



Inspection Report

Mr. John Doe

Property Address:
321 New Home
Current City ME 00000



Beal Home Inspections

Charles Beal
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Ellsworth, ME. 04605
(207) 266-7051

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Date: 8/3/2019	Time: 08:00 AM	Report ID:
Property: 321 New Home Current City ME 00000	Customer: Mr. John Doe	Real Estate Professional:

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.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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.

Not Present (NP) = This item, component or unit is not in this home or building.

(Repair or Replace) = 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 and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. 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.

		IN	NI	NP	RR	Styles & Materials
1.0	Wall Cladding Flashing and Trim	•				Siding Style: Lap
1.1	Doors (Exterior)	•				Siding Material: Vinyl
1.2	Windows	•				Exterior Entry Doors: Steel
1.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Deck with steps Porch
1.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	Driveway: Asphalt
1.5	Eaves, Soffits and Fascias	•				
1.6	Water faucets (hose bibs)	•				
1.7	Light fixtures and electrical outlets (exterior)				•	

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IN NI NP RR

Comments:

1.0 Vegetation next to house can cause siding and moisture damage. Recommend trimming.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Main entry door jamb is in need of repair. Damage to weather stripping can allow moisture intrusion and poor energy efficiency.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.4 Vegetation exe to house can cause siding and moisture damage. Recommend trimming. Driveway uneven. Possible trip hazard.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.7 No cover on exterior light fixture.**1.7 Item 1(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.

2. Roof System / Chimneys

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.

		IN	NI	NP	RR	Styles & Materials
2.0	Flashings	•				Roof-Type: Gable
2.1	Roof Coverings	•				Roof Covering: Asphalt/Fiberglass
2.2	Skylights, Chimneys and Roof Penetrations	•				Viewed roof covering from: Ground
2.3	Roof Drainage Systems (Gutters/Downspouts)	•				Sky Light(s): None Chimney (exterior): Brick Metal Flue Pipe

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Comments:

2.2 No chimney cap on brick chimney allowing moisture intrusion and small animal access.



2.2 Item 1(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.

3. Attic

		IN	NI	NP	RR	Styles & Materials
3.0	Ventilation of Roof/Attic	•				Attic info: Pull Down stairs Light in attic
3.1	Roof Structure and Attic (report leak signs or condensation)	•				Method used to observe attic: Walked
3.2	Ventilation Fans and Thermostatic Controls in Attic	•				Attic Insulation: Fiberglass R-19
3.3	Insulation in Attic	•				Ventilation: Gable vents Ridge vents Soffit Vents Thermostatically controlled fan
3.4	Visible Electric Wiring in Attic	•				Roof Structure: 2 X 8 Rafters Plywood

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4. Garage

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IN NI NP RR
IN NI NP RR

5. Kitchen Components and Appliances

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.

		IN	NI	NP	RR	Styles & Materials
5.0	Ceiling	•				Exhaust/Range hood: NUTONE Serial # : 990720150c Range/Oven: AMANA Serial # : 8114P927-60 (02-03-00) Cabinetry: Wood Countertop: Laminate Extra Info : countertop has a faux finish covering actual material. Dryer Power Source: 220 Electric Dryer Vent: Flexible Metal
5.1	Walls	•				
5.2	Floors	•				
5.3	Windows	•				
5.4	Counters and Cabinets (representative number)	•				
5.5	Plumbing Drain, Waste and Vent Systems	•				
5.6	Plumbing Water Supply, Distribution System and Fixtures	•				
5.7	Outlets, Switches and Fixtures	•				
5.8	Ranges/Ovens/Cooktops	•				
5.9	Range Hood (s)	•				
5.10	Clothes Dryer Vent Piping	•				

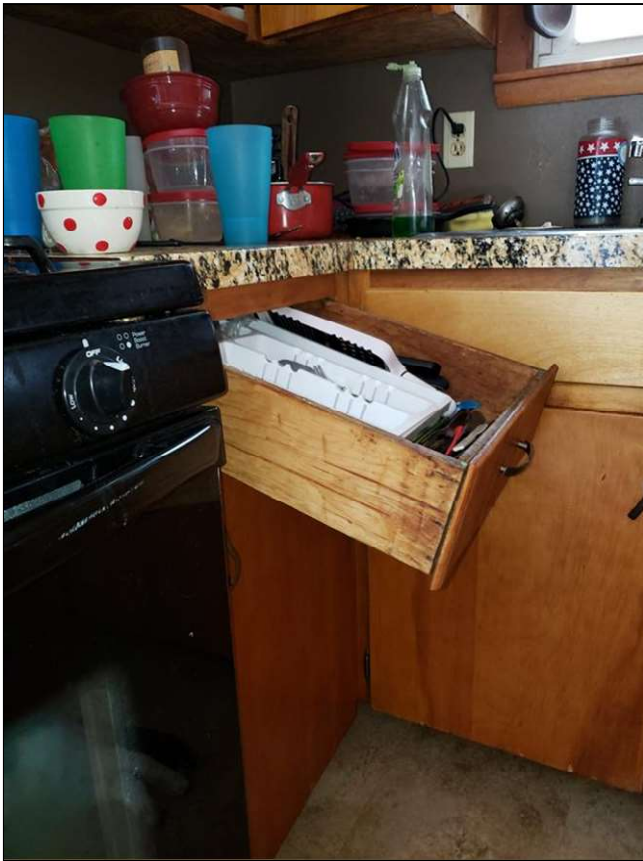
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IN NI NP RR

Comments:

5.2 Floors are vinyl tile.

5.4 Drawer hardware missing or broken and in need of repair.



5.4 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.

6. Dining 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.

		IN	NI	NP	RR	Styles & Materials
6.0	Ceilings	•				Ceiling Materials: Gypsum Board
6.1	Walls	•				Wall Material: Gypsum Board
6.2	Floors	•				Floor Covering(s): Hardwood T&G
6.3	Doors (representative number)	•				Interior Doors: Hollow core
6.4	Windows (representative number)	•				Window Types: Double-hung Tilt feature
6.5	Outlets, Switches and Fixtures	•				Extra Info : vinyl replacement windows
		IN	NI	NP	RR	Window Manufacturer: UNKNOWN

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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. Hallway

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.

		IN	NI	NP	RR	Styles & Materials
7.0	Ceilings	•				Ceiling Materials: Gypsum Board
7.1	Walls				•	Wall Material: Gypsum Board
7.2	Floors	•				Floor Covering(s): Wood
7.3	Steps, Stairways, Balconies and Railings	•				Interior Doors: Hollow core
7.4	Doors (representative number)	•				
7.5	Outlets, Switches and Fixtures	•				

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IN NI NP RR

Comments:

7.1 Walls have patched areas causing a cosmetic issue.



7.1 Item 1(Picture)

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8. Master Bed 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.

		IN	NI	NP	RR	Styles & Materials
8.0	Ceilings	•				Ceiling Materials: Gypsum Board
8.1	Walls	•				Wall Material: Gypsum Board
8.2	Floors	•				Floor Covering(s): Hardwood T&G
8.3	Doors (representative number)	•				Interior Doors: Hollow core
8.4	Windows (representative number)	•				Window Types: Double-hung Tilt feature
8.5	Outlets, Switches and Fixtures	•				Extra Info : vinyl replacement Window Manufacturer: UNKNOWN

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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.

9. Bed Room One

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.

		IN	NI	NP	RR	Styles & Materials
9.0	Ceilings	•				Ceiling Materials: Gypsum Board
9.1	Walls	•				Wall Material: Gypsum Board
9.2	Floors	•				Floor Covering(s): Wood
9.3	Doors (representative number)	•				Interior Doors: Hollow core
9.4	Windows (representative number)	•				Window Types: Double-hung Tilt feature
9.5	Outlets, Switches and Fixtures	•				Extra Info : vinyl replacement
		IN	NI	NP	RR	Window Manufacturer: UNKNOWN

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Comments:

9.3 Closet door sticks and needs repair.

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.

10. Bed Room Two

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.

IN NI NP RR
IN NI NP RR

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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.

11. Bathroom and Components

		IN	NI	NP	RR	Styles & Materials
11.0	Ceiling	•				Exhaust Fans: Fan with light
11.1	Walls	•				
11.2	Floors	•				
11.3	Doors	•				
11.4	Windows	•				
11.5	Counters and Cabinets (representative number)	•				
11.6	Plumbing Drain, Waste and Vent Systems	•				
11.7	Plumbing Water Supply, Distribution System and Fixtures	•				
11.8	Outlets, Switches and Fixtures	•				
11.9	Ehaust fan	•				
		IN	NI	NP	RR	

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Comments:

11.6 Plumbing fixtures were observed to have a good drainage flow.

11.7 Plumbing was observed to have good distribution flow.

12. Foundation and Structural Components

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.

		IN	NI	NP	RR	Styles & Materials
12.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe
12.1	Walls (Structural)	•				Crawlspace: Walked
12.2	Columns or Piers	•				Floor Structure: 2 X 10 Wood joists Slab
12.3	Floors (Structural)	•				Wall Structure: 2 X 4 Wood
12.4	Ceilings (Structural)	•				Columns or Piers: Steel lally columns
12.5	Insulation Under Floor System	•				Ceiling Structure: 2X8
12.6	Ventilation of Foundation Areas	•				Floor System Insulation: NONE
12.7	Basement Stairs	•				Stairs: Loose handrail

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Comments:

12.7 Some broken tread nosing's. Handrail loose.



12.7 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.

13. Plumbing System

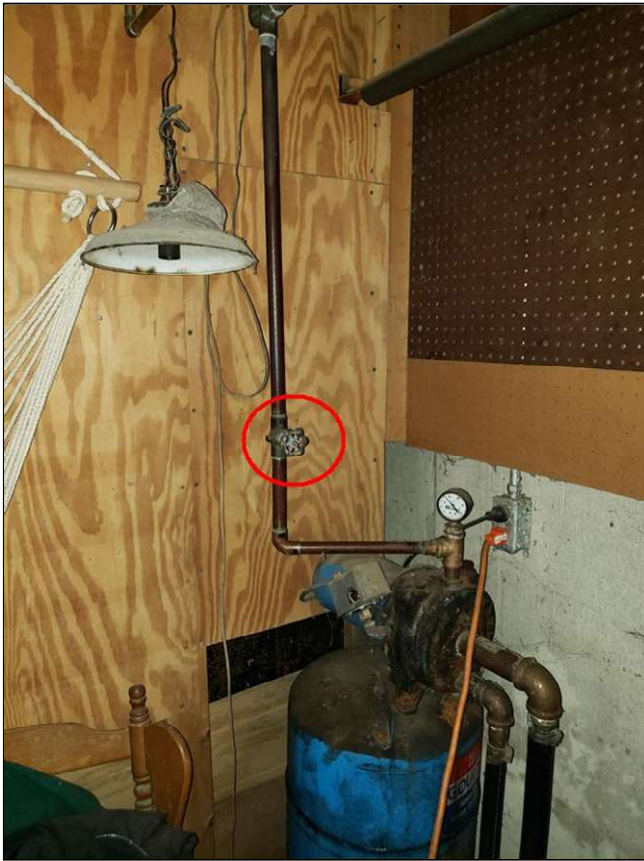
The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping 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.

		IN	NI	NP	RR	Styles & Materials
13.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Well
13.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters: None
13.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply (into home): PVC
13.3	Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): Copper
13.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Washer Drain Size: 2" Diameter
13.5	Main Fuel Shut-off (Describe Location)	•				Plumbing Waste: PVC Cast iron
13.6	Sump Pump	•				Water Heater Power Source: Electric Water Heater Capacity: 40 Gallon (1-2 people) Water Heater Location: Basement WH Manufacturer: Webb

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Comments:

13.3 Main water shutoff is located in the basement in the southwest corner.



13.3 Item 1(Picture)

13.4 Oil fuel tank is located in the basement southwest corner using copper tubing distribution lines. Black iron fill and vent pipes are located at the exterior South West corner of the house.



13.4 Item 1(Picture)



13.4 Item 2(Picture)

13.5 Main fuel shutoff is located in front of the oil tank over the oil filter.



13.5 Item 1(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.

14. 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.

		IN	NI	NP	RR	Styles & Materials
14.0	Service Entrance Conductors	•				Electrical Service Conductors: Overhead service Copper 220 volts Panel Capacity: 100 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: GENERAL ELECTRIC Branch wire 15 and 20 AMP: Copper Wiring Methods: Romex
14.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
14.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
14.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				
14.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure			•		
14.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
14.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•		
14.7	Location of Main and Distribution Panels	•				
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Comments:

14.7 Main breaker panel is located on the north wall in the basement.

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.

15. Heating / Central Air Conditioning

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.

		IN	NI	NP	RR	Styles & Materials
15.0	Heating Equipment	•				Heat Type: Hydronic Baseboard Convection Circulating boiler
15.1	Normal Operating Controls	•				Energy Source: Oil
15.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
15.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: SMITH
15.4	Presence of Installed Heat Source in Each Room	•				Ductwork: N/A
15.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)		•			Filter Type: N/A
15.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)		•			Filter Size: N/A
						Number of Woodstoves: One

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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.

Summary



128 Bayside Rd.
Ellsworth, ME. 04605
(207) 266-7051

Customer
Mr. John Doe

Address
321 New Home
Current City ME 00000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

Vegetation exe to house can cause siding and moisture damage. Recommend trimming. Driveway uneven. Possible trip hazard.

1.7 Light fixtures and electrical outlets (exterior)

Repair or Replace

No cover on exterior light fixture.

7. Hallway

7.1 Walls

Repair or Replace

Walls have patched areas causing a cosmetic issue.

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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INVOICE

Beal Home Inspections
128 Bayside Rd.
Ellsworth, ME. 04605
(207) 266-7051
Inspected By: Charles Beal

Inspection Date: 8/3/2019
Report ID:

Customer Info:	Inspection Property:
Mr. John Doe 123 Old Home Old Home ME. 00000 Customer's Real Estate Professional:	321 New Home Current City ME 00000

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note: