

July 19, 2007

David Sands
2330 Route 16
P.O. Box 665
West Ossipee, NH 03890

Re: Building Inspection – July 9 - 10, 2007
Water's Edge Resort, East Boothbay, Maine

INVOICE

For engineering services rendered:

Investigation, evaluation, and report	\$2,985.00
Total Due	\$2,985.00

Please make check payable to: *Criterion Brown Engineers*

Due upon receipt

BR-07-316

THANK YOU – WE APPRECIATE YOUR BUSINESS!

BUILDING INSPECTION

Water's Edge Resort
East Boothbay, Maine

Prepared for:

New England Real Estate Consultants
Attn: Tony Rando
P.O. Box 1176
Dennisport, MA 02639

Prepared by:

Criterion Brown Engineers
Augusta, Bangor, Bar Harbor
Washburn

July 19, 2007

Inspection No. BR-07-316
Date of Inspection: July 9 - 10, 2007
Engineer: Dennis W. Curtis, P.E.

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SUMMARY

The report that follows has been prepared from the perspective of what an owner of this property would benefit from knowing. Thus, it discusses many things beyond those that are of immediate concern. Therefore, the report needs to be read in its entirety to understand fully all the information that has been obtained.

For your convenience, we have prepared the following summary of the condition of the major systems of the buildings. Please refer to the appropriate section of this report for a more detailed discussion of these systems.

SUMMARY – UPPER BUILDING

ITEM	CONDITION ¹					REPAIRS NEEDED? ²	TYPICAL? ³
	1	2	3	4	5		
STRUCTURE							
Foundation	██████████						✓
Framing	██████████					SR	✓
Porches/Decks	██████████					SR	✓
Outbuildings	None						
Wood Destroying Insects	██████████						✓
EXTERIOR							
Roofing	██████████					SR	-
Chimney	None						
Siding	██████████					SR	-
ELECTRIC							
Capacity	██████████						✓
Wiring	██████████						✓
PLUMBING							
Piping	██████████						✓
Sewer	██████████					SR	✓
HEATING							
System	██████████						✓
Distribution	██████████						✓
INTERIOR							
	██████████						✓
SAFETY							
	██████████					SR	✓
ENVIRONMENTAL							
	██████████						✓
¹ On a scale of 1 to 5, with 5 being best. ² □ indicates repairs are needed within the next year, SR means SEE REPORT for more details ³ □ indicates the component and/or condition is <i>typical</i> for a building of similar age and construction type, a <i>positive</i> sign indicates that it is above average, and a <i>negative</i> sign indicates it is below average.							

SUMMARY – LOWER BUILDING

ITEM	CONDITION ¹					REPAIRS NEEDED? ²	TYPICAL? ³
	1	2	3	4	5		
STRUCTURE							
Foundation	██████████					SR	-
Framing	██████████					SR	✓
Porches/Decks	██████████					SR	✓
Outbuildings	None						✓
Wood Destroying Insects	██████████						✓
EXTERIOR							
Roofing	██████████						✓
Chimney	None						✓
Siding	██████████					SR	-
ELECTRIC							
Capacity	██████████						✓
Wiring	██████████						-
PLUMBING							
Piping	██████████						-
Sewer	██████████						✓
HEATING							
System	██████████						✓
Distribution	██████████						✓
INTERIOR							
██████████							✓
SAFETY							
██████████						SR	✓
ENVIRONMENTAL							
██████████							✓
¹ On a scale of 1 to 5, with 5 being best. ² □ indicates repairs are needed within the next year, SR means SEE REPORT for more details ³ □ indicates the component and/or condition is <i>typical</i> for a building of similar age and construction type, a <i>positive</i> sign indicates that it is above average, and a <i>negative</i> sign indicates it is below average.							

SUMMARY - COTTAGES

ITEM	CONDITION ¹					REPAIRS NEEDED? ²	TYPICAL? ³
	1	2	3	4	5		
STRUCTURE							
Foundation	██████████						-
Framing	████████████████████					SR	✓
Porches/Decks	████████████████████					SR	✓
Outbuildings	None						
Wood Destroying Insects	██████████					SR	-
EXTERIOR							
Roofing	████████████████████					SR	✓
Chimney	████████████████████					SR	✓
Siding	████████████████████					SR	✓
ELECTRIC							
Capacity	████████████████████						✓
Wiring	██████████					SR	-
PLUMBING							
Piping	████████████████████						✓
Sewer	████████████████████						✓
HEATING							
System	████████████████████						✓
Distribution	████████████████████						✓
INTERIOR							
	████████████████████						✓
SAFETY							
	████████████████████					SR	✓
ENVIRONMENTAL							
	████████████████████						✓
¹ On a scale of 1 to 5, with 5 being best. ² □ indicates repairs are needed within the next year, SR means SEE REPORT for more details ³ □ indicates the component and/or condition is <i>typical</i> for a building of similar age and construction type, a <i>positive</i> sign indicates that it is above average, and a <i>negative</i> sign indicates it is below average.							

INTRODUCTION

At your request, a **limited** structural and mechanical inspection of the above property was performed on July 9 - 10, 2007. The report that follows has been prepared based on that inspection.

The purpose of this inspection and report is to assess the condition of these buildings as they are converted from rental units to condominiums. This report is intended to describe the present condition of all structural components, waste disposal systems, water system and mechanical and electrical installations, material to the use and enjoyment of the buildings. It is also intended to estimate the remaining useful service life of the above-described systems.

With a condominium, the outside maintenance and maintenance of common and limited common elements is understood to be the responsibility of the condominium owners' association. It is not the intent of this report to differentiate between private elements and common elements. This report is intended to guide you in understanding these units and the buildings in which they are located, both inside and outside, so that proper maintenance and repairs, regardless of whose responsibility, can be done.

This inspection was performed by and report written by Dennis W. Curtis, P.E. Further, Keith R. Brown, P.E., Principal, has reviewed the report. For your interest, a copy of Mr. Curtis' resume is attached.

This written report is the complete response to your request for an inspection of this property and should be read in full. It supersedes any discussions that may have occurred during the inspection. If you have any questions about this report or our inspection, please call our office immediately for clarification.

If there is any area of this property where you have a particular concern based either on this report or your own personal observations, we recommend a more exhaustive technical evaluation.

Our primary purpose is to provide an understanding of the buildings you are considering. We do, of course, look for problems, particularly those we would consider major deficiencies. Please keep in mind that we generally define a major deficiency as one that would cost approximately \$1,000.00 or more to correct. Any building will have minor items deserving attention. Often these are matters of personal preference. It is not the intent of our inspection to detail every minor defect we might find.

This inspection and report do not include code compliance, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, or records research related to these buildings.

This inspection report is limited to observations made from visual evidence. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied.

Our report is not intended to determine the insurability of your buildings or any of their components, materials or systems. Insurance companies use many different standards and criteria to determine what is or is not covered under a building owner's policy. For example, some do not cover certain types of roofing, electrical wiring or electrical components while others avoid certain types of siding. If this is a concern for you, we suggest that you confirm insurability with your local insurance agent before making your final decision about this property.

Criterium Brown Engineers offers two types of commercial building inspections, the standard inspection and the property condition assessment. Essentially, both rely on visual evidence available at the time of the inspection, while the property condition assessment also relies on off-site

evaluation to reach its conclusions. Further detail regarding these types of inspections can be found in the proposal that was sent prior to the inspection.

Based on discussions prior to our inspection, you have chosen the standard inspection. Our inspection and the report that follows were conducted in accordance with the standards for a standard inspection.

For your reference while reading the report that follows, the following definitions may be helpful:

- Average* - Average compares the item to what is typical for construction in the geographic area in which the inspection occurs. It also compares it to buildings of similar age and construction type. Since construction practices vary from region to region, average is intended to be region specific.
- Excellent* - Component or system is in "as new" condition, requiring no rehabilitation, and should perform in accordance with expected performance.
- Good* - Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
- Fair* - Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted standards, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.
- Poor* - Component or system has either failed, or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

All ratings are determined by comparison to other buildings of similar age and construction type. Further, some details of workmanship and materials will be examined more closely in higher quality buildings where such details of workmanship and materials typically become more relevant.

In addition to our discussions about the condition of the various systems and components, this report covers repairs and maintenance. To help provide a perspective for the work we have suggested for these buildings, **Maintenance Plans** have been included in the Appendix to this report.

This report is based on an examination of the major systems in these buildings, specifically the heating, plumbing, electrical, and structural systems. This report is an opinion about the condition of these buildings. It is based on visual evidence available during a diligent inspection of all reasonably accessible areas. No surface materials were removed, no destructive testing undertaken, or furnishings moved. This report is **not** an exhaustive technical evaluation. Such an evaluation would cost many times more.

Owning any building involves some risk. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider relevant to your ownership. Further, without disassembling the buildings, not everything can be known.

You, as a responsible buyer, should examine the portions of these buildings for which you are most able to judge acceptability. This includes such things as floor coverings, interior wall finishes, appliances, etc.

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the major systems in these buildings. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

This inspection and report have been conducted in compliance with the standards of practice of the National Academy of Building Inspection Engineers.

A copy of the pre-inspection agreement associated with this inspection has been included in Appendix C for your reference.

Because the present owner's furnishings, equipment, and stored items covered portions of the floors and walls of the interiors of the buildings, not all surfaces were visible for inspection.

We will be discussing many different subjects in this report as well as offering suggestions for changes and improvements to these buildings. As you read the report, pay particular attention to our notes regarding the fact that many of our observations and suggestions are typical of many buildings we look at. Thus, while it may seem that there is some work to do during the next five to ten years, keep in mind that no building is perfect and all deserve some care, attention and upgrading.

This report includes inspections of several buildings, and therefore, many of the statements that are made concerning the main structure will also apply to the other structures and the other outbuildings as well. These paragraphs will not be repeated throughout the report, but it is intended that the general paragraphs associated with the main structure apply to all of the other buildings as well.

GENERAL PROPERTY DESCRIPTION

The Water's Edge Resort is located on the westerly side of State Route 96 in East Boothbay and extends to the shore of Linekin Bay. A paved driveway extends from Highway 96 down through the approximate center of the property to a point near the water. There are currently ten buildings located on this property; two motel buildings, six cottages (one a duplex), a utility building, and a small take-out restaurant. There is also a pier, ramp and float system at the shore that is a part of this property.

Facing the shoreline and enumerating the buildings from the shore toward the road, the buildings on the right of the driveway consist of the one-story "Lower Building" containing five units, the two-story "Upper Building" which contains thirteen units and a small office, a duplex cottage referred to as "Port and Starboard", and a cottage-like structure named the "Chowder Shack", which until recently has been used as a take-out seafood restaurant.

The buildings along the left side of the driveway, enumerating from the shore toward the road, include the cottages named the Admiral's Quarters, the Rear Admiral's Quarters, the Captain's Quarters, , the First Mate, and the Second Mate. The Galley, a utility building containing a laundry, shop and electrical equipment, is located to the left of the First Mate, and is attached to the Captain's Quarter's cottage.

For purposes of this report, the following buildings are considered to face the driveway; Upper Building, Lower Building, Captain's Quarters and the Galley. The following buildings are considered to face the shore of Linekin Bay; Port and Starboard, First Mate, Second Mate, Rear Admiral's Quarters and Admiral's Quarters. The Chowder Shack faces Route 96. All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the buildings and facing it.

UPPER BUILDING AND GROUNDS

DESCRIPTION

This building is a two-story structure with Texture 1-11 and vinyl clapboard siding on the exterior walls and an asphalt shingle roof surfacing.

STRUCTURE

Foundation Type	Concrete slab
First Floor Framing	Conventional timber
Roof Framing	Conventional roof trusses

Observations and Recommendations

The basic construction of this building appears to be of the concrete slab foundation type. The upper level floor joist members are supported by interior and exterior bearing walls and beams. This is a standard method of construction.

As visible at exposed areas, there has been some cracking of the concrete slab. This is common and to be expected. There is no apparent structural deficiency related to this condition.

Where visible, the basic framing members are in good condition.

As we discussed during the inspection, the wood posts that support the front roof overhang in the vicinity of the two roof elevation changes do not extend continuously to the upper level roof. Short, triangular shaped posts have been toe-nailed to the top of the lower posts in those locations to support the higher roof. At one of the locations, the eccentric load has caused the square posts to bow and move away from the framing laterally by approximately one inch. We recommend that this construction be augmented or that new wood posts be installed that extend the full distance from the concrete deck level to the upper level roof.

Evidence of rot and deterioration was noted in the trim boards at the rear corners of the building and around the windows in both the left and right ends of the building. These are common areas of deterioration that can extend into the framing of the building itself. We recommend that these areas be opened and repairs made as soon as possible. The full extent of the damage should also be determined, so that full and proper repairs can be made.

Further, you should not assume that no rot exists in any of the inaccessible areas. Rot can result from moisture accumulating underneath the siding, behind trim, or within the wall cavities should the normal drying process be restricted by insulation or other obstacles. It is possible that you will encounter some rot should you at any time undertake any projects that involve disassembly of the portions of this structure normally inaccessible to visual inspection. This is typical for any building.

For all practical purposes, there has been little or no settlement or movement of the building, and it can be described as structurally sound.

The roof framing in this building consists of prefabricated wood trusses. These are a common building component. However, these trusses cannot be easily modified if you are considering renovations to this building.

Based on visible evidence, we consider the structural condition of this building to be in generally average condition. The exception is the need to reinforce or replace the posts that support the front roof overhang in the vicinity of the two roof elevation changes.

Limitations

Most of the foundation system and slab was not visible, and this limited the extent of our structural inspection.

Our evaluation of this structure is based on many indirect observations. We cannot see most of the framing. We look for cracks, bulges and other evidence of distress or deterioration to help us evaluate the condition. As with any limited inspection, it is possible that there are structural deficiencies that cannot be known.

WOOD-DESTROYING INSECT ACTIVITY

Observations and Recommendations

There was no evidence of any significant destructive insect activity at the time of our inspection. In general, this is not a serious problem in this area. Should you see a significant number of insects around at any time, however, you should consult a specialist who can identify them.

This report is not a warranty or guarantee that there are no wood-destroying organisms in this building, but an inspection report. No responsibility is assumed for any concealed damage caused by previous activity of wood-destroying organisms, or by any such activity that may be occurring.

Conditions exist in this building that would encourage carpenter ant and other insect activity. Specifically, these insects prefer to nest in damp environments. Therefore, all areas where wood is close to the ground and likely to become moist at various times of the year should be kept under observation for possible insect activity. Areas of rot will often attract carpenter ants.

Limitations

As is common in slab type construction, the first floor is all finished off. Therefore, a full inspection for wood-destroying organisms could not be performed.

SLAB WATER AND SURFACE DRAINAGE

Observations and Recommendations

No evidence of moisture or seepage was noted on the concrete slab. It should not be assumed, however, that water seepage problems cannot and will never occur. Water problems result from a number of sources under a variety of conditions.

It should be remembered that during periods of heavy rain or rising water table, there is always the possibility of water entry. Keeping exterior drains clean and functioning at all times, regrading of low areas or places where the ground slopes toward the building, and adding drains or splash blocks to carry roof runoff away from the foundation will be helpful in reducing water entry.

The gutter downspouts should be made to discharge ten to fifteen feet away from the building to minimize potential for water accumulation below the foundation slab.

VENTILATION

General

Ventilation is very important for all buildings. Attic ventilation will reduce the amount of moisture that can develop in insulated attics and can increase roof shingle life by reducing heat and condensation. Basement or crawl space ventilation is needed to remove ground moisture. Good ventilation yields a healthier living environment as well, as it reduces the accumulation of offensive and/or toxic fumes.

Observations and Recommendations

Attic ventilation is provided by ridge and soffit vents. There is no evidence of excessive moisture in the attic. The attic spaces should be kept under observation, however, for moisture buildup and the roof for ice accumulation. Either would indicate a need for more ventilation. Should it become necessary, we recommend that larger or more numerous soffit vents be installed.

While ventilation has been provided for the attic, some of the soffit ventilation has been blocked. The insulation, or other obstacles, should be pulled back from that area to provide free flow of air through the soffit into the attic. Without that, significant problems with ice buildup along the edge of the roof and condensation within the attic space itself could occur.

The dryer vent hose is the flexible type that easily coils and impedes the flow of air. We recommend that it be replaced with a rigid, aluminum duct. This is a relatively inexpensive improvement.

The laundry room contains two clothes dryers. The vent hoses for these dryers connect in a wye to a single vent hose that discharges to the outside of the building. The capacity of the single hose is not adequate to provide for the exhaust of two dryers. We recommend that each machine be provided with its own direct duct to outside area, or if a wye is desired, the combined duct size should be increased to provide adequate flow capacity to serve both clothes dryers.

We noted what appears to be mold in the rear room (bathroom) of Unit 106, which currently contains the drainage and supply piping for the ice maker system. Typically this is the result of moisture. There are many types of molds and recent information suggests the potential for health problems from certain types of molds. We are not experts on this subject. This is generally the domain of industrial hygienists who typically work for environmental laboratories. We suggest that you consider further investigation of the types of molds present and what, if any, health risks exist. Mitigation may be necessary.

HEATING

Fuel	Electric
Heat Distribution	Baseboard heating units
Zones	Individual rooms
Capacity	Adequate
Other Heat sources	None

Observations and Recommendations

This building is electrically heated with resistance heating (baseboard and wall-mounted) elements in each room and each room is thermostatically controlled. This provides excellent temperature control, but it is one of the most expensive methods of heating, making very good insulation a must throughout the building. With this type of heat, it is important to avoid restriction of the air flow around each unit. Drapes, furniture, rugs, etc., should be kept clear. Most units were tested and functioning at the time of the inspection.

We were unable to test several of the heating units. The electrical breakers were turned off for the heat in Units 204 and 205, and we were unable to locate the thermostat in Unit 106. Further, one of the wall-mounted heater switches in Unit 206 needs repair. Due to the age of these units, it is likely that minor repairs may be needed periodically.

There is no provision for mechanically cooling this building.

ENERGY EFFICIENCY

General

In any building, the two most important areas for enabling optimum energy efficiency are the conduction and infiltration losses. Conduction (or direct loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss (drafts or air leakage) is controlled by caulking and weather stripping.

Observations and Recommendations

Since this building is currently used seasonally, energy efficiency may not be a serious concern. Thus, you may choose to interpret the following comments as suggestions for optional improvement.

Typically, the attic space in a building in Maine is the most important area for insulation. There should be at least six inches of insulation in the "floor" of an attic. For reasonable fuel conservation, however, ten to twelve inches of insulation is better.

At this time, there is approximately six inches of insulation on the attic floor. Additional energy savings will be realized by adding more insulation (with **no** moisture barrier) over the existing attic insulation. Six inch thick fiberglass batts are the most convenient way of installing this layer of insulation. Blowing in fiberglass, however, may be more practical and not much more expensive. We suggest obtaining quotes from both approaches. Care should be taken to ensure that none of the insulation blocks any attic ventilation.

Some of this insulation has been compacted by the plywood flooring. Further, some of the attic insulation is out of position or missing.

The presence of insulation within the walls could not be confirmed from visual evidence. However, it is likely that the walls are insulated with several inches of fiberglass or rigid foam boards.

Generally, the windows in this building are good quality "thermal pane" (double glazed) windows. The seal was checked in these windows and no problems were noted. Such defects are not always visible, however, because of varying temperature and humidity conditions.

None of the exterior doors are equipped with storm doors. Installation of these will cut down drafts and loss of heat, which will result in fuel savings, besides adding materially to the comfort of the building.

Most of the exterior doors were equipped with weatherstripping, which was generally in fair to good condition. As it ages, however, it will wear and deteriorate. As this occurs, or if the weatherstripping becomes damaged, you should replace it.

To be sure you are not wasting energy on the production of hot water, you should check the temperature of the hot water produced. If it is above 120 degrees, we recommend that you reduce it to that level to minimize your hot water energy requirements. However, the hot water heater that services the laundry may require a higher temperature than 120°F. To be most accurate, use a thermometer at the hot water faucet.

PLUMBING

Water Supply	Seasonal municipal
Sewer/Septic	Two private septic systems
Supply Piping	Copper
Drain Piping	PVC
Water Heating System	Four electric water heaters

General

A plumbing system consists of three major components, the supply piping, the waste or drain piping, and the fixtures. The distribution piping brings the water to the fixture from a private well or public water main, and the waste piping carries the water from the fixture to a private septic system or to a public sewer line.

The distribution piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order to work properly.

Observations and Recommendations

This building is served by municipal water and, therefore, little problem need be anticipated in that area. You should confirm this connection with the local water authority.

You should also be aware that you are typically responsible for the cost of repairs related to the portions of that system contained within your property lines. Clarification of this responsibility can be obtained through your local code enforcement official.

It is now required by many communities that a backflow preventer valve be installed on the incoming water line. Check with your local water utility for more information. This water system is equipped with a backflow preventer.

This is a seasonal water system that must be drained each fall. All components must be drained, including the water meter, backflow preventer, water heaters, piping, fixtures and drain traps. The municipal water company is likely responsible for seasonally removing the meter and backflow equipment. Drain traps throughout the building are often filled with non-toxic (recreational vehicle) anti-freeze to prevent sewer gases from entering the building.

Where visible, the plumbing distribution piping in this building is primarily copper. This system was in operating condition at the time of the inspection. No major problems are anticipated

in the foreseeable future. Water pressure in the various plumbing fixtures was normal. Most fixtures were tested and found to be in working order.

The following specific deficiencies were noted in the fixtures and related piping:

- The toilet in Unit 201 is loose and requires repair.
- The drain lines under the kitchen sinks in Units 103 and 201 require some repairs.
- The toilet in Unit 207 was not operating.
- The showerhead in Unit 207 was missing.
- Various drain stopper repairs are needed.

The drain lines in this building consisted of PVC piping. Where visible, this system was in good condition at the time of the inspection.

Most of the water heaters in this building are fitted with drain hoses which have been submerged in what appear to be portions of traps beneath the concrete slab. These submerged hoses present a possibility for backflow contamination of the domestic water system. We recommend that these hoses be either removed from the water heaters, or at a minimum, pulled from these traps to prevent such an occurrence.

The ice maker currently located in Unit 106 drains into a toilet flange in the bathroom floor. Since a toilet normally serves as a trap for these fittings, this drain has no trap and sewer gases could enter the building. We recommend that this toilet flange be capped off and the ice maker drain piped to a drain pipe that is fitted with a proper trap.

These buildings are apparently served by two separate septic systems. Of necessity, our evaluation of that system is limited to those portions normally visible during our inspection; specifically the operation of the plumbing fixtures, the condition of the drain piping, and a visual examination of the apparent location of each system.

According to the current owner, the Upper Building is served by a conventional septic system consisting of a 3000 gallon septic tank and a concrete distribution chamber and leach field system. He indicated that the septic tank for this system is on the right side of the driveway.

The current owner also indicated that the Lower Building and the various cottages and outbuildings are served by an overboard discharge system. This system apparently consists of a 1000 gallon septic tank, a sand filter, and an overboard discharge, according to the owner. He also indicated that an inspector for the State of Maine inspected this system in June 2007, and that the inspector reported that it was working satisfactorily. We located the two-inch polyethylene overboard discharge pipe at the right of the pier. This discharge pipe extends to approximately the low tide level, where it is loosely fitted into a metal pipe that continues outward into deeper water.

The septic system for the Upper Building is apparently more than twenty years old. Since these systems often do not last much more than twenty to thirty years, it is quite possible that replacement will be required within the next five to ten years.

The septic tanks should be pumped out at least every three or four years. Annual pumping may be advisable to reduce the likelihood of system failure. We suggest this be done within the next year unless information from the current owner indicates that it was pumped recently.

Despite the fact there was no evidence of a problem with these systems at the time of our inspection, we strongly recommend that they be opened up and more closely examined before you make your final decision about this property. Septic systems can be unpredictable, repairs are expensive, and you deserve to know as much as you can about these systems. This is normally done by a septic tank pumping and maintenance company.

Any septic system is unpredictable. While most will perform satisfactorily for many years (assuming proper maintenance), even a new system can fail unexpectedly. Thus, you should not consider any evaluation of these systems as an absolute guarantee of future performance.

The waste water from the washing machine and the laundry sink in the Galley building discharges onto the ground which is not permitted under the state Plumbing Code and is considered a health hazard. These fixtures should be connected to the septic system or to an approved alternate system.

Apparently, the septic system for the Lower Building and cottages includes a pump to carry liquid effluent from the septic tank to the drainage bed. This pump will require regular maintenance. At the time of the inspection this pump appeared to be operational.

The control equipment for this pump is located on the right rear of the Lower Building. It includes an audible high-water alarm which was tested and operational at the time of the inspection.

Although the State of Maine inspector reportedly indicated that the overboard discharge system was in good condition and functioning at the time of his/her inspection, it is also apparently more than twenty years old and may be nearing the end of its service life. It is also possible that a change in use of the property could require that this system be upgraded. We recommend that you discuss this system and the proposed use of the property with the Maine Health and Human Services Department to determine whether a change in use or failure of this system might necessitate replacement of the entire system. In that event, continuing an overboard discharge system may not be permitted.

Domestic hot water for the Upper Building is provided by four electric water heaters, located in Units 102, 104, 105 and the laundry room behind the office area.

According to the visible nameplates, these water heaters each have a capacity of 40 gallons. The water heater in the office laundry was insulated, however, but it also appeared to have a capacity of approximately of 40 gallons.

In general, electric water heaters can be expected to last approximately five to ten years. All of these units appear to be at least ten years old. Therefore, replacement of all these water heaters should be anticipated over the next few years.

As discussed above, the drain hose and/or pressure relief valve discharge piping for these water heaters discharges into traps located below the concrete floor. The outlets for these discharge pipes and hoses are below the standing water level of the traps. Therefore, a contamination by backflow is a possibility should a vacuum occur in the hot water tank. All discharge pipes and hoses should terminate well above the water level of any trap.

The water heaters should be flushed every six months or as recommended by the manufacturer to remove sediments that collect at the bottom of the tanks. This is done by attaching a hose to the drain valve at the bottom of the heater and turning the valve on. When the water coming out of the hose turns clear then the process is complete.

ELECTRICAL

Amperage	2 - 200 Amperes
Voltage	120/240
Service.....	Overhead

Limitations

Our investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portions of the wiring. A larger portion of the electrical system is hidden behind walls and ceilings, and, obviously, all the conditions relating to these unseen areas cannot be known. Where possible, the cover of the service panel is removed to investigate the conditions in it.

While some deficiencies in the system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that are hazardous, can be identified.

General

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the electric circuits. The service entrance determines the capacity of the electric power available to the building. The electric circuits distribute the power through the building.

Electrical devices in a building typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

Observations and Recommendations

The electrical system in this building consists of a three-wire service with 120/240 voltage, with two 200-ampere services. It is adequate to serve the needs of this building as it now stands.

The main electric service cable comes to the building overhead from a nearby electric utility pole. The main electrical panel is located in the laundry room immediately behind the office. There is also one sub-panel located in the laundry room. This sub-panel is controlled by a breaker in the main panel.

Where visible, the general condition of the wiring and fixtures is good. A spot check of electrical outlets and switches revealed no problems.

This building is equipped with ground fault circuit interrupters (GFCI) in the bathrooms. The purpose of a GFCI circuit is to provide positive protection against a shock hazard since it will “trip” almost instantaneously, thus protecting you. Should a GFCI circuit interrupter “trip,” simply reset it for continuing operation. Periodically, you should test the GFCI circuit interrupter for proper operation. There is a test button at the outlet. When you push the test button, the GFCI circuit interrupter should trip to the “OFF” position.

We recommend installation of GFCIs in the kitchen areas.

The ground fault circuit interrupter (GFCI) installed in the bathroom of Unit 207 was not operating correctly at the time of the inspection. It should be replaced with a new device.

There is underground wiring used on these premises. The condition of this wiring could not be determined at the time of the inspection. We recommend that you have an experienced, licensed electrician check out this circuit as soon as possible. Further, periodic inspections of this circuit are important because of the potential for problems with underground wiring.

The following improvements to the electrical system are recommended:

- Chafed wires at exterior light posts should be repaired or replaced.
- Some of the exterior lighting fixtures need repair.
- The wiring for the ice maker in Unit 106 is exposed with no cover on the junction box.
- The soffit lights below the first level of the front walkway are corroded and should be replaced with exterior type units.

INTERIOR

General

As a responsible owner, you are best able to judge the condition of the interior finish of the rooms. In this section of the report we are concerned with those things which are technically and financially significant. For example, stains which might indicate roof or plumbing leaks, older wall or ceiling material which may require repair/replacement; the use of substandard materials on interior walls or ceilings; or the quality and condition of such items as the doors, windows, and cabinetry are those things which can affect the overall quality and condition of a building.

Observations and Recommendations

Generally, the interior walls and ceilings of this building are finished with drywall. The floors were finished with carpet and sheet vinyl.

Some drywall cracks were noted. Interior cracking can typically be taken care of when redecorating. Drywall repairs are necessary in several areas where walls were opened to access plumbing.

The carpets are in generally fair to average condition, with some staining and lifting of seams evident.

Overall the quality of the materials used throughout this building is average. They are, however, beginning to show the effects of aging. The doors, windows, cabinetry, hardware, molding, etc. are serviceable but will require more than normal repairs to maintain them in serviceable condition. Also the gradual replacement of these items should be anticipated over the next five to ten years.

There was evidence of previous leaking along the front wall and ceiling of Unit 205. Stains on the trusses in the attic and newly replaced shingles on the roof indicate that this likely resulted from a previous roof leak that has since been repaired.

There was also some evidence of possible leaking around the rear plumbing vent in Unit 205. We recommend investigation of the vent stack flashing.

There was also evidence of leaking at the windows in Unit 207 on the right gable end of the building. These windows had obvious evidence of water intrusion and deterioration, most likely due to the difficulties involved in properly flashing windows in buildings sided with Texture 1-11 siding. Replacement of the window units and flashing updates are likely necessary. This same condition exists on the left end of the building, although there was less evidence of current leaking.

There is evidence of excessive moisture in the bathrooms. We recommend that you consider the installation of exhaust fans to improve this condition. Any such fan should be vented to the outside.

Some caulking is needed in the tub/shower areas of the bathrooms. This work should be inspected regularly and kept in good condition since water leaks can lead to other structural deterioration. Particularly important and often overlooked, is the joint between the shower and the floor, which also needs caulking.

The hollow core doors in this building may have a short service life. Some repairs or replacement may be needed within the next few years. While serviceable, the doors need some adjustment and repairs. This is typical with a building of this age.

Unless otherwise indicated in this report, none of the appliances and/or equipment in and about these premises was tested. All that remain should be in operating condition when this property is taken over. Since the condition of this equipment can change unexpectedly, we suggest that you visit this building at least one more time before taking ownership to confirm that everything is operating properly. We have included a "Pre-Title" checklist for your use during this final visit.

The stovetop units in the kitchenettes are old, and some repairs are necessary. For example, some of the knobs and controls are broken, missing, or not operable. We did successfully operate one burner of each unit during our inspection.

EXTERIOR

Siding	Texture 1-11 & vinyl clapboards
Windows	
Frame	Wood
Type	Double hung
Glazing	Thermal
Doors	
Frame	Wood
Type	Panel

Observations and Recommendations

The exterior walls of this building are covered primarily with Texture 1-11 siding, a type of plywood. At the time of the inspection, these portions of the walls were in fair to average condition. The gable areas of this building are surfaced with vinyl siding, which was in good condition.

This waterfront building will be subjected to more intensive weathering than other buildings would be. As a result, the exterior siding and all exposed wood will require maintenance on a more regular schedule to help reduce premature aging.

The Texture 1-11 is quite vulnerable to water penetration and delamination. It should be kept well-maintained and painted. Even with good maintenance, the normal life of this material can be as little as twenty to thirty years. Residing may be needed within the next five to ten years, especially on the rear and ends of the building, where some delamination was evident.

As discussed previously, the windows on the ends of this building show evidence of water intrusion. Proper flashing is difficult to accomplish with this type of siding. Since replacement of deteriorated windows will be needed soon, it may be advisable to install proper flashing and re-side at least the ends of the building at that time.

We recommend that the exterior caulking compound be maintained around window and door frames, joints between different building materials, etc. This caulking prevents drafts and possible moisture penetration. This is not expensive and is important, particularly around the windows.

The paint/stain on the exterior of this building is in fair to good condition.

Repainting is typically needed every five to ten years. This can vary depending on the type of walls or siding, the quality of the paint used, how well the walls were prepared for repainting, the exposure to direct sunlight, the closeness of trees and bushes to the side walls, the proximity to saltwater, etc.

Repainting of the exterior wood trim of this building should be planned for within the next one to two years. Any new painting should be done only after removing any deteriorated wood, after all loose paint is scraped away, and after a proper primer is applied.

The windows in this building are wood framed, double hung windows with thermal glass panes. They are generally in good operating order.

Seals in thermal pane windows can break down within ten to fifteen years of their installation. Condensation developing between the panes of such a glass unit is indicative of a broken seal. These conditions are not always visible, however, depending on temperature and humidity conditions. In general, repair of broken seals requires the replacement of the damaged glass unit.

Glass in some of the windows in this building is cracked and should be repaired. This is typical for a building of this age.

Condensation was noted between the panes of the sealed thermal pane glass in Unit 207. This indicates air leakage into the glass unit which greatly reduces its energy efficiency. In general, repair requires the replacement of the damaged glass unit.

Some exterior wood trim repairs and/or replacement are needed. Specifically, the wood trim on the windows on the ends of the building is deteriorated. Some deterioration of the windows and framing has also occurred. These areas should be opened up and necessary repairs made. As discussed previously, window replacement, proper flashing, and possibly re-siding may be advisable to fully solve the water intrusion problems on these gable ends.

There was also some deterioration of the trim at the left rear corner of the building, where the siding was close to the ground. There was also some possible deterioration behind the gutter along the front of the building, where paint has not been maintained.

There is evidence of rot and deterioration around the bottom of the door of Unit 201. This condition is often caused by water splashing back from the deck in that area. These areas should be typically kept under observation for any signs of deterioration and should be aggressively maintained.

Some of the siding around this building is close to the ground. As a result, splashback (during rainstorms) and upward migration of water from the adjacent ground can lead to rot and deterioration in this area. Aggressive maintenance and regular monitoring of this area are recommended.

ROOFING

Roofing	Asphalt shingle
Gutters	
Type	Plastic
Downspout empties	Drainage system & near foundation

General

The **roof** is a system that must work well together to provide weather protection for the building. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, waferboard, dimensional lumber boards), and the roof rafters themselves. Economy measures in recent years have led to some roofers omitting the underlayment.

Observations and Recommendations

The roof was examined from the ground using binoculars. The roof covering of this building is of asphalt shingles. The roofing is in fair condition.

The roofing is showing signs of wear and resurfacing within the next five years should be planned for. Roof surfaces in this condition, however, can start leaking at any time. As discussed in the interior section, some roof repairs have already been made due to leaking.

At the time of resurfacing, the existing roofing should be removed to allow inspection of the underlying roof boards and the application of new flashing (including drip edges) and building paper before the new roofing is installed.

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

This building is equipped with a gutter and downspout system. While this system was generally operational at the time of inspection, frequent maintenance and periodic repairs should be expected.

It is most important that the gutter-downspout-drain system be repaired and cleaned and kept operative at all times. The gutter downspouts should be made to discharge ten to fifteen feet away from the building.

LIFE AND FIRE SAFETY

Limitations

While we often comment on major code violations, as we mentioned, this report should not be construed as a specific code compliance investigation. Further, since this is a commercial building, it is subject to many local and state ordinances and codes which do change from time to time. Therefore, to avoid surprises later on that might affect your use of this building as well as your maintenance and renovation budgets, we suggest that you review this building with the local code enforcement and fire officials prior to taking ownership. The judgment and decisions made by local code and fire officials can vary significantly from one community to the next. Therefore, establishing a relationship with these officials and having them review your building at this stage would be appropriate.

Observations and Recommendations

The handrails on the left and right second floor exterior stairways are loose and in need of repair. Secure mounting of handrails is important for safety. These should be checked regularly and repaired whenever necessary.

As we discussed, there are no balusters or screening installed at the second floor porch railings. We recommend that rails or screening be installed so that no object greater than four inches in diameter can pass through the railing.

This building is equipped with smoke detectors that are "hard wired" (connected directly to the electrical system). We recommend that you test them monthly for proper operation.

The smoke detector in Unit 202 was not operating and the smoke detector in Unit 207 was missing. All units should be equipped with fully operable smoke detectors.

Several fire extinguishers were installed along the front porch area. Most of these extinguishers were out of date or discharged. Any installed extinguisher should have an up to date inspection tag and be fully operational.

The two septic systems include several grade-level concrete covers. Some of these are deteriorated, while others are quite light and easily moved. We recommend that you ensure that all covers are in good condition and secured to prevent accidents.

ENVIRONMENTAL SCAN

Limitations

While some references to hazardous materials may be made, our report is not a complete investigation for toxic wastes in the building or adjacent soils, hazardous materials, or public records affecting this property. Such an investigation would be much more costly and is beyond the scope of this inspection.

Observations and Recommendations

This building was apparently constructed and painted after 1977. Since Federal regulations governing the amount of lead used in paint went into effect then, it would suggest that the risk of lead paint in this building is minimal. This cannot be guaranteed, however, without specific analysis of the actual paint in this building.

Evidence of mold was noted in the bathroom area of Unit 106. The type and extent of this mold growth is unknown. If this is of concern to you, and if routine cleaning procedures do not control it, further investigation by a qualified individual is recommended.

GENERAL

The following are a few additional comments that may be of interest to you regarding this building:

The front two-level porch was generally in good condition. As discussed previously however, some repairs to two of the roof support posts are recommended. Further, both the left and right second floor stair rails are deteriorated, weak and need repair. Balusters or screening should also be installed at the second floor level.

The brush along the rear of the building is too close. This can cause premature deterioration of the paint and siding. This area should be trimmed back to provide adequate clearance from the side walls.

As we discussed, the driveway has recently been resurfaced with a skim coat of bituminous concrete. Some reflective cracking of the underlying pavement is already evident. We anticipate

that this driveway will need more substantial repairs within approximately a ten-year period. Until such time, we recommend that a good sealer coat be maintained on this surface.

Wherever the eaves are without gutters, the soil surface should have a texture and slope that will not be eroded by the dripping water from the roof. This is sometimes accomplished by having a paved apron, a swale under the eave, or having a swale surfaced with crushed stone. If the latter is used, it is important to have an appropriately-sloped, continuous layer of polyethylene beneath the stone.

There was a child's swing set located between the Chowder Shack and the Port and Starboard duplex cottage. Generally this swing set appeared to be in good condition; however, it does need some repair. We recommend that diagonal bracing be installed to prevent racking of this structure and that new plastic covers be installed over the swing chains.

There was a picket fence installed along the right of the property behind the buildings. Generally this fence was in average to good condition. However, one section was broken and needs repair.

There was a fixed wooden sign identifying the property installed at the driveway alongside Route 96. This sign was in good condition; however, some of the wiring was not rated for outdoor use and should be upgraded.

A drainage swale has been constructed behind the First and Second Mate cottages, extending to behind the Galley building. This drainage swale is likely intended to collect surface flow coming down the hill from the highway area. This swale will likely need periodic cleaning and re-shaping as it fills in with debris and silt.

The ground sloping toward the right end of the Upper Building should be regarded to direct water away from the building.

There was a dumpster installation in the driveway at the right end of the Upper Building. The driveway in this area is sloped. We recommend that a level concrete pad be installed to support this dumpster and prevent any movement.

This property includes a pier, ramp and float installation at the waterfront. The pier consists of two separate sections; an older section nearest the shore, and a narrower, newer section that extends out toward the float.

The older pier section consists of oak pilings pinned to rocks and ledge, with transverse 6"x 8" pier caps, topped by longitudinal 6"x 8" and 3"x 8" girders. The 2"x 8" decking is installed atop the girders and runs transversely. Iron ties have been installed between the pier caps and the ledge and rocks to prevent uplift.

As we discussed, some of the girders have deteriorated, especially nearest the centerline of this section of the pier. At least two of these members will require replacement in the near term.

At the time of this repair, we recommend that all pier components be inspected and possibly upgraded.

Further, the iron ties have corroded substantially and should be replaced as necessary.

The outer section of the pier is newer and consists of treated pilings, 6"x 6" pier caps with approximately 3"x 8" longitudinal girders, and 2"x 8" decking. This section of the pier is in good condition with no obvious evidence of deterioration or necessary repairs. Steel ties have been installed on this section of the pier to prevent uplift by storm surges.

The ramp for the float consists of two longitudinal 2"x 10" structural members and 1"x 8" decking. 2"x 4" cross bracing has been installed under the deck to reduce racking. There are heavy iron and steel hangers and pins at both ends of the ramp to secure it to the pier and float. This portion of the structure is in average condition. We recommend periodic monitoring of this lighter weight ramp, especially its connections with the pier and float, to ensure that any deterioration is quickly recognized and addressed.

The float itself is obviously newer and in good condition with no evidence of deterioration or necessary repairs.

As we discussed, the railings of the pier and ramp are low (approximately 31 inches) and have no balusters. Though balusters are not usually placed on piers, we recommend that you consider installing higher railings, equipped with balusters or screening to protect children from injury.

CONCLUSION

In summary, we consider this building to be in average condition when compared to others of similar age and construction type. While there is work to do, most of it is maintenance related and, thus, is common for most buildings.

LOWER BUILDING

DESCRIPTION

This building is a one-story structure containing five units, numbered 1 – 5 from left to right, with Texture 1-11 and wood clapboard siding on the exterior walls and an asphalt shingle roof surfacing. There is a crawl space under all of this building, which was partially accessible for inspection.

For purposes of this report, the driveway is assumed to be on the front of the building. All directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

STRUCTURE

Foundation Type	Concrete masonry unit piers
Crawl Space	Full
Crawl Space Floor	Soil
First Floor Framing	Conventional timber
Roof Framing	Conventional roof trusses

Observations and Recommendations

The basic construction of this building consists of concrete masonry unit perimeter and interior piers and a girder/joist system for the support of the first floor level joist members. There is a non-structural "skirt" around portions of the outside of the building to enclose the support system. This is a standard method of construction.

Due to certain evidence, it appears that the foundation may not extend below the frost line. As a result, damage to the building is possible from freezing and upheaval. Improvement will require altering the foundation so that it is supported below the frost line or protecting the ground from freezing.

Some of the concrete masonry unit piers are out of level, possibly due to frost action or settlement. Periodic jacking and shimming may be necessary to maintain these piers in a level plane. Over time, some of these piers may require replacement with concrete piers that extend to below frost level.

The posts supporting the front edge of the roof above the porch are generally not aligned over the concrete masonry unit piers. Some sagging and deformation of the front floor framing joists has occurred. We recommend that the posts either be relocated to align with the existing concrete piers, or that additional concrete piers be installed to provide proper support for these posts. Care should be taken to continue to support the existing joints in the upper girder supporting the front edge of the roof.

Where visible, the floor joists, girders, ceiling joists, roof trusses, and wall framing are in generally good condition.

Some evidence of deterioration was noted at the joint between the front porch and the building, particularly at the left and right ends that are most exposed to the weather. These are common areas of deterioration which often extend into the framing of the building itself. These areas may need to be opened up and repairs made. Aggressive maintenance is recommended.

Further, you should not assume that no rot exists in any of the inaccessible areas. Rot can result from moisture accumulating underneath the siding, behind trim, or within the wall cavities should the normal drying process be restricted by insulation or other obstacles. It is possible that you will encounter some rot should you at any time undertake any projects that involve disassembly of the portions of this structure normally inaccessible to visual inspection. This is typical for any building.

While there were no indications of problems in the crawl space, insufficient ventilation and insufficient separation between the ground and the framing will lead to deterioration. We recommend a minimum of 12 inches between the ground and the bottom of any girder, and a minimum of 18 inches between the ground and the bottom of the floor joists be maintained.

The horizontal cracks noted in some of the wood girders are not excessive now. It is likely, however, they will increase in size with time, and they should be kept under observation.

Some settlement of this building has occurred. Floors out of level, door frames out of plumb, cracks in walls and ceilings, and separations between base molding and floor surfaces are all indications of the settlement condition. Settlement of wood frame dwellings should be expected, and there is no indication of structural instability.

The roof framing in this building consists of wood trusses. These are a common building component. However, these trusses cannot be easily modified if you are considering renovations to this building.

Based on visible evidence, we consider the structural condition of this building to be in generally average condition. The exception is the need to monitor the existing concrete masonry piers for periodic re-leveling and possible replacement.

Limitations

The following areas were inaccessible or not visible, and this limited the extent of our structural inspection:

- Portions of the attic area
- Portions of the crawl area

WOOD-DESTROYING INSECT ACTIVITY

Observations and Recommendations

There was no evidence of any significant destructive insect activity at the time of our inspection. In general, this is not a serious problem in this area. Should you see a significant number of insects around at any time, however, you should consult a specialist who can identify them.

Conditions exist in this building that would encourage carpenter ant and other insect activity. Specifically, these insects prefer to nest in damp environments. Therefore, all areas where wood is close to the ground and likely to become moist at various times of the year should be kept under observation for possible insect activity. Areas of rot will often attract carpenter ants.

Although no evidence of wood-destroying organism activity or action is reported, because of the insidious habits of these organisms, no responsibility is assumed for such condition that may exist or may be starting and was not visible. Further, this report is not a warranty or guarantee that there are no wood-destroying organisms, but an inspection report.

Limitations

With portions of the crawl space inaccessible, a complete inspection of the sill on top of the foundation walls and the ends of all floor joists could not be done.

CRAWL SPACE WATER AND SURFACE DRAINAGE

Observations and Recommendations

It should be remembered that during periods of heavy rain or rising water table, there is always the possibility of water entry. Keeping exterior drains clean and functioning at all times, regrading of low areas or places where the ground slopes toward the building, and adding drains or splash blocks to carry roof runoff away from the foundation will be helpful in reducing water entry into the crawl area.

In any open crawl space, water entry should be expected. This one is no exception. There is evidence of considerable water that flows into this crawl space. The pattern of drainage seems to allow the water to flow through and out again. We suggest you become familiar with the drainage patterns under this building and inspect it periodically to be sure that no backup is occurring. Should the drainage pattern become blocked at any time, an accumulation of water is possible.

Currently, water gathers above the building and is channeled to and through the crawl space. We recommend regrading above and to the rear of the building to collect surface runoff and direct it past the building to the rear.

VENTILATION

Observations and Recommendations

Attic ventilation is provided by gable end vents, and soffit vents along the front. There is no evidence of excessive moisture in the attic. The attic spaces should be kept under observation, however, for moisture buildup and the roof for ice accumulation. Either would indicate a need for more ventilation.

Ridge and rear soffit vents (the soffit is the underside of the roof overhang) would be appropriate to help provide more ventilation for this attic space. We recommend their installation if any sign of moisture is noted in the attic. The insulation should be pulled back from the eave area to provide free flow of air through the soffit into the attic space.

We noted what appears to be mold in the laundry room. Typically this is the result of moisture. There are many types of molds and recent information suggests the potential for health problems from certain types of molds. We are not experts on this subject. This is generally the domain of industrial hygienists who typically work for environmental laboratories. We suggest that you consider further investigation of the types of molds present and what, if any, health risks exist. Mitigation may be necessary.

HEATING

Fuel	Electric
Heat Distribution	Baseboard heating units
Zones	Individual rooms
Capacity	Adequate
Other Heat sources	None

Observations and Recommendations

This building is electrically heated with resistance heating (baseboard) elements in each room and each room is thermostatically controlled. This provides excellent temperature control, but it is one of the most expensive methods of heating, making very good insulation a must throughout the building. With this type of heat, it is important to avoid restriction of the air flow around each unit. Drapes, furniture, rugs, etc., should be kept clear. Most units were tested and functioning at the time of the inspection.

Many of the wall-mounted units are older and periodic repairs will be required. For example, the bathroom heater fan in Unit 5 is noisy and should be repaired or replaced.

There is no provision for mechanically cooling this building.

ENERGY EFFICIENCY

Observations and Recommendations

Since this building is currently used seasonally, energy efficiency may not be a serious concern. Thus, you may choose to interpret the following comments as suggestions for optional improvement.

In this building, there is an opportunity to improve both the conduction and infiltration losses.

There should be at least six inches of insulation in the "floor" of an attic, although ten to twelve inches of insulation is better.

At this time, there is approximately four inches of insulation on the attic floor. Additional energy savings will be realized by adding more insulation (with **no** moisture barrier) over the existing attic insulation. Six inch thick fiberglass batts are the most convenient way of installing this layer of insulation. Blowing in fiberglass, however, may be more practical and not much more expensive. We suggest obtaining quotes from both approaches. Care should be taken to ensure that none of the insulation blocks any attic ventilation.

At this time, it is uncertain whether or not there is insulation in the walls of this building.

None of the windows are equipped with storm windows. Installation of these will cut down drafts and loss of heat, which will result in fuel savings, besides adding materially to the comfort of the building. These are recommended.

Also, in order to realize the maximum energy efficiency through the windows, the storm windows must work together with the primary windows. Both must be tight to assure a static air mass between the two. Therefore, a good quality weatherstripping should be applied to all of the primary windows throughout the building.

Storm doors are recommended since they also help to reduce air infiltration and loss of heat.

The exterior doors were equipped with weatherstripping which was generally in fair condition. We recommend upgrading the weatherstripping for better energy efficiency.

To be sure you are not wasting energy on the production of hot water, you should check the temperature of the hot water produced. If it is above 120 degrees, we recommend that you reduce it to that level to minimize your hot water energy requirements. However, this hot water heater services the laundry, which may require a higher temperature than 120°F. To be most accurate, use a thermometer at the hot water faucet.

PLUMBING

Water Supply	Seasonal municipal
Sewer/Septic	Two private septic systems
Supply Piping	Copper & polyethylene
Drain Piping	Cast iron, copper & PVC
Water Heating System	Electric water heater

Observations and Recommendations

Please refer to the “UPPER BUILDING” section for a discussion of the municipal water supply and the plumbing systems on this property, and their seasonal nature.

Where visible, the plumbing distribution piping in this building is primarily copper, with some polyethylene used. This system was in operating condition at the time of the inspection. No major problems are anticipated in the foreseeable future. Water pressure in the various plumbing fixtures was normal. Most fixtures were tested and found to be in working order.

The following problems were noted in the distribution piping, joints, and valves:

- General deterioration in the crawl space piping.
- Corrosion noted in the piping.
- Leaks around joints and valves in the supply piping to Unit 3.
- The piping visible in the crawl space should be more securely supported.
- The general condition of the plumbing system suggests some "do-it-yourself" repairs that may lead to above average maintenance in the near future.

A number of the plumbing fixtures are quite old and more than normal repairs or replacement should be anticipated in the not too distant future. This also applies to various waste and drain pipes.

The following specific deficiencies were noted in the fixtures and related piping:

- The drain lines under the kitchen sink of Unit 3 require some repairs.
- Various drain stopper repairs are needed.

Some evidence of leakage appeared to be below plumbing fixtures in the bathroom area of Unit 3. This leakage appeared to be active at the time of our inspection. This should be further investigated and repaired.

The drain lines in this building consisted of cast iron, PVC, and copper piping. Where visible, this system was in fair condition at the time of the inspection.

However, some evidence of leaks in the crawl area was noted.

The vent stack at the rear of the building in the vicinity of Unit 2 had broken and dropped from the drain piping, leaving an open fitting. A new vent stack should be installed and connected to this fitting. We recommend the use of PVC piping. Roof flashing repairs will also be required in conjunction with this vent stack replacement.

Please refer to the "Upper Building" section of this report for a discussion of the septic system for this building.

Domestic hot water is provided by an electric water heater. It was in operation at the time of the inspection. According to the nameplate, the water heater has a capacity of 80 gallons.

In general, most water heaters can be expected to last five to ten years. Since this water heater appears to be at least that old, replacement within the next year or so should be anticipated.

The water heater should be flushed every six months or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This is done by attaching a hose to the drain valve at the bottom of the heater and turning the valve on. When the water coming out of the hose turns clear then the process is complete.

ELECTRICAL

Amperage	200 Amperes
Voltage	120/240 volts
Service.....	Overhead

Observations and Recommendations

The electrical system in this building consists of a three wire service with 120/240 voltage and with an apparent 200 amperes available. It is adequate to serve the needs of this building as it now stands.

The main electric service cable comes to the building overhead from a nearby electric utility pole. The main electrical panel is located in the laundry room.

Five circuit breakers were found to be wired with two wires on each breaker, which constitutes improper, unsafe wiring. Additional circuit breakers need to be added to the service box to correct this condition.

The existing electrical service panel is essentially full. If you require additional circuits, an auxiliary box will be necessary.

Where visible, the general condition of the wiring and fixtures is good. A spot check of electrical outlets and switches revealed no problems.

Although the electrical system is in an operable condition at this time, it should be remembered that a number of the wiring circuits have been installed for many years and the insulation of wiring this old tends to dry up. A short circuit in contact with dried out wooden framing members can be a fire safety hazard. Accordingly, the gradual replacement of these old circuits should be given serious consideration.

The installation of grounded circuits with ground fault circuit interrupters (GFCI) is recommended, particularly for the bathroom, kitchen sink, and exterior outlets. These circuit interrupters are more sensitive than normal circuit breakers and therefore provide far better protection for you in these high risk areas.

The electrical distribution system in this building is basically ungrounded. That is to say that the individual outlets do not provide for the grounding of appliances plugged into them. While this is not necessarily a serious problem, it does become more important that all appliances and lighting fixtures that you use are in good working order since the electrical system itself will not automatically protect deficiencies in any appliances plugged into it.

There are a limited number of outlets in this building. While this need not be considered a deficiency, it may become an inconvenience. If so, additional circuits should be installed to provide a more convenient electrical system rather than using extension cords. Extension cords can become serious fire hazards.

INTERIOR

Observations and Recommendations

Generally, the interior walls and ceilings of this building are finished with drywall, wood paneling, ceiling tiles, and laminates. The floors were finished with carpet and sheet vinyl.

Some drywall cracks were noted. Interior cracking can typically be taken care of when redecorating.

Overall, while serviceable, much of the material used in this building is old. Doors, windows, cabinets, hardware, molding, etc. will require more than normal repairs to maintain them in serviceable condition. Also, the gradual replacement of these items should be anticipated within the next five to ten years.

All evidence of leaks should be investigated and corrected as necessary. Some of these were noted on the ceiling of Unit 2.

There is evidence of excessive moisture in the bathrooms. We recommend that you consider the installation of exhaust fans to improve this condition. Any such fan should be vented to the outside.

Some caulking is needed in the tub/shower areas of the bathrooms. This work should be inspected regularly and kept in good condition since water leaks can lead to other structural deterioration. Particularly important and often overlooked, is the joint between the tub or shower and the floor, which also needs caulking.

The hollow core doors in this building may have a short service life. Some repairs or replacement may be needed within the next few years. While serviceable, the doors need some adjustment and repairs. This is typical with a building of this age.

Unless otherwise indicated in this report, none of the appliances and/or equipment in and about these premises was tested. All that remain should be in operating condition when this property is taken over. Since the condition of this equipment can change unexpectedly, we suggest that you visit this building at least one more time before taking ownership to confirm that everything is operating properly. We have included a "Pre-Title" checklist for your use during this final visit.

The stovetop units in the kitchen areas of these units are old and will likely need above average repairs and maintenance.

EXTERIOR

Siding	Texture 1-11 & wood clapboards
Windows	
Frame	Wood
Type	Double hung
Glazing	Single
Doors	
Frame	Wood
Type	Panel

Observations and Recommendations

The exterior walls of this building are covered primarily with Texture 1-11 siding and wood clapboards. At the time of the inspection, they were in average to good condition.

The Texture 1-11, a plywood siding, is quite vulnerable to water penetration and delamination. It should be kept well-maintained and painted. Even with good maintenance, the

normal life of this material can be as little as twenty to thirty years. Residing may be needed within the next five to ten years.

This waterfront building will be subjected to more intensive weathering than other buildings would be. As a result, the exterior siding and all exposed wood will require maintenance on a more regular schedule to help reduce premature aging.

Prior to the next painting, we recommend that the exterior caulking compound be maintained around window and door frames, joints between different building materials, etc. This caulking prevents drafts and possible moisture penetration. This is not expensive and is important.

The condition of the paint/stain on the exterior of the building is generally average to good, but some repainting is needed. This applies specifically to the rear of the building.

Repainting/restaining is typically needed every five to ten years. This can vary depending on the type of walls or siding, the quality of the paint used, how well the walls were prepared for repainting, the exposure to direct sunlight, the closeness of trees and bushes to the side walls, the proximity to saltwater, etc.

The windows in this building are wood framed, double hung windows with single glass panes. They are generally in average to good operating order.

The windows are old and, while in operable condition, maintenance and repairs will be an on-going demand. You may wish to consider the possibility of upgrading or rehabilitating the windows in the near future.

Some window servicing, repair, and adjustment is needed. All windows need to be made to open and close properly and easily.

Glass in some of the windows in this building is cracked and should be repaired. This is typical for a building of this age.

Putty work around many of the individual panes is needed.

The decorative trim at the top of most of the windows on this building is vulnerable to deterioration. There was evidence of some flashing above these windows. These areas should be kept monitored and regularly maintained. Some of the window sills on the rear, particularly at Units 2 and 3, were deteriorated and should be more closely monitored.

The front porch on this building is constructed tight to the wall of the building itself. There is evidence of deterioration in this area, especially at the ends of the building. Ideally, the porch should have been constructed to leave a 1-2 inch gap between the porch and the building to minimize the risk of moisture accumulation. This area should be opened up for further investigation. The framing of the building may be affected.

Some of the siding around this building is close to the ground. As a result, splashback (during rainstorms) and upward migration of water from the adjacent ground can lead to rot and deterioration in this area. Aggressive maintenance and regular monitoring of this area are recommended.

ROOFING

Roofing	Asphalt shingle
Gutters	
Type	Metal
Downspout empties	Drainage system

Observations and Recommendations

The roof was examined from the ground using binoculars and by going directly onto the roof. The roof covering of this building is of asphalt shingles. It appears to be approximately ten years old and another ten years or so can be expected before any major resurfacing needs to be considered.

At the time of resurfacing, the existing roofing should be removed to allow inspection of the underlying roof boards and the application of new flashing (including drip edges) and building paper before the new roofing is installed.

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

At the center gable, the siding is virtually in direct contact with the adjacent roof surface. This is not consistent with good construction practice and leaves the siding vulnerable to deterioration. This area should be kept well maintained and monitored regularly.

As discussed in the plumbing section, one of the plumbing vent stacks has broken and dropped out of position, leaving a hole in the roof. The vent stack should be replaced and new flashing installed to prevent further water intrusion.

This building is equipped with a gutter and downspout system. While this system was generally operational at the time of inspection, frequent maintenance and periodic repairs should be expected.

It is most important that the gutter-downspout-drain system be kept clean and operative at all times. The gutter downspouts should be made to discharge ten to fifteen feet away from the building.

LIFE AND FIRE SAFETY

Observations and Recommendations

This building is equipped with smoke detectors that are "hard wired" (connected directly to the electrical system). We recommend that you test them monthly for proper operation.

The smoke detectors in Units 2 and 5 were not operable and should be repaired or replaced.

The glass in the windows and doors is subject to human impact and does not appear to be safety glass. This is potentially hazardous and could cause personal injury if not corrected.

ENVIRONMENTAL SCAN

Observations and Recommendations

While no suspected asbestos-containing material (ACM) was observed, some ACM may be present in this building which was not visible during our inspection. In general, if these materials are not releasing fibers into the air, they are not considered to be a health hazard. If future renovation work uncovers ACMs, however, they would need to be handled in accordance with applicable state and Federal regulations.

Since this building was apparently constructed and painted prior to 1977, there is a high probability that lead paint was used. It is likely that any old paint that remains (and it is virtually impossible to remove all paint from any building) may contain lead. Even lab analysis of paint samples could not guarantee that no lead exists anywhere else. Thus, caution should be exercised when working around any painted surfaces, particularly during remodeling work. Children and pets should not be allowed to chew on any painted surfaces.

The copper plumbing in this building is probably joined with a lead-based solder. When done well, the lead exposure to the domestic water system is limited. Water that sits in the pipes for long periods of time will pick up lead, thus it is usually recommended that the water be run for a while to be sure that the water used has had a minimal exposure to the pipe solder.

Evidence of mold was noted in the laundry room. The type and extent of this mold growth is unknown. If this is of concern to you, and if routine cleaning procedures do not control it, further investigation by a qualified individual is recommended.

GENERAL

The following are a few additional comments that may be of interest to you regarding this building:

The porch was generally in good condition with no serious structural problems indicated. As discussed in the “STRUCTURE” section; however, the front porch posts should be better supported to prevent further sagging and deformation of the floor framing.

There was evidence of water leakage and rot in and around the front porch, especially at the left and right ends. While this did not appear serious, some repairs may be required within the next few years.

The railing around the exterior porch is too low to be considered safe. A higher railing (36") is strongly recommended with intermediate rails or screening to protect young children.

The brush and growth at the rear of this building are too close. This can cause premature deterioration of the paint and siding. These should be trimmed to provide several feet of clearance from the sidewalls.

There is the possibility of water accumulation in the crawl area. This could lead to rot and general deterioration. Some modifications to drain water away from that area are recommended.

Wherever the eaves are without gutters, the soil surface should have a texture and slope that will not be eroded by the dripping water from the roof. This is sometimes accomplished by having a paved apron, a swale under the eave, or having a swale surfaced with crushed stone. If the latter is used, it is important to have an appropriately-sloped, continuous layer of polyethylene beneath the stone.

Evidence of rodent activity was noted at the time of our inspection. While this did not appear serious or extensive, we suggest you discuss this with the current owners to determine if they have had any problems in the past. Further, if continued activity persists, we recommend appropriate extermination treatment. The activity was noted in the attic and crawl area.

CONCLUSION

While generally in average condition, the movement noted in the supporting piers, the lack of ground fault circuit interrupters, and the use of non-tempered glass in the windows and doors in this building are below average when compared to others of similar age and construction type, and when compared to the condition of the rest of the building. Repair and improvement of these areas will upgrade the overall condition of this building.

COTTAGES AND OUTBUILDINGS

DESCRIPTION

The remaining buildings on the property are similar in construction and will be considered collectively in each section below. Deficiencies will be specifically addressed as they pertain to each building.

The buildings in this section of the report include:

- The Chowder Shack located at the right of the driveway, nearest the road, with the front of the building facing the road.
- Port and Starboard, which is a duplex cottage immediately toward the front of the property from the Chowder Shack, also on the right of the driveway. The front of this building faces Linekin Bay.
- Six buildings along the left of the driveway, starting at the rear of the property nearest the driveway, and working clockwise toward the water:
 - Second Mate and First Mate, both of which are cottages facing Linekin Bay.
 - The Galley, which is a laundry/utility building that is minimally connected to the Captain's Quarters cottage. Both of these buildings face the driveway.
 - The Rear Admiral's Quarters cottage and The Admiral's Quarters cottage, both of which face Linekin Bay.

These buildings are all one-story structures with vertical board siding and wood clapboards on the exterior walls and asphalt shingle roof surfacing. There is a crawl space under each of these buildings, which were minimally accessible for inspection.

We were able to access the interiors of all of these buildings with the exception of the Admiral's Quarters cottage, which was occupied by guests at the time of the inspection.

STRUCTURE

Foundation Type	Concrete masonry unit piers, concrete pads and wood posts
Crawl Space	Full
Crawl Space Floor	Soil
First Floor Framing	Conventional timber
Roof Framing	Conventional rafters

Observations and Recommendations

The foundation systems under each building are typical "cottage construction." There is a system of supports primarily consisting of wood posts and concrete masonry unit piers which support the first floor framing. There is a non-structural "skirt" around the outside of each cottage to enclose the support system.

Essentially all of the cottages and outbuildings are supported on wood posts, concrete pads and concrete masonry unit piers that do not extend to below frost level. Many of the wood posts have deteriorated to the extent that they no longer provide adequate support. Many of the posts and piers have heaved out of position. In particular, the posts and piers under the Second Mate cottage have heaved and moved out of position to such an extent that we understand this building is scheduled to be jacked up and re-supported this season. Heaving has also caused visible movement in the Galley and Captain’s Quarters buildings. Further, most of these buildings are close to the ground and at least some deterioration of the floor framing and sills has begun.

We recommend that all of these buildings be considered for a program of jacking and concrete pier installation to provide adequate long-term support to prevent further deterioration and settlement. This work should be scheduled over time with the most severely impacted units addressed first. We recommend an overall time frame of approximately five to ten years to accomplish the re-supporting of all of these buildings.

Where visible, the floor joists, girders, ceiling joists, rafters, and wall framing are in generally good condition. As discussed above, however, nearly all of the buildings exhibit some degree of rot and deterioration and insect damage near the ground line.

These buildings are constructed in a manner best referred to as "cottage construction." The walls, floors, and roof are lightly framed (small members, widely spaced). While this need not be considered a deficiency, it should be recognized that above average springiness, sags, and general structural movement are likely.

We found evidence of rot damage in the floor framing of these cottages and outbuildings. This is common in buildings of this age and construction type and does not appear to represent a major structural problem at this time. However, you should anticipate repairs to the affected members within the next year or so to avoid more serious structural problems. Specifically, the framing members along the rear of the Galley and the Captain’s Quarters are most affected. These members should be inspected regularly.

We noted evidence of rot and deterioration at the joints between the porches and cottages. This is a common area of deterioration that often extends into the framing of the building itself. These areas need to be opened up and repairs made as soon as possible. The full extent of the damage should also be determined, so that full and proper repairs can be made. As part of the repair, we recommend that you provide for proper drainage and ventilation along the cottage/porch joints. This can be accomplished by spacing the porch out from the buildings an inch or so or by any other method your contractor may recommend. The important point is to reduce the amount of moisture that would otherwise accumulate at that location.

In the bathroom of the Captain's Quarters, there was evidence of some rot in the floor around the toilet and shower. At the time of our inspection, it was not possible to determine the full extent of this deterioration. While it may be minimal, we suggest further investigation to determine the exact extent of this condition.

Further, you should not assume that no rot exists in any of the inaccessible areas. Rot can result from moisture accumulating underneath the siding, behind trim, or within the wall cavities should the normal drying process be restricted by insulation or other obstacles. It is possible that you will encounter some rot should you at any time undertake any projects that involve disassembly of the portions of this structure normally inaccessible to visual inspection. This is typical for any building.

Insufficient ventilation and insufficient separation between the ground and the framing in crawl spaces will lead to deterioration. We recommend a minimum of 12 inches between the ground and the bottom of any girder, and a minimum of 18 inches between the ground and the bottom of the floor joists be maintained.

Please understand that with buildings of this age, there may be significant problems that are not visible during an inspection which undertakes no destructive or exploratory actions. While such problems are common, they can also be expensive in terms of money and time. Every effort is made to determine the condition of the structure of these buildings. However, if you do undertake some work on these cottages which involves removal of interior or exterior finish, etc., you should anticipate discovering some structural problems which will require immediate repair. This is part of the nature of older buildings.

Some settlement of these buildings has occurred. Floors out of level, door frames out of plumb, cracks in walls and ceilings, and separations between base molding and floor surfaces are all indications of the settlement condition. Settlement of wood frame structures should be expected, and there is no indication of structural instability, other than that described above.

Based on visible evidence, we consider the structural condition of these buildings to be somewhat below average condition. Jacking and re-supporting the buildings and replace rotted areas of the sills and framing will improve their overall condition.

Limitations

Portions of the attic areas were inaccessible, and most of the crawl areas were only minimally accessible due to low clearance, and this limited the extent of our structural inspection.

WOOD-DESTROYING INSECT ACTIVITY

Observations and Recommendations

Conditions exist in these cottages that would encourage carpenter ant and other insect activity. Specifically, these insects prefer to nest in damp environments. Therefore, all areas where wood is close to the ground and likely to become moist at various times of the year should be kept under observation for possible insect activity. Areas of rot will often attract carpenter ants.

Evidence of what appears to be destructive insect activity was noted at the time of our inspection. We suggest that an exterminator be consulted to investigate this situation further and take any necessary action. The evidence was noted in the wood posts and lower siding and sill areas of the First Mate, Rear Admiral's and Admiral's Quarters cottages. Since conditions are similar in most of the cottages and outbuildings, insect activity may also be present in other areas.

Limitations

With portions of the crawl spaces inaccessible, and portions of the floor framing covered in some buildings, a complete inspection of the sills on top of the foundation walls and the ends of all floor joists could not be done.

This report is not a warranty or guarantee that there are no wood-destroying organisms in these cottages, but an inspection report. No responsibility is assumed for any concealed damage caused by previous activity of wood-destroying organisms, or by any such activity that may be occurring.

CRAWL SPACE WATER AND SURFACE DRAINAGE

Observations and Recommendations

It should be remembered that during periods of heavy rain or rising water table, there is always the possibility of water entry. Keeping exterior drains clean and functioning at all times, regrading of low areas or places where the ground slopes toward the cottages, and adding drains or splash blocks to carry roof runoff away from the foundation will be helpful in reducing water entry into the crawl spaces.

In the shallow crawl spaces under these buildings, it appears that water does accumulate. We suggest that some regrading be done and/or drainage be provided to keep water out of those areas.

VENTILATION

Observations and Recommendations

Attic ventilation is provided by gable end vents in most of the cottage buildings. There is no evidence of excessive moisture in the attics. The attic spaces should be kept under observation, however, for moisture buildup and the roof for ice accumulation. Either would indicate a need for more ventilation.

Ridge and soffit vents (the soffit is the underside of the roof overhang) would be appropriate to help provide more ventilation for these attic spaces. We recommend their installation at the time of the next roof resurfacing. Any insulation should be pulled back from the eave areas to provide free flow of air through the soffit into the attic spaces.

The Galley clothes dryer is vented directly into the laundry room. This adds damaging moisture to the air, and the lint represents a fire hazard. The dryer should be vented to outside air.

Indoor air quality is a growing concern. There is evidence of some moisture accumulation in the crawl areas of these cottages. You may want to consider additional tests of the air quality to determine whether there are any significant levels of mold, mildew or other airborne materials that might be troublesome. See "Environmental" Section for more information.

The insulation in some of the attics has an integral moisture barrier material. The installation has the barrier in the wrong location. Such installation can lead to the trapping of condensation in the insulation. This should be corrected.

Jacking and re-supporting these buildings further off the ground will improve the ventilation conditions under the cottages. It is important to keep the areas well ventilated. Covering the dirt floor with a moisture barrier (polyethylene vapor barrier is often used) will further reduce the amount of moisture that can contribute to framing deterioration. We also suggest that crushed stone be installed on top of the vapor barrier to hold it in place.

HEATING

Fuel	Electric
Heat Distribution	Baseboard heating units
Zones	Individual rooms
Capacity	Adequate
Other Heat sources	None

Observations and Recommendations

These cottages are electrically heated with resistance heating (baseboard) elements in each room and each room is thermostatically controlled. This provides excellent temperature control, but it is one of the most expensive methods of heating, making very good insulation a must throughout the buildings. With this type of heat, it is important to avoid restriction of the air flow around each heating unit. Drapes, furniture, rugs, etc., should be kept clear. Most units were tested and functioning at the time of the inspection.

Many of the wall-mounted units are older and periodic repairs will be required. For example, the bathroom heater fan in the Second Mate cottage is noisy and should be repaired or replaced.

The window/room air conditioner located in the Starboard cottage, currently used by the manager, was not tested at the time of inspection. It appears to be in good condition. The manager indicated that the unit was working properly.

ENERGY EFFICIENCY

Observations and Recommendations

Since these cottages and outbuildings are currently seasonally used, energy efficiency may not be a serious concern. Thus, you may choose to interpret the following comments as suggestions for optional improvement.

In these cottages, there is an opportunity to improve both the conduction and infiltration losses.

As discussed above for the Upper and Lower buildings, the attic space is typically the most important area for insulation. There should be at least six inches of insulation in the "floor" of an attic, although ten to twelve inches of insulation is preferred.

The loose insulation (approximately two inches in thickness) in some of the attic floors is thin and not very effective. It is recommended that this loose insulation be removed and six inch (R-19) insulation batts with the vapor barrier facing downwards be installed in the attic floor. Care should be taken to ensure that none of the insulation blocks any attic ventilation. It will cut down on conduction gains and losses and thereby reduce fuel costs.

It is unlikely that there is insulation in the walls of these cottages. With older buildings, we do not consider wall insulation as important as ceiling insulation, therefore confirmation of its presence need not be a significant consideration.

None of the windows are equipped with storm windows. Installation of these will cut down drafts and loss of heat, which will result in fuel savings, besides adding materially to the comfort of the building.

Also, in order to realize the maximum energy efficiency through the windows, the storm windows must work together with the primary windows. Both must be tight to assure a static air

mass between the two. Therefore, a good quality weatherstripping should be applied to all of the primary windows throughout the cottages, should storm windows be installed.

Storm doors are recommended to help reduce air infiltration and loss of heat.

Few of the exterior doors were equipped with weatherstripping. We also recommend installing a good quality weatherstripping on all exterior doors for energy efficiency.

The Chowder Shack, Admiral's Quarters and Port and Starboard water heaters are located in outside enclosures (or in the crawl area). You will realize a savings in the operating costs of this water heater if you insulate it. The investment is small enough that it will typically pay itself off within the first year or two.

To be sure you are not wasting energy on the production of hot water, you should check the temperature of the hot water produced. If it is above 120 degrees, we recommend that you reduce it to that level to minimize your hot water energy requirements. To be most accurate, use a thermometer at the hot water faucet.

PLUMBING

Water Supply	Seasonal municipal
Sewer/Septic	Two private septic systems
Supply Piping	Copper & polyethylene
Drain Piping	Cast iron, galvanized, copper & PVC
Water Heating System	Electric water heaters

Observations and Recommendations

Please refer to the "UPPER BUILDING" section of this report for a discussion of the seasonal municipal water supply and the two septic systems that serve this property.

Where visible, the plumbing distribution piping in these cottages is primarily copper, with some polyethylene used. This system was in operating condition at the time of the inspection. Water pressure in the various plumbing fixtures was normal. Most fixtures were tested and found to be in working order.

The following problems were noted in the distribution piping, joints, and valves:

- Corrosion noted in the crawl space piping
- The piping visible in the crawl spaces should be more securely supported.

- The general condition of the plumbing system suggests some "do-it-yourself" repairs that may lead to above average maintenance in the near future.

A number of the plumbing fixtures are quite old and more than normal repairs or replacement should be anticipated. This also applies to various waste and drain pipes.

In addition, some of the piping is galvanized. Gradually, this galvanized pipe will restrict water flow to a point where water pressure and volume will be unacceptable. This also applies to portions of the drain piping. At that time, replacement will be necessary.

The following specific deficiencies were noted in the fixtures and related piping:

- The toilets in the First Mate, Second Mate and Rear Admiral's cottages are loose and require repair.

The drain lines in these buildings consisted of cast iron, galvanized, copper, and PVC piping. Where visible, this system was in fair condition at the time of the inspection. However, some evidence of leaks was noted. Specifically, these leaks were evident in the crawl spaces of the Galley, Admiral's Quarters and Rear Admiral's Quarters.

The grease trap installed in the crawl space below the Chowder Shack had its fittings pulled apart. This should be repaired prior to use.

There was an open drain line fitting at the rear of the Second Mate cottage. This fitting may be associated with the drain piping from the Chowder Shack. The fitting should be repaired prior to use of this drain pipe to prevent waste leaks.

The washing machine and laundry sink waste water of the Galley building apparently discharges onto the ground which is not permitted under the state Plumbing Code and is considered a health hazard. It should be connected to the septic system or to an approved alternate system.

Generally, the supply and drain pipe systems for the outbuildings are somewhat "casual", and prone to frequent repairs and maintenance. When any jacking and re-supporting of these buildings is done, the piping systems will have to be temporarily disconnected. We recommend that consideration be given to upgrading these piping systems at that time.

Domestic hot water is provided by electric hot water heaters installed in the Chowder Shack, Galley, Port and Starboard, Second Mate, Rear Admiral's Quarters, and Admiral's Quarters buildings. The water heater in the Galley building apparently also serves the Captain's Quarters and First Mate cottages.

These water heaters have varying capacities from 19 gallons to approximately 50 gallons, which appear to be adequate to serve these buildings.

In general, most water heaters can be expected to last five to ten years. Since most of these water heaters appear to be at least that old, their replacement over the next few years should be anticipated. Further, the water heaters in the Chowder Shack and Admiral's Quarters show evidence of corrosion and are likely to fail sooner. Some leaking was observed at the water heaters in the Admiral's Quarters and the Second Mate cottage.

The water heater in the Port and Starboard duplex cottage is equipped with a pressure/temperature relief valve. It is not, however, equipped with sufficient piping to prevent a dangerous condition from occurring should the valve begin to release hot water. We recommend that appropriate piping be installed on this device to discharge any blow-off to a safe location. The water heater in the Second Mate cottage attic is equipped with pressure relief valve drainage piping, however, it is fitted to smaller tubing which is likely inadequate to carry any blow-off discharge without pressure buildup. We recommend that this piping be replaced with full size piping from the water heater to a suitable discharge location.

The wiring serving the water heater in the Rear Admiral's Quarters has a torn sheath. This wiring should be replaced.

The water heaters should be flushed every six months or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This is done by attaching a hose to the drain valve at the bottom of the heater and turning the valve on. When the water coming out of the hose turns clear then the process is complete.

ELECTRICAL

Amperage	400 Amperes
Voltage	120/240 volts
Service.....	Overhead & underground

Observations and Recommendations

The electrical system for most of these cottages appears to emanate from a main electrical service located in the Galley electrical room. This is a three-wire electrical service with 120/240 voltage and an apparent 400 amperes available. It is apparently adequate to serve the needs of these buildings as they now stand.

The main electric service cable comes to the Galley building overhead from a nearby electric utility pole. The nearby buildings are then served from the Galley via aerial and underground cables. Any underground cables should be checked periodically by an electrician to be sure they are sound and in good condition. No excavation on or near the property should be done unless the electric cables have been located.

The incoming main service cable entrance that attaches to the mast on the Galley building and the service cables that extend from that point to the Rear Admiral's and Admiral's buildings do not appear to meet National Electrical Safety Code clearance requirements, in regard to roof and ground clearances. These cables should be raised to provide proper clearances.

The main electrical panel is located in the Galley building. There are also numerous sub-panels located within the various outbuildings. These sub-panels are controlled by breakers in the main panel.

It would be wise to have each of the present panels and their circuits fully identified so you will know what electrical load is associated with each device. The important point to remember is to not overload any one circuit. If you have any doubts, it is suggested that a competent electrician be consulted.

Most of the electrical panels within the various cottages and outbuildings contain fuses. Some insurance companies are now refusing coverage to new clients with buildings containing this type of equipment. We recommend that you discuss this with your insurance agent prior to making your final decision about this property.

Some fuses were found to be wired with two wires on each fuse, which constitutes improper, unsafe wiring. Additional load panels may be necessary to correct this condition.

We did not observe that any of the water piping in these buildings was bonded to the electrical ground. We recommend that a licensed electrician be consulted to correct this condition.

Water and corrosion were noted in an electrical panel in the First Mate cottage. This condition should be investigated and corrected.

Where visible, the general condition of the wiring and fixtures in the cottages is fair. A spot check of electrical outlets and switches revealed few problems.

Although the electrical system is in an operable condition at this time, it should be remembered that a number of the wiring circuits have been installed for many years and the insulation of wiring this old tends to dry up. A short circuit in contact with dried out wooden framing members can be a fire safety hazard. Accordingly, the gradual replacement of these old circuits should be given serious consideration.

The installation of grounded circuits with ground fault circuit interrupters (GFCI) is recommended, particularly for the bathroom, kitchen sink, and exterior outlets. These circuit interrupters are more sensitive than normal circuit breakers and therefore provide far better protection for you in these high risk areas.

The electrical distribution system in these buildings is basically ungrounded. That is to say that the individual outlets do not provide for the grounding of appliances plugged into them. While this is not necessarily a serious problem, it does become more important that all appliances and lighting fixtures that you use are in good working order since the electrical system itself will not automatically protect deficiencies in any appliances plugged into it.

There is underground wiring used on these premises. The condition of this wiring could not be determined at the time of the inspection. We recommend that you have an experienced, licensed electrician check out these circuits as soon as possible. Further, periodic inspections of the circuits are important because of the potential for problems with underground wiring.

There are a limited number of outlets in these buildings. While this need not be considered a deficiency, it may become an inconvenience. If so, additional circuits should be installed to provide a more convenient electrical system rather than using extension cords. Extension cords can become serious fire hazards.

All loose and exposed wires need to be attended to and open junction boxes should be equipped with covers. Primarily, these problems were noted in the attics and crawl spaces.

Because of moisture and dampness in the crawl areas, periodic inspections for corrosion of the wiring and related equipment are recommended.

At a minimum, we recommend that you retain the services of a competent, qualified electrician to go over this entire electrical system and take care of all of the existing deficiencies. The exact scale of a project like this is difficult to determine. It is extremely important, however, to assure that all existing conditions that could lead to fire or injury hazards are corrected.

INTERIOR

Observations and Recommendations

Generally, the interior walls and ceilings of these buildings are finished with wood paneling and ceiling tiles. The floors were finished with wood, sheet vinyl, and vinyl tiles.

The vinyl tiles installed in the Galley workshop area are in poor condition and most have detached from the flooring.

As is typical with buildings of this age, the floors are uneven or out of level. Springy floors are also common. This is the normal result of aging and settlement. It is not necessarily indicative of poor workmanship, of inadequate materials, or of any structural insufficiency beyond those discussed in the "STRUCTURE" section. It is common and to be expected.

Over the years, settlement of these buildings has left doors out of level, walls out of plumb and door frames no longer square, etc. While in general, this is part of the character of an older building, it will often make even the simplest remodeling task a trial of ingenuity. Consultation with professionals experienced in dealing with these character traits should yield satisfactory results.

Overall the quality of the materials used throughout these buildings is average. They are, however, reaching the end of their normal service life. The doors, windows, cabinetry, hardware, molding, etc. are serviceable but will require more than normal repairs to maintain them in

serviceable condition. Also the gradual replacement of these items should be anticipated over the next five to ten years.

There is evidence of excessive moisture in the bathrooms. We recommend that you consider the installation of exhaust fans to improve this condition. Any such fan should be vented to the outside.

Some caulking is needed in the tub/shower areas of the bathrooms. This work should be inspected regularly and kept in good condition since water leaks can lead to other structural deterioration. Particularly important and often overlooked, is the joint between the tub or shower and the floor, which also needs caulking.

While serviceable, the doors need some adjustment and repairs. This is typical with a building of this age.

Unless otherwise discussed in this report, none of the appliances and/or equipment in and about these premises was tested. All that remain should be in operating condition when this property is taken over. Since the condition of this equipment can change unexpectedly, we suggest that you visit this property at least one more time before taking ownership to confirm that everything is operating properly. We have included a "Pre-Title" checklist for your use during this final visit.

The commercial kitchen equipment in the Chowder Shack was not tested as part of this inspection.

EXTERIOR

Siding	Vertical wood siding & wood clapboards
Windows	
Frame	Wood
Type	Double hung
Glazing	Single
Doors	
Frame	Wood
Type	Panel

Observations and Recommendations

The exterior walls of these buildings are covered primarily with vertical board siding and clapboards. At the time of the inspection, they were in fair to average condition. Some repairs

are needed, especially on the rear walls of the Galley and Captain's Quarters, where settlement or heaving has damaged the siding.

In general, this siding can be expected to serve you for another ten to twenty years with no major problems, assuming good maintenance practices are followed.

These waterfront buildings will be subjected to more intensive weathering than other buildings would be. As a result, the exterior siding and all exposed wood will require maintenance on a more regular schedule to help reduce premature aging.

Prior to the next painting, we recommend that the exterior caulking compound be maintained around window and door frames, joints between different building materials, etc. This caulking prevents drafts and possible moisture penetration. This is not expensive and is important.

The condition of the paint on the exterior of the buildings is generally fair to average, but some repainting is needed. This applies especially to the rear of the Galley and the Captain's Quarters building.

Repainting is typically needed every five to ten years. This can vary depending on the type of walls or siding, the quality of the paint used, how well the walls were prepared for repainting, the exposure to direct sunlight, the closeness of trees and bushes to the side walls, the proximity to saltwater, etc.

The windows in these cottages are wood framed, double hung windows with single glass panes. They are generally in fair operating order.

The windows are old and, while in operable condition, maintenance and repairs will be an on-going demand. You may wish to consider the possibility of upgrading or rehabilitating the windows in the near future.

Some window servicing, repair, and adjustment is needed. All windows need to be made to open and close properly and easily.

Glass in some of the windows in these cottages is cracked and should be repaired. This is typical for buildings of this age. Putty work around most individual panes is also needed.

The decorative trim at the top of many of the windows on these cottages is vulnerable to deterioration. There was evidence of some flashing above these windows. These areas should be kept monitored and regularly maintained.

Some exterior wood trim repairs and/or replacement are needed. Specifically, the trim on some of the Admiral's Quarters and Captain's Quarters windows needs repair or replacement.

Most of the porches on these cottages are constructed tight to the wall of the building itself. There is evidence of deterioration in these areas. Ideally, the porches should have been constructed to leave a 1-2 inch gap between each porch and the cottage to minimize the risk of moisture

accumulation. These areas should be opened up for further investigation. The framing of the buildings may be affected.

Much of the siding of these cottages is close to the ground. There is evidence of deterioration, particularly along the rear portions. We recommend that these areas be further investigated to determine the extent of any deterioration that might exist.

ROOFING

Roofing	Asphalt shingle and asphalt roll roofing
Gutters Type	None

Observations and Recommendations

The roofs were examined from the ground using binoculars, and directly by going onto some of the roofs.

The roof coverings of these buildings are of asphalt shingles, with some asphalt roll roofing used. There are varying ages and conditions of roofing. Specifically, the Rear Admiral's and Captain's Quarters cottages have been resurfaced recently. These roofs should be anticipated to last another 10 to 15 years before major work is necessary. The roof surfaces of the remaining cottages are in generally average to fair condition. Most of these roofs will generally need to be resurfaced over the next 5 to 10 years.

The Galley building roof is covered with roll roofing. While in good condition at the time of the inspection, this material has a shorter life than properly installed roof shingles. Also, it is more vulnerable to leakage along the edges (and at points where this roof joins other parts of the structure). Periodic leaks and maintenance requirements should be anticipated.

At the time of any resurfacing, the existing roofing should be removed to allow inspection of the underlying roof boards and the application of new flashing (including drip edges) and building paper before the new roofing is installed.

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces, and around penetrations through the roof. Normally, these repairs are easily accomplished.

The porch roof of the Captain's Quarters is relatively flat. Most shingle manufacturers recommend a minimum pitch of 3:12. This roof does not appear to satisfy that minimum. As a result, the roof shingles are likely to deteriorate more rapidly and are vulnerable to leakage.

At some of the porches, the siding is virtually in direct contact with the adjacent roof surface. This is not consistent with good construction practice. There is some evidence of rot in the siding at this time. Further investigation, repairs and ongoing maintenance should be anticipated. This condition was particularly noted on the First Mate and Second Mate cottages.

There were no gutters on these buildings, nor are they recommended. As an alternative to gutters, metal diverters on the roof above critical locations such as doors, etc. can be installed.

LIFE AND FIRE SAFETY

Observations and Recommendations

Where visible, the chimney of the Rear Admiral's Quarters cottage appears to be in good condition and structurally stable. With the clean-out door inaccessible, it was not possible to examine the interior of this chimney. This chimney is not currently in use.

The front porch stairway of the Rear Admiral's cottage was not equipped with handrails. For safety, the stairway should be equipped with a solidly mounted handrail approximately 36 inches above the leading edge of each step and, normally, on the right hand side as one descends.

These buildings are equipped with smoke detectors that are "hard wired" (connected directly to the electrical system). We recommend that you test them monthly for proper operation. Some of the smoke detectors were not operating or were missing, specifically those in the Port and Starboard duplex cottage, the Second Mate's cottage, and the Captain's Quarters cottage.

The glass in the windows and doors is subject to human impact and does not appear to be safety glass. This is potentially hazardous and could cause personal injury if not corrected.

ENVIRONMENTAL SCAN

Observations and Recommendations

Many building products used prior to 1978 contained varying amounts of asbestos. Asbestos, in certain forms, may be a health hazard. Since portions of the buildings on this property were built prior to 1978, it is possible that there are some asbestos-containing materials (ACM) present that were not noted or were not visible at the time of our inspection. ACMs not noted, but which may be present, include, but are not limited to: caulk, joint compound, roof felt, transite board, floor tiles and insulation. In general, if these materials are not releasing fibers into the air, they are not considered a health hazard.

We recommend contracting a qualified asbestos abatement contractor for spot testing of various building components prior to any renovations that would involve disturbing possible ACMs. Renovation work involving asbestos-containing materials (ACM) would need to be done in accordance with applicable state and federal regulations.

Since these cottages were apparently constructed and painted prior to 1977, there is a high probability that lead paint was used. It is likely that any old paint that remains (and it is virtually impossible to remove all paint from any building) may contain lead. Even lab analysis of paint samples could not guarantee that no lead exists anywhere else. Thus, caution should be exercised when working around any painted surfaces, particularly during remodeling work. Children and pets should not be allowed to chew on any painted surfaces.

The copper plumbing in these buildings is probably joined with a lead-based solder. When done well, the lead exposure to the domestic water system is limited. Water that sits in the pipes for long periods of time will pick up lead, thus it is usually recommended that the water be run for a while to be sure that the water used has had a minimal exposure to the pipe solder.

No readily visible evidence of mold was found during our inspection. However, some evidence of moisture accumulation was noted which could encourage the growth of mold. This was noted in the crawl spaces. These areas should be monitored for mold growth and/or other moisture related deterioration.

GENERAL

The following are a few additional comments that may be of interest to you regarding these buildings:

The porches were generally in good condition with no serious structural problems indicated. Most of the porches, however, did have some evidence of deterioration which should be corrected in the near future. This deterioration was primarily in the railings and the porch connections to the cottages. As discussed in the "STRUCTURE" section, the supports for the porches, similar to the cottage supports, are also in need of upgrade.

The bushes at the rear of the Galley and Captain's Quarters are too close. This can cause premature deterioration of the paint and siding. These should be trimmed to provide several feet of clearance from the sidewalls. Shrubs and plantings around the remaining buildings should also be trimmed back.

The trees overhanging some of the cottages should be cut back. The leaves and limbs that drop on the roof are causing premature deterioration of the roofing.

Proper regrading to eliminate low areas around the cottages and/or ground sloping conditions toward the buildings is needed.

Wherever the eaves are without gutters, the soil surface should have a texture and slope that will not be eroded by the dripping water from the roof. This is sometimes accomplished by having a paved apron, a swale under the eave, or having a swale surfaced with crushed stone. If the latter is used, it is important to have an appropriately-sloped, continuous layer of polyethylene beneath the stone.

Evidence of rodent activity was noted at the time of our inspection. We suggest you discuss this with the current owners to determine if they have had any problems in the past. Further, if continued activity persists, we recommend appropriate extermination treatment. The activity was noted in the crawl spaces, attics and in the interiors.

CONCLUSION

While generally in average condition, the pier and post support systems in these buildings are below average when compared to others of similar age and construction type, and when compared to the condition of the rest of the buildings. Repair and improvement of these areas will upgrade the overall condition of these buildings.

CLOSING DISCUSSION

In general, keep in mind that many of the suggestions we have made in this report represent **improvements** to these buildings rather than deficiencies. Thus, much of the work we have suggested can be handled as time, finances and personal preference dictate. Owning any building can be overwhelming. Thus, keep in mind that not all of the things we have recommended must be done immediately.

There is no one way to build, renovate or remodel a building. As a result, you may encounter contractors whose opinions about the condition of these buildings will differ from ours. We cannot be responsible for any action you may take based on those opinions unless we have the opportunity to review the situation and examine the relevant conditions before any repairs and/or modifications are made.

This report has been prepared for your benefit and in strict confidence with you as our client. No reproduction or reuse of this report for the benefit of others is permitted without expressed written consent, except as may be required by Maine real estate regulation. Further, except as required by real estate regulation, we will not release this report to anyone without your permission.

The enclosed reports are provided with our compliments, for your general interest and information.

We have also enclosed a Glossary to help you understand some of the technical terms that are used in this report or in discussions about buildings and their component parts.

As noted, the inspection represented by this report focuses on the major systems in these buildings. While a spot check of things like electrical switches, outlets, appliances and other equipment was made, the condition of these things can change unexpectedly. Therefore, we recommend that you visit this property at least one more time before taking ownership to confirm that everything is in operating order. Enclosed is a pre-title checklist we have developed for your use during this final visit.

If you have any questions about this report or inspection, please feel free to call our engineer for clarification. There is no additional charge for a reasonable number of phone consultations. Should an additional visit to the building be necessary, however, an additional fee will be charged.

Thank you for the opportunity to be of assistance to you.

Sincerely,

Keith R. Brown, P.E.

KRB/DWC/shb

APPENDIX A

MAINTENANCE PLAN

Prepared for: New England Real Estate Consultants
Property: Water's Edge Resort, East Boothbay, Maine

To help provide a perspective for the work that we have recommended for these buildings, the following schematic maintenance plans are offered. These lists should not be considered all-inclusive since there will surely be other things you will want to make part of the lists. Our purpose in providing them is to help you organize some of the work that we have recommended, with particular emphasis on those things that need attention within the next year or so.

Note that those items in normal type are maintenance requirements that are common for most buildings, while those items that are italicized are specific repairs that are recommended for these buildings.

UPPER BUILDING AND GROUNDS

Items that need immediate attention:

- Install GFCIs in the kitchens
- Install porch and pier balusters/screening
- Pump out and examine the septic tanks
- Replace inoperable or missing smoke detectors

Within the next few months:

Repairs

- *Make structural repairs (see report)*
- *Further investigation of suspected rot/deterioration*
- *Upgrade or rehabilitate the gable end windows*

Maintenance

- Repair plumbing fixtures
- Install caulking at the exterior
- Repair the gutters

Within the first year of ownership:

Repairs

- *Install bathroom fans*
- *Replace water heater*
- *Possibly re-side rear and sides of building*
- *Repair the older pier section*

Maintenance

- Regrade
- Paint the exterior trim
- Seal the driveway

Within the first five years of ownership:

Repairs

- *Improve attic/soffit ventilation*
- *Possibly replace or repair septic system*
- *Replace water heater*
- *Resurface roof*

Maintenance

- Pump out and examine the septic tanks (every 3 to 5 years)
- Paint/stain the exterior sidewall and trim

Within the first ten years of ownership:

Repairs

- *Possibly replace or repair septic system*
- *Replace water heater*
- *Repair or replace the driveway*

Maintenance

- Pump out and examine the septic tanks (every 3 to 5 years)
- Paint/stain the exterior sidewall and trim

Annual maintenance requirements:

- Test GFCIs monthly
- Maintenance/monitoring of exterior trim
- Test smoke alarms monthly
- Continue general maintenance
- Inspect pier/ramp framing and connections

LOWER BUILDING

Within the next few months:

Repairs

- *Make structural repairs (see report)*
- *Further investigation of suspected rot/deterioration*
- *Install GFCIs*
- *Repair the porch*
- *Improve porch railing*

Maintenance

- Improve crawl space drainage

Within the first year of ownership:

Repairs

- *Install bathroom fans*
- *Add insulation and weatherstripping*
- *Upgrade plumbing system*

Maintenance

- Install caulking at the exterior
- Paint/stain the exterior rear wall and trim
- Replace window putty

Within the first five years of ownership:

Repairs

- *Improve attic/soffit ventilation*
- *Replace water heater*
- *Upgrade electrical wiring*
- *Continue pier replacements as necessary*

Maintenance

- Paint/stain the exterior sidewall and trim

Within the first ten years of ownership:

Repairs

- *Upgrade or rehabilitate the windows*
- *Resurface roof*
- *Continue pier replacements as necessary*

Maintenance

- Paint/stain the exterior sidewall and trim

Annual maintenance requirements:

- Test GFCIs monthly
- Monitor support piers
- Maintenance/monitoring of exterior trim
- Test smoke alarms monthly
- Continue general maintenance

COTTAGES

Items that need immediate attention:

- Install smoke alarms

Within the next few months:

Repairs

- *Install GFCIs*
- *Install a stair railing*

Maintenance

- Treat for destructive insects

- Repair exterior siding
- Install caulking at the exterior
- Replace putty

Within the first year of ownership:

Repairs

- *Make structural repairs (see report)*
- *Further investigation of suspected rot/deterioration (see report)*
- *Install bath fans*
- *Add insulation and weatherstripping*
- *Upgrade plumbing systems*
- *Replace water heater(s)*
- *Upgrade electrical wiring*

Maintenance

- Improve crawl space drainage
- Paint/stain the exterior sidewall and trim
- Repair the porches

Within the first five years of ownership:

Repairs

- *Make structural repairs (see report)*
- *Further investigation of suspected rot/deterioration (see report)*
- *Improve attic/soffit ventilation*
- *Replace water heater(s)*
- *Upgrade or rehabilitate the windows*
- *Resurface roofs (see report)*

Maintenance

- Paint/stain the exterior sidewall and trim
- Repair the porches

Within the first ten years of ownership:

Repairs

- *Make structural repairs (see report)*
- *Further investigation of suspected rot/deterioration (see report)*
- *Replace water heater(s)*
- *Resurface roofs (see report)*

Maintenance

- Paint/stain the exterior sidewall and trim
- Repair the porches

Annual maintenance requirements:

- Treat for destructive insects
- Test GFCIs monthly
- Maintenance/monitoring of exterior trim

- Test smoke alarms monthly
- Continue general maintenance