

Inspection Report

Provided by:



NE-HomeInspections.com

NE ExpediteHomeinspections LLC

Northeast Expedite Home Inspections LLC

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Property Address:

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1 Report Information

Client Information

Client Name

Property Information

Approximate Year Built 1994

Approximate Square Footage 2500

Number of Bedroom 3

Number of Bath 2

Direction House Faces NE

Inspection Information

Inspection Date July 18, 2007

Inspection Time 11:45am - 1:45pm

Weather Conditions Dry

Outside Temperature 80

Price for Inspection

WITHIN THE SCOPE OF THE INSPECTION

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

Exterior:

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

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems,

Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition.)

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

OUTSIDE THE SCOPE OF THE INSPECTION

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

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

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

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

CONFIDENTIAL REPORT

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

DISPUTES

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

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies. I did not observe any visual signs of wood destroying insects or pest during my inspection of the property.

Section	Condition#	Comment
Basement	61	Several deck boards were rotted and will need to be replaced. There may be other boards damaged that were not visible during inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Grounds

Grading

Grading Slope The site is flat.

1) Grading Conditions AS Grading of the soil near the foundation appears to be in serviceable condition.



Driveways - Sidewalks - Walkways

Driveway Material Asphalt

2) Driveway Conditions AS The driveway appeared to be in serviceable condition at the time of the inspection. Common cracks were observed in the driveway.

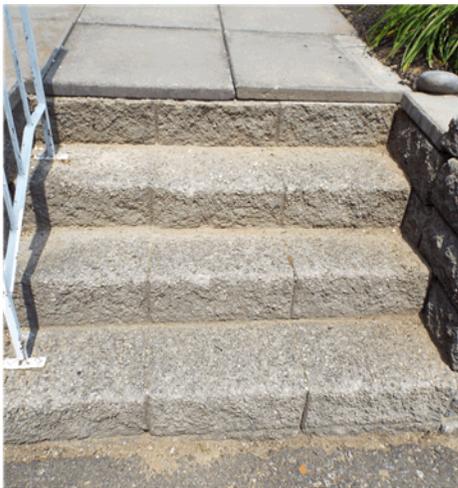
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



3) Walkway Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.



Retaining Wall

4) Retaining Wall Conditions

AS

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

4 Exterior

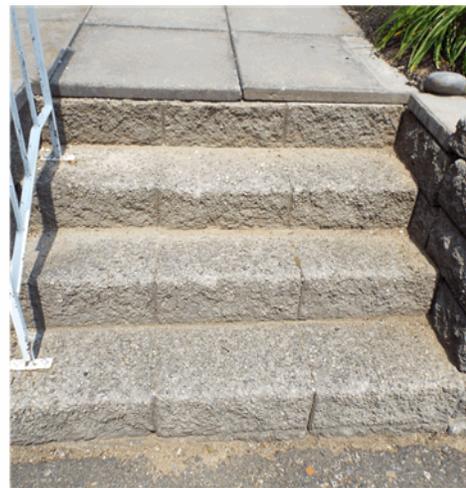
Front - Back Entrance

Front Entrance Type Porch

5) Front Entrance
Conditions

AS

Appeared to be in serviceable condition at time of inspection



Back Entrance Type Deck

6) Back Entrance
Conditions

AS

Appeared to be in serviceable condition at time of inspection

Exterior Walls

Structure Type Wood frame

Exterior Wall Covering The visible and accessible areas of the exterior siding material are vinyl.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

7) Exterior Wall Conditions

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.



Exterior Windows - Doors

Window Type Double Hung

Window Material Vinyl

8) Window Conditions

AS

Windows appeared to be in good condition a time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



9) Exterior Door Conditions

AS

The door(s) appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Exterior Water Faucet(s)

10) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

5 Roofing

Roof Covering

Method of Inspection The roof was inspected by viewing with high power binoculars.

Roof Style Gable

Roof Covering Material Asphalt composition shingles.

Number of Layers One

11) Roof Covering Condition AS This is the original roof covering and appears to be in serviceable condition at the time of inspection. The roof covering is at the verge or end of it's natural service life and has stood up well. I recommend monitoring condition on an annual or semi annual basis.



12) Flashing Conditions AS The exposed flashings appeared to be in serviceable condition at the time of inspection.

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13) Gutter & Downspout Conditions

AS

The gutter system appeared to be in serviceable condition at the time of the inspection.



Attic Area

Attic Access

Guest Bedroom

Method of Inspection

Entered attic/storage area.

Roof Frame Type

The roof framing is constructed with rafter framing.

14) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type

No Vents Present. Ridge Vents Soffit vents

Attic Ventilation Conditions

Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly.

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Attic Insulation Type

Batt Insulation

15) Attic Insulation Conditions

AS

The attic has fiberglass batt insulation. The approximate depth of the insulation is 6+/- inches. At some point additional insulation should be considered.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

6 Heating - Air

Heating

Location of Unit Basement

Heating Type Hot Water

Energy Source Oil

16) Unit Conditions AS The heating system was operational at time of inspection. This is not an indication of future operation or condition.



Distribution Type The visible areas of the heat distribution system is baseboard.

17) Ventilation Conditions AS The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.



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18) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.



Air Condition - Cooling

Type of Cooling System Central

AC Unit Power 240V

19) AC Unit Conditions

AS

Appeared to be in serviceable condition at time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

7 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is overhead.

Electrical Service Material Aluminum

Number of Conductors Three

20) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.



Main Electrical Panel

Main Disconnect Location At Main Panel

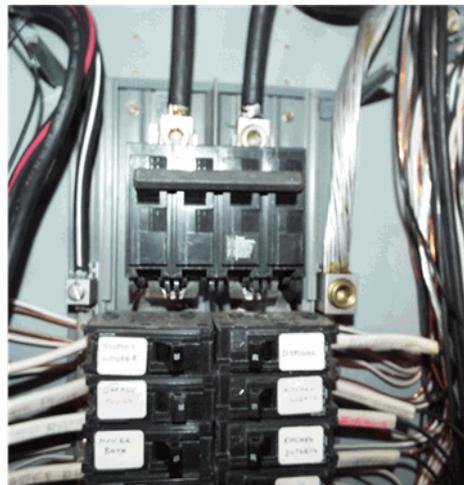
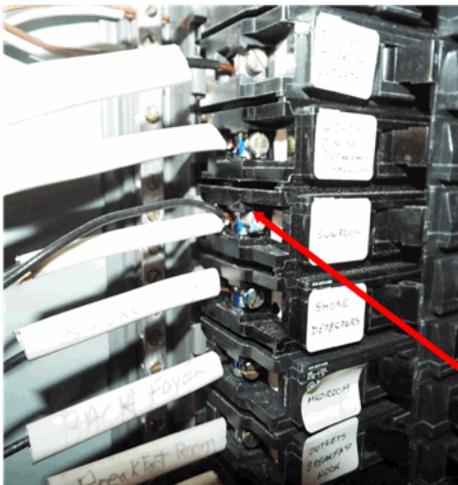
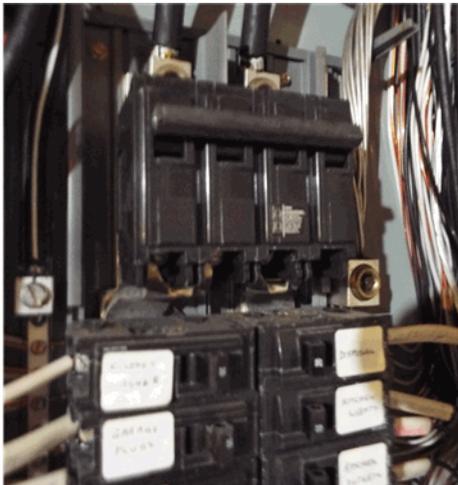
Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating 200

Circuit Protection Type Breakers

21) Wiring Methods AS The main power cable is aluminum. The branch cables are copper.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



22) Electrical Panel Conditions

AS

The main panel appeared to be in serviceable condition at the time of the inspection. Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.



Electrical Sub panel

Sub panel Location

A sub panel is located at the basement.

23) Sub panel Conditions

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

24) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

25) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

26) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



Water Heater(s)

Water Heater Type Super Store/Off Boiler

Water Heater Location Basement

Water Heater Capacity 40+

27) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.



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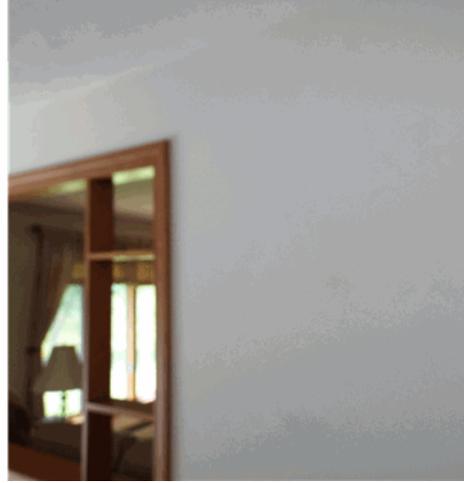
9 Interiors

Walls - Ceilings - Floors

28) Walls - Ceiling - Floors Condition

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



29) Heat Source Conditions

AS

Appears Serviceable



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Windows - Doors

30) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.



31) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

32) Electrical Conditions

AS

Appeared to be in serviceable condition at time of inspection.

33) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection.

34) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

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**35) Smoke Detector
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.

Fireplace

Fireplace Location

Fireplace materials

**36) Fireplace
Conditions**

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10 Kitchen

Walls - Ceilings - Floors

37) Wall - Ceiling -
Floor Condition

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



Windows - Doors

38) Kitchen Window
Conditions

AS

The sample of windows tested were operational at the time of the inspection.

Electrical Conditions

39) Electrical
Conditions

AS

Appeared to be in serviceable condition at time of inspection.

40) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Kitchen Sink - Counter tops - Cabinets

41) Counter - Cabinet
Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



42) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.



43) Garbage Disposal Condition

AS

Appeared to be in serviceable condition at time of inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Appliances

Stove - Range Type

The oven and range is electric.

**44) Appliance
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**45) Hood Fan
Conditions**

AS

The fan / hood and light were in operational condition at the time of the inspection.



**46) Dishwasher
Conditions**

AS

The dishwasher leaked when operated. Recommend further evaluation and repair by an appliance repair company prior to close.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11 Bath(s)

Walls - Ceilings - Floors

**47) Wall - Ceiling -
Floor Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



Windows - Doors

**48) Bathroom Window
Conditions**

AS

The sample of windows tested were operational at the time of the inspection.

**49) Bathroom Door
Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.



Electrical Conditions

**50) Electrical
Conditions**

AS

Appeared to be in serviceable condition at time of inspection.

51) Lighting Conditions

AS

Appeared to be in serviceable condition at time of inspection

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



**52) Vent Fan
Conditions**

AS

Operating at time of inspection



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Bathroom Sink

**53) Counter - Cabinet
Conditions**

AS

Appeared to be in serviceable condition at time of inspection

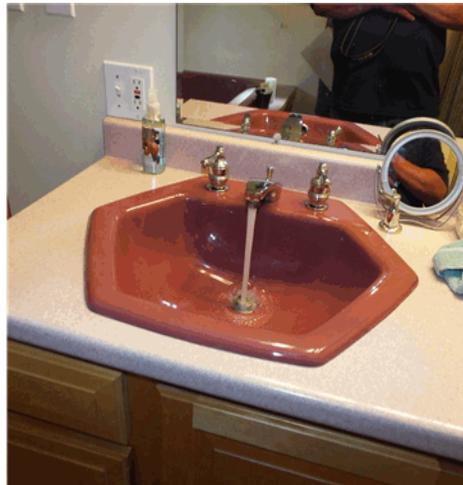


54) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Shower - Tub - Toilet

**55) Shower - Tub
Conditions**

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



56) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12 Basement

Walls - Ceilings - Floors

57) Basement Stair Conditions

AS

The interior stairs appeared serviceable at the time of the inspection.



58) Wall - Ceiling - Floor Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | **R** = Repair | **S** = Safety | **NI** = Not Inspected



Windows - Doors

**59) Basement Window
Conditions**

AS

The sample of windows tested were operational at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Electrical Conditions

60) Electrical Conditions

AS

Appeared to be in serviceable condition at time of inspection.

Other Conditions

61) Deck

R

Several deck boards were rotted and will need to be replaced. There may be other boards damaged that were not visible during inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house. Number of cars is two.

**62) Wall - Ceiling -
Floor Conditions**

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



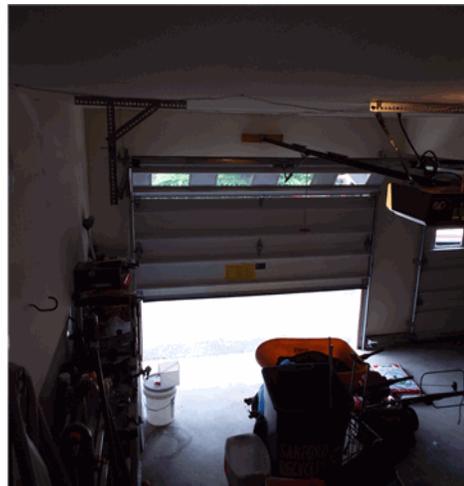
AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



63) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

**64) Electrical
Conditions**

AS

Appears Serviceable

Laundry Room

Location

The laundry facilities are located in the laundry room.

**65) Laundry Room
Conditions**

AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

14 Foundation - Crawl Space

Foundation

Foundation Type Basement

Foundation Material Concrete

66) Foundation Conditions AS Appeared to be in serviceable condition at time of inspection.



Flooring Structure

Flooring Support Type Joists, Columns

67) Flooring Support Conditions AS The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

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