

# BUILDING INSPECTION REPORT



## (ADDRESS)

**Inspection Date:**  
Wednesday, July 31, 2019

**Prepared for:**  
(CLIENT)

**Prepared by:**  
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## **Report Overview**

The inspected property consists of an approximately 10 year old 2-story wood framed Contemporary style house with a detached garage. The house is serviced by a private water supply and a private septic system and is considered to face East.

### **In Attendance:**

Buyer's Representative:

Seller's Representative

Septic Inspector: Bill with Advanced Leachfields

**Type of building:** Site built 3 bedroom, 3 bathroom wood framed house with a full, finished walkout basement

**Temperature:** 85° Fahrenheit

**Weather:** Clear

**Ground/Soil surface condition:** Clear

**Rain in last 3 days:** No

**Is the house occupied:** Yes

**Radon Test:** Yes, air and water

**Water Test:** Yes



## Report Summary

The house and its systems are in generally very good condition. It has been well-constructed with quality materials. No major structural problems were observed. Interior and exterior surfaces are in very good condition and have been well maintained. Some maintenance and safety items are present that should be addressed.

- The central heating system, a propane fired, wall mounted, on demand hot water boiler, likely a BAXI brand, with thermostat controlled forced hot water radiator and radiant floor distribution, ran smoothly and responded to controls. No service logs were found during the inspection. Recent service is reported. Annual service by a qualified technician is recommended if not done so in the last year.



- This boiler creates condensate, a corrosive liquid, as a byproduct of combustion. There was no visible neutralizer installed, which is required. Having this boiler further evaluated by a qualified professional is recommended.

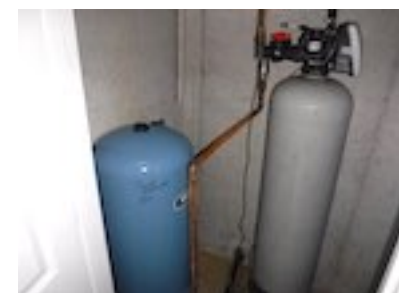
- The paper facing on fiberglass insulation batts in the basement ceiling is exposed, and is flammable. The manufacturer's printed notice on the paper facing states that it needs to be covered.



- The attic was very hot. Current building practices recommend that there is no more than a 20° Fahrenheit difference between attic temperatures and exterior temperatures. Large differences in temperature can deteriorate shingles and cause additional problems for houses. Adjusting the ventilation may help to encourage airflow through the vents.



- A water treatment system is installed but its purpose is unclear. Refer to the Owner's Manual for operation and service instructions. Obtaining the Installer's name is also recommended.



- The domestic hot water in the bathroom sink reached 129° 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 hot water boiler in the basement.



- The drywall has cracked above the master bedroom door, and the door does not shut fully. It is possible that the house has settled slightly in this area. There were no other indications of settling in the house. Adjusting the door, repairing the drywall and monitoring this area for further movement is recommended.



- A propane-fired fully automatic Generac generator is installed behind the house. The generator started automatically when the power was shut off at the generator panel. Refer to the owner's manual for operating and service instructions.



- Adding a protective conduit to the exposed electrical wire at the base of the light post by the garage is recommended to prevent the wire from being damaged or becoming disconnected.

- The gutters around the house are mostly clear, but there is a clog with plants growing in it on the southeast side. Overflowing gutters can deteriorate the house trim. Cleaning the gutters regularly is recommended.



- 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, finished walk out basement

**Floor Structure:** 2" x 10" wood joists with Oriented Strand Board (OSB) Subfloor

**Columns:** None

**Wall and Ceiling Structure:**  
Conventional wood framing with drywall coverings

**Roof Structure:** Wood trusses with plywood sheathing

## **Comments:**

- No significant structural problems were observed.
- The attic was too hot to enter and could not be fully inspected.
- There were no indications of significant moisture problems in the basement.
- There is a plastic vapor barrier between unfinished and finished spaces in the basement, which is common for newer 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:** Seamless metal

**Chimneys:** One brick chimney with two flues

## Comments:

- Roof shingles are approximately 11 years old and in very good condition for their age with many 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 ridge shingles are deteriorated and should be replaced.
- Covering exposed fasteners with roofing caulk or sealant is recommended to prevent water from leaking through the nail holes. Several groupings of fasteners appear to be left over from the roofing staging being incorrectly installed.
- The fireplace is in generally good condition. A flue damper is installed and functional.
- The interior of the fireplace chimney flue was clear and unobstructed.
- Any chimney access in the basement has been paneled over with wood. A comprehensive interior inspection is beyond the scope of this report. Visible bricks and flashings are in good condition.
- The gutters are mostly clear, but there is a clog with plants growing in it on the southeast side. Overflowing gutters can deteriorate the house trim. Cleaning the gutters regularly is recommended.



## **EXTERIOR AREAS**

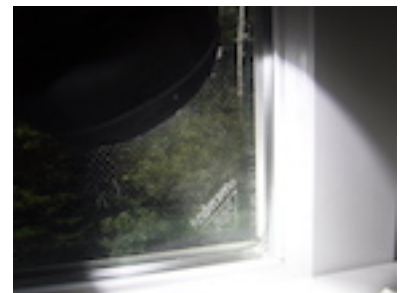
**Wall Cladding Material:** Vinyl siding

**Windows:** Anderson brand wood and vinyl sash, insulated glass, double hung tilt-in windows, manufactured in 2007

**Exterior Trim, Rakes, Fascia and Soffits:** Wood, vinyl and metal

### **Comments:**

- The siding is in very good condition. No significant damage or defects were found during the inspection.
- Some small damaged sections and cracks in the trim should be monitored for water intrusion and patched or repaired as needed. The trim is due for painting in places. Wooden trim is deteriorated around several windows on the north side of the house, and should be repaired or replaced.
- Several active wasp nests were visible around the house and garage.
- A representative number of doors and windows were inspected. No problems were discovered. The presence of screens for all windows was not verified.
- The step up into the basement is high and could be a tripping hazard.
- The exterior doors to the porch are three position doors, and will not lock unless the handle is turned up.
- Grading around the house correctly slopes away from the home. No resultant moisture problems were observed.
- Exterior walkways and vegetation are in good condition.
- Plants in contact with the siding can trap moisture and accelerate deterioration. Consider cutting back plants near the home.





- The deck attached to the house is made of pressure-treated lumber. The deck is bolted to the house and joist hangers are used, as is recommended. The deck posts are resting on concrete footers. No problems were observed.



## **HEATING SYSTEM**

**Heating System Type:** Propane fired wall mounted, on demand hot water boiler, likely a BAXI brand with thermostat controlled forced hot water radiator and radiant floor distribution



### **Comments:**

- The central heating system ran smoothly and responded to controls. No service logs were found during the inspection. Recent service is reported. Annual service by a qualified technician is recommended if not done so in the last year.
- Keeping the furnace air intake and exhaust pipes free from snow in the winter is recommended.
- This boiler creates condensate, a corrosive liquid, as a byproduct of combustion. There was no visible neutralizer installed. Having this furnace further evaluated by a qualified professional is recommended.
- A buried 500 gallon propane tank is installed on the north side of the house. The fuel gauge and gas shutoff are located on top of the tank.



# **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 generator panel. The 200 amp main distribution panel is located adjacent to the generator panel in the basement. Circuit breakers are used for overload protection.

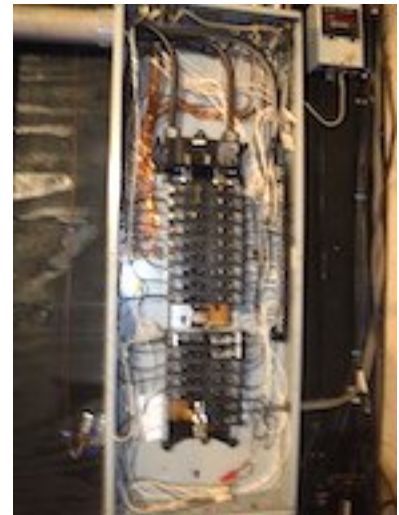
**Branch Circuit Wiring:** Romex type copper wiring, grounded 3-prong outlets

**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. No electrical problems were observed.
- GFI and Arc-fault breakers correctly tripped when tested.
- Adding a protective conduit to the exposed electrical wire at the base of the lightest by the garage is recommended to prevent the wire from being damaged or becoming disconnected.
- A propane-fired fully automatic Generac generator is installed behind the house. The generator started automatically when the power was shut off at the generator panel. Refer to the owner's manual for operating and service instructions.



# **PLUMBING**

**Water Supply:** Private drilled well with submersible pump

**Distribution Piping Material:** Copper and PEX



**Waste Disposal System:** Private septic system

**Drain, Waste and Vent Piping Materials:**

**Water Heating System:**

**Bathroom Ventilation:**

**Comments:**

- The main water shutoff is adjacent to the well pressure tank.
- A water treatment system is installed but its purpose is unclear. Refer to the Owner's Manual for operation and service instructions. Obtaining the Installer's name is also recommended.
- Water supply and drainage worked well in all bathrooms and the kitchen.
- The septic system was inspected by Bill with Advanced Leachfields.
- A septic pump alarm is installed in the basement.
- The domestic hot water in the bathroom sink reached 129° 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.



# **INSULATION AND VENTILATION**

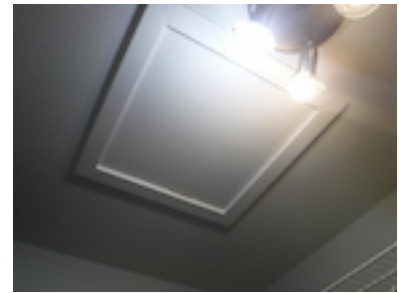
**Attic Access:** Ceiling hatch in the master bedroom closet

**Insulation:** Approximately 12" of loose fiberglass and fiberglass batts in the attic floor

**Ventilation:** Ridge, soffit and gable vents

## **Comments:**

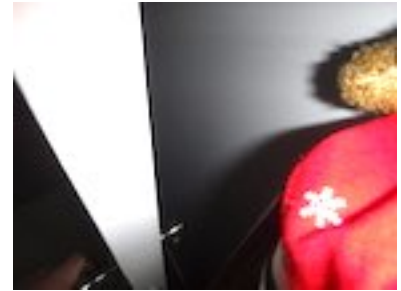
- Attic insulation levels may meet the standards for a house of this age, but would be considered moderate by today's standards. There are some areas in the attic with little or no insulation. Adding additional insulation is recommended.
- No signs of condensation problems were observed on the roof sheathing in the attic.
- The attic was very hot. Current building practices recommend that there is no more than a 20° Fahrenheit difference between attic temperatures and exterior temperatures. Large differences in temperature can deteriorate shingles and cause additional problems for houses. Adjusting the ventilation may help to encourage airflow through the vents.
- The paper facing on fiberglass insulation batts in the basement ceiling is exposed, and is flammable. The manufacturer's printed notice on the paper facing states that it needs to be covered.



## INTERIOR AREAS

### Kitchen Appliances Present:

Frigidaire gas stove, Frigidaire microwave with a recirculating hood fan and light, Frigidaire dishwasher, and an Amana refrigerator



### 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 drywall has cracked above the master bedroom door, and the door does not shut fully. It is possible that the house has settled slightly in this area. There were no other indications of settling in the house. Adjusting the door, repairing the drywall and monitoring this area for further movement is recommended.
- Laundry appliances were operational. The dryer is a gas-fired dryer. A dryer vent to the exterior is installed as recommended.
- A central vac system is installed in the house and was functional when tested. A kickplate vac terminal in the kitchen was not functional when tested.
- Hardwired, interconnected smoke and carbon monoxide detectors are installed in all recommended locations and were functional when tested. Replacing all smoke detectors over 10 years old is recommended.



*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>>)*

# GARAGE

One bay garage built on concrete frostwalls and a poured concrete slab floor with one automatic overhead metal garage door.

## Comments:

- The garage door opener was functioning as intended, with auto-reverse optical and pressure safety sensors installed and operational.
- Dates printed on the garage sheathing indicate that the garage was likely built in 2012.
- The string to the pull down stairs in the garage broke when it was pulled.

