

BUILDING INSPECTION

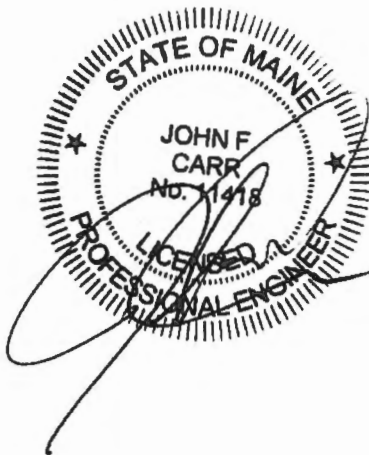
416-420 Fore Street
Portland, ME 04101

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10/14/2014

Inspection No. S14-1152 - 416-420 Fore Street
Date of Inspection: 09/25/2014
Engineer: Jack Carr, P.E.



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** Resume Attached*

INTRODUCTION

Please refer to the Standards & Limitations Section of this report for important information.

At your request, we performed a **limited** structural and mechanical inspection (Standard Inspection) of the above property on 09/25/2014. Our report that follows has been prepared based on that inspection.

Your inspection was performed by and this report was written by Jack Carr. For your interest, a copy of Jack Carr 's resume is attached.

Our 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 our inspection. If you have any questions about our 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 our report or your own personal observations, we recommend a more exhaustive technical evaluation.

Our primary purpose is to provide an understanding of the building you are considering. We do, of course, look for problems, particularly those we would consider major deficiencies. 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. We do not inspect in detail every minor defect we might find.

Our inspection and report do not include code compliance, mold investigations, environmental investigations, indoor air quality analysis, municipal regulatory compliance, subsurface investigation, verification of prior uses, or records research related to the property.

Criterion Engineers offers two types of inspections: the Standard Inspection and the Exhaustive Inspection. Essentially, the Standard Inspection relies on visual evidence available at the time of the inspection, while the Exhaustive Inspection relies on visual evidence plus analysis, invasive testing, and extended, on-site evaluation to reach its conclusions.

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

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

Average - Component or system compares 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 as expected.

Good - Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some normal maintenance work may be required.

Fair - Component or system falls into one or more of the following categories:

1. Evidence of previous repairs not in compliance with commonly accepted standards.
2. Workmanship not in compliance with commonly accepted standards.
3. Component or system is obsolete.
4. 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 homes 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, our report covers repairs and maintenance. To help provide a perspective for the work we have suggested for this building, we have included a **Maintenance Plan** in the Appendix to our report.

SUMMARY

Our report has been prepared from the perspective of what an owner of this property would benefit from knowing. It discusses many things beyond those of immediate concern. Our 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 building. Please refer to the appropriate section of our report for a more detailed discussion of these systems.

ITEM	CONDITION ¹				REPAIRS NEEDED? ²	TYPICAL? ³
	1	2	3	4		
STRUCTURE						
Foundation					<input checked="" type="checkbox"/>	<input type="checkbox"/>
Framing					<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porches/Decks					<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outbuildings	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
Wood-Destroying Insects					<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR						
Roofing					<input type="checkbox"/>	<input type="checkbox"/>
Siding					<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows					<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL						
Capacity					<input type="checkbox"/>	<input type="checkbox"/>
Wiring	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING						
Piping	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
Sewer	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
HEATING						
System	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
Distribution	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
COOLING						
System	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
Distribution	Not Inspected				<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR						
					<input checked="" type="checkbox"/>	<input type="checkbox"/>
SAFETY						
					<input checked="" type="checkbox"/>	<input type="checkbox"/>
ENVIRONMENTAL						
					<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | |
|---|
| <p>1 On a scale of 1 to 4: Poor (1), Fair (2), Good (3), Excellent (4)</p> <p>2 <input checked="" type="checkbox"/> Indicates repairs are needed within the next year, SR means SEE REPORT for more details.</p> <p>3 <input checked="" type="checkbox"/> Indicates the component and/or condition is <i>typical</i> for a home of similar age and construction type. A positive sign (+) indicates that it is above average and a negative sign (-) indicates it is below average.</p> |
|---|

STANDARDS & LIMITATIONS

Our report is based on an examination of the major systems in this building; specifically the heating, plumbing, electrical, and structural systems. Our report is an opinion about the condition of this building. 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, and no furnishings moved. Our 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. Furthermore, without disassembling the building, not everything can be known.

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

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

Our responsibility as Professional Engineers is to evaluate available evidence relevant to the purpose of our inspection. 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.

No building is perfect. We will be discussing many different subjects in our report, as well as offering suggestions for changes and improvements to this building. As you read our report, pay particular attention to our notes regarding the fact that many of our observations and suggestions are typical of many buildings we see. 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.

DESCRIPTION

Please refer to the Standards & Limitations Section of this report for important information.

This 100+ year old commercial complex comprises two townhouse style urban buildings with common firewalls. It is a four story structure with brick on the exterior walls and composite shingles roof surfacing. The building is currently vacant and has been used for commercial purposes on the lower level and residential on the top three levels. The building has three entrances on Fore Street (416, 418 & 420 Fore Street) and two entrances on Wharf Street (29 & 31 Wharf Street).

The Fore Street elevation has street level entrances for both the prior commercial tenants and a primary entrance for the apartments above.



The Wharf Street entrances were used prior for restaurant tenants and are the only access to the full connected basement under the footprint of both these two attached buildings.



For purposes of our report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in Fore Street and facing the building.

SITE, SOILS

Please refer to the Standards & Limitations Section of this report for important information.

This complex of two row style townhouses is on a confined downtown urban lot. The lot slopes from Fore Street to the rear, creating a rear primary entrance for commercial tenants along Wharf Street, as well as a secondary egress point for the apartments above.

This building is in a historic district of which Wharf Street formally formed the boundary of the original town quays along the Fore River. This site, as well as many of the site toward the river have been in filled over the years with a wide range of materials. Many of the neighboring properties continue to be affected by high water tides.

STRUCTURE

Please refer to the Standards & Limitations Section of this report for important information.

Foundation Type.....	Perimeter Wall and Columns
Foundation Walls.....	Masonry/Stone
Basement.....	Full
Crawl Space.....	None
Basement Floor.....	Concrete
Crawl Space Floor.....	N/A
First Floor Framing.....	Conventional Framing
Roof Framing.....	Conventional Framing

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.

The basic construction of this building consists of Stone/Masonry foundation walls and a column-girder system for the support of the all floor level joist members. This is a standard method of construction.

Where visible, the foundation walls with stone masonry below ground level and brick above ground level are generally in good condition at this time.



Maintenance of this foundation wall includes packing any soft or open mortar joints with cement mortar. This is an ongoing process. Walls should be inspected periodically for signs of such problems and the recommended maintenance undertaken. We noted two cavity areas where stone had fallen leaving voids.



Where visible, the floor joists, girders, columns, ceiling joists, rafters, and wall framing are in good condition.



While we saw no visible evidence of any significant rot present in this structure, 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 should be noted at the rear of the building the low slope roof area had significant siding damage, which is likely allowing water infiltration into the structure. It is our understanding future renovations will incorporate enclosing this space with the extension of a dormer in the rear.



Therefore, 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 of any building of this age.

We found evidence of a structural fire occurring in this building in the past. The damage appeared to be concentrated in the Wharf Street first level and spread to the basement area below. It appears that the damage is in the process of being repaired; however, we strongly recommend that you discuss this with the current owner and/or the local fire marshal to fully understand the extent of the damage and nature of the repairs.

This internal damage to floor structural components as well as exterior components noted in the entrance way should be reviewed by a licensed structural engineer. Of particular concern is the exposed charred timber beam whose end connection to a steel girder and its associated masonry appears to be incomplete and damaged.



We performed a limited review of the fire damaged and charred timbers in the basement and the first level. This survey revealed that the char on the surface of the timber framing was relatively light (1/4" - 3/8" in areas inspected) and did not materially affect the structural integrity of the timber components.



SEISMIC

Please refer to the Standards & Limitations Section of this report for important information.

You should note that this is not a complete assessment of the seismic condition of this structure, which requires more detailed inspection, measurements, computations and drawings. Typically buildings of this age do not include modern design for seismic conditions, as one might find in other areas of the country.

WOOD DESTROYING INSECT ACTIVITY

Please refer to the Standards & Limitations Section of this report for important information.

We found 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 you should consult a specialist who can identify them.

BASEMENT WATER

Please refer to the Standards & Limitations Section of this report for important information.

We found no evidence of water seepage or moisture on the foundation walls or floor at the time of inspection. You should not assume, however, that water problems cannot and will never occur. Water problems result from a number of sources under a variety of conditions.

It should be noted that mortared stone foundations are prone to water infiltration from groundwater or other sources. Many of the neighboring properties in this urban neighborhood have experienced flood damage from tidal and other water events. Fortunately this building is reported to be relatively free of this problem.

VENTILATION

Please refer to the Standards & Limitations Section of this report for important information.

Ventilation was not a design consideration for buildings of this age and this building is no exception. Windows and skylights provide the primary ventilation for this building. Some of the tenant spaces had at one time mechanical ventilation which may be reintroduced into this building.

As the roof surface is only four years old it may not be cost effective to install a soffit and ridge vent system at this point. Should ventilation concerns be raised the installation of surface mounted roof vents should be considered.

We also recommend all bathrooms and kitchen areas be properly mechanically vented. Similarly any future laundry area with dryers should be vented to the outside.

The buildings double hung and slider windows are in fair condition with limited operation capability. It is our understanding future renovations include installation of new modern windows throughout both buildings.

HEATING

Please refer to the Standards & Limitations Section of this report for important information.

Fuel.....	Gas
Heat Distribution.....	Warm Air
Zones.....	Multiple
Capacity.....	Further Evaluation Needed
Other Heat Sources.....	Electric Baseboard

Currently the building is vacant. There are no active heating units in either the lower commercial rentable spaces or the apartments above. The commercial tenants utilized split systems and other means to provide their HVAC needs. Those systems are currently disconnected. It was noted the apartment spaces had baseboard electric heating elements that may operate once electricity is provided to these spaces.

It was reported future plans call for gas fired unit heaters in the apartment spaces. The commercial spaces will be heated as called for in future tenant fit up plans.

ENERGY EFFICIENCY

Please refer to the Standards & Limitations Section of this report for important information.

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

At this time, it is uncertain whether or not there is insulation in the walls of this building. With an older building such as this, we do not consider wall insulation that important and, therefore, confirmation of its presence need not be a significant consideration.

We did note, however limited insulation in various rental spaces' ceilings. In many cases the ceilings were damaged and insulation had been either removed or in disarray.

Generally, the windows in this building are fair quality "thermal pane" (double glazed) windows. We recommend replacement of these windows with the insulating glass type for improved comfort and heat conservation.

PLUMBING

Please refer to the Standards & Limitations Section of this report for important information.

Water Supply.....	Public
Sewer/Septic.....	Public
Supply Piping.....	Copper and PEX
Drain Piping.....	PVC and Cast Iron
Water Heating System.....	Stand Alone/Electric

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 wastewater 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.

As we understand it, both municipal water and municipal sewer serve this house and, therefore, little problem need be anticipated in either of those areas. You should confirm these connections with the local water and sewer authorities.

You also should be aware that you are typically responsible for the cost of any 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.

Where visible, the plumbing distribution piping in this home is primarily copper with some branches of PEX piping. This system was in operating condition at the time of the inspection.

PEX was introduced in to the United States in the 1980s and is suitable for hot and cold water applications, including potable water. PEX is an approved material in all the current editions of national model-plumbing codes; however, some jurisdictions using older versions of these codes may not have amended the code to include PEX tubing. We recommend that you confirm acceptance of PEX tubing for plumbing applications in your area with the local plumbing inspector.

The electrical system consists of a three-wire service and separate panels, each providing 120/240 volts and an apparent 200-amperes to each of the apartments. This is adequate for this building as it now stands.



With the building under renovations the electrical wiring was not complete and most spaces were without power or controls. The tenant tavern space on the Fore Street side had electrical power with a 200 amp subpanel. The wiring and other electrical devices appeared to be of modern design and operational.

The new main electrical panel is located in the basement and has a 600 amp main switch. All tenants spaces have individual meters including the house circuit.

INTERIOR

Please refer to the Standards & Limitations Section of this report for important information.

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 that 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.

Generally, the interior walls and ceilings of this building are finished with sheetrock, brick and paneling.

The floor finishes were primarily carpet, wood, laminate and ceramic tile. Their condition was poor. It is our understanding future renovations will be replacing most floor surfaces.



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. It is our understanding that future renovations will upgrading most of the finishes in these spaces.

EXTERIOR

Please refer to the Standards & Limitations Section of this report for important information.

Siding.....	Brick
Windows	
Frame.....	Metal
Type.....	Double Hung and slider
Glazing.....	Double
Doors	
Frame.....	Wood/Metal
Type.....	Wood/Metal/Glass

The exterior walls are surfaced with brick and are in good condition. In general the brick mortar joints and other details have been well maintained over the years. We noted some minor stairstep cracks and missing mortar requiring some re-pointing within the next 3 years.

Further it was observed some of the original lintels have been repaired with concrete that has cracked with time. These cracks and other joints should be filled with suitable materials to avoid further spalling or damage to these components from freeze thaw conditions.



The windows in this building are Metal-framed, Double Hung and slider windows with double glass pane. They are generally in fair operating order. It was reported the future renovations will include replacement of all of the buildings windows with modern glazing.

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.

Due to debris and other material blockages we were unable to physically inspect the rear decks. Our limited observations indicate that all the decks need repairs and improvements to railing and balusters to meet today's code requirements. Currently one of the decks houses the evaporator component of the split system HVAC for one of the commercial tenants. This may require special approval for the deck to support this equipment.



ROOFING

Please refer to the Standards & Limitations Section of this report for important information.

Roofing.....	Composite Shingles
Gutters	
Type.....	Metal
Downspout Empties.....	At Foundation

With any roof, regardless of age, you should expect slight leakage 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, repairs to correct this leakage are easily accomplished.

The roof is surfaced with asphalt shingles and is in good condition. Some of the flashing along the demising firewall on the roof exterior appeared to be functional, but needing some improvement. It was reported future renovations of the building will include encapsulation of these firewalls with aluminum covering.

The roofing appears to be relatively new and of standard quality. It should provide 25 years of relatively problem-free service with proper maintenance.



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. Often, gutters are the source of more problems than they are worth. Therefore, if frequent problems develop, we suggest removal of this gutter system.

It was noted that the gutter system on the front Fore Street side needed some immediate repairs. The gutter at 420 Fore Street was blocked with vegetation and active grass was visible growing from it. In addition the downspout at this area was missing.



The building has some skylights in the apartment spaces. We assume these skylights were properly flashed when the roof was resurfaced four years ago. It should be noted skylights are often the source of water infiltration and should be kept under observation.

ENVIRONMENTAL SCAN

Please refer to the Standards & Limitations Section of this report for important information.

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.

Essentially, there is no evidence of any hazardous materials in this building. This, of course, cannot be guaranteed based on visible evidence alone. It should be noted Joe's Pizza space had a considerable amount of spilled food matter which could create an environment for biological growth.

While we observed no suspected asbestos-containing material (ACM), 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 the upper level apartments were apparently constructed and painted prior to 1977, there is a high probability that lead paint was used. The condition of the paint observed during the inspection was good. The major risk with this type of paint is from ingesting it as a result of flaking, peeling, remodeling, or other activity that might disturb the paint. If kept in good condition, there is little risk of ingesting the paint. We recommend that the paint be kept in good condition, and that care be used if it is to be removed or disturbed in any way. Children and pets should not be allowed to chew on any painted surfaces.

With the recent law passed in the State of Maine concerning radon contamination in rented apartments, landlords are required to have an air test conducted to determine whether or not high levels of radon are present in this building. Exposed rock, deep wells, and portions of a building below ground level are frequent sources of this material. If discovered, radon is relatively easy to control through effective ventilation.

Mold is a growing concern. For some individuals, the presence of mold may aggravate certain respiratory conditions, and, for still a smaller group, may actually be toxic. Organizations like the Environmental Protection Agency (EPA) and the Centers for Disease Control (CDC) have not established any levels considered to be safe or unsafe for mold. This is not for lack of trying; it is a matter of complexity. If you find mold, it often can be removed effectively using a chlorine solution (e.g. diluted Clorox) and then monitoring the area to determine if it returns. Mold is usually the result of moisture. Controlling moisture penetration will typically eliminate the opportunity for mold to survive. For more information about mold, you might want to consider visiting one or more of the following websites:

- I. www.iaqa.com
- II. www.epa.gov/iaw/molds/index.html
- III. www.cdc.gov (search on mold)

CHIMNEYS AND SAFETY

Please refer to the Standards & Limitations Section of this report for important information.

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 mixed use of commercial and residential units, it is subject to many local and state ordinances and codes that 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.

While some references to handicap accessibility may be made, our report is not intended to be a complete investigation for conformance to the Americans with Disabilities Act (ADA) or any other state or Federal handicap accessibility standards. Such an investigation is beyond the scope of this inspection.

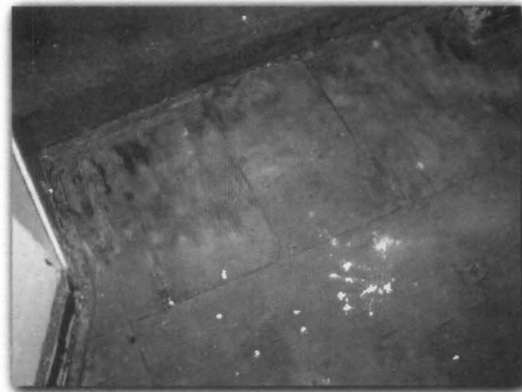
The building is not handicapped accessible and all street level entrances should be reviewed as necessary. There is no elevator in the building.

We observed two abandoned chimneys while appearing structurally stable, are probably unlined and should not be used without prior inspection by a licensed chimney sweep.

There are three existing metal power vented kitchen vent stacks at the rear of the building. Two of them are internal and one is external to the building. These stacks were not inspected.



Many of the egress stairs had handrails not meeting current code guidelines for returns. Carpeting on some stairs was in poor condition. The Fore Street foyer entrance subfloor was spongy and needs further stiffening. As emergency egress is always an issue with the code inspection department we recommend the current configuration of primary and secondary egress paths be approved by the City.



The front basement stairs will require rebuilding while the rear basement stairs will be removed. It is also our understanding the upper level apartment stairs will also be rebuilt.

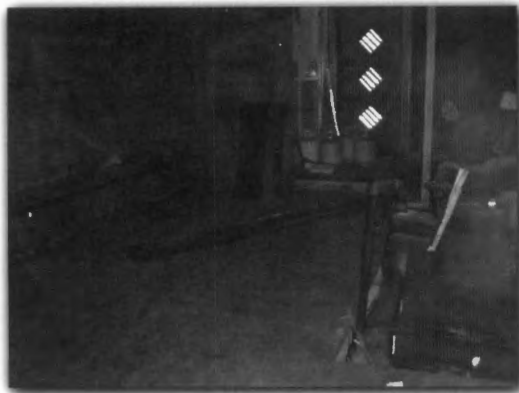


This building is equipped with smoke detectors that are hard-wired (connected directly to the electrical system). We suspect additional smoke detection and carbon monoxide alarms will need to be added when the final programmed building is developed. We recommend that you test them monthly for proper operation.

It was reported a future building alarm system will be installed.

The building does not currently have a sprinkler fire protection system. This will be needed for future use of the building.

We observed several propane fuel tanks at the rear of the first level of one of the commercial spaces. Propane fuel tanks should never be stored in the interior of a building. We recommend these tanks be removed to a safe location.



CONCLUSION

In general, keep in mind that many of the suggestions we make in this report represent improvements to this building rather than deficiencies. Thus, much of the work we suggest 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 recommend 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 this building 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.

Our 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 ME real estate regulation. Furthermore, except as required by real estate regulation, we will not release this report to anyone without your permission.

As noted, the inspection represented by our report focuses on the major systems in this building. 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 building at least one more time before taking ownership to confirm that everything is in operating order.

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,



Jack Carr, P.E.

JFC/jrf

Enclosures