



1.0 INTRODUCTION

At the request of Laurie Goodie of Rae-Lae Properties, LLC, the owner of the property, a limited inspection of the apartment house at 63 Revere Street in Portland, Maine was conducted on August 28, 2014. The purpose of this visit was to provide an opinion on the work needed for sale and occupancy of the fourth dwelling unit at the back of the building.

As discussed, this inspection consisted of a visual survey of those areas readily available to us. We performed no invasive or destructive testing as part of this investigation. Access was provided by Ms. Goodie's realtor, Louis Santoro of Santoro Real Estate. Scott Burner of S.A. Burner Structural, Ms. Goodie's contractor was also present. The weather was warm and sunny. Additional information was provided by Marge Schmuckal of the City of Portland.

The investigation was conducted by, and this report written by, Helen C. Watts, P.E. of Helen Watts Engineering PLLC. A copy of Ms. Watts' resume is attached to this report.

2.0 DESCRIPTION

This house is a four-unit apartment building with three floors of living space, including the attic, and a full basement. The building is wood-framed with asphalt shingle roofing and clapboard siding. Three dwelling units are in the main part of the house. The fourth dwelling unit is at the back of the house on two floors. The lot also has a garage with an attached shed, and a separate shed building. The house is in a residential neighborhood with other similar properties.

For clarification, we consider Revere Street to be at the front of this home. Therefore, all directions (left, right, front, rear, etc.) are based on that assumption.

3.0 STANDARDS AND LIMITATIONS

The following are some limitations inherent in this type of inspection.

This inspection report is limited to observations made from visual evidence and discussion with Ms. Goodie, Mr. Santoro, Mr. Burner, and Ms. Schmuckal. A report from the City of Portland on Dwelling Unit Compliance and a report from the Portland Fire Department was also provided. No destructive or invasive testing was performed. The report is not to be considered a guarantee of condition and no warranty is implied.