

BUILDING INSPECTION REPORT



(ADDRESS)

Inspection Date:

Tuesday, November 19, 2019

Prepared for:

(CLIENTS)

Prepared by:

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Report Overview

The inspected property consists of an approximately 34 year old 1-story wood framed Ranch style house with a shed and no garage. The house is serviced by a private water supply and a private septic system and is considered to face Northwest.

In Attendance:

Buyer:

Buyers' parents

Buyers' Representative:

Septic Inspector:

Type of building: Site built 3 bedroom, 1 bathroom wood framed house with a full, unfinished walk out basement

Temperature: 40° Fahrenheit

Weather: Raining

Ground/Soil surface condition: Wet

Rain in last 3 days: Yes

Is the house occupied: Yes

Radon Test: Yes, air and water

Water Test: Yes



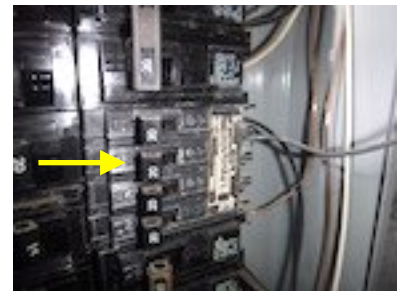
Report Summary

The house and its systems are in generally good condition. Interior and exterior surfaces are in good condition and have been well maintained. No major structural problems were observed during the inspection, but some maintenance and safety items are present that should be addressed.

- The central heating system, an oil fired New Yorker hot water boiler with thermostat controlled forced hot water baseboard distribution, ran smoothly and responded to controls. Service logs were present indicating last service in 12/2018. Annual service by a qualified technician is recommended into the future.
- The bricks and mortar at the top of the chimney are loose, falling out and deteriorated in places. Water is likely getting between the bricks and eroding the mortar, or freezing between the bricks, causing cracking. Having the chimney repointed, including around the flashing, is recommended.



- One 20-amp breaker is oversized for the 14-gauge wire connected to it. It is possible that the wire could overheat and start a fire before the breaker trips. Replacing the breaker with a 15 amp breaker is recommended.



- Open junction boxes were found in the attic and the basement. Covering electrical junctions protects people from accidental shock and can prevent a fire from spreading if the wires arc. Adding junction boxes where needed is recommended.



- Adding a protective conduit to the exterior electrical wire connecting the house to the driveway lamp post is recommended to prevent the wire from being damaged or becoming disconnected.



- A water treatment system is installed. Contacting the provider is recommended to determine its purpose and whether any service is required. Try to locate the Owner's Manual for operation and service instructions.



- The domestic hot water in the bathroom sink reached 143° Fahrenheit, which could cause injury and scalding. 120° Fahrenheit is considered the maximum safe hot water temperature. The water temperature can be controlled on the heating coil on the hot water boiler in the basement.



- The seal has failed at a window in the middle bedroom, causing condensation between the panes. This condition will continue to worsen; glass replacement is the only practical remedy.



- Some structural elements were not visible due to insulation, stored items, and finished surfaces. No problems are suspected.

STRUCTURAL COMPONENTS

Foundation: Poured concrete with a full, unfinished, walkout basement

Floor Structure: 2" x 10" wood joists with plywood subflooring

Columns: Concrete willed metal columns

Wall and Ceiling Structure: Conventional wood framing with drywall coverings

Roof Structure: Wood trusses with plywood sheathing

Comments:

- No significant structural problems were observed.
- Small cracks in the foundation should be patched and monitored for further separation and for water intrusion.
- There were no indications of significant moisture problems in the basement.
- A perimeter drain access is likely present under the water treatment system in a basement closet. The drain cleanout was not accessible to determine if there were any evidence of water in the drain system. The plywood board supporting the water treatment system is deteriorated, and should be replaced. It is not clear if the water filtration tanks are supported in any additional way.
- There are no vapor barriers between unfinished and finished spaces, which is common for houses in this region. No problems were observed or suspected.
- No evidence of wood-destroying insect activity or decay was observed.
- Some structural elements were not visible due to insulation, stored items, and finished surfaces. No problems are suspected.



ROOF COVERINGS & CHIMNEYS

Method of Inspection: From upon the roof

Roof Covering Material: Asphalt composition shingles, architectural style

Gutters: Segments of plastic gutters over the front and rear doors only

Chimneys: One block and brick chimney with a single, lined flue

Comments:

- Roof shingles are reportedly 16 years old and in generally fair condition with possibly 7 years of service life remaining. No problems or evidence of leaking was observed. This type of shingle has an expected service life of 25-30 years.
- Several shingles are cracked. Shingle tabs are missing in places. Repairing or replacing these shingles are recommended.
- Covering exposed fasteners with roofing caulk or sealant is recommended to prevent water from leaking through the nail holes.
- The interior of the chimney flue was clear and unobstructed. A comprehensive interior inspection is beyond the scope of this report. The bricks and mortar at the top of the chimney are loose, falling out and deteriorated in places. Water is likely getting between the bricks and eroding the mortar, or freezing and cracking between the bricks. Having the chimney repointed is recommended.
- Some discoloration of the roof sheathing in the attic can indicate that water has been getting behind the flashing above the chimney. Repointing the bricks and fully evaluating the flashing in this area is recommended.



EXTERIOR AREAS

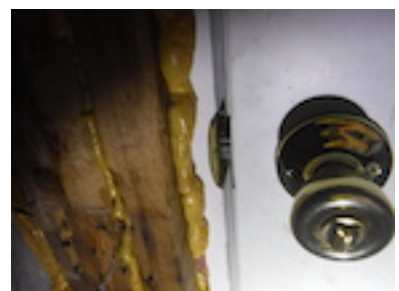
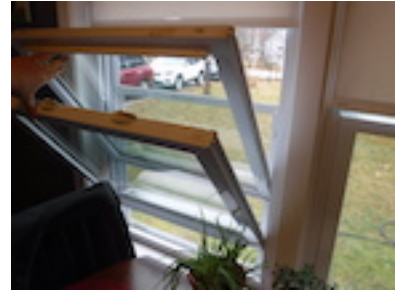
Wall Cladding Material: Vinyl siding

Windows: Insulated glass, double hung, tilt-in vinyl sash replacement windows

Exterior Trim, Rakes, Fascia and Soffits: Vinyl and metal

Comments:

- The siding is in generally good condition. No significant damage or defects were found during the inspection.
- Some small damaged sections and cracks in the siding should be monitored for water intrusion and patched or repaired as needed.
- A representative number of doors and windows were inspected. The presence of screens for all windows was not verified. Several window screens in the dining room are ripped and have been repaired with tape.
- The basement storm door has absorbed water and expanded, and should be replaced.
- The seal has failed at a window in the middle bedroom, causing condensation between the panes. This condition will continue to worsen; glass replacement is the only practical remedy.
- Grading around the house correctly slopes away from the home. No resultant moisture problems were observed. Monitoring the hillside by the side porch for any signs of erosion is recommended.
- Exterior walkways and vegetation are in good condition.
- The basement exterior door does not securely latch, and may need to be adjusted. The door cannot lock if it does not latch.



HEATING SYSTEM

Heating System Type: Oil fired New Yorker hot water boiler with thermostat controlled forced hot water baseboard distribution



Comments:

- The central heating system ran smoothly and responded to controls. Service logs were present indicating last service in 12/2018 with an efficiency of 82%, which is high. Annual service by a qualified technician is recommended into the future.
- Some evidence of past leaking was observed on the domestic hot water heating coil cover on the boiler. Having this area examined during annual service is recommended.
- A 275-gallon oil tank is installed in the basement. The fuel line is sleeved, as is required by current codes. The main fuel shutoff is located near the fuel filter. The tank shows signs of rust under the tank. Having this tank further evaluated by a qualified professional is recommended. If the tank is leaking, it should be replaced before it fails and leaks a significant amount of oil. In the photos below, it appears that the oil may be dripping from the fill pipes, down the back of the tank, and may not be from bottom rusting.



ELECTRICAL

Service Amperage and Voltage: 200 amperes, 120/240 volts.

Service Entry: Overhead, aluminum conductor, ground connection at entry.



Location of Main & Distribution Panels: The main service disconnect, rated at 200 amperes, is located at the 200 amp main distribution panel in the basement. Circuit breakers are used for overload protection

Branch Circuit Wiring: Romex type copper wiring, grounded 3-prong outlets

Ground Fault Circuit Interrupters (GFCI): Installed and functional when tested in all recommended locations

GFCIs significantly reduce the chance of accidental injury or death due to electric shock. In new construction they are required in: bathrooms, kitchens near sinks, garages, basements, pools, whirlpools, and outdoor receptacles. Although there are no requirements to install them in existing buildings unless they are renovated, they are recommended in the areas mentioned above.



Comments:

- A representative number of outlets and switches were operated during the inspection. No electrical problems were discovered.
- The main distribution panel cover was removed to inspect the interior. One 20-amp breaker is oversized for the 14-gauge wire connected to it. It is possible that the wire could overheat and start a fire before the breaker trips. Replacing the breaker with a 15 amp breaker is recommended.
- The main distribution panel directory is outdated and no longer accurate.
- Open junction boxes were found in the attic and the basement. Covering electrical junctions protects people from accidental shock and can prevent a fire from spreading if the wires arc. Adding junction boxes where needed is recommended.
- Adding a protective conduit to the exterior electrical wire connecting the house to the driveway lamp post is recommended to prevent the wire from being damaged or becoming disconnected.
- A light covering in the basement is broken, exposing wiring. Repairing or replacing this light cover is recommended.



PLUMBING

Water Supply: Private drilled well with a submersible pump

Distribution Piping Material: Copper

Waste Disposal System: Private septic system

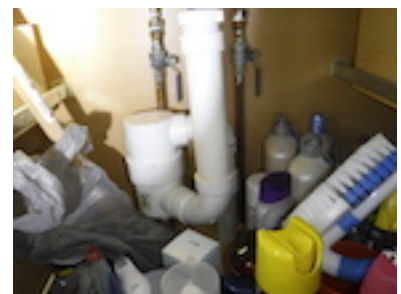
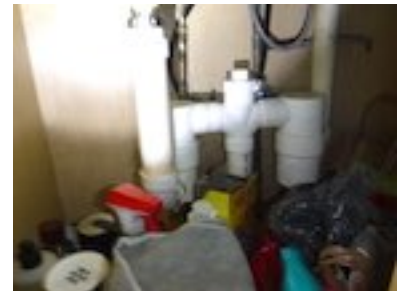
Drain, Waste and Vent Piping Materials: PVC

Water Heating System: Tankless, integrated with the heating system

Bathroom Ventilation: Window and fan

Comments:

- Well covers less than 12" above the ground could possibly be contaminated from groundwater. The well cover is also loose, which can sometimes cause contaminants to get into the water. However, the water results had no indications of any problems.
- The main water shutoff is adjacent to the well pressure tank.
- A water treatment system is installed. Contacting the provider is recommended to determine its purpose and whether any service is required. Try to locate the Owner's Manual for operation and service instructions.
- Water supply and drainage worked well in all bathrooms and the kitchen.
- The toilet in the bathroom is loose, which could cause leaking beneath it. Tightening down the toilet could preserve the seal of the wax ring.
- The domestic hot water in the bathroom sink reached 143° Fahrenheit, which could cause injury and scalding. 120° Fahrenheit is considered the maximum safe hot water temperature. The water temperature can be controlled on the heating coil on the hot water boiler in the basement.
- The septic system was inspected by others.



INSULATION AND VENTILATION

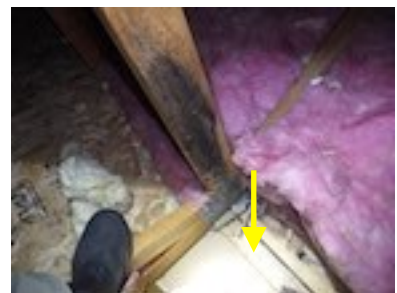
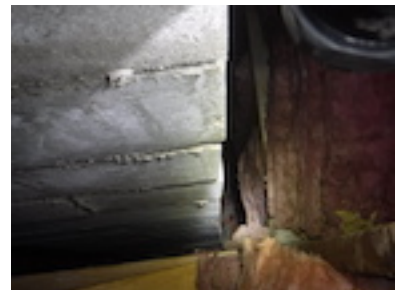
Attic Access: Ceiling hatch in the hall closet off of the kitchen

Insulation: Approximately 10-14" of fiberglass batts in the attic floor, with 6" in the basement ceiling

Ventilation: Soffit and ridge venting

Comments:

- Attic insulation levels may meet the standards for a house of this age, but would be considered low by today's standards. There are some areas in the attic with little or no insulation. Adding additional insulation is recommended.
- The paper facing on fiberglass insulation batts in the basement is exposed, and is flammable. The manufacturer's printed notice on the paper facing states that it needs to be covered.
- Adding insulation above the bathroom vent duct is recommended to prevent moisture from condensing and pooling in the duct, or dripping back into the bathroom.
- No signs of condensation problems were observed on the roof sheathing in the attic.
- There is no air barrier around the chimney chase into the attic. A considerable amount of warm air may be lost around this chase. Sealing the gap in the attic is recommended.
- Sealing all of the holes for lights and wiring into the attic would prevent additional heat loss and moisture from getting into the attic. In one area, evidence of significant heat and moisture was observed above wire holes.



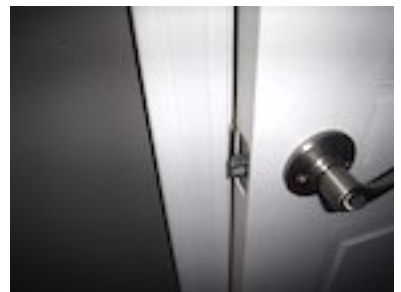
INTERIOR AREAS

Kitchen Appliances Present: Kenmore electric stove, Kenmore microwave with a recirculating hood fan and light, Samsung refrigerator with an ice and water dispenser, and a Kenmore dishwasher

Comments:

- Kitchen appliances were tested for basic operation only. No problems were observed.
- Most interior surfaces including walls, ceilings, and floors are in generally good condition with some minor cosmetic repairs needed in areas.
- Door stops would prevent damage to wall surfaces.
- The north bedroom does not close, and may need to be adjusted.
- Laundry appliances were operational. A dryer vent to the exterior is installed as recommended.
- The basement stairs could be a potential fall hazard for children with a gap in the wall near the top of the stairs.
- A battery powered smoke detector is installed in the hallway. Adding smoke detectors to all bedrooms is recommended, as is replacing all smoke detectors over 10 years old. No carbon monoxide detectors were found during the inspection.

For many years the National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (<http://www.nfpa.org>) Having carbon monoxide detectors installed on each floor, low to the ground is also recommended. (<<https://www.safety.com/carbon-monoxide-detector-placement/#gref>>)



SHED

A wood framed shed on concrete blocks. The sheathing of the shed is not meant for long term exposure to the weather, and has begun to flake apart. Water running off the roof and splashing back against the siding has caused deterioration around the base of the shed. Raising the shed on blocks could help to prolong the life of the structure.

