



Home Inspection Report

Prepared exclusively for

Mount Blue Regional school District, RSU 9 & James Black



PROPERTY INSPECTED:

227 Main Street

Farmington, ME 04938

Date of Inspection: 09/18/2023

Inspection No. 581338-3677

INSPECTED BY:

Pillar To Post operated by Lacombe Enterprises

LLC

730 Center St

Auburn, ME 04210

lacombeteam@pillartopost.com

(207) 240-1257

INSPECTOR:

Joshua Westphal

joshua.westphal@pillartopost.com

(207) 740-8454

Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 PROPERTY AND SITE

2.2 Walkway(s)

2.2.2 Walkway has settled creating an uneven surface, and there's vegetation growing through the pavers. Recommend repairing to make level, prevent trip hazards and further deterioration.

3.0 EXTERIOR

3.6 Exterior Doors

3.6.2 Entry door steps show signs of deterioration. Repair or replace to prevent further deterioration and for functionality and safety.

- Exterior Front
- Exterior Right

3.7 Deck(s)

3.7.2 The guardrails and handrails of the deck are loose in some areas. Properly secure guardrails and handrails to the deck structure for safety. **(Exterior Left)**

3.7.3 Wood rot was identified in one or more areas of the deck. Example shown. General repairs are required to prevent further damage. **(Exterior Left)**

4.0 ROOFING SYSTEM

4.4 Sloped Surface(s)

4.4.1 Caution: The roofing likely contains asbestos but can only be verified if tested. Asbestos is a known health hazard and can be costly to mitigate. See info series sheets for more information on how to properly handle asbestos materials before attempting any repairs on the wall surface.

4.4.2 The roof covering is near the end of its service life based on age and type of shingle (3-tab shingle/12-15 year life expectancy). The remaining life is unpredictable. Replace the roofing when it fails, when repairs are no longer cost-effective, or proactively to prevent water damage. **(Throughout)**

4.7 Chimney(s)

4.7.2 The clean out access door is detached from the chimney. This can allow harmful combustion gases to enter the home. The clean out door should be properly secured and sealed to the chimney for functionality and safety. **(Basement)**

4.7.3 The clean out access door is loose and easily detached from the chimney. This can allow harmful combustion gases to enter the home. The clean out door should be properly secured and sealed to the chimney for functionality and safety. **(Basement)**

6.0 GARAGE / CARPORT

6.3 Vehicle Door Opener(s)

6.3.1 There are no auto-reverse sensors. Install these for safety. Reference installers guide and/or info series sheets for proper installation height for safety.

7.0 STRUCTURE

7.3 Floor Structure

7.3.1 Cracks/splits observed in one or more areas of the rim joist. Example shown. This is likely due, in part, to the age and dryness of the wood, as well as the location of the splits (ie, near knots). The serviceability of the joists do not appear to be affected at this time. Monitor for movement and repair as needed.

7.3.3 The floor structure has moisture stains and is reading positive for moisture in one or more locations. Examples shown. Recommend a more intrusive evaluation to determine what repairs are necessary to maintain integrity and prevent further damage at all affected locations. **(Basement)**

7.4 Wall Structure

7.4.1 The attached shed wall is allowing water intrusion and causing wood rot. Recommend correcting and repairing to prevent further damage. **(Attached Shed)**

7.7 Basement

7.7.1 Active moisture penetration observed. Recommend consulting with a basement waterproofing specialist to determine cause and repair as necessary to prevent further intrusion and related damage. Adding gutters and regrading the landscape around the foundation will help reduce this as well. **(Basement)**

8.0 ELECTRICAL SYSTEM

8.1 Service Entrance

8.1.1 The service meter box is loose. Recommend repair for electrical safety. **(Exterior Right)**

8.4 Distribution Panel(s)

8.4.3 Corrosion is present in the panel. Have this evaluated and corrected for improved safety. **(Basement)**

8.4.4 One or more circuit breakers do not match the panel type. All breakers in the panel should be from the same manufacturer as the panel. This should be corrected for electrical safety. **(Basement)**

8.5 Sub-Panel(s)

8.5.3 One or more circuit breakers do not match the panel type. All breakers in the panel should be from the same manufacturer as the panel. This should be corrected for electrical safety. **(Basement)**

8.7 Branch Circuit Wiring

8.7.1 One or more junction boxes observed with no covers. Example shown. Install junction box cover plates at all necessary locations to prevent hazards associated with exposed wiring. **(Basement)**

8.7.2 One or more electrical connections have been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, in order to contain any arcing or sparking within the box. **(Attic)**

8.7.3 Knob & Tube wiring was noted in one or more locations in the building. Example area shown. Although commonly used in the past, and grandfathered by most electrical codes, many electrical systems using this type of wiring in our area is over 80 years old. Due to its age; its tendency to become brittle with age; and the fact that it has likely been added onto several times by various trades people over the years, some insurance companies or lenders may choose not to accept it and will recommend/require upgrading.

Verify acceptability with your insurance company and or lender prior to closing of escrow. Also, due to its age, we recommend having a licensed electrician review and evaluate its condition for safety prior to close.

(Throughout)

8.7.4 Abandoned wiring was observed. All loose and abandoned wires should be removed if no longer in use, or secured in a proper junction box for electrical safety. **(Bonus Room)**

8.7.5 Abandoned wiring was observed. All loose and abandoned wires should be removed if no longer in use, or secured in a proper junction box for electrical safety. **(Basement)**

8.7.6 The service wire is crossing the entry steps. Recommend protecting the wire from damage if this is going to be a used entrance/exit, for integrity and electrical safety. **(Exterior Right)**

8.8 Receptacles

8.8.2 One or more three-prong receptacles with no equipment ground were found in the home. Example shown. This should be further evaluated by a qualified electrician and corrected at all affected locations for electrical safety. See info series sheets for more information. **(Back Bed)**

8.8.4 One or more loose receptacles were found. Recommend securing all loose receptacles for electrical safety.

- Back R Bed
- Right Office

8.9 Lighting / Ceiling Fan(s)

8.9.1 One or more light fixtures are supported by their own wiring. Examples shown. This is not an acceptable installation method and should be corrected for electrical safety. **(Pantry)**

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.3 Boiler

9.3.1 Smith Cast Iron boiler was operated and inspected using normal controls and was functioning properly at the time of inspection. Yearly maintenance is recommended to extend the service life of the unit. Based on condition/age, the boiler is likely near the end of its service life. The remaining life is unpredictable. Replace the unit when it fails, when repairs are no longer cost-effective, or proactively to prevent a loss of functionality. **(Basement)**

9.3.2 There's an old boiler in the basement. It's currently disconnected. There appears to be asbestos insulation on it. If planning on moving, recommend consulting with an asbestos professional to determine best steps for safe removal. **(Basement)**

9.4 Distribution System(s)

9.4.1 The heat distribution piping is wrapped in insulation that likely contains asbestos. Asbestos is a known health hazard. This can only be verified if tested. The insulation is breaking down and disintegrating in some areas. Example area shown. Recommend further evaluation by a qualified asbestos abatement contractor to verify the presence or not of asbestos, and take corrective action if necessary for health safety. See info series sheet for more information. **(Basement)**

10.0 PLUMBING SYSTEM

10.3 Distribution Piping

10.3.3 The supply piping is leaking at one or more joints. Example shown. Repair as needed for functionality and to prevent water damage. **(Basement)**

10.4 Drain, Waste, and Vent Piping

10.4.3 Cast iron drain pipe is showing evidence of significant deterioration in one or more areas. Examples shown. These areas should be repaired as soon as practical for integrity of the system, and to prevent harmful waste matter and sewer gases from entering the building. **(Basement)**

11.0 INTERIOR

11.3 Windows

11.3.1 Glass is broken in one or more windows. Example shown. Repair or replace all affected windows for integrity and safety. **(Attic)**

11.5 Stairs / Railings / Guardrails

11.5.1 Guardrail is considered low by today's standards. Any guardrail providing protection from more than a six foot drop should have a guardrail height of no less than 42 inches. Consider upgrading for improved safety if concerned. **(2nd fl hallway)**