Madden Home Inspections
34 Pendleton Street
Brewer, ME. 04412
Property inspection Report

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Inspection Performed For Our Katahdin Investments

Property Location 230 Penobscot Avenue
Millinocket, ME 04462

Date Of Inspection 8-22-16

Inspection Agreement

This Agreement is made and entered into by and between Timothy, referred to as "Inspector", and Our Katahdin Investments, referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Client will pay the sum of $550.00 for the property located at 230 Penobscot Ave Millinocket ME 04462

2. The inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

3. The parties agree that the "Standards Of Practice" shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State where the inspection is performed imposes more stringent or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection.

4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The Client further agrees that the Inspector is liable only up to the cost of the inspection.

5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. **Inspector Makes No Warranty, Express Or Implied, As To The Fitness For Use, Condition, Performance Or Adequacy Of Any Inspected Structure, Item, Component, Or Systems.**

6. If the Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

7. This Agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Maine.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. If no State regulations apply, this report adheres to the NACHI Standards.

Signature: _____ Date: _____

Signature: _____ Date _____

Street Address: _____

City/State/Zip Code: _____

Agent Present: No Agent's Name: _____

Inspector's Signature: Timothy C Madden Date: 8-22-16

Inspector's Address: 34 Pendleton Street

City/State/Zip Code: Brewer, Maine 04412

License/Certification # NACHI 11082205

Building Data

Approximate Age: 80 YEARS

Style: COMMERCIAL

Main Entrance Faces: EAST

State Of Occupancy: VACANT

Weather Conditions: RAIN

Temperature: 67°

Recent Rain: YES

Ground Cover: WET

Grounds

1 Service Walks: (none)

Material: Concrete Asphalt Gravel Brick Other_____

Condition: Satisfactory Marginal Poor

2 Driveway: (none)

Material: Concrete Asphalt Gravel Brick Other_____

Condition: Satisfactory Marginal Poor

3 Porch: (none)

Support Pier: Concrete Wood Not Visible Other_____

Condition: Satisfactory Marginal Poor

Floor: Satisfactory Marginal Poor

4 Stoop/Steps: (none)

Material: Concrete Wood Composite Other_____

Condition: Satisfactory Marginal Poor

5 Patio: (none)

Material: Concrete Flagstone Brick Other_____

Condition: Satisfactory Marginal Poor

6 Deck/Balcony: (none)

Material: Wood Metal Composite Other_____

Finish: Treated Painted/Stained

Condition: Satisfactory Marginal Poor

7 Fence/Wall: (none)

Material: Brick/Block Wood Metal Chain Link Other_____

Condition: Satisfactory Marginal Poor

8 Landscaping Affecting Foundation: (Satisfactory)

Negative Grade North South East West

9 Retaining Wall: (none)

Material: Concrete Brick/Block Wood

Condition: Satisfactory Marginal Poor

10 Hose Bibs: (none)

Operates: Yes No Not Tested Not On

General Comments THE GROUNDS ARE IN GOOD CONDITION WITH NO SIGNIFICANT ISSUES OR DEFECTS

Garage

1 Type: None Attached Detached 1-Car 2-Car 3-Car 4-Car

2 Automatic Opener: Yes No Operable Inoperable No Remote

3 Safety Reverse: Pressure Reverse Electric Eye

4 Roofing:

Material: Same As House Type_____ Approx. Age_____#Layers_____

Condition: Satisfactory Marginal Poor

5 Gutters: None

Condition: Satisfactory Marginal Poor

6 Floor:

Material: Concrete Asphalt Gravel Wood

Condition: Satisfactory Marginal Poor Typical Cracks Large Settling Cracks

7 Sill Plates: Not Visible Floor Level Elevated Rotted/Damaged

8 Overhead Doors: None

Material: Wood Fiberglass Masonite Metal Insulated Metal

Condition: Satisfactory Marginal Poor

9 Exterior Service Door: None

Condition: Satisfactory Marginal Poor

10 Electricity Present: Yes No

Reverse Polarity: Yes No Open Ground: Yes No

GFCI Present: Yes No Operates: Yes No

11 Siding/Trim:

Siding: Same As House Wood Metal Vinyl Masonry Fiberboard

Trim: Same As House Wood Aluminum Vinyl

Condition: Satisfactory Marginal Poor

General Comments _____

_____

_____

_____

_____

Exterior Electrical

1 Service Entry: Underground (Overhead)

Condition: (Satisfactory) Marginal Poor

2 Exterior Outlets: Yes (No) **Operative?** Yes No

3 GFCI Outlets: Yes (No) **Operative?** Yes No

4 Exterior AC/Heat Pump: Yes (No)

Location: _____

Brand: _____

Model Number: _____

Approximate Age: _____

Out Side Disconnect: Yes No Maximum Breaker Rating: _____

Condition: Satisfactory Marginal Poor

Comments THE ELECTRICITY IS NOT ON SO I COULD NOT TEST THE ELECTRICAL SYSTEM

Building Exterior Wall Construction

1 Type: (Framed) Log Masonry

2 Condition: (Satisfactory) Marginal Poor

3 Exterior Doors:

Weather Stripping: (Satisfactory) Marginal Poor

Door Condition: Satisfactory (Marginal) Poor

Comments THERE IS NO EVIDENCE OF ANY SIGNIFICANT ISSUES OR DEFECTS

Exterior

1 Chimney: none

Viewed From: (Roof) Ladder At Eaves Ground With Binoculars

Rain Cap/Spark Arrestor: Yes (No)

Chase: (Brick) Stone Metal Block Framed

Evidence Of: Holes In Metal Cracked Chimney Cap Loose Mortar Joints
Flaking Loose Bricks Rust

Flue: Tile Metal (Unlined) Not Visible

Evidence Of: Scaling Cracks Creosote

Condition: Satisfactory (Marginal) Poor

2 Gutters: (none)

Material: Copper Vinyl/Plastic Galvanized/Aluminum Other_____

Condition: Satisfactory Marginal Poor

3 Siding:

Material: Stone Block/Brick Fiberboard Fiber-cement Stucco EIFS
(Asphalt) Wood (Metal/Vinyl) Other_____

Condition: Satisfactory (Marginal) Poor

4 Trim/Soffit/Fascia/Flashing:

Material: (Wood) Fiberboard (Aluminum/Steel) Vinyl Other_____

Condition: Satisfactory Marginal (Poor)

5 Windows & Screens:

Material: (Wood) (Metal) Vinyl Aluminum/Vinyl Clad

Screens: Torn Bent Not Installed

Condition: Satisfactory Marginal (Poor)

6 Storm Windows: (none)

Material: Wood Metal Vinyl

Condition: Satisfactory Marginal Poor

General Comments THERE IS PEELING PAINT AND ROT ON THE EXTERIOR. THERE ARE SEVERAL BROKEN WINDOWS

Interior

1 Interior Windows/Glass:

Condition: Satisfactory Marginal (Poor)

Representative Number Of Windows Operated

Evidence Of Leaking Insulated Glass: Yes (No)

2 Fireplace: (None) Location_____

Type: Gas Wood Woodburning Stove Electric Ventless

Material: Masonry Prefabricated Metal Metal Insert

Damper Operates: Yes No

Hearth Adequate: Yes No Mantel: Adequate Loose N/A

Physical Condition: Satisfactory Marginal Poor

3 Stair/Steps/Balconies: (Satisfactory) Marginal Poor

Handrail: Satisfactory Marginal Poor (ACCESS)

Treads/Risers: (Satisfactory) Marginal Poor

4 Smoke/Carbon Monoxide Detectors:

Present: Smoke Detector: Yes (No) Operates: Yes No

Present: Carbon Monoxide Detector: Yes (No) Operates: Yes No

5 Attic: (N/A)

Access: Stairs Pulldown Scuttle Hole No Access

Inspected from: Access Panel In The Attic Not Inspected

Access Location: _____

Access Limited By: _____

Flooring: Complete Partial None

Insulation: Fiberglass Batts Loose Cellulose Vermiculite Rockwool

Other_____ Depth_____

Ventilation: Appears Adequate Recommend Additional Ventilation

Fans Exhausted To: Attic Outside Not Visible N/A

HVAC Duct: N/A Satisfactory Damaged Disconnected Leaking

Chimney Chase: N/A Satisfactory Needs Repair Not Visible

Structural Problems Observed: Yes No

Roof Structure: Rafters Trusses Wood Metal Other_____

Sheathing: Plywood OSB 1x__ Rotted Stained Delaminated

Evidence Of Condensation/Moisture/Leaking: (Yes) No

Ceiling Joists: (Wood) Metal Not Visible Other _____

Vapor Barrier: Kraft/Foil Faced Plastic (Not Visible)

Electrical: Open Junction Boxes Handy Man Wiring Knob And Tube Wiring

Comments THE INTERIOR IS IN POOR CONDITION WITH SIGNIFICANT PEELING PAINT AND WATER DAMAGE.

Basement

1 Stairs: None

Handrail: Yes (No)

Headway Over Stairs: (Satisfactory) Low Clearance Safety Hazard

Condition: (Satisfactory) Marginal Poor

2 Foundation:

Condition: (Satisfactory) Marginal Poor

Material: (Poured Concrete) Concrete Block (Fieldstone) (Brick)

Significant Cracks: (None) North South East West

Covered Walls: (None) North South East West

Movement Apparent: (None) North South East West

Indication Of Moisture: (Yes) No (Fresh) Old Stains

3 Floor:

Material: (Concrete) Dirt/Gravel Not Visible Other _____

Condition: (Satisfactory) Marginal Poor

4 Seismic Bolts: (N/A) None Visible Appear Satisfactory Recommend Evaluation

5 Basement Drainage:

Sump Pump: (Yes) No Working (Not Working) Needs Cleaning Not Tested

Floor Drains: (Yes) No Tested: Yes (No) Efflorescence Present

6 Girders/Beams/Columns:

Material: (Steel) (Wood) Concrete Block Not Visible

Condition: (Satisfactory) Marginal Poor

7 Joists:

Material: Steel (Wood) Truss Not Visible

2x6 (2x8) 2x10 (2x12) Engineered I-Type (Timbers)

Condition: (Satisfactory) Marginal Poor

8 Subfloor: Indication Of (Moisture/Stains/Rotting

Condition: (Satisfactory) Marginal Poor

Comments THE BASEMENT IS IN POOR CONDITION WITH SIGNIFICANT MOLD, STANDING WATER AND RAW SEWAGE PRESENT

Plumbing

1 Water Service:

Main Shut Off Location BASEMENT

Water Entry Pipe: Not Visible (Copper) Galvanized Plastic Unknown

Visible Water Distribution Pipe: (Copper) Galvanized Plastic Other _____

Condition: Satisfactory Marginal (Poor)

Functional Flow: Adequate Poor

Pipes Supply/Drain: Corroded Leaking Valves Broken/Missing Dissimilar Metals

Drain/Waste/Vent Pipe: Copper (Cast Iron) Galvanized (PVC) ABS

Condition: Satisfactory Marginal (Poor)

Traps Proper P-Type: N/A Yes (No)

Functional Drainage: Adequate Poor Recommend Plumber Evaluate

Interior Fuel Storage System: (Yes) No Leaking: Yes (No)

Fuel Line: (Copper) Brass Black Iron Stainless Steel CSST Not Visible

Condition: (Satisfactory) Marginal Poor

2 Main Fuel Shutoff Location: FUEL TANK

3 Well Pump: (N/A) Submersible In Basement Well House Well Pit Shared Well

Pressure Gauge Operates: Yes No Unknown Well Pressure_____psi

4 Water Heater: (N/A)

Condition: Satisfactory Marginal Poor

Brand Name _____

Serial Number _____

Type: Gas Electric Oil Other _____

Unit Elevated: Yes No N/A Tank Piping Corroded/Leaking

Capacity_____ Gallons Approximate Age _____Years

Combustion Air Venting Present: Yes No

Seismic Restraints Present: Yes No N/A

Relief Valve: Yes No Extension Proper: Yes No Missing Needs Repair

Vent Pipe: N/A Satisfactory Pitch Proper Improper Rusted Needs Repair

Comments THE WATER IS NOT ON. THERE IS EVIDENCE OF SIGNIFICANT DAMAGE TO THE PLUMBING SYSTEM. THE PLUMBING SYSTEM NEEDS TO BE REPLACED.

Heating System

1 Furnace: (N/A)

Location _____

Brand Name _____

Model Number _____ Serial Number _____

Approximate Age _____

Energy Source: Gas Oil LP Electric Solid Fuel

Warm Air System: Belt Drive Direct Drive Gravity Central System Floor/Wall Unit

Heat Exchanger: Sealed Visual Flame Distortion Rusted Soot Buildup

Normal Operating And Safety Controls Observed: Yes No

Filter: Standard Electrostatic Satisfactory Needs Cleaning/Replacement Missing

When Turned On By Thermostat: Fired Did Not Fire

System Condition: Satisfactory Marginal Poor

2 Boiler: N/A

Location BASEMENT

Brand Name BIASI

Model Number UNKNOWN Approximate Age UNKNOWN

Energy Source: Gas LP (Oil) Electric

Distribution: (Hot Water) (Baseboard) Steam Radiator

Circulator: (Pump) Gravity (Multiple Zones)

Controls: Temp/Pressure Gauge: (Yes) No Operating: Yes (No)

Combustion Air Venting Present: Yes (No) N/A

Relief Valve: (Yes) No Extension Proper: (Yes) No Missing

When Turned On By Thermostat: Fired (Did Not Fire)

System Condition: Satisfactory Marginal (Poor)

3 Other Systems: (N/A)

Electric Baseboard Gas Space Heater Woodburning Stove

System Condition: Satisfactory Marginal Poor

Comments THE HEATING SYSTEM IS NOT OPERATING AND NEEDS TO BE REPAIRED OR REPLACED

Electric/Cooling System

1 Main Panel:

Location Basement

Condition: Satisfactory Marginal (Poor)

Amperage 200 Volts 120/240 (Breakers) Fuses

Adequate Clearance To Panel: (Yes) No Appears Grounded: (Yes) No

GFCI Breakers: Yes (No) Operating: Yes No

AFCI Breakers: Yes (No) Operating: Yes No

Main Wire: Copper (Aluminum) Copper Clad Aluminum Not Visible

Condition: (Satisfactory) Marginal Poor

Branch Wire: (Copper) Aluminum Copper Clad Aluminum Not Visible

Condition: Satisfactory Marginal Poor Double Tapping

2 Sub Panels: N/A

Location Basement

Panel Accessible: (Yes) No Branch Wire: (Copper) Aluminum CCA

Neutral/Ground Separated: (Yes) No Condition: (Satisfactory) Poor

3 Electrical Fixtures:

A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and exterior walls were tested and found to be:

Condition: Satisfactory Marginal Poor

Open Grounds Reversed Polarity GFCI Not Operating

4 Air Conditioner: N/A

Location _____ Age _____

Energy Source: Electric Gas Water Other _____

Evaporator Coil: Satisfactory Not Visible Needs Cleaning Damaged

Refrigerant Line: Leak Damaged Insulation Missing Satisfactory

Condition: Satisfactory Marginal Poor Recommend HVAC Technician Evaluate

Comments THE ELECTRICITY IS NOT ON SO I COULD NOT TEST THE ELECTRICAL SYSTEM.

Summary

- THERE IS PEELING PAINT AND ROT ON THE EXTERIOR
- THERE ARE SEVERAL BROKEN WINDOWS
- THE INTERIOR IS IN POOR CONDITION WITH SIGNIFICANT PEELING PAINT AND WATER DAMAGE
- THE BASEMENT IS IN POOR CONDITION WITH SIGNIFICANT MOLD, STANDING WATER AND RAW SEWAGE PRESENT
- THERE IS EVIDENCE OF SIGNIFICANT DAMAGE TO THE PLUMBING SYSTEM. THE PLUMBING SYSTEM NEEDS TO BE REPAIRED OR REPLACED
- THE HEATING SYSTEM IS NOT OPERATING AND NEEDS TO BE REPAIRED OR REPLACED
- THE ELECTRICITY IS NOT ON SO I COULD NOT TEST THE ELECTRICAL SYSTEM
- THERE ARE TWO AREAS OF DAMAGE TO THE FLOOR FRAMING AT THE FIRST FLOOR WEST WALL
- THE FOUNDATION IS IN SATISFACTORY CONDITION WITH NO SIGNIFICANT ISSUES OR DEFECTS
- THE FLOOR, WALL AND ROOF FRAMING APPEAR TO BE IN SATISFACTORY CONDITION WITH NO EVIDENCE OF ANY OTHER SIGNIFICANT ISSUES OR DEFECTS

Madden Home Inspections

34 Pendleton Street

Brewer, ME 04412

207-989-5010

207-745-0439

Invoice/Receipt

Date: 8-22-16

Name: OUR KATAHDIN INVESTMENTS

Inspection: $550.00

Additional Tests: ———————

Total Due: $550.00

Check # 216 **Cash** _____

Inspected By TIM MADDEN

PAID IN FULL 8-22-16

Timothy C Madden