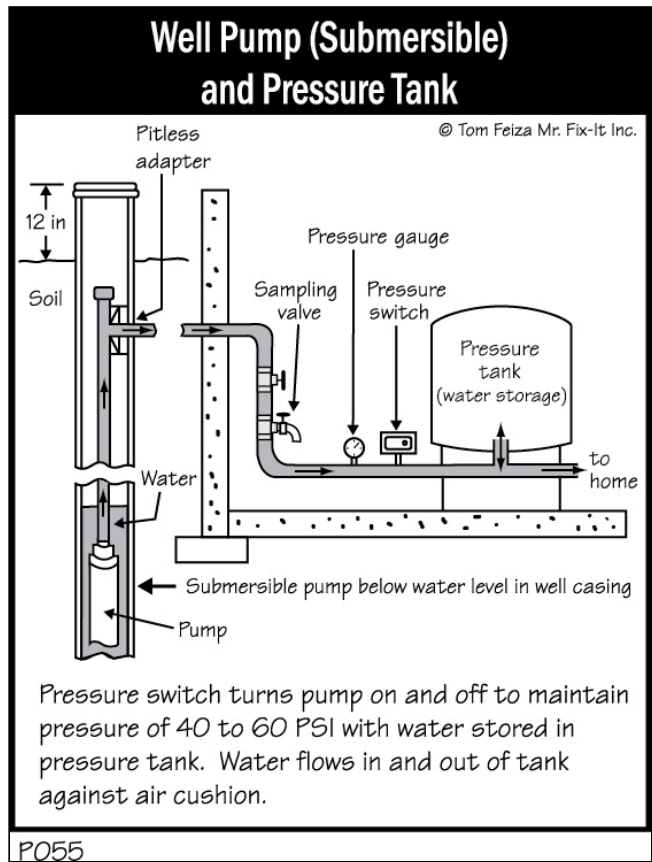
11.0 Item 2(Picture)

12. Plumbing System

12.0 Main Water Shut-off Device (Describe location)

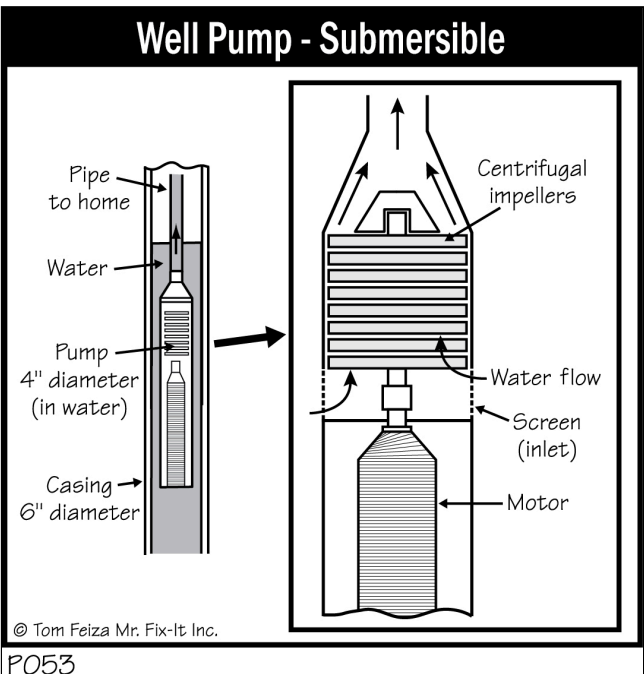
Satisfactory

(1) The main shut off is the knob/lever located by well pump equipment in the basement. This is for your information. Example, (units vary.)



12.0 Item 1(Picture) Well Pump

(2)



12.0 Item 2(Picture) Well Pump





12.0 Item 5(Picture)

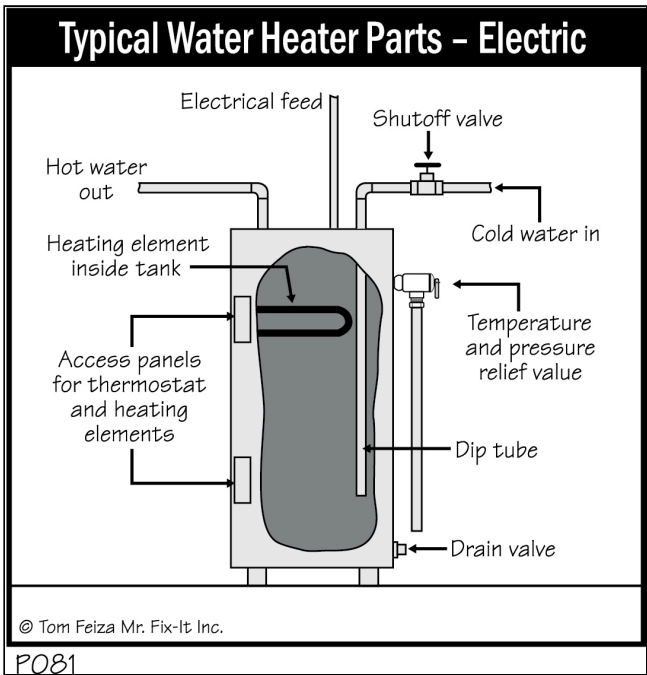


12.0 Item 6(Picture)

12.3 Hot Water Systems

SAFETY HAZARD

(1) Typical Water Heater Parts - (Electric) example, (units vary.)



P081

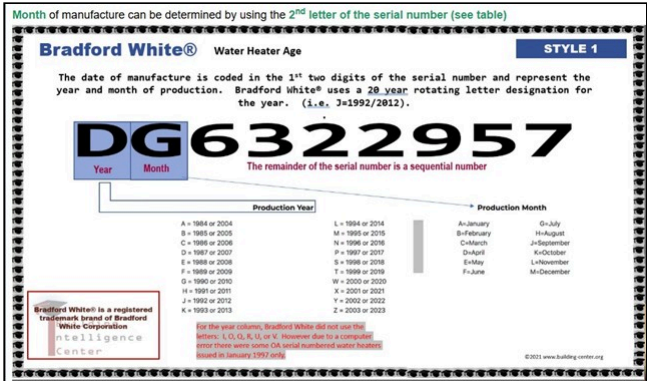
12.3 Item 1(Picture) Typical Water Heater Parts - Electric

(2)

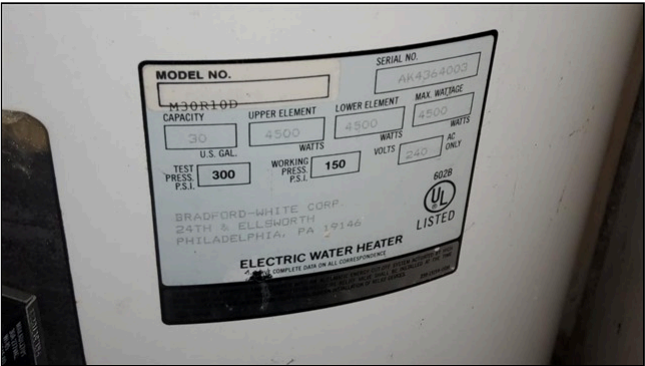


12.3 Item 2(Picture)

(3) MFG Date Oct 1984 - 40 plus years (determined by Serial # & WebSite)



12.3 Item 3(Picture)



12.3 Item 4(Picture)

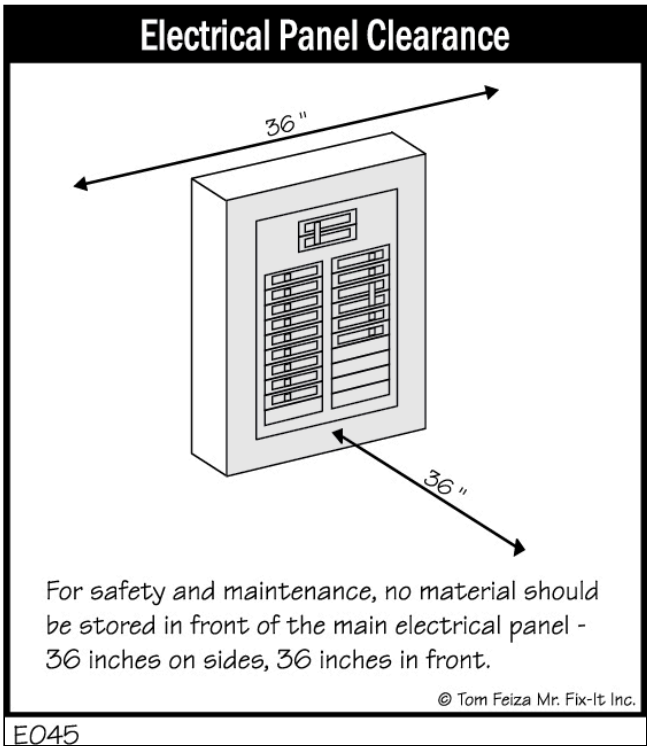
13. Electrical System

13.1 Location of Main Panel (s)

SAFETY HAZARD

(1)

- Electrical Panel Clearance
- The main panel box is located in the basement.



13.1 Item 1(Picture) Electrical Panel Clearance



13.1 Item 2(Picture)

13.2 Location of Sub Panel (s)

SAFETY HAZARD

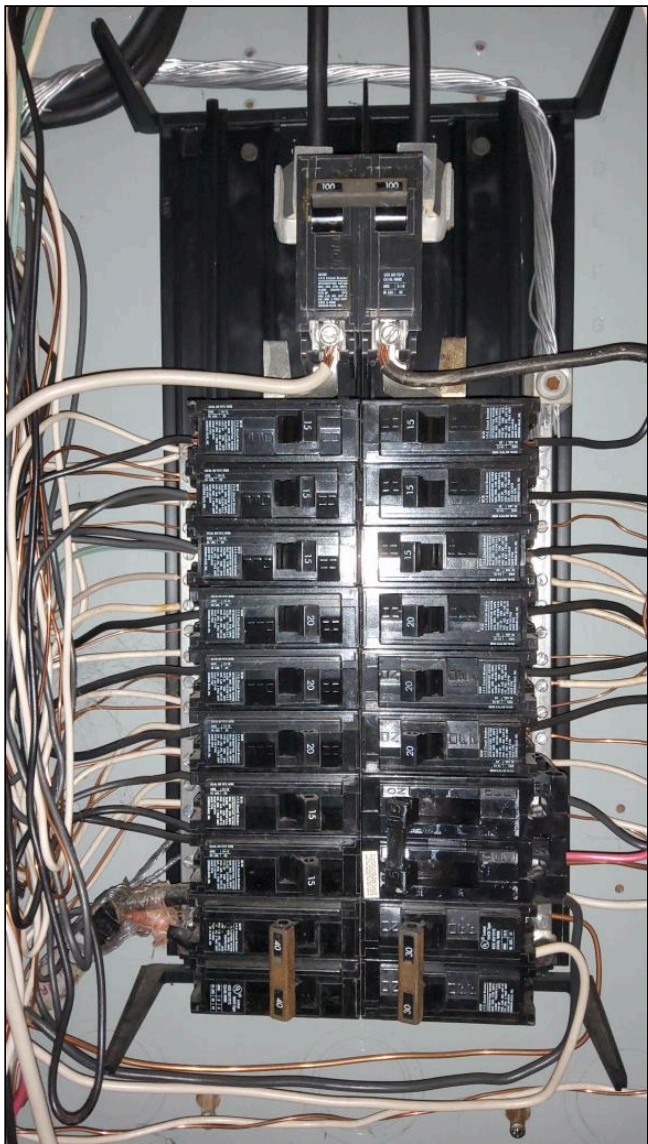
(1) The sub panel box is located in the basement.



13.2 Item 1(Picture)

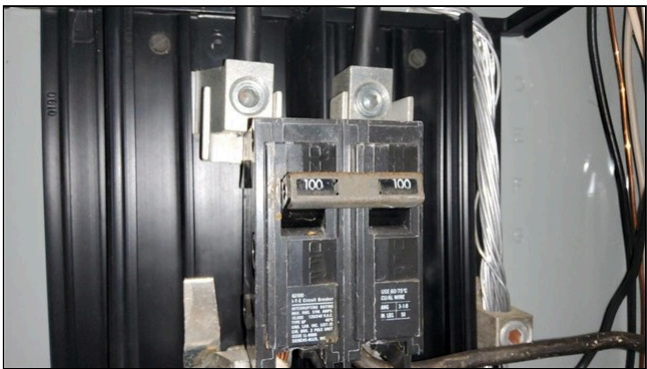
13.3 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Satisfactory

(1) The main panel box in the basement.



13.3 Item 1(Picture)

(2) The sub panel box in the basement.



13.3 Item 2(Picture)



13.3 Item 3(Picture)

13.7 Smoke Detectors

SAFETY HAZARD

(1) Smoke Detector(s) were not tested during Inspection, recommend testing of Smoke Detector(s) prior to taking occupancy. Recommendations for location of Smoke Detectors (see diagram). Reference State and Local code requirements in your area for further details.

Smoke Detectors Required

In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

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E116

13.7 Item 1(Picture) Smoke Detectors Required

Smoke Detector / Alarm

Test once per month. Replace batteries yearly. Replace battery if "chirping." Replace unit before 10 years of age.

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MO11

13.7 Item 2(Picture) Smoke Detector_Alarm

13.8 Carbon Monoxide Detectors

SAFETY HAZARD

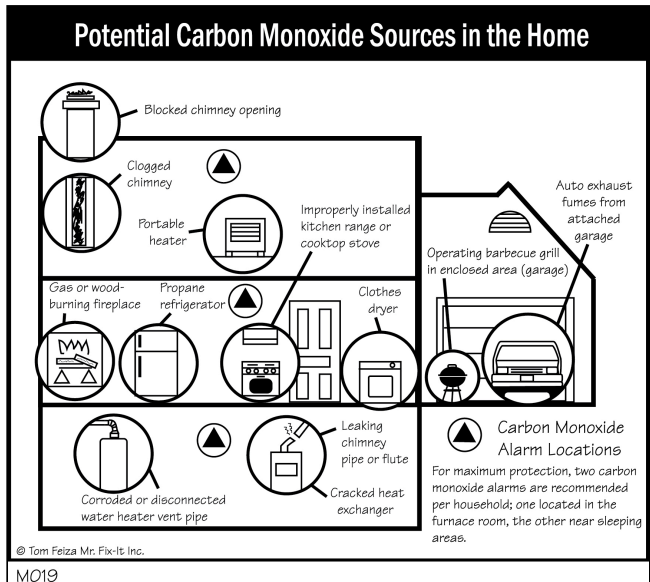
(1) Carbon Monoxide

WHERE TO PLACE THEM

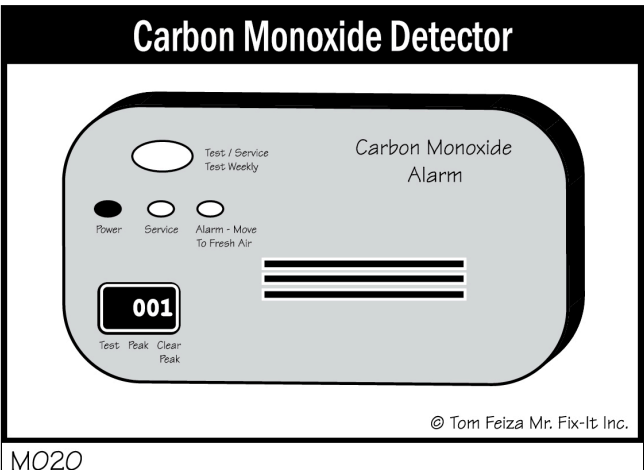
The International Association of Fire Chiefs recommend a carbon monoxide detector be installed on every floor of your home, including the basement. A detector should be located within 10 feet outside of each bedroom door, and there should be one near or over any attached garage. It is important that your CO detectors be close enough to the bedrooms so that the sound from the alarm is loud enough to wake up the person in the room. Because carbon monoxide is slightly lighter than air (and because air with CO is typically warmer, and therefore rises) your detectors should be placed on a wall about 5 feet above the floor. Some CO detectors can be plugged directly into wall electric outlets, so you may

be tempted to plug them into wall outlets which are only a foot or two off of the floor. But for the best effectiveness, they should instead be located about 5 feet off of the floor.

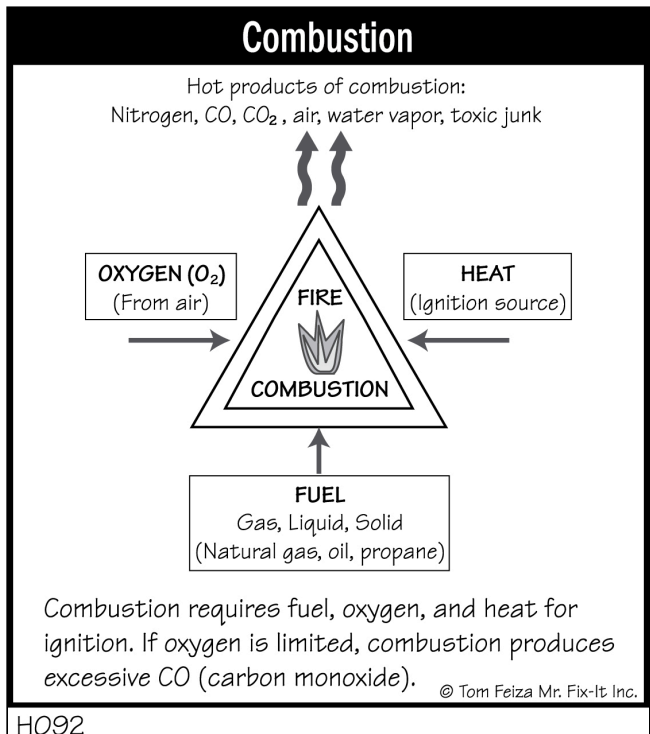
If your manufacturer recommends it for your particular model, your CO detector may be placed on a ceiling.



13.8 Item 1(Picture) Potential



13.8 Item 2(Picture) Carbon Monoxide Detector



13.8 Item 3(Picture) Combustion

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.

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Potential Safety Hazards



North Coast Home Inspection, LLC

**647 US Route 1 Unit 14-263
York, ME 03909**

Customer
Pam Gaya

Address
347 Anderson Cove Rd
Acton ME 04001

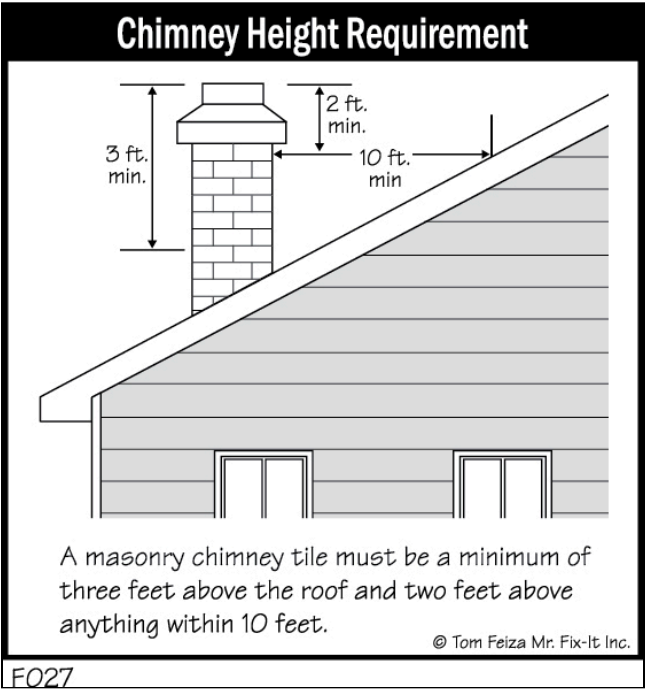
1. Roof System / Chimneys and Attic

1.4 Skylights, Chimneys and Roof Penetrations

SAFETY HAZARD



(3) The top of the chimney should extend not less than 3 ft. above the point it exits the roof, and 2 ft. higher than any roof, building or other obstacle within a horizontal distance of 10 ft.



1.4 Item 5(Picture) Chimney Height Requirement



1.4 Item 6(Picture)



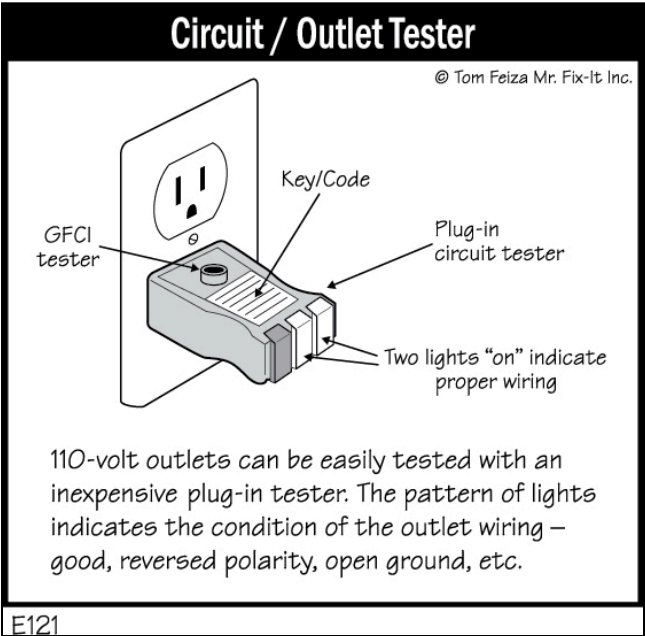
1.4 Item 7(Picture)

1.13

Visible Electric Wiring in Attic
SAFETY HAZARD



- Circuit/Outlet Tester
- Electrical outlet(s) in need of cover, safety hazard. Recommend installing cover.



1.13 Item 1(Picture) Circuit/Outlet Tester



1.13 Item 2(Picture) Shock



1.13 Item 3(Picture)

3. Exterior

3.8 Doors (Exterior)

SAFETY HAZARD

(2) Door riser exceeds maximum allowable height, may present a trip hazard, recommend repair/replace as needed.



3.8 Item 5(Picture)



3.8 Item 6(Picture)



3.8 Item 7(Picture)

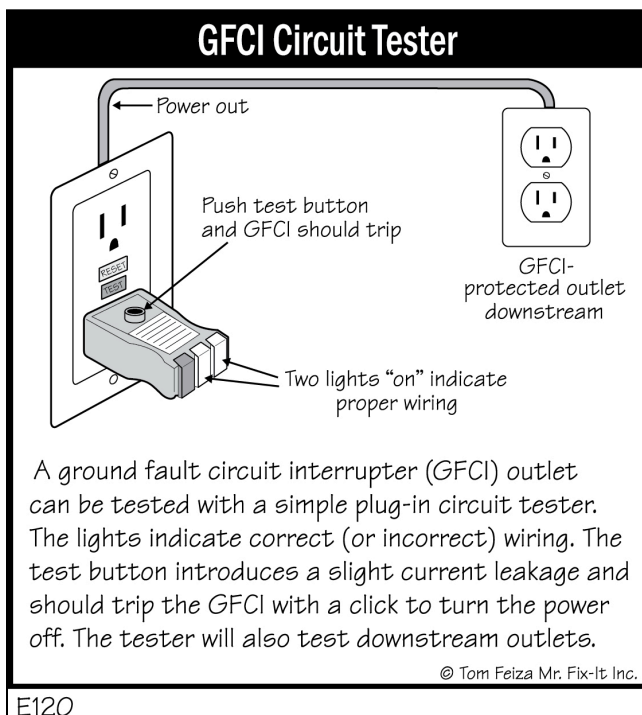
3.11

Light fixtures and electrical outlets (exterior)**SAFETY HAZARD**

(1)



- Ground Fault Circuit Interrupter (GFCI), required Exterior/Garage
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor
- Exterior receptacles are not GFCI protected, recommend replacing with GFCI receptacles. Recommend repair by a qualified electrical contractor



E120

3.11 Item 1(Picture) GFCI Circuit Tester

Safety of GFCI vs. Breaker

20-amp GFCI outlet

radio

Water outside

20-amp outlet

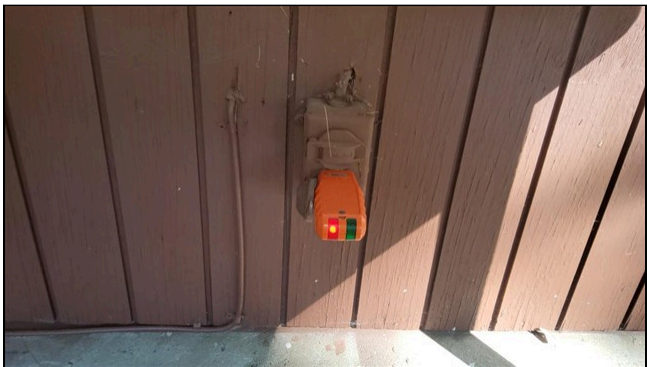
Water outside

OUCH! Always use GFCI-protected circuits near water. A .005 amp shock should not hurt you. A 20-amp shock will hurt you – it could light you up like 24 100-watt bulbs before the 20-amp breaker trips.

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E125

3.11 Item 2(Picture) GFCI- Shock



3.11 Item 3(Picture)



(2) The light fixture does not work. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.11 Item 4(Picture)

4. Garage

4.5 Occupant Door (from garage to inside of home)

SAFETY HAZARD



- Recommend installing self-closing hinge on fire door into home.
- The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



4.5 Item 1(Picture)

5. Interior

5.1 Stairs/Steps/Balconies

SAFETY HAZARD

The hand/guard rail for the stairs to lower level is missing. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



5.1 Item 1(Picture)

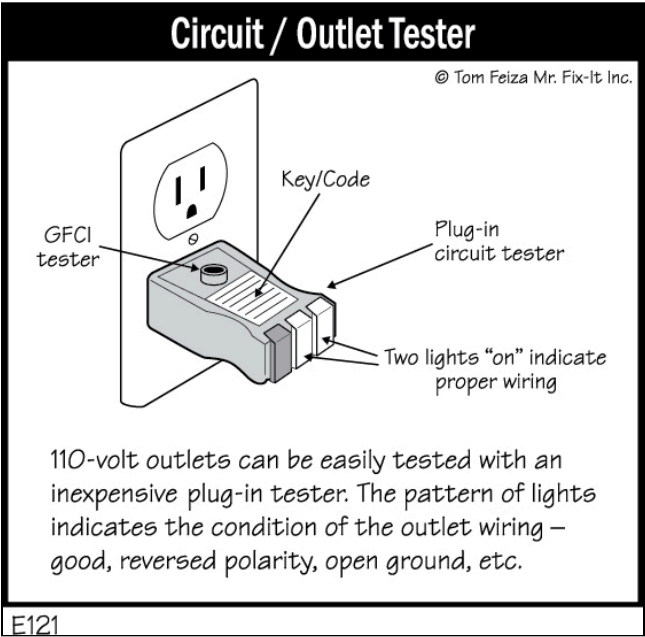
6(A) . Bedroom Primary

6.6.A Outlets, Switches and Fixtures

SAFETY HAZARD



- Circuit/Outlet Tester
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor



6.6.A Item 1(Picture) Circuit/Outlet Tester



6.6.A Item 2(Picture) Shock



6.6.A Item 3(Picture)



6.6.A Item 4(Picture)

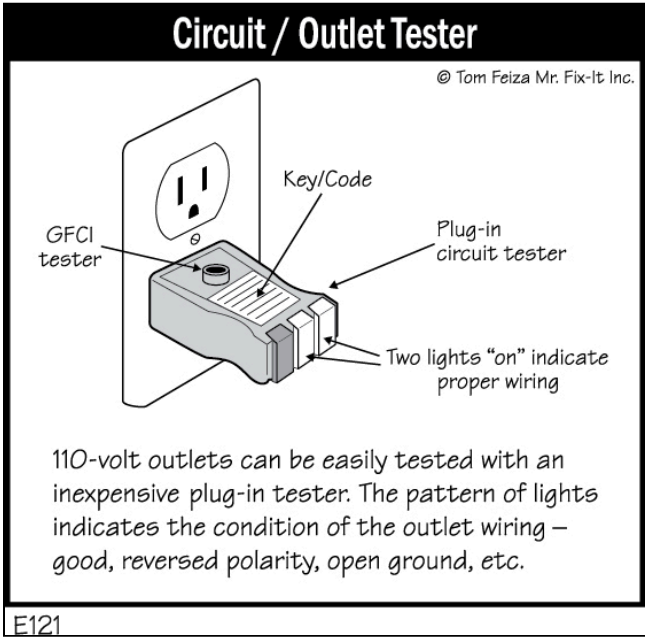
6(C) . Bedroom 3

6.6.C Outlets, Switches and Fixtures

SAFETY HAZARD
(2)



- Circuit/Outlet Tester
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor



E121

6.6.C Item 3(Picture) Circuit/Outlet Tester



6.6.C Item 4(Picture) Shock



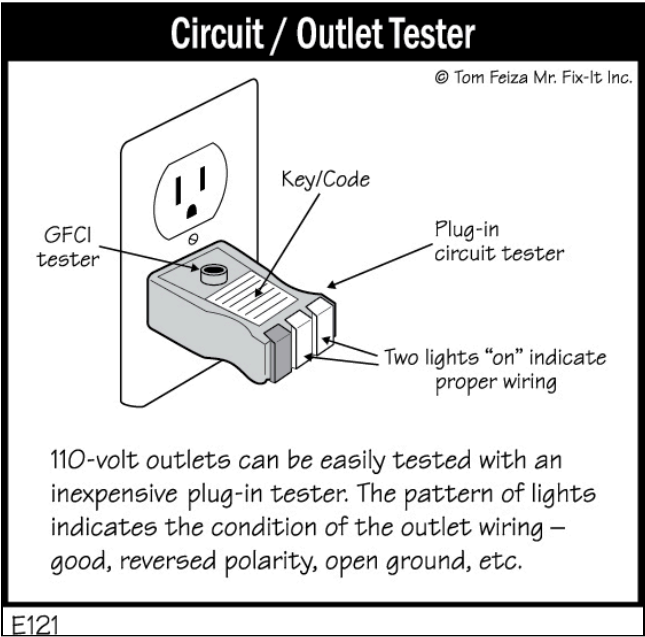
6.6.C Item 5(Picture)

6(E) . Lower Level**6.6.E Outlets, Switches and Fixtures****SAFETY HAZARD**

(2)



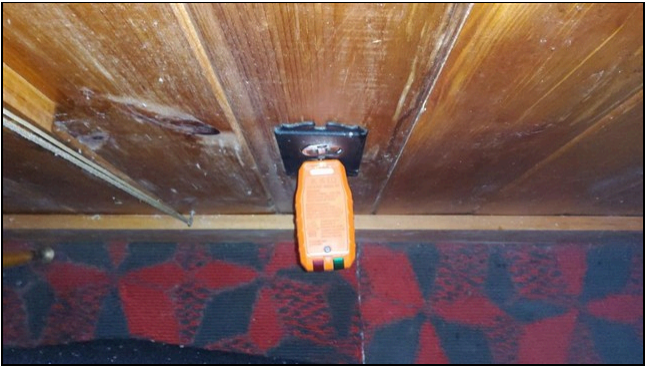
- Circuit/Outlet Tester
- One "three-prong" outlet is not working . Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.6.E Item 3(Picture) Circuit/Outlet Tester



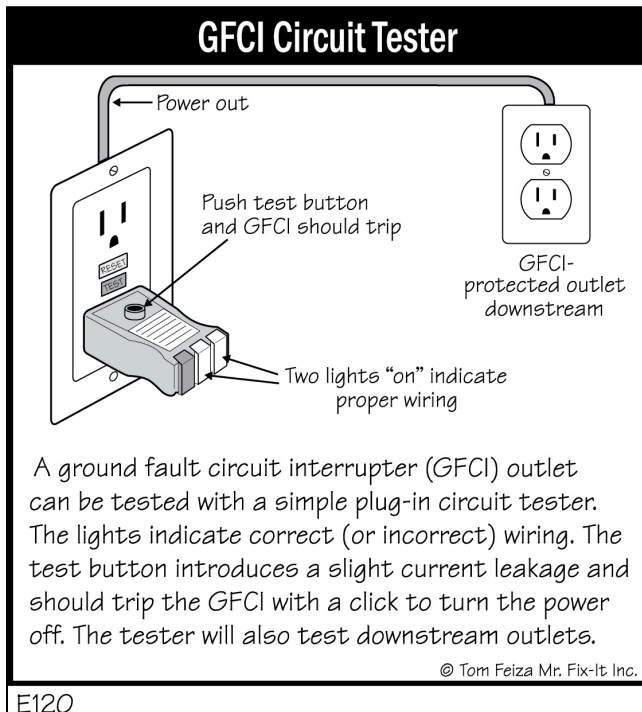
6.6.E Item 4(Picture) Shock



6.6.E Item 5(Picture)

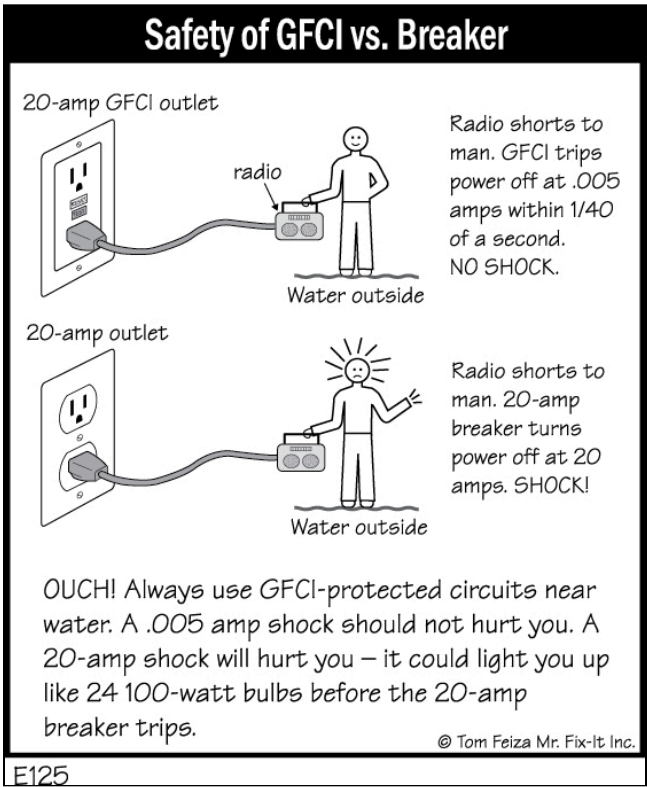
7(B) . Bath 2**7.9.B Outlets, Switches and Fixtures****SAFETY HAZARD**

- Ground Fault Circuit Interrupter (GFCI), required when outlet is located less than 6' from water source.
- GFCI receptacle(s) not functioning, recommend replacing GFCI receptacles. Recommend repair by a licensed electrical contractor
- Open ground is a potential safety hazard, recommend repair by a qualified electrical contractor



E120

7.9.B Item 1(Picture) GFCI Circuit Tester



7.9.B Item 2(Picture) GFCI- Shock



7.9.B Item 3(Picture)

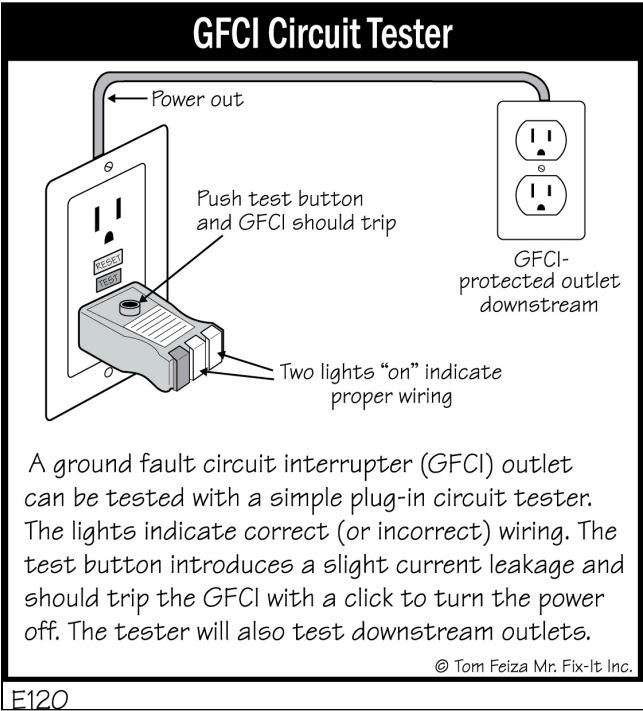
8(B) . Lower Level Kitchen

8.8.B Outlets, Switches and Fixtures

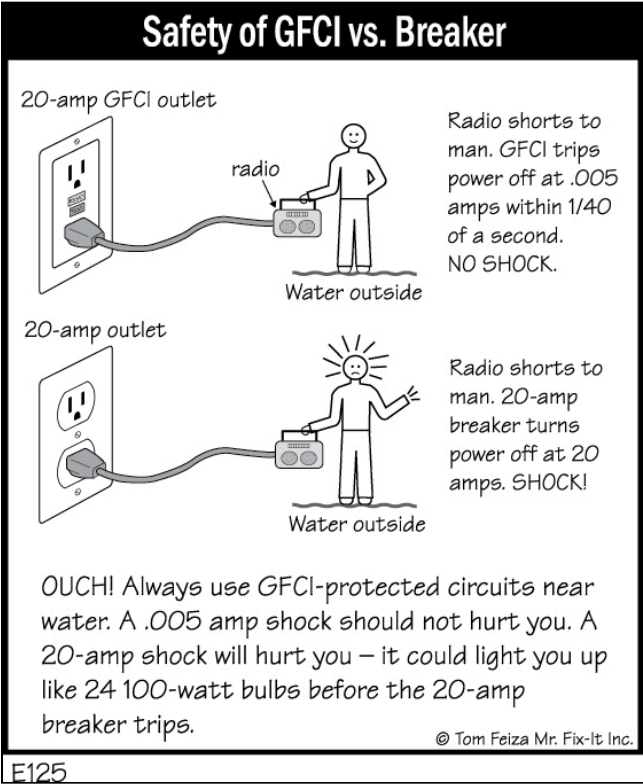
SAFETY HAZARD



- Ground Fault Circuit Interrupter (GFCI), required when outlet is located less then 6' from water source.
- Not GFCI protected within 6' of water source, recommend repair by a qualified electrical contractor



8.8.B Item 1(Picture) GFCI Circuit Tester



8.8.B Item 2(Picture) Safety of GFCI vs. Breaker



8.8.B Item 3(Picture)

9. Laundry Area

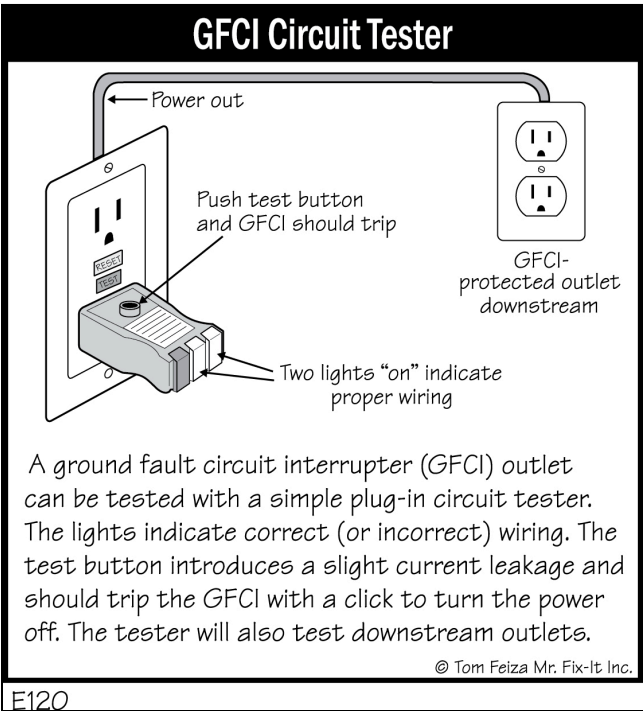
9.2 Outlets, Switches and Fixtures



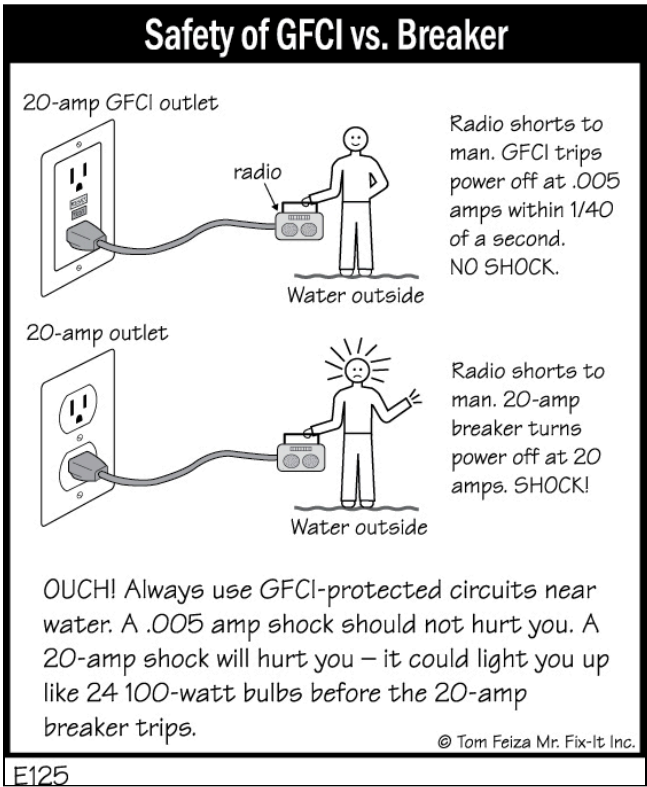
SAFETY HAZARD

(1) Ground Fault Circuit Interrupter (GFCI), required when outlet is located less then 6' from water source.

- Laundry Area receptacles are not GFCI protected, recommend replacing with GFCI receptacles. Recommend repair by a qualified electrical contractor
- GFCI receptacles are required in bathrooms, garages, crawl spaces, basements, laundry rooms and areas where a water source is present.



9.2 Item 1(Picture) GFCI Circuit Tester



9.2 Item 2(Picture) E125 - Safety of GFCI vs. Breaker



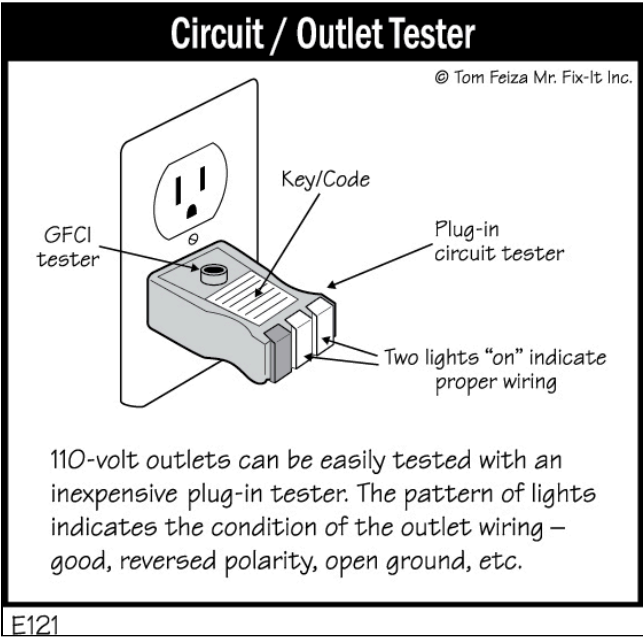
9.2 Item 3(Picture)

10. Basement/Crawl Space

10.6 Outlets, Switches and Fixtures



SAFETY HAZARD
Circuit/Outlet Tester Electrical outlet(s) in need of cover, safety hazard. Recommend installing cover.



10.6 Item 1(Picture) Circuit/Outlet Tester



10.6 Item 2(Picture) Shock



10.6 Item 3(Picture)

12. Plumbing System

12.3 Hot Water Systems



SAFETY HAZARD

(4) The wiring for the water heater is exposed. Electrical issues are considered a hazard until repaired. I recommend a licensed electrical contractor correct as necessary.



12.3 Item 5(Picture)



12.3 Item 6(Picture)

13. Electrical System

13.1 Location of Main Panel (s)



SAFETY HAZARD

(2) The main panel box is located in the basement.



13.1 Item 3(Picture)



(3) The main panel has Several circuit breakers that need labels identifying their location(s).

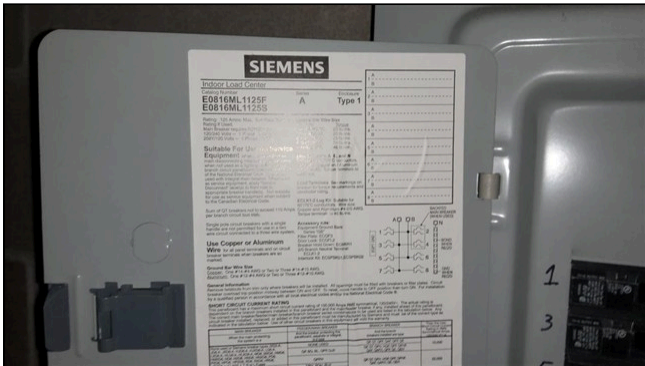


13.1 Item 4(Picture)

13.2 Location of Sub Panel (s)
SAFETY HAZARD



(2) The sub panel has Several circuit breakers that need labels identifying their location(s).



13.2 Item 2(Picture)

13.7 Smoke Detectors

SAFETY HAZARD



(2) Smoke detector(s) are missing. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified person should repair or replace as needed.



13.7 Item 3(Picture)



13.7 Item 4(Picture)



(3) Smoke detector over 10 Years old, recommend replacing.



13.7 Item 5(Picture)

13.8**Carbon Monoxide Detectors****SAFETY HAZARD**

(2) There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.



13.8 Item 4(Picture)

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Repair or Replace

North Coast Home Inspection, LLC

**647 US Route 1 Unit 14-263
York, ME 03909**

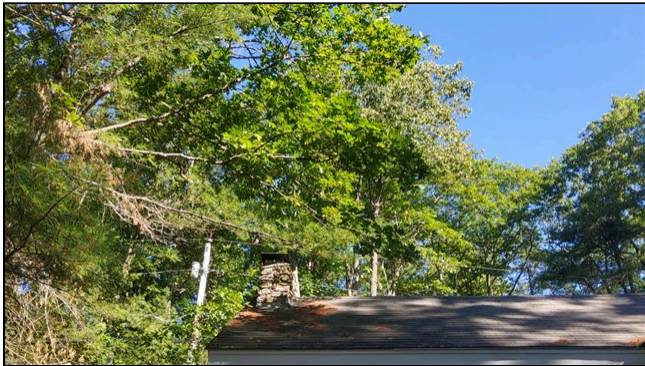
Customer
Pam Gaya

Address
347 Anderson Cove Rd
Acton ME 04001

1. Roof System / Chimneys and Attic**1.1 Roof Coverings****Repair or Replace**

(1) The tree limbs that are in contact with roof or hanging near roof should be trimmed.





1.1 Item 1(Picture)



1.1 Item 2(Picture)



(2) Roof coverings had excessive amount of moss and will need maintenance, recommend cleaning apparent moss/algae/mold off the roof and then have a qualified roofing contractor evaluate further.



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)

1.12 Pest in Attic
Repair or Replace



Mice droppings in the attic. Sometimes pests can cause damage to home or components. A qualified person or pest control should remove or correct the problem.



1.12 Item 1(Picture)

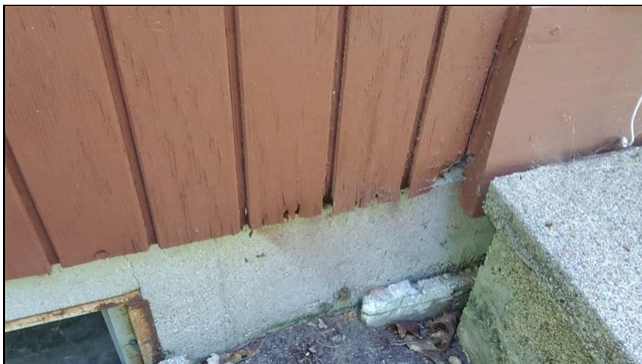
3. Exterior

3.1 Wall Siding

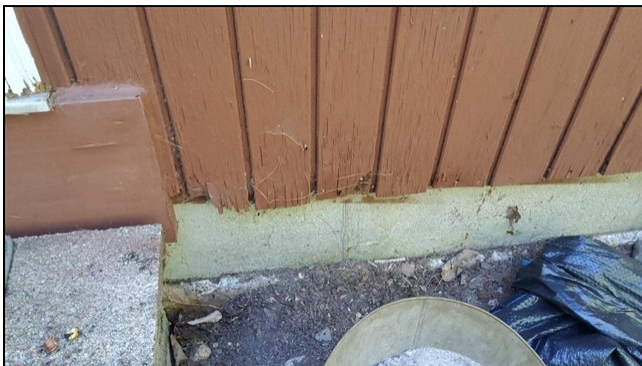
Repair or Replace



The Wood siding at the front of home deteriorated. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 Trim

Repair or Replace



(1) Trim at the front of home had some damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



3.2 Item 1(Picture)



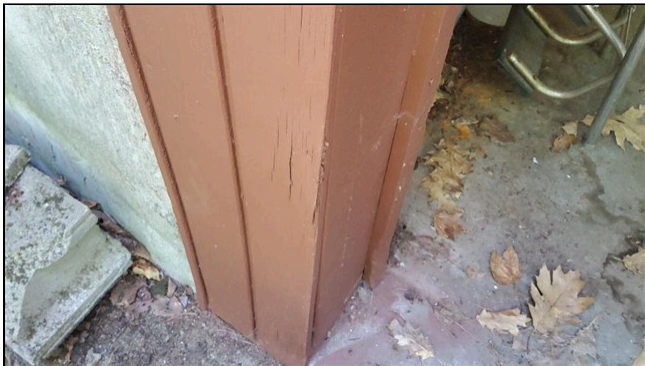
3.2 Item 2(Picture)



(2) Trim at the left side (facing front) had some damaged. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



3.2 Item 3(Picture)



3.2 Item 4(Picture)

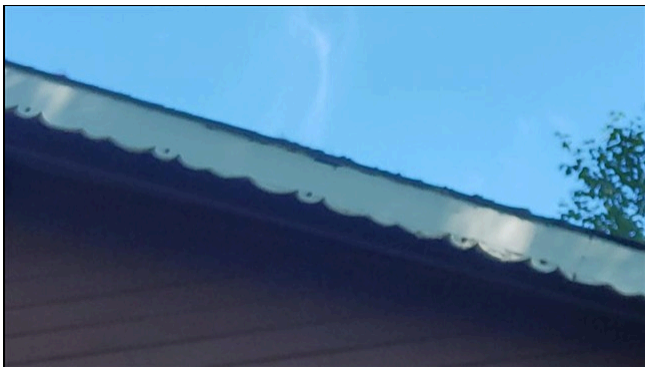
3.5 Fascias

Repair or Replace

Fascia had some damage rear of home, recommend repairing/replacing damaged sections as needed. I recommend a qualified contractor correct as needed.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

3.6 Windows

Repair or Replace

(2) Basement Window(s) sill/trim rusted, recommend repair or replacement by a qualified contractor.



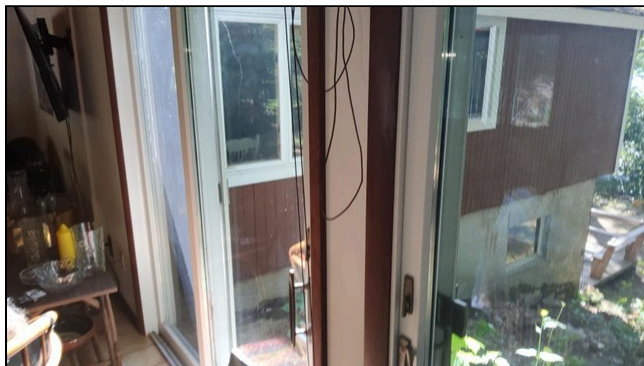
3.6 Item 3(Picture)



3.6 Item 4(Picture)

3.8**Doors (Exterior)****SAFETY HAZARD**

(3) Sliding glass doors at rear of home does not operate properly. A repair or replacement is needed. A qualified contractor should inspect and repair as needed.

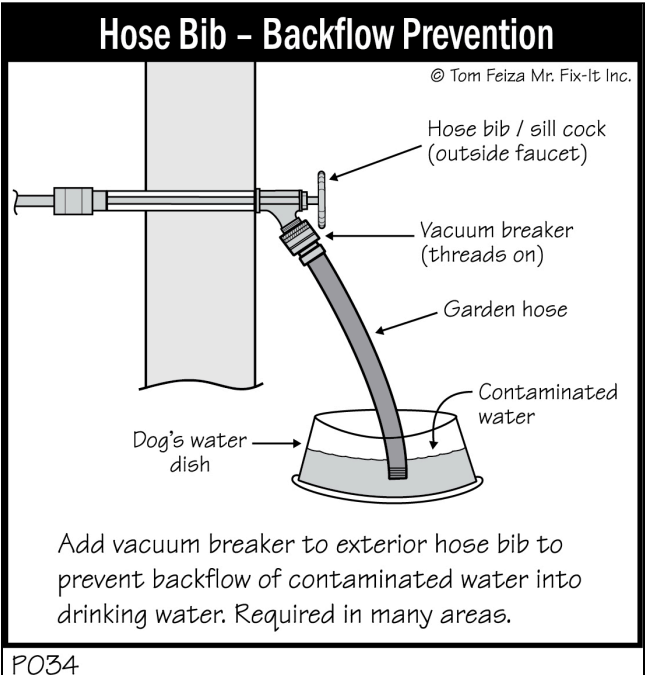


3.8 Item 8(Picture)

3.10**Water faucets (hose bibs)****Repair or Replace**

Hose bib(s) not equipped with anti-siphon devices, possible cross connection can occur without anti-siphon device, recommend licensed plumber installing anti-siphon device.





3.10 Item 1(Picture) Hose BIB



3.10 Item 2(Picture)

5. Interior

5.2 Hallway

Repair or Replace

(2) Stained, but no indication of moisture at time of inspection. A qualified contractor should inspect and repair as needed



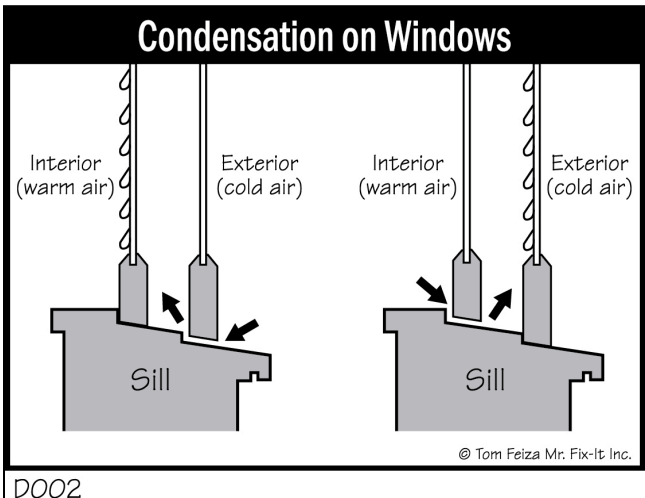


5.2 Item 2(Picture)

5.4 Window (s) (representative number)

Repair or Replace

Evidence of leaking insulated glass, recommend repair or replacement by a qualified contractor.



D002

5.4 Item 1(Picture) Condensation Windows



5.4 Item 2(Picture)

6(A) . Bedroom Primary

6.5.A Window (s) (representative number)

Repair or Replace



Window(s) difficult to operate. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



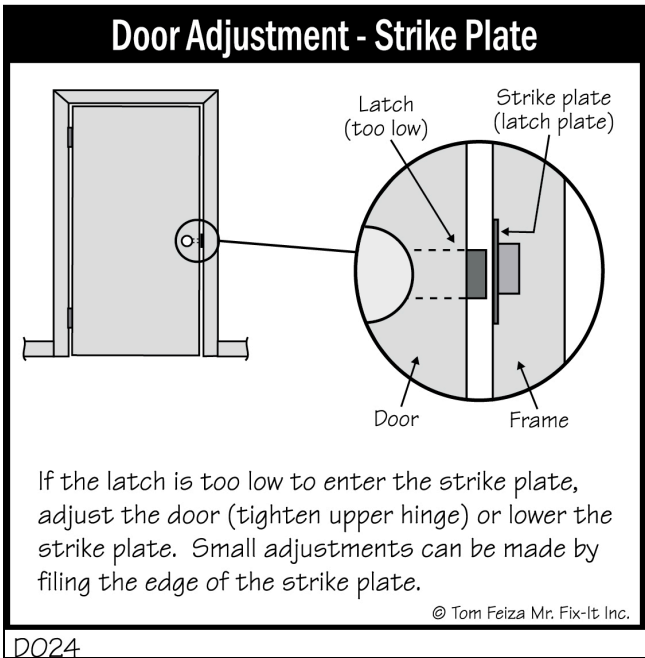
6.5.A Item 1(Picture)

6(C) . Bedroom 3

6.1.C Door (s) (representative number)

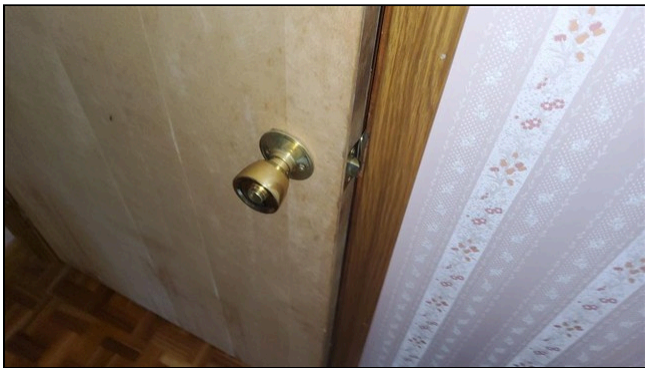
Repair or Replace

Entry door striker plate out of line, will not latch properly, recommend repair



D024

6.1.C Item 1(Picture) Door Adjustment - Strike Plate



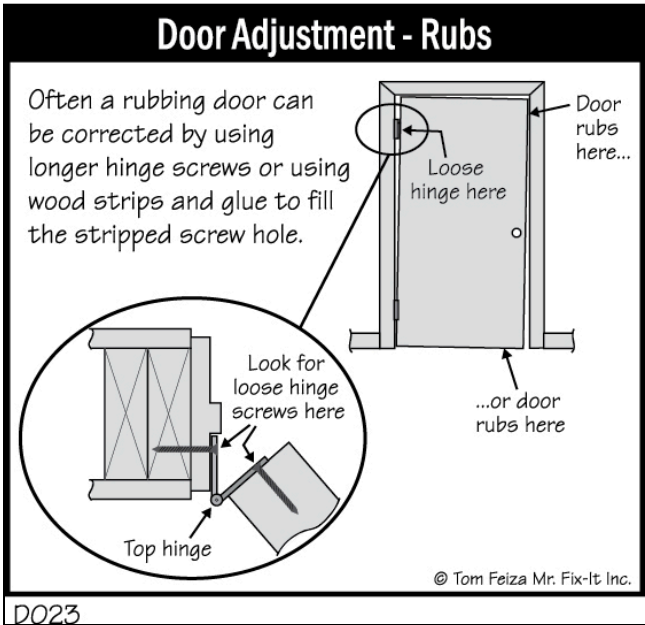
6.1.C Item 2(Picture)

6(D) . Living Room

6.1.D Door (s) (representative number)

Satisfactory, Repair or Replace

Entry door rubs on floor when opening, recommend repair



D023

6.1.D Item 1(Picture) Door Adjustment - Rubs



6.1.D Item 2(Picture)

6.5.D Window (s) (representative number)

Repair or Replace

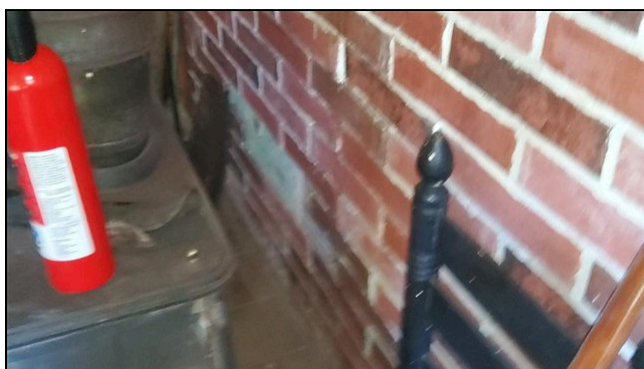
Window(s) difficult to operate. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



6.5.D Item 1(Picture)

6(E) . Lower Level**6.3.E Walls****Repair or Replace**

The on the wall is missing in areas. Repairs are needed. A qualified contractor should inspect and repair as needed.



6.3.E Item 1(Picture)



6.3.E Item 2(Picture)



6.3.E Item 3(Picture)

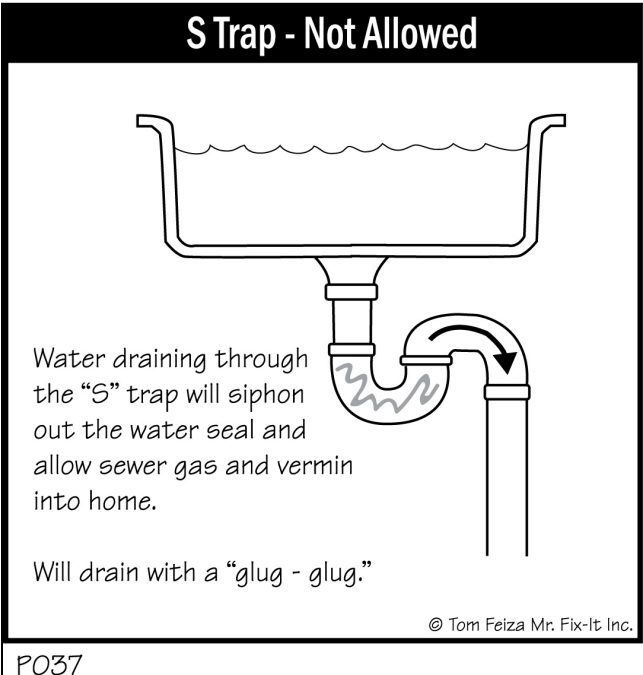
7(A) . Bath Primary

7.6.A Plumbing Drain, Waste and Vent Systems

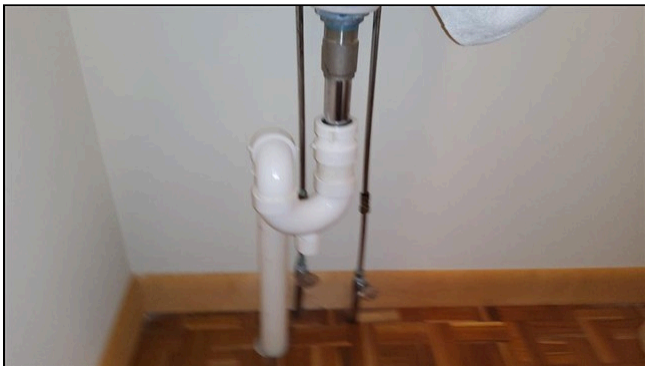
Repair or Replace



The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent at the bath sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



7.6.A Item 1(Picture) S Trap

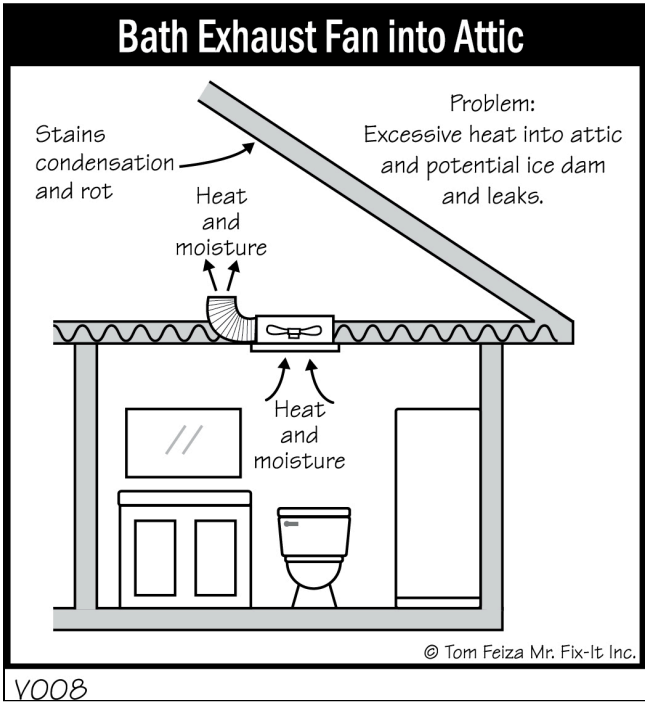


7.6.A Item 2(Picture)

7.8.A Exhaust fan

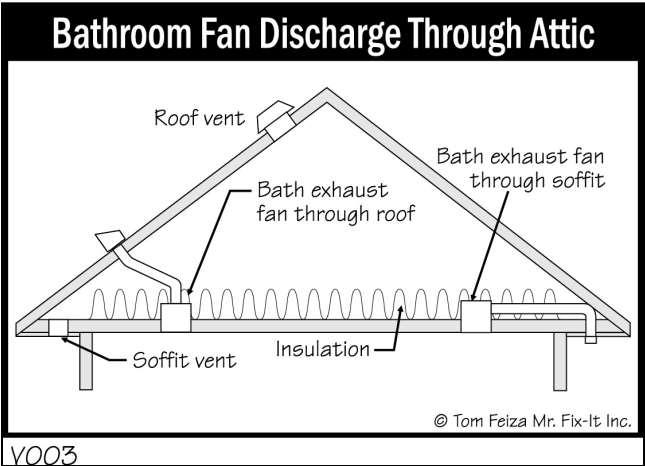
Repair or Replace

No evidence that Exhaust fan is venting to exterior, recommend proper venting to exterior by qualified contractor.

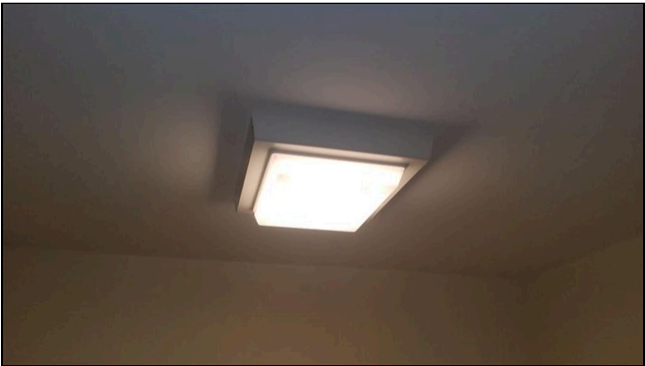


V008

7.8.A Item 1(Picture) Bath Exhaust Fan Into Attic



7.8.A Item 2(Picture) Bathroom Fan Discharge Through Attic



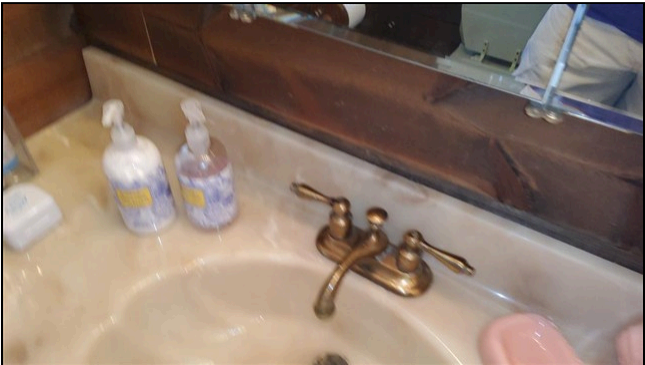
7.8.A Item 3(Picture)

7(B) . Bath 2

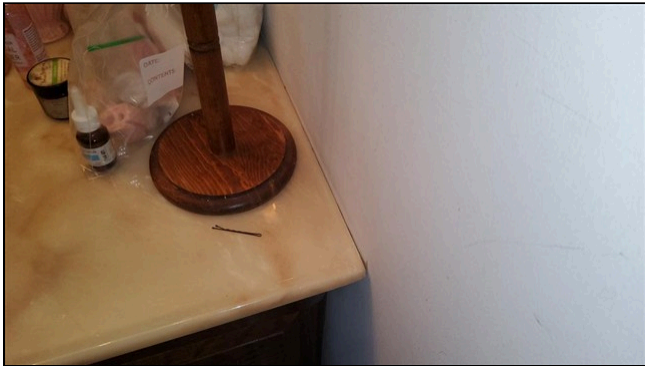
7.6.B Counters and Cabinets (representative number)

Repair or Replace

Countertop needs caulking with silicone along backsplash. Recommend repair or replace as necessary.



7.6.B Item 1(Picture)



7.6.B Item 2(Picture)



7.6.B Item 3(Picture)

7.8.B Plumbing Drain, Waste and Vent Systems
Repair or Replace



(1) The plumbing waste line is a S trap and needs upgrade to a P trap with an auto-vent at the bath sink. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



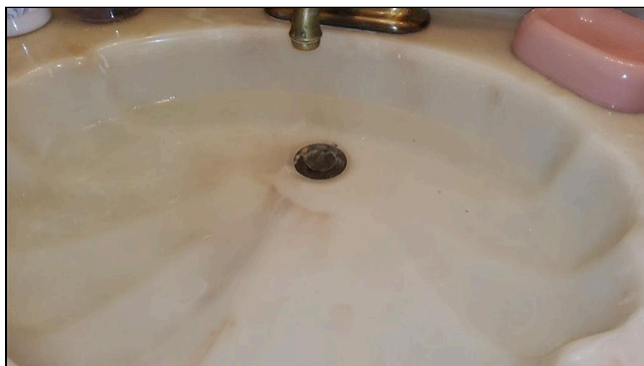
7.8.B Item 1(Picture) S Trap



7.8.B Item 2(Picture)



(2) The plumbing waste line drains slowly at the bath sink. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



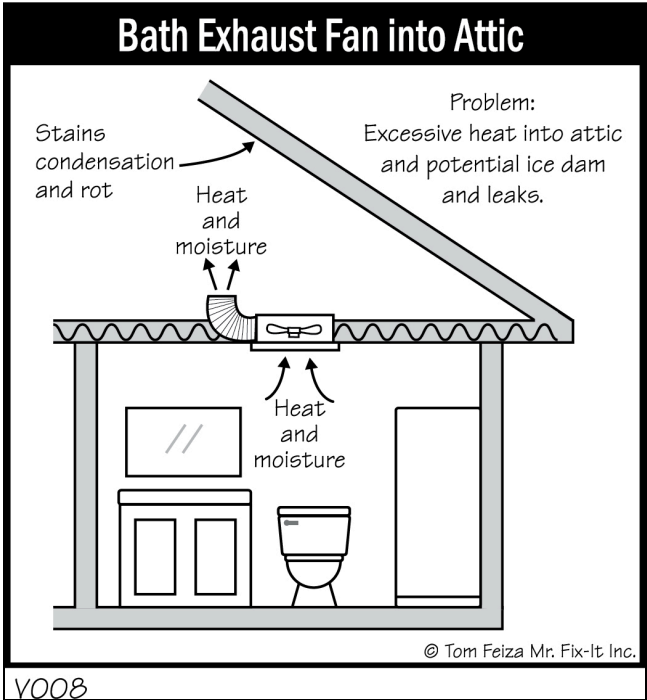
7.8.B Item 3(Picture)

7.10.B Exhaust fan

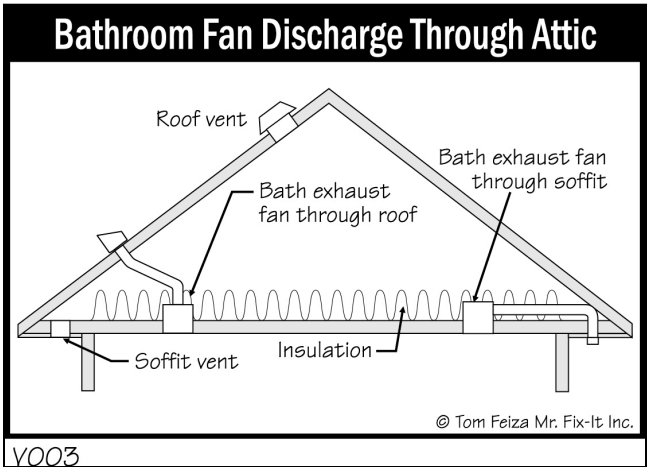
Repair or Replace



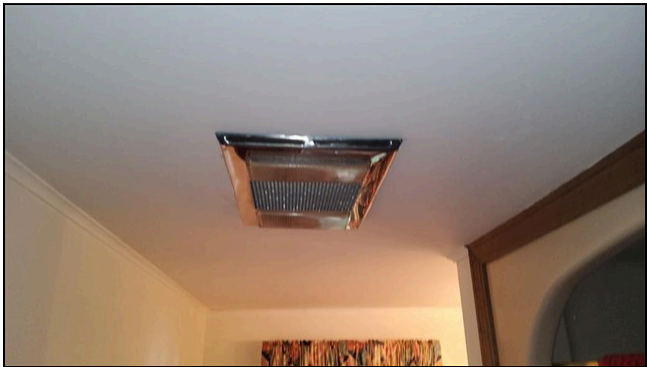
(1) No evidence that Exhaust fan is venting to exterior, recommend proper venting to exterior by qualified contractor.



7.10.B Item 1(Picture) Bath Exhaust Fan Into Attic



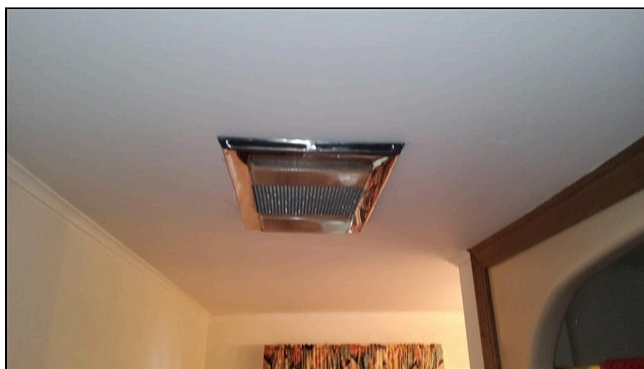
7.10.B Item 2(Picture) Bathroom Fan Discharge Through Attic



7.10.B Item 3(Picture)



(2) The Light and heat mode on exhaust fan did not work at the bath. This is for informational purpose to you. A qualified person should repair or replace as needed.



7.10.B Item 4(Picture)

8(A) . Main Kitchen

8.10.A Exhaust Fan

Repair or Replace

The range hood fan did not work when tested. I recommend repair or replace as needed.



8.10.A Item 1(Picture)

8(B) . Lower Level Kitchen

8.1.B Ceiling

Repair or Replace

The Panels on the ceiling is missing in areas. Repairs are needed. A qualified person should repair or replace as needed.





8.1.B Item 1(Picture)

10. Basement/Crawl Space

10.2 Foundation

Repair or Replace



(2) The stair-step crack(s) in the foundation wall at the left side (facing front). Repairs are needed. A qualified licensed general contractor should inspect further and repair as needed.



10.2 Item 7(Picture)

10.3 Columns or Piers

Repair or Replace



Telescopic adjustable columns are not approved in the United States for use as permanent support

Telescoping columns designed for use in the United States, also known as "tele-posts," "sectional columns," "double-sectioned columns," "jack posts" or "jacks," should be reported as temporary columns that should be replaced with permanent columns. Telescopic adjustable columns are regularly used in construction to adjust or level a structure before installing a permanent column. Or, they're used as temporary supports during the course of a building repair. But inspectors in the United States often encounter these telescopic columns in permanent use. This is a defect because no telescopic adjustable column has been evaluated by a U.S. evaluation firm, and none of their manufacturers cite an engineering report to prove these columns' ability to carry a specific load.



10.3 Item 1(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chris Ross



INVOICE

North Coast Home Inspection, LLC
647 US Route 1 Unit 14-263
York, ME 03909
Inspected By: Chris Ross

Inspection Date: 8/18/2025
Report ID: 3399

Customer Info:	Inspection Property:
Pam Gaya Customer's Real Estate Professional: Chasity Cameron KELLER WILLIAMS COASTAL AND LAKES & MOUNTAINS REALTY	347 Anderson Cove Rd Acton ME 04001

Inspection Fee:			
Service	Price	Amount	Sub-Total
Under 2,000 sq. ft.	475.00	1	475.00
Septic System Evaluation	375.00	1	375.00
			Tax \$0.00
			Total Price \$850.00

Payment Method:
Payment Status:
Note: