

TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.


FOCUSED PROPERTY
INSPECTIONS

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20 Lady Jennifer Dr, Biddeford, Maine 04005

Inspection prepared for: Saco Biddeford Savings Bank & David Goyet

Date of Inspection: 2/17/2020 Time: 1pm

Age of Home: 2001

About This Inspection Report

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide photos and additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE (A):

The item/system was performing its intended function as of the date of inspection in response to normal use.

MARGINAL (M):

The item/system was marginally acceptable. (It performed its designed function at time of inspection. However, due to age and/or deterioration, will likely require early repair or replacement).

NOT PRESENT (NP):

The item does not exist in the structure being inspected or was visually concealed at time of the inspection.

NOT INSPECTED (NI):

The item could not be inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.

DEFECTIVE (D):

The item is either: significantly impeding habitability; was structurally deficient; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

Inspection Details

1. Attendance

Attendees: Sellers Agent

Occupancy: Vacant

2. Type Structure

Type of Structure: Single Family

Estimated Age: 15-20 Years

3. Stories

Stories: 2

Foundation: Basement

4. Approximate Square Footage

Approximate Square Footage: 2000-2500 Square Footage

Soil Condition: Wet

5. Condition

Conditions: Wet

Temperature: 40-50 Degrees

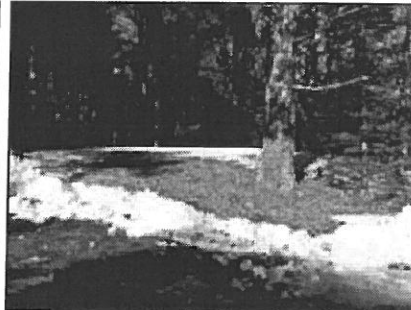
Septic

1. Overview Pictures

A	M	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



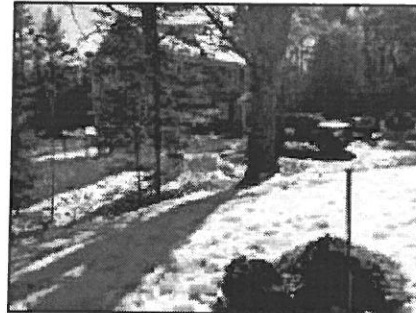
Tank location



Field location



Field location



The field and tank location in relation to the house.

2. Type Of System

Type Of System: Eljen

Approximate Age Of System: 15-20 years

3. Tank Location

Location Of The Tank: Side of the house.

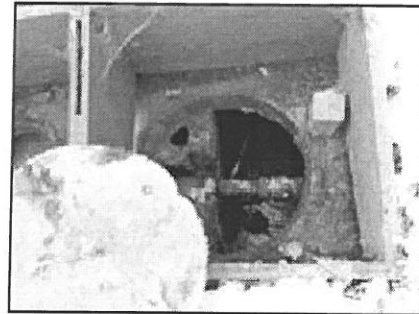
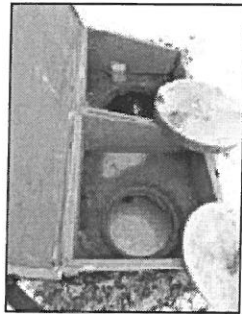
Location Of The Field: Front of the house.

4. Septic Tank

A	M	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Approximate Tank Size: 1000 Gallons

Materials: Concrete



5. Septic System Riser

A	M	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

6. Septic System Clearances

A	M	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The inspector was unable to determine the clearances at the time of inspection.

7. Functional Drainage

A	M	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Method Of Evaluation: Visual • Test Hole In Leach/Drainage Field

Observations:

The tank and field were located. A load test was performed on the field. The field and tank showed no signs of previous backups or pressurization. The field also performed with in standards when the load test was performed at the time of inspection.

