

OnPoint Home Inspections Service



March 16th 2026, 10:00 am

Inspection performed by:

Jerry Livingston

2078077195

onpointhomeinspectionsmaine@gmail.com

General Information

BUILDING ADDRESS:

CITY:

STATE / PROVINCE:

POSTAL CODE:

INSPECTION DESCRIPTION: General Home Inspection plus Air Radon

SQUARE FOOTAGE: 1896

Picture:

Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

Yes

EXTERNAL AMENITIES

SHED / OUTBUILDINGS Inspected

Notes:

The roof just needs a chemical /water mix that you spray and applicate, let it sit and then rinse thoroughly. The door trim was a bit punchy. I recommend replacing the door trim.



ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Inspected

Notes:

The roof's age is unknown. The roof is in good condition. Shingles were all in place.

ROOF INSTALLATION Satisfactory

Notes:

I recommend when there is heavy snow accumulation, I would roof rake the first 6-8' on the front and back of the home to allow the rest of the roof to melt and drain away from the home. Note: This would be after the new gutters were installed.

CHIMNEY Inspected

Notes:

The roof chimney has a chimney cap to keep the critters out. The brick is and mortar are in good condition.

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE N/A

Notes:

I recommend installing gutters/downspouts on the front and back of the home.

Gutter People
(207) 655.7407
gutterpeople@gutterpeoplemaine.com
www.gutterpeoplemaine.com
Raymond, Maine

SKYLIGHTS / ROOF PENETRATIONS Inspected

Notes:

The chimney and the plumbing pipe (stink pipe) were in good condition.



MILDEW PRESENT ON ROOF? A small amount

Notes:

Only on the shed roof.

EXTERIOR

SIDING MATERIAL Wood

Notes:

Wood Clapboard

SIDING CONDITION Inspected

Notes:

There was some siding on the driveway side that was punchy and should be replaced. There was a couple panels at the far end of the home that had some yellow residual on them coming out of the pores of the clapboard. I recommend replacing those as well.



FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Inspected

Notes:

There was a damaged soffit in the rear of the home. I recommend you have this repaired immediately. This will be a place where pests may enter your home through your soffits.

TRIM Satisfactory

Notes:

EXTERIOR DOORS Inspected

Notes:

DECKS Inspected

Notes:

The deck comes to lip of the sliding glass doors. I recommend the deck gets check for flashing between it and the sliding glass doors. I recommend pressure washing the deck and stain it. I would plan on this maintenance every 3-5 years.

STOOP / PORCH Inspected

Notes:

I recommend replacing the spindle on the driveway porch, remove the tape and make the necessary repairs to prevent any penetration. I suggest install railings and balusters on the front steps.





STEPS Satisfactory

Notes:

LANDSCAPE

VEGETATION Inspected

Notes:

I recommend cutting these two bushes in the front yard back away from the house so it doesn't accumulate snow and allow it to melt and infiltrate the window sills.



GRADING Satisfactory

Notes:

SURFACE DRAINAGE Inspected

Notes:

GARAGE

DRIVEWAY Satisfactory

Notes:

ATTIC

ROOF SHEATHING Inspected

Notes:

There was very little to see. The attic didn't have a lot of space to access and see it. My guess is when the roof was replaced, they pulled some sheathing from the exterior to see if there were any issues.

FRAMEWORK Satisfactory

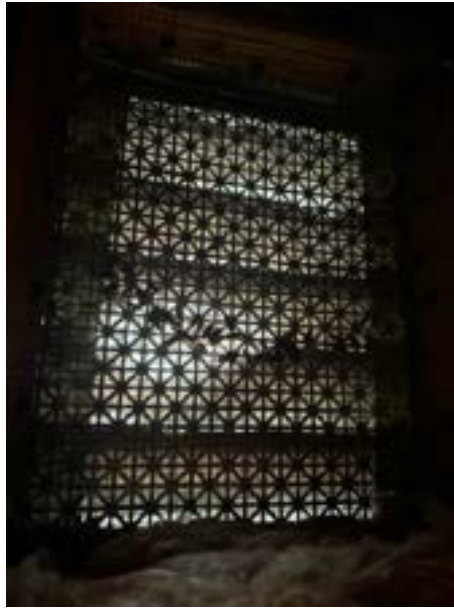
Notes:

VENTILATION Poor

Notes:

There should be better ventilation in the small space. The blackening of the sheathing suggests it was holding moisture. I recommend cleaning out the screens that are holding the bug infestation.





INSULATION Inspected

Notes:

There was a R49 value which is 10-13" of thickness in insulation.

ACCESS Inspected

Notes:

The attic access is not accessible for the average human. I recommend installing a retractable set of stairs in the small common area hallway for easier access. The current was too narrow of an opening. Replace the non-performing light bulb in the breezeway attic access panel.



CHIMNEY AREA Not Inspected

Notes:

I was not able to visually inspect it as the attic access was not adequate.

BATHROOM 1

DOORS Inspected

Notes:

Sliding door.

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

SINKS Inspected

Notes:

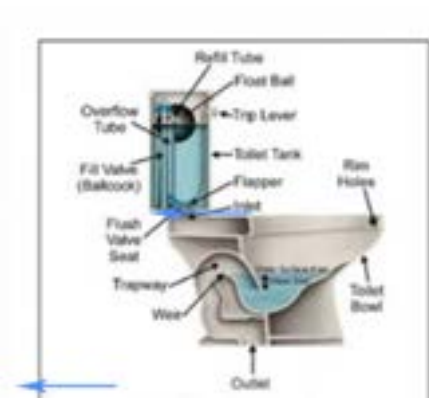
The sink had good water pressure. The warm water was warm to the touch.

TOILET Inspected

Notes:

The toilet has some leaking when it was flushed. I recommended the fill valve fasteners get fastened down tightly. Please do not overtighten. And next to be safe, I suggest replacing the water line from the wall to the fill valve.

Note: The bathroom is a bit small. I recommend either of some type of dormer or possibly a rear full dormer in the rear to expand that bathroom and do a second full bathroom. I'm not positively sure at 6' 3", I could actually shut the door while trying to go to the bathroom and as soon as everyone walks up the stairs, they would be seeing me inside the bathroom.



OUTLETS Inspected

Notes:

It was an outdated ground fault circuit interrupter, but it tested out correctly. I recommend if you are updating any type of electrical, I suggest replacing the current gfci (ground fault circuit interrupter) for added peace of mind.



LIGHTING Satisfactory

Notes:

VENTING N/A

Notes:

I recommend installing a ceiling fan/ light combo in order remove odor from the small bathroom in between two bedrooms.

BATHROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Inspected

Notes:

CEILING Satisfactory

Notes:

COUNTERS Inspected

Notes:

SINKS Inspected

Notes:

The sink had good water pressure. The warm water was warm to the touch. There was no leaking below the sink at the time of my inspection.

BATHTUB / SHOWER Inspected

Notes:

The bathtub/ shower had good water pressure. The warm water was warm to the touch. The tub held water and drained without hassle. I recommend re caulking the top of the shower/tub stall periodically. It keeps water from entering behind the walls. The cover over the shower head should be covering the hole that expose the interior wall.

Note: I recommend using that closet in the room behind to create a hinged access panel with a handle behind the shower/tub for repairs.





TOILET Inspected

Notes:

The toilet has good suction. There were no leaks from the water lines.

OUTLETS Inspected

Notes:



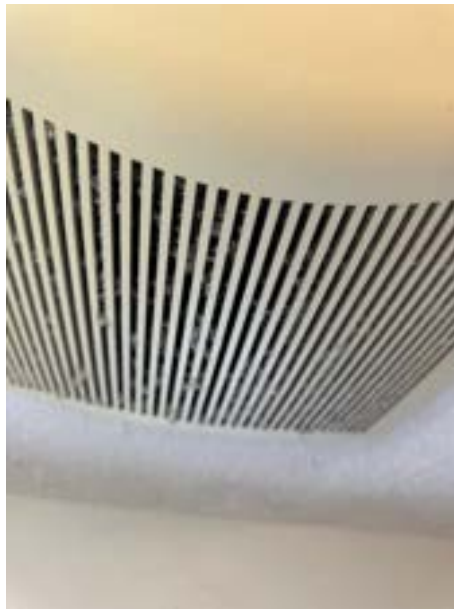
LIGHTING Satisfactory

Notes:

VENTING Inspected

Notes:

I recommend vacuuming out the ceiling vent in the downstairs bathroom as it has accumulated a lot of lint. It will improve its performance on removing condensation from the bathroom space.



BEDROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

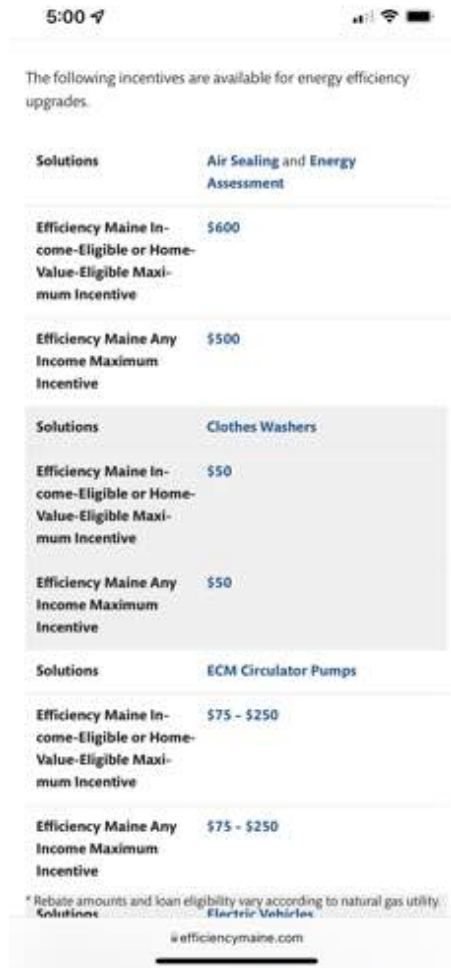
WINDOWS Inspected

Notes:

The window sill was corroded as I could see my finger exposed from the outside of the window. I recommend the window gets replaced with a new vinyl replacement. Refer to Efficiency Maine to receive instant rebates on high efficiency components of a home.

efficiencymaine.com





CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Inspected

Notes:

There was a receptacle to the right of the window that would not allow my outlet tester to plug in. I believe there was a ground prong broken off in the prong. I recommend that broken prong gets removed immediately for added safety.



LIGHTING Satisfactory

Notes:

BEDROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Inspected

Notes:

The screen is not able to be removed which causes another problem of the storm window cannot be accessed. I was trying to figure out a way to pull out the new screen. I recommend getting this corrected.

CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

The outlets were tested and they tested out correctly with a ground present.

LIGHTING Satisfactory

Notes:

BEDROOM 3

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Inspected

Notes:

The window should be cleaned thoroughly on the inside and outside. If the film doesn't go away, the bedroom 3 window will need replacement.



CEILINGS Satisfactory

Notes:

CLOSETS Inspected

Notes:

This is the closet that's behind the shower stall that I suggest that that closet gets removed that that room gets turned into an office space and I would make that a hinge door with a handle easily accessible so you don't have to pull out a screw gun to unscrew anything and make that easily viable cause you're paying a plumber to get in there to access it and repair at 100 anywhere from 120 to 150 an hour.



OUTLETS Inspected

Notes:

The outlets were tested and they tested out correctly with a ground present.



LIGHTING Satisfactory

Notes:

BEDROOM 4

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Inspected

Notes:

This is the bedroom with the large window. The replacement will need to be customized to fit the current space, you may want to reposition the window and shrink the opening to current standards, or thirdly, frame out and install for two standard size opening vinyl windows.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Inspected

Notes:

The outlets were tested and they tested out correctly with a ground present.

LIGHTING Satisfactory

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

STAIRWAYS Inspected

Notes:

Stairway presents a bit of a problem for the front door to open without hitting the person coming down the stairs opening the door. So I may put a stair landing a little further up on the steps and turn the steps towards the living room, so there will be room to open the door in room to walk behind in between the door and the stairs.

WALLS Satisfactory

Notes:

WINDOWS Inspected

Notes:

CEILING Satisfactory

Notes:

OUTLETS Inspected

Notes:



LIGHTING Inspected

Notes:

KITCHEN

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Inspected

Notes:

[The windows were all checked. They were fully operational.](#)

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

DISHWASHER Inspected

Notes:

The dishwasher was older, but it was in work good working condition, but it was probably pretty close to 20+ years old. You decide you want to replace it. I would suggest you go to a place like a Habitat for Humanity. They have them in many different towns around Maine. People donating appliances in good condition for a cheaper price.

STOVE / OVEN Inspected

Notes:

All four burners were in good work condition. I tested the baked cycle at 350° and the oven was very responsive. Also, the oven light was in good work condition. It's a little switch on the switch on and on and off & on switch on the very top of the work condition.



EXHAUST HOOD Inspected

Notes:

There's currently no exhaust hood. There is however, an overhead microwave with a recirculating fan with multiple speed function's It also has a light function which wasn't working at the time of my inspection. I recommend just replacing the bulbs on the light function. I think that you should be fine. In addition, it would be a good idea to find out if the direct vent is actually exhausting the stove. We were unable to determine whether it was more for show or it was fully operable.



REFRIGERATOR Satisfactory

Notes:

OUTLETS Inspected

Notes:

The kitchen had good working grounded receptacles present. However, I would like to see a GFCI on both sides of the water source for added safety.



DINING ROOM LAUNDRY ROOM

OUTLETS Inspected

Notes:

WATER SUPPLY Inspected

Notes:

The washer was tested for a quick cycle just to see if the water would fill up the jug and start a quick cycle. It drained with a cancellation button on a drain and spin cycle so it drain drained well there were no clogs or no hesitation in drainage.

Side Note: The dryer was in good working condition as well. I turned it on a quick dry cycle and it was functioning properly. The only thing I would do is to keep up on the cleaning out the dryer vent hose from the outside, working your way back towards the dryer and then also there's another one that's usually either inside the dryer you want to pull out and make sure all that is vacuumed out periodically as well to prevent any type of fire hazard.

DRAINAGE Inspected

Notes:

VENTILATION Inspected

Notes:

I did not see a dehumidifier in the basement, but being that the windows are more than likely, not gonna be open in the spring summer fall or winter I'd probably consider running one. I would try to get one that accepts a hose run the hose to the dehumidifier so it can constantly run if you needed to otherwise you'll once it fills up the interior water container, it shuts off automatically until it dumped and then it resets.

FOUNDATION

FOUNDATION MATERIAL Poured Concrete

Notes:

SLAB Satisfactory

Notes:

WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

VENTILATION Inspected

Notes:

OUTLETS Inspected

Notes:

The outlets all tested out correctly with a ground present however, I do recommend that there would be a GFCI (ground fault circuit interrupter) installed next to or attached to the panel right now. It's currently a three prong grounded outlet that's working properly, but it would be nice to have a GFCI in the basement.



MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Inspected

Notes:

There was good water pressure throughout.

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Inspected

Notes:

I recommend updating the shut off the main shut off valve handle with the one I have below in the photo.



SINK / TOILET SHUTOFF VALVES Inspected

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Not Inspected

Notes:

WATER HEATER Inspected

Notes:

Bradford White Gas Propane Water Heater

Model No. RG240S6x

Serial No. NH38037438

Manufactured Date: August 2016 (10 +/- years old)

Water heaters in general have an average estimated useful service life of 10-12 years, though water quality, routine upkeep/maintenance, and location of the water heater will all play critical roles in the longevity of these systems. I recommend consider replacing the water heater and I would install a drain pan to catch any residual water from the TPR Valve (Temperature Pressure Relieve Valve)



Bradford White® utilizes a rotating letter cycle to encode the year. (e.g., the letter "M" represents both 1995 and 2015 year of manufacture).

Production Year Codes:

- A= 1984 or 2004 or 2024

Discharge Piping mini-course, at www.nachi.org/education. A discharge pipe should:



1. b
e



constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.

VENT SYSTEM Inspected

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Inspected

Notes:

I recommend just pulling out that grounded that broken ground that was in the room upstairs that has to the right of the window and it's the top receptacle.

AMP RATING 200 Amps

Notes:



MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Inspected

Notes:





HEATING & COOLING

ENERGY SOURCE Electric

Notes:

Propane

VENTING / CHIMNEY Inspected

Notes:

The duct from the gas water heater was cemented securely, so there was based on what I seen there were no leaks of exhaust coming back into the home.

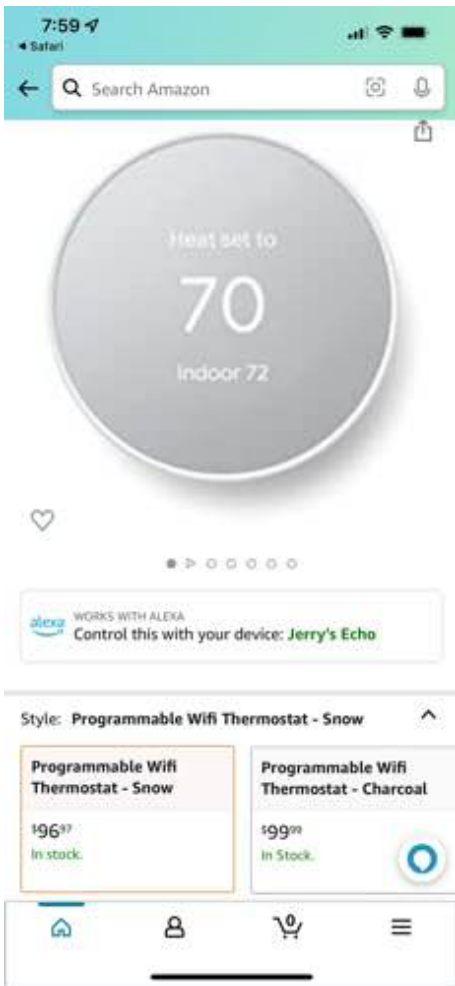
HEATING SYSTEM Electric Heat

Notes:

HEATING SYSTEM OPERATION Inspected

Notes:

All the thermostats were outdated, but they were all in good working condition. We did have an issue with the one upstairs to the room to the right, but the client was able to figure out how to unlock it and shut it down because it was extremely hot. I recommend updating the thermostats.

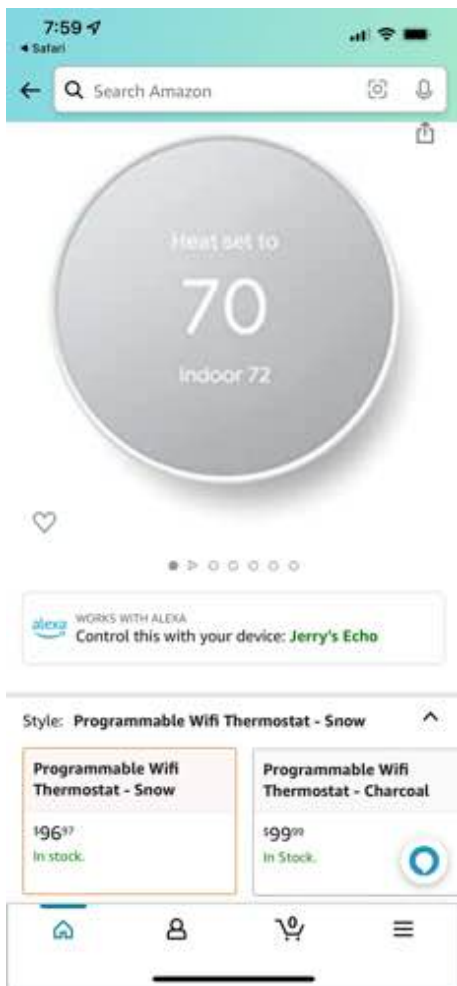


DUCTWORK / PIPING Satisfactory

Notes:

THERMOSTAT Inspected

Notes:



SMOKE ALARM(S) Not Inspected

Notes:

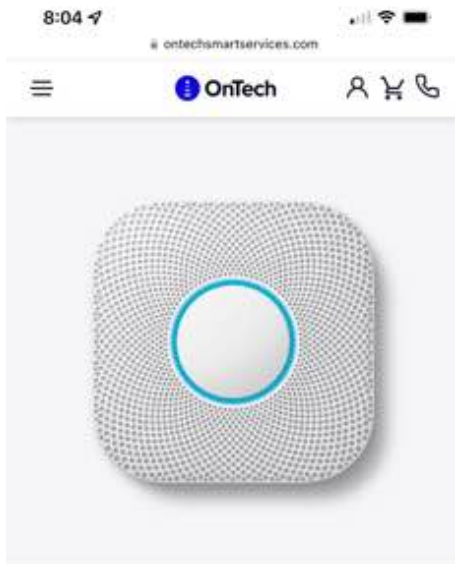
CARBON MONOXIDE ALARM(S) N/A

Notes:

I recommend adding new CEO smokes throughout. You have an option of getting them hardwired which I always suggest is the best but a lot of people use the alternative of the Bluetooth interconnected battery Google nest. The first photo below is the hardwired CO smoke combo. The second one is the Google nest, which is controlled by your smart phone where you can Be alerted when you're not at the house and you can reset the system.



Google Nest Protect- Battery
\$119.99 ~~\$139.99~~ [Save 10% with OnTech+](#)



Google Nest Protect- Battery
\$119.99 ~~\$139.99~~ [Save 10% with OnTech+](#)

The Google Nest Protect smoke and CO alarm looks for fast-burning fires, smoldering fires and carbon monoxide. It tells you where the danger is and alerts your phone in case you're not home.

We use cookies to optimize this site and give you the best personalized experience. Visit our [Privacy Policy](#) to learn more.

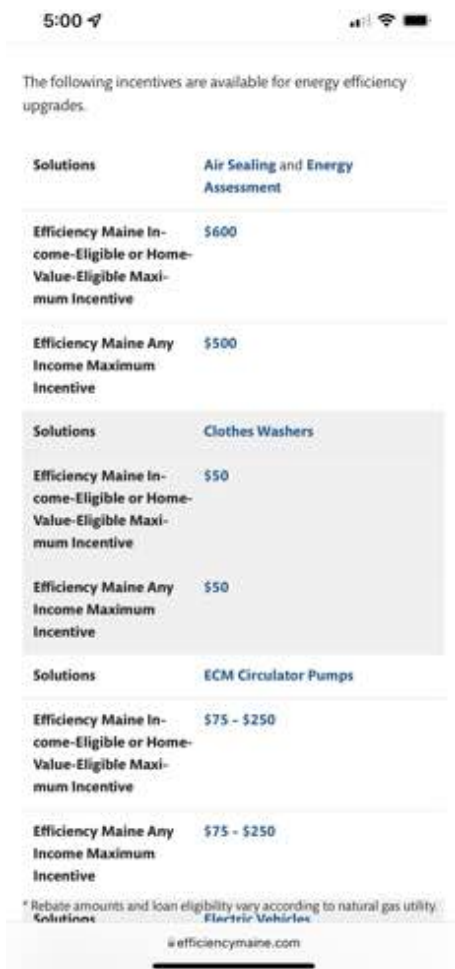
[Accept](#)

ADDITIONAL DETAILS

IMPORTANT WEBSITES TO REMEMBER Not Inspected

Notes:

efficiencymaine.com is just a site you can use to get instant rebates on replacing efficiency items to your home such as windows new heating system, and other improving efficiency components of the home. Secondly on homewyse.com you put in your current ZIP Code you put in the service that you're looking for as much information as you have as possible and it will come up with labor and material cost for you on average. It breaks it down for you. just something you would have for let you know to see where you should be pricewise. They do supposedly keep it updated daily.



Cost to Install a Ceiling Fan

Ceiling Fan Installation Calculator Fan

Item	Qty	Low	High
<input checked="" type="checkbox"/> Ceiling Fan Cost Non-discounted retail pricing for 52 in 5 blade ceiling fan with light kit and remote control, 12, rated, 120V direct wire.	1 FA	\$231	\$558
<input checked="" type="checkbox"/> Ceiling Fan Installation Labor, Basic Basic labor to install ceiling fan with favorable site conditions. Mount support bracket to ceiling joist. Branch power from existing circuit. Assemble and secure fan, controller and trim plates. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.	2.5 H	\$327	\$396
<input checked="" type="checkbox"/> Ceiling Fan Installation Job Supplies Cost of related materials and supplies typically required to install ceiling fan including: connectors, fittings, fasteners and mounting hardware.	1.0 A	\$24	\$27
<input type="checkbox"/> Option: Add AFCI Circuit Protection Shutoff power to circuit. Remove existing circuit breaker. Add new 15A or 20A Arc Fault Circuit Interrupt breaker. Repower and verify proper operation. For existing systems with compatible AFCI breaker option only.	1.0 H	\$100	\$110
Totals - Cost To Install Ceiling Fan	1.0 A	\$581	\$972
Average Cost per Fan		\$580.86	\$972.37

REPLACE THE GAS WATER HEATER Inspected

Notes:

The current water heater is in good condition, but it is 10 years 10+/- years old. August 2016.



REPLACE UPSTAIRS BEDROOM WINDOW Inspected

Notes:

I recommend replacing it with a new vinyl replacement window that Seale is they tried to patch it over, but I could still see my fingers through it from the outs from the inside, looking out.



REPLACE ANY BROKE WINDOWS WITH BROKEN SEALS Inspected

Notes:

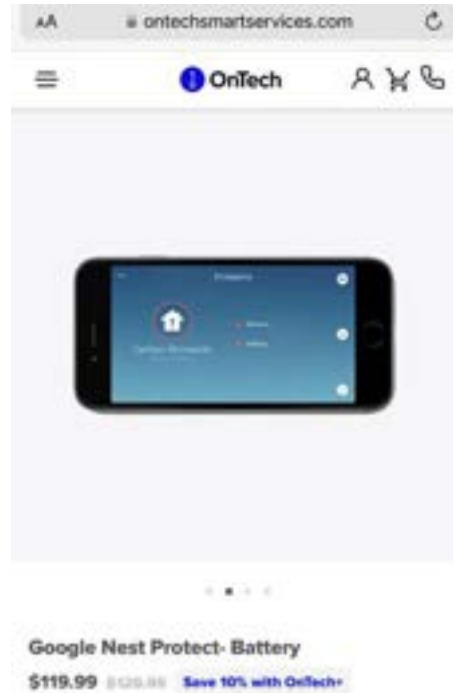
I recommend replacing these windows in the bedrooms downstairs both of them look like appeared to have broken seals. I would replace them also with vinyl replacement windows. I would refer to efficiency Maine for rebates also in bedroom four I'd consider what you're gonna do first whether you're gonna shrink the window and make it a standard side standard size opening or turning into two separate windows.

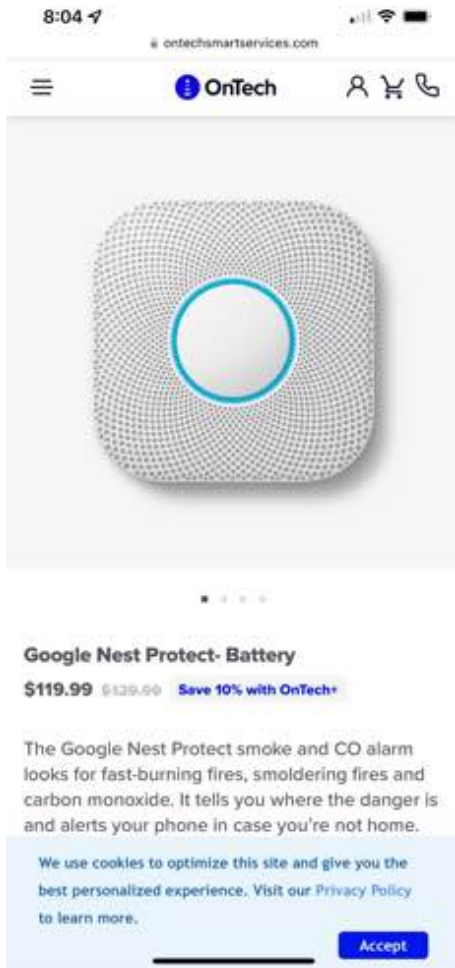


INSTALL AND DATE AS SOON AS YOU INSTALL ALL NEW CO/SMOKES COMBOS THROUGHOUT Inspected

Notes:

On average the CEO smokes last for about seven years. You may be able to get away with doing one in the lower hallway and one in the upper hallway due to the common area proximity to the two bedroom's. That's something you would want to ask a licensed electrician to see that it meets updated code requirements. That may save you some extra money you may not have to do them in the individual bedrooms as well.





INSTALL GUTTERS ON FRONT AND BACK WITH DOWNSPOUTS LEADING AWAY FROM THE HOUSE

Inspected

Notes:

[Gutter People](#)
[\(207\) 655.7407](tel:(207)655.7407)
gutterpeople@gutterpeoplemaine.com
www.gutterpeoplemaine.com
Raymond, Maine

THE PUNCHY WOOD CLAP BOARD EXTERIOR SIDING ON NEAR THE DRIVEWAY SIDE, AND ALSO ON THE FAR SIDE WHERE THERE WAS SOME SORT OF SOMETHING COMING OUT OF THE WOOD OUT OF THE PORES

Inspected

Notes:



REPLACE BROKEN SPINDLE ON THE DRIVEWAY SIDE PORCH Inspected
Notes:



ADDRESS THE DECK BEING LEVEL WITH THE SLIDING GLASS DOOR GOING INTO THE BREEZEWAY Inspected

Notes:

The deck is level with the sliding glass doors so it's creating a lot of snow buildup and when it melts, it's infiltrating through the through the basement floor I recommend having the sliding glass doors removed and reflashed along with zip taped to prevent corrosions of the door threshold.

ADDRESS THE BULKHEAD Inspected

Notes:

In the bulkhead, I recommend adding risers to the steps along with a railing for added support coming up and down the stairs and then lastly I think I would consider turning the bulkhead into a doghouse because it will sit up higher than the ground level. I think what's happening is the bulkhead right into the ground they shoveled out a little spot in front of the bulkhead and the water is just pooling right there so it has nowhere else to go but into the bulkhead there is a I could see daylight because the bulkhead doors weren't shut and if they're not shut firm, then it's there's going to be an opening for potential water infiltration.



I RECOMMEND EITHER MOVING THE ELECTRICAL PANEL DOWN AND INSTALLING A NEW ELECTRICAL PANEL DOOR BECAUSE THEY CURRENT ONE IS CUT TO FIT THE SPACE

Inspected

Notes:

I recommend bringing it down from the top of the door door opening install installing a new electrical panel door and I would suggest installing a new GFCI in and replace the three prong grounded outlet. That's attached to the electrical panel for add a piece of mine.



REPLACE DAMAGED SOFFIT VENT IN THE REAR SOFFIT

Inspected

Notes:

It appears to be broken where the ceiling vent is venting into the soffit vent and to the outside. It was open enough to allow pest infiltration. You may want to look into some pest management control systems with they have them surround the perimeter of your home. They try to minimize pest infiltration into the home.

SUMMARY:

During my inspections, I would like to set the expectation of my clients when there's items such as furniture or tall cabinets that are in my way that obstruct my view of to inspect. I can't move things because that's not your house yet so I do the very best I can. I perform my inspections with the utmost attention to detail.