PAUL GRIESBACH
HOME INSPECTIONS

57 Main St Lisbon Falls, ME 04252
(207) 232-7123
paulgrie@gwi.net

Inspection Report

Client: Bob and Jill Doe
PO Box Anonymous
Anytown, ME

Table of Contents

Inspection Circumstance

Date _____	Time: Soil Condition Dry
Estimated Age 1966	Weather/Temp Sunny / 70°
Building Type* Single Family	Present: Selling Realtor ☑Client Listing Realtor
Stories 1	
*Condominium inspections do not include common or limited common areas.	Inspector Paul Griesbach

Payment Record

Total Fee: ☑ Paid by: Cash ☑Check ☑Check #

Fee includes: General building inspection and radon-water test.

Summary

The house is in good overall condition, however several defects were found during the inspection and are noted below and throughout the report.

- Because the lot is flat next to the foundation and there is living space in the basement. Consider installing gutters as noted. Pg. 4, 6
- Driveway cracks should be sealed and encroaching trees should be cut back. Pg. 4
- The exposed aluminum flashing under the front door should be covered with a "skirt" board and the shingles on the garage roof should be repaired as noted. Pg. 5, 6
- The lack of height of the chimney may be a reason for poor draft and should be discussed with a heating contractor. Pg. 6
- There are two rotten windowsills, some rot at the bottom of the garage siding, and some mold on the shingles that should be washed off. Also be aware of the damage to the bottom panel of the garage door and the rot damage at the bottom of the overhead doorjamb. Pg. 7
- In the basement, the drop ceiling should be properly installed and the foundation of the bulkhead door insulated to prevent heat loss. Pg. 9
- The boiler needs routine maintenance – including changing air vents, discussion should be had with a contractor concerning the disposition of the wood-fired boiler, more hangers need to be installed to support the piping and the piping in the crawl space on the second floor needs to be relocated or properly insulated. Pg. 10
- The hose connection on the right side is leaking and not operating. Information concerning how to maintain and operate a septic system is on page 11.
- The bathroom needs a ground-faulted outlet and the baseboard heat is missing end caps. Pg. 12
- The dishwasher waste hose is not plumbed properly and there is some staining on the kitchen floor. Pg. 13
- There is an open electrical splice in the basement that should be installed in a junction box, the wiring at the hot tub is unsafe and should be corrected by a qualified electrician, and other electrical upgrades are noted. Pg. 14
- There is water damage on the sunroom ceiling, the workmanship on the second floor is not of good quality, the basement stairs lack a guardrail, and the front storm door binds on the threshold. Pg. 15
- To reduce heat loss and improve the life of the shingles on the roof, the way the insulation and venting on the second floor are done should be upgraded as noted. Pg. 16

Dear Bob and Jill Doe,

Thank you for asking me to do your home inspection. Please read the report over carefully and call me if you have any questions.

Regards,

Paul

Grounds

General Grading, Slope and Drainage ☑Satisfactory Unsatisfactory	➢The lot slopes gradually to the front.
Grading and Slope at Foundation ☑Satisfactory Unsatisfactory	➢Because of the finished space in the basement, consider installing gutters with downspouts located and the bottoms extended so that water is carried farther from the building.
Sidewalk and Walkways ☑Satisfactory Unsatisfactory N/A	Asphalt Concrete ☑Flagstone Brick Other
Driveway ☑Satisfactory Unsatisfactory N/A	☑Asphalt Concrete Gravel Other ➢To extend the life of the asphalt, repair the cracks and seal.
Fencing Satisfactory Unsatisfactory ☑N/A	Wood Metal
Trees and Shrubbery Satisfactory Unsatisfactory ☑N/A	➢There are trees that are encroaching the building and need to be trimmed back so as to prevent mildew damage to the siding.
Retaining Walls Satisfactory Unsatisfactory ☑N/A	Wood Concrete Stone Other
Patio ☑Satisfactory Unsatisfactory N/A	Concrete ☑Brick Stone Flagstone

Grounds Cont.

<table>
<tr><td rowspan="3">Stairs to Building
☑Satisfactory
Unsatisfactory</td><td>Steps:</td><td>☑Wood ☑Brick Concrete Granite</td><td rowspan="2">Handrails Guardrails
N/A</td></tr>
<tr><td>Landings:</td><td>☑Wood ☑Brick Concrete Granite</td></tr>
<tr><td colspan="3">• ➢There is exposed aluminum flashing under the front door where a trim piece is missing.
• Another skirt board should be installed at this location to protect the flashing and keep water out of this area.</td></tr>
<tr><td>Exterior Doors

☑Satisfactory
Unsatisfactory</td><td colspan="3">➢There is also a length of exposed wiring at the front door that should be properly protected with conduit.</td></tr>
<tr><td>Porch
Satisfactory
Unsatisfactory
☑N/A</td><td colspan="3"></td></tr>
<tr><td rowspan="2">Deck /Balcony
Satisfactory
Unsatisfactory
☑N/A</td><td colspan="3">On Grade Raised Handrails Guardrails

Pressure Treated Lumber Concrete Piers</td></tr>
<tr><td colspan="3"></td></tr>
<tr><td>Outbuildings

Satisfactory
Unsatisfactory
☑ N/A</td><td colspan="3"></td></tr>
<tr><td></td><td colspan="3"></td></tr>
</table>

Roof and Chimney

Roof Covering

Location:	Material:	Approx Age:	Condition:
☑Garage	☑Tab shingles	☑15 yrs	☑Satisfactory Unsatisfactory
☑House	☑Tab shingles	☑2-6 yrs	☑Satisfactory Unsatisfactory

- ➢With improved venting expect the shingles on the house to last another ten years.
- There are 6-7 damaged shingles on the roof that need to be repaired and, with this done and improved venting, the garage roofing could last another 5 years.

Flashing

☑Satisfactory
Unsatisfactory
N/A

Aluminum ☑Galvanized Copper Lead Other

Gutters and Downspouts

☑Satisfactory
Unsatisfactory
N/A

☑Aluminum Galvanized Vinyl Wood Other

Downspout Extensions: Yes ☑No

➢There are gutters installed at the garage and the rear, right side of the house, but they are clogged and ineffective at this time. See pg. 4 for addition information on gutters.

Chimney 1

☑Satisfactory
Unsatisfactory
N/A

Location: ☑Rear, 1-flue

☑Block ☑Brick Metal Other ☑Lined Unlined

- ➢This chimney does not extend above the roof as high as is required by code and this can affect draft. Consider extending it if other work is warranted.
- Also note that the chimney is venting both an oil fire broiler and a wood fire broiler. The woodstove should be removed and used only for emergency purposes.

Chimney 2

Satisfactory
Unsatisfactory
☑ N/A

Location:

Block Brick Metal Other Lined Unlined

Exterior

Windows and Skylights	Window Flashing Insulated Glass ☑Storm Windows
☑Satisfactory Unsatisfactory	Window Type: ☑Double Hung Casement Awning Sliding Fixed
	Window Material: Metal Vinyl Vinyl covered Wood ☑Wood Other

➢There is rot damage to two windowsills, one on the left side and one on the right side.

Exterior Siding ☑Satisfactory Unsatisfactory

Location	Material	Condition:
☑House	☑Cedar Shingles	☑Satisfactory Unsatisfactory
☑Garage	☑Board and Batten	☑Satisfactory Unsatisfactory

- ➢There is some mold on the shingle siding of the house that should be washed off prior to staining or painting.
- There is also deterioration to the bottom of the board and batten siding on the garage.
- The rot damage sections can be cut off and replaced as discussed during the inspection.

Exterior Trim ☑Satisfactory Unsatisfactory	
Garage / Carport ☑ Satisfactory Unsatisfactory N/A	Attached ☑Detached Door Operator Operating Safety Reverse

- ➢Damage to the bottom panel of the overhead garage door on the right side should be replaced.
- There is damage to the bottom jam and trim of the garage door on the left side as well. Repair or replace as needed.

Structure

Type of Building	☑Single Family Multi-Unit Condominium Unit Other
Construction Type	☑Wood Frame Other
Roof Design	☑Gable Shed Hip Gambrel Flat Dormer Other
Foundation ☑Satisfactory Unsatisfactory	☑Poured Concrete Brick Block Stone Granite Other Slab on Grade
Posts / Supports ☑Satisfactory Unsatisfactory	☑Steel Masonry Wood None Not Visible Other
Floor Structure Floor Joist ☑Satisfactory Unsatisfactory	2x6 ☑2x8 2x10 2x12 Engineered Truss Truss Joist Post and Beam Other
Joist Spacing ☑Satisfactory Unsatisfactory	24" o.c. ☑16" o.c. 12" o.c. Random Other
Carrying Beam ☑Satisfactory Unsatisfactory	☑Wood Steel Other
Wall Structure ☑Satisfactory Unsatisfactory	2 x 6 ☑2 x 4 Other
Roof Structure ☑Satisfactory Unsatisfactory	2 x 12 2 x 10 2 x 8 ☑2 x 6 Engineered Truss Post and Beam Other

Basement (or Lower Level)

Basement Type	☑Full Partial None Slab on Grade
Basement Walls	☑Open ☑Closed ☑50% Closed Other

➢The left side of basement is finished space.

Basement Dampness	☑Some Signs Extensive ☑None Observed ☑ Past Present Unknown

➢On the right side of the basement, the foundation wall has white staining indicating some seepage has occurred in the past. See pg. 4 for suggestions on roof water control.

Basement Ceiling	☑Open ☑Closed ☑50 % Closed Other

- ➢There is a drop ceiling installed over the finished space in the basement on the left side.
- The installation was not professionally done, as indicated by the sagging of the drop-ceiling frame.
- This should be properly leveled and may require the removal of the ceiling tile to do.
- At the same time, consider removing the insulation in this space and installing it in the attic or behind the knee walls instead.

Floor ☑Satisfactory Unsatisfactory	☑Concrete Dirt Other ☑Carpet N/A	
Crawl Space Satisfactory Unsatisfactory ☑N/A	Not Accessible / Not Observed Vapor Barrier Insulation Ventilation	
	Floor:	Concrete Dirt Other
	Dampness:	Some Signs Extensive None Observed

- ➢To reduce heat loss in the basement, consider isolating the drafty metal door by installing rigid foam panel on the top of the bulkhead foundation.
- This will protect the foundation by keeping it warm in the winter and yet isolate the metal door.

Floor Drain:	Satisfactory Unsatisfactory ☑N/A
Sump Pump:	Tested Not Tested Satisfactory Unsatisfactory ☑N/A

Heating System

Heating System	Fuel:	Gas ☑Oil Electric Wood
	Heat Source:	Forced Hot Air ☑Forced Hot Water Steam Boiler Radiant Heat Electric Baseboard Other
	Age: ☑10 yrs	
Capacity:	☑Satisfactory Unsatisfactory N/A	
Fuel supply:	☑Oil Tank In Basement Outside oil tank Public Gas Supply Electricity Wood Propane Other	
Fire Box /Heat Exchanger:	☑Partially Observed Not Observed Closed Combustion N/A ☑Have Condition Checked Before Settlement	

- ➢The boiler should be serviced and the fouled air vents should be replaced.
- Also note that a qualified heating contractor should be consulted concerning the wood boiler hook-up and whether or not it is critical that the boiler be removed (and its cost) or simply left offline.

Distribution	Radiators ☑Convective Baseboards Radiant Convectors		
Piping:	☑Copper Galvanized Cast Iron Pipes Not Visible		
	Ductwork	☑Heat Source in each Room:	☑Yes No

- ➢Additional hangers should be installed to support heat and water piping in the basement.
- If the space behind the crawl space on the second floor is to be cold space as discussed, the heat pipe that travels on the floor in the crawl space needs to be either relocated or properly insulated.
- This should be discussed with a heating contractor and consider installing flexible plastic tubing either on the "ceiling side" of the floor below (with insulation over the top of it) or on the "warm side" of the knee wall. See pg. 16

Humidifier	Atomizer Evaporator Steam Not Functioning Not Tested ☑N/A
Supplementary Heat ☑Satisfactory Unsatisfactory N/A	☑Wood Stove Fireplace ☑Unit Heater Other

- ➢In the basement there is an electric Unit Heater. If this space is used with any regularity, consider installing another zone from the broiler due to heat costs.
- The wood boiler was not fired and how it functions is unknown. Consider discussing this with a qualified heating contractor.

Cooling:	☑N/A Tested Not Tested	Age of System:
Room Units Central Air Exterior AC Components Other		Satisfactory Unsatisfactory

Plumbing

Water Service	Public ☑Private ☑Satisfactory Unsatisfactory
	Pipes: Copper Galvanized ☑Plastic Pipes Not Visible
Piping ☑Satisfactory Unsatisfactory N/A	☑Copper Galvanized Brass Plastic Not Visible
	Leaks: ☑Some Signs Extensive None Observed
	Cross Connections: ☑None Observed
	Hose Bibbs: ☑Operating ☑Not Operating Frost Free Not Tested

➢The hose connection on the right side of the building is leaking according to the owner and was not operating.

Drain/Waste/Vent ☑Satisfactory Unsatisfactory N/A	☑Copper Galvanized Brass Plastic ☑Cast Iron
	Leaks Extensive ☑None Observed
	Drain Function Slow ☑Satisfactory
	Waste Disposal Public ☑Private Not Known

➢See the attached link for general information concerning septic systems.
http://www.maine.gov/dhs/eng/plumb/accessible/top ten tips.htm

Water Heater ☑Satisfactory Unsatisfactory N/A	Electric Gas ☑Oil ☑Integral with heating system
	Capacity:☑ 6 Gal. ☑Ample for 2-4 people Age:☑? ☑Pressure Relief Valve Extension: ☑Yes No

Bathrooms

Bathroom 1 Location: ☑ 1st floor	☑Toilet Lavatory ☑Built in tub Whirlpool Leg Tub Stall Shower ☑Vanity ☑Window Fan GFCI Outlet
	Shower Wall Covering: Ceramic Tile Fiberglass ☑ Plastic ☑N/A
☑Satisfactory Unsatisfactory N/A	Floor Covering: ☑Ceramic Tile Linoleum Sheet Goods
	Water Problems: Leaks Moisture Damage Loose Toilet ☑N/A
➢There is no outlet in this bathroom and the baseboard heating is missing the end caps. Both should be installed and the outlet should be ground faulted.	

Bathroom 2 Location:	Toilet Lavatory Built in tub Whirlpool Leg Tub Stall Shower Vanity Window Fan GFCI Outlet
	Shower Wall Covering: Ceramic Tile Fiberglass Plastic N/A
Satisfactory Unsatisfactory ☑N/A	Floor Covering: Ceramic Tile Linoleum Sheet Goods
	Water Problems: Leaks Moisture Damage Loose Toilet N/A

Bathroom3 Location:	Toilet Lavatory Built in tub Whirlpool Leg Tub Stall Shower Vanity Window Fan GFCI Outlet
	Shower Wall Covering: Ceramic Tile Fiberglass Plastic N/A
Satisfactory Unsatisfactory ☑N/A	Floor Covering: Ceramic Tile Linoleum Sheet Goods
	Water Problems: Leaks Moisture Damage Loose Toilet N/A

Kitchen and Appliances

Cabinets and Countertop ☑Satisfactory	GFCI Outlets: Yes ☑No	
Sink ☑Satisfactory	Plumbing Leaks: ☑none observed	
Disposal: ☑Satisfactory N/A	☑Operating Age: ____	
Dishwasher ☑Satisfactory N/A	☑Operating Age: ___	➢The dishwasher waste hose is improperly plumbed into the basement instead of into an 'indirect' waste pipe as required by the plumbing code. (Same as a clothes washer)
Range/Oven ☑Satisfactory N/A	☑Operating Gas ☑ Electric Age: ___	
Ventilation Satisfactory	Operating Exhaust fan Ductless Vented to the outside Filter Light ☑No Venting Installed	
Refrigerator ☑Satisfactory N/A	☑Operating Age: ____	
Other Appliances Satisfactory	Operating Type: Age: ____	
Floor ☑Satisfactory	Resilient tile ☑ Sheet goods Ceramic Hardwood Other	
Clothes Washer Satisfactory ☑N/A	Operating Age: ___	
Clothes Dryer Satisfactory ☑N/A	Operating Gas Electric Age: ___	☑ Vented to the outside ☑Clean out exhaust duct ☑Change the metal ductwork

- ➢The round ductwork under the kitchen sink that drops down to the basement should be removed, and the floor repaired.
- Consider upgrading the dishwasher plumbing to meet code by installing indirect waste piping under the sink.
- There is some staining on the vinyl flooring of the kitchen.

Electrical

Service Entrance Cable ☑Satisfactory Unsatisfactory	Capacity: ☑100 Amps ☑120 /240 Volts Outside Disconnect
	Service Entrance Conductors: ☑Overhead Underground
	Conductor Material: Copper ☑Aluminum
Main Service Panel ☑Satisfactory Unsatisfactory	Location: ☑Basement ☑Grounded ☑Bonded
	Means of Disconnect: ☑Circuit Breakers Fuses
	Adequate Clearance and Working Space: ☑Yes No
	Water Pipe Grounded: ☑Yes No
	Ample Capacity: ☑Yes No
	Capacity of Main Disconnect: ☑100 Amps
Circuits and Conductors ☑Satisfactory Unsatisfactory	Ample # of Circuits: ☑Yes No
	Branch Circuit Wiring Type: ☑Copper Aluminum
	• ➢There is an open wiring splice above the pressure tank in basement that needs to be installed in a junction box. • The installation of the hot tub in the sunroom is dangerous without upgrading the outlets and blanking off those that are too close to the tub. • This should be discussed with, and done by, a qualified electrician.
Ground Fault Outlets (GFCI) ☑Satisfactory Unsatisfactory	Exterior ☑Garage Kitchen Basement Bathroom
	➢For added safety, consider installing ground fault protected outlets, (gfci) in all locations listed above that are not checked.
Outlets, Fixtures and Switches ☑Satisfactory Unsatisfactory	☑Random Testing Reversed Polarity Open Ground
Smoke Detectors ☑Satisfactory Unsatisfactory	☑Battery Operated Hard Wired Carbon Monoxide
	• ➢For additional safety, consider installing 'hard wired' smoke detectors on each floor and in the bedrooms. • Detectors should be interconnected with battery backup.

Interior

Floors ☑Satisfactory Unsatisfactory	☑Hardwood Softwood ☑Wall-to-Wall Carpet Other
Walls ☑Satisfactory Unsatisfactory	Plaster ☑Drywall Wood Paneling Other
	• ➢There is some damage to the walls and ceiling in the sunroom where it butts the main house. This is apparently due to a flashing leak prior to re-roofing. • Be aware that the finish work on the second floor was not professionally executed. This includes the closet work and the wall and door finish.
Ceilings ☑Satisfactory Unsatisfactory	Plaster ☑Drywall ☑Wood Paneling Other
	➢As mentioned above, work on the ceiling on the second floor is also poorly executed with a poor choice of materials. Upgrade as needed.
Stairs/Railings ☑Satisfactory Unsatisfactory	➢The basement stairs are lacking a guardrail. Consider installing one to make it safer for small children.
Fireplace/Stove Satisfactory Unsatisfactory ☑N/A	Flue liner Damper: Operating Not Operating Clean before use
	Metal pre-fab Free-standing Wood stove insert
Doors (inside) ☑Satisfactory Unsatisfactory	➢The front storm door is binding and scrapes on the threshold. It needs to be adjusted.
Windows ☑Satisfactory Unsatisfactory	Double hung Casement Awning Sliding Fixed Storm windows
	Wood Vinyl Vinyl covered wood Metal Insulated glass
	➢See pg. 7

Attic

Access ☑Satisfactory Unsatisfactory	☑Complete attic access Limited attic access Behind knee walls only		
	☑Direct observation Not observed No access		
	Stairs Pull down ☑Access panel Insulated		
	➢There is a missing panel at the access to the space above the sunroom.		
Moisture Stains	Some sign Extensive Mold/Mildew Condensation ☑None observed		
Storage	Heavy Light Floored Not floored ☑N/A		
Insulation ☑Satisfactory Unsatisfactory	Type: ☑Fiberglass Cellulose Rock wool Polystyrene Other		
	Amount installed at	☑Rafters: Avg. Inches 3	☑Approx. R Value 9
		Floor: Avg. Inches _____	Approx. R Value _____
		☑Above Ceiling: (sun room) Avg. Inches 6	☑Approx. R Value 19
		Other: Avg. Inches _____	Approx. R Value _____
	Air baffles installed Yes ☑ No Unnecessary Vent path from eve blocked Yes No		
	• ➢With only three inches of installation in the main house roof, expect a considerable amount of heat loss. Also note that the insulation behind the knee walls has been disturbed and in some places the effective insulation is greatly reduced. • As discussed, consider changing how this "behind the knee wall space" is insulated by making it cold storage. This will first involve relocating or properly insulating the heat distribution pipe. • Secondly, the insulation between the rafters should be removed and the floor and knee wall heavily insulated to prevent heat loss into this space from the adjacent bedroom or the living space below. • Lastly continuous soffit venting should be installed at the eves to bring cold air into this area and be sure that the vent path over the sloped ceiling is open so that the air moves to the ridge vents.		
Ventilation ☑Satisfactory Unsatisfactory	Windows Attic Fan Whole House Fan Turbine Roof Vents Ridge Vent Soffit Vent ☑Gable End Louvers		
	• ➢Along with insulating the insulation on the second floor, the roof venting needs to be upgraded as well by installing a ridge vent. • When this is done, it is important that the gable end vents be closed as suggested by the attached link. http://www.airvent.com/professional/resources/troubleshooting.shtml		