Harbor & Vale Property Services

Residential inspections, reported the same day

RESIDENTIAL INSPECTION REPORT

GENERATED September 4, 2026

HV-I-2026-0904-001

9 Cooper's Yard

Eastport, RI 02891

Status	Completed	Inspected	September 4, 2026 When the property was inspected
Inspected by	Imogen Vale, Harbor & Vale Property Services	Report ID	HV-I-2026-0904-001

At a Glance

$10,635 – $28,850 TOTAL ESTIMATED REPAIR COST

4	11	8
SEVERE	MODERATE	MINOR

23 findings recorded in this report.

PROPERTY DETAILS

Year Built	1962
Square Feet	2,680
Bedrooms	4
Bathrooms	2.5

INSPECTION DETAILS

Inspector	Imogen Vale, Harbor & Vale Property Services
License Number	RI-00000

Inspection Conducted	**September 4, 2026** When the property was inspected
Report Generated	**September 4, 2026** Findings and costs as of this date

Executive Summary

The house is structurally sound for its age and has been maintained, but four items should be dealt with before occupancy rather than planned for. The main carrying beam in the basement has been notched through roughly a third of its depth to pass a duct, with no supplementary support, and the floor above it is the kitchen. The original fuse panel is still in service with three circuits protected above the capacity of their wiring. There are no working smoke detectors on the upper floor, where all four bedrooms are. And flashing at the chimney is letting water into the attic now, not historically. Below those, the recurring theme is water finding its way to places it should not: downspouts discharging at the foundation and a basement wall that shows it, an range hood venting into the attic, and hollow tiling around the upstairs shower. Taken together these are moderate in cost and worth doing as one piece of work rather than four. The remainder are maintenance items a buyer could reasonably take on over a first year. Overall: an electrician and a structural engineer before you move in, a roofer and a drainage contractor in the first season, and the rest at leisure.

Priority Repairs

Every severe finding, with anything else this report raises as a safety or major concern. Figures below cover only these lines — the whole-report total is above.

ITEM	AREA	RATING	ESTIMATED REPAIR
Main carrying beam notched for ductwork	Basement	SEVERE	$1,400 – $4,200
Original fuse panel with over-fused circuits	Basement	SEVERE	$1,800 – $4,800
Severe items only 4 of the lines above			**$4,150 – $11,300**
All priority items every line above, severe and flagged			**$4,850 – $13,150**

ITEM	AREA	RATING	ESTIMATED REPAIR
Chimney flashing lifted on the weather side	Roof	SEVERE	$600 – $1,500
No working smoke detectors on the upper floor	General	SEVERE	$350 – $800
Balusters on the landing rail spaced too widely raised as a safety concern	Stairs	MODERATE	$400 – $1,100
No handrail to the rear deck steps raised as a safety concern	Grounds	MODERATE	$300 – $750
Severe items only 4 of the lines above			**$4,150 – $11,300**
All priority items every line above, severe and flagged			**$4,850 – $13,150**

Maintenance Items

- Service the boiler before the heating season; the last sticker is from two years ago.
- Clear the gutters after leaf fall, and again before winter.
- Re-coat the rear deck boards in the spring.
- Have the chimney swept once the flashing is sorted.

Severe

4 FINDINGS

Main carrying beam notched for ductwork

SEVERE

BASEMENT Structural

The main carrying beam has been notched through roughly a third of its depth at the east end, where a heating duct was run through it. No supplementary support was added. The span above carries the kitchen floor.

RECOMMENDATION

Have a structural engineer specify a repair before any further loading, and do not store weight in this bay in the meantime.

ESTIMATED REPAIR **$1,400 – $4,200**

Original fuse panel with over-fused circuits

SEVERE

BASEMENT Electrical

The original fuse panel remains in service and three circuits are protected above the capacity of the wire they feed. Over-fusing allows a conductor to overheat before the fuse parts, which is a fire risk rather than an inconvenience.

RECOMMENDATION

Have a licensed electrician replace the panel and match every circuit to its conductor.

ESTIMATED REPAIR **$1,800 – $4,800**

Chimney flashing lifted on the weather side

SEVERE

ROOF Roof

Lead flashing has lifted along the west face of the chimney and water is tracking into the attic. Staining on the rafters below is active rather than historic, and the decking at the valley is soft to the probe.

RECOMMENDATION

Have a roofing contractor re-dress the flashing and open up the decking below to establish the extent of the damage.

ESTIMATED REPAIR **$600 – $1,500**

No working smoke detectors on the upper floor

SEVERE

GENERAL Electrical

There are no smoke detectors on the upper landing or in any of the four bedrooms. The single unit at the foot of the stairs did not sound when tested and its date stamp is sixteen years old.

RECOMMENDATION

Have detectors installed at every required location and interlinked, before the house is occupied.

ESTIMATED REPAIR **$350 – $800**

Moderate

11 FINDINGS

Efflorescence and staining along the north wall

MODERATE

BASEMENT Moisture

Salting and a tide line run about 6 ft along the north wall, to a height of about a foot. The wall was dry on the day but the pattern is of repeated wetting rather than a single event.

RECOMMENDATION

Establish where the water is coming in - the downspout note below is the likeliest source - before any internal work is considered.

ESTIMATED REPAIR **$600 – $2,400**

Insulation thin and displaced over the north bays

MODERATE

ATTIC Insulation

Insulation is missing entirely over three bays on the north side and compressed to around 2 in. elsewhere, where it has been walked on. The hatch itself is uninsulated and ungasketed.

RECOMMENDATION

Top up to current depth throughout and insulate the hatch; lay boarded walkways where access is needed.

ESTIMATED REPAIR **$800 – $2,200**

Downspouts discharging against the foundation

MODERATE

EXTERIOR Drainage

Two downspouts terminate at grade within 8 in. of the wall, and the ground has scoured at both. The north one sits directly above the basement staining recorded above.

RECOMMENDATION

Extend both discharges clear of the building and re-grade the ground to fall away.

ESTIMATED REPAIR **$450 – $1,100**

Repointing needed to the south gable

MODERATE

EXTERIOR Masonry

Mortar is friable and recessed over about 40 sq ft of the south gable, worst below the verge. Several joints can be raked by hand.

RECOMMENDATION

Rake out the failed joints and repoint in a matching mix, lime rather than cement.

ESTIMATED REPAIR **$900 – $2,100**

Header sagging over the garage door opening

MODERATE

GARAGE Structural

The header over the vehicle door has deflected visibly, about half an inch over the opening, and the door binds at the center as a result. The deflection appears long-standing.

RECOMMENDATION

Have the header assessed and either sistered or replaced to suit the span.

ESTIMATED REPAIR **$700 – $1,900**

Range hood vents into the attic

MODERATE

KITCHEN Ventilation

The range hood duct terminates in the attic rather than at an external vent, discharging moist air directly into the insulation.

RECOMMENDATION

Duct it through the soffit or the gable to an external terminal.

ESTIMATED REPAIR **$250 – $600**

Balusters on the landing rail spaced too widely

MODERATE

STAIRS Safety

The balusters to the landing guard are spaced at around 6 in. A small child could pass through, and the drop to the hall below is the full story height. The rail itself is sound.

RECOMMENDATION

Have infill fitted, or the balusters replaced, to close the gaps to a safe spacing.

ESTIMATED REPAIR **$400 – $1,100**

Tiling drummy around the shower tray

MODERATE

UPSTAIRS BATHROOM Moisture

Tiles sound hollow across most of the lower course around the tray, and the grout is missing in places. The board behind is likely to have taken water.

RECOMMENDATION

Strip the lower courses, establish the condition of the substrate, and re-tile onto a tanked board.

ESTIMATED REPAIR **$700 – $1,800**

Washer standpipe without a trap

MODERATE

LAUNDRY Plumbing

The washing machine discharges into a standpipe with no trap, so the waste line is open to the room. There was a smell at the time of inspection.

RECOMMENDATION

Have a plumber fit a trap of the correct depth.

ESTIMATED REPAIR **$240 – $620**

No handrail to the rear deck steps

MODERATE

GROUNDS Safety

The four steps from the rear deck to the garden have no handrail on either side, and the treads are weathered smooth. The drop at the top step is about 3 ft.

RECOMMENDATION

Fit a graspable handrail to at least one side, and treat or replace the treads.

ESTIMATED REPAIR **$300 – $750**

Open junction boxes in the basement and garage

MODERATE

GENERAL Electrical

Five junction boxes are open or missing knockouts, leaving connections exposed. Two are within reach of stored items.

RECOMMENDATION

Have covers fitted to every open box.

ESTIMATED REPAIR **$200 – $600**

Minor

8 FINDINGS

Gutter joint holding water above the kitchen window

MINOR

EXTERIOR Drainage

The north run holds water at a joint above the kitchen window and has begun to stain the fascia below.

RECOMMENDATION

Reseal the joint and check the fall along the run.

ESTIMATED REPAIR **$120 – $300**

Hose bib missing its backflow preventer

MINOR

EXTERIOR Plumbing

Neither outdoor faucet has a backflow preventer fitted.

RECOMMENDATION

Fit a vacuum breaker to each.

ESTIMATED REPAIR **$75 – $190**

Dishwasher not draining fully

MINOR

KITCHEN Appliances

Water stood in the sump at the end of the cycle. The filter was partly blocked, which may be the whole of it.

RECOMMENDATION

Clear the filter and run a cycle; if it stands again, have the drain line checked.

ESTIMATED REPAIR **$150 – $400**

Sealant failing at the bath

MINOR

PRIMARY BATHROOM Moisture

The sealant has pulled away along the long edge of the bath. No damage behind it yet.

RECOMMENDATION

Strip the old bead and re-seal.

ESTIMATED REPAIR **$80 – $180**

Dryer vent duct crushed behind the appliance

MINOR

LAUNDRY Appliances

The flexible dryer duct is crushed flat where the machine has been pushed back against it, which will lengthen drying times and lint the run.

RECOMMENDATION

Refit with rigid duct and leave clearance behind the machine.

ESTIMATED REPAIR **$110 – $280**

Two sash windows painted shut

MINOR

LIVING ROOM Windows

The two windows on the south wall have been painted over the meeting rails and will not open. Neither is an egress window.

RECOMMENDATION

Cut the paint line and free both sashes.

ESTIMATED REPAIR **$180 – $450**

Rear bedroom door binds on the frame

MINOR

BEDROOMS Doors

The door to the rear bedroom catches at the head and has to be pulled to latch. The frame is out of square by a fraction of an inch, consistent with ordinary settlement.

RECOMMENDATION

Ease and re-hang the door.

ESTIMATED REPAIR **$90 – $220**

Fence panel loose at the boundary

MINOR

GROUNDS Exterior

One panel on the eastern boundary has come away from its post and is held by the neighboring panel.

RECOMMENDATION

Re-fix the panel and check the post for rot at ground level.

ESTIMATED REPAIR **$140 – $360**

Area Notes

Basement

The basement holds the three items that matter most in this report: a notched carrying beam, an original fuse panel with over-fused circuits, and a wall that has been repeatedly wet. The first two want specialists before occupancy; the third is most likely a consequence of the downspouts noted under Exterior and should be read with them.

Roof

The covering has life left in it. The chimney flashing does not, and water is reaching the roof space on the weather side. The decking at the valley should be opened up when the flashing is re-dressed rather than left to a later visit.

Attic

Dry, and ventilated at the eaves. The insulation is thin where it has been walked on and absent over three bays on the north side, which is a running cost rather than a defect.

Exterior

Masonry is sound apart from the south gable, which wants repointing. The two downspouts discharging at the wall are the item to deal with first: they are cheap to extend and they are feeding the basement.

Garage

Structurally serviceable, with a sagging header over the vehicle door that has been moving for some time. The door binds because of it.

Kitchen

Well kept and recently fitted. The extractor discharges into the attic rather than outside, which puts moisture where the insulation is.

Stairs

Treads and strings are solid and the rail is firmly fixed. The balusters to the landing guard are too widely spaced to be safe with a small child in the house.

Primary Bathroom

Serviceable and dry. The sealant at the bath has had its day, which is the only thing recorded here.

Upstairs Bathroom

The tiling around the shower tray is drummy across most of the lower course and the substrate behind it is likely to have taken water. Budget for the board as well as the tiles.

Laundry

The washer standpipe has no trap, which is why the room smells. Straightforward to put right.

Living Room

In good order. Two sashes are painted shut; neither is required for egress.

Bedrooms

All four are dry and in reasonable decorative order. One door binds. The absence of smoke detectors on this floor is recorded under General and is the serious item here.

Grounds

Drainage falls away from the house on three sides. The rear deck steps have no handrail, and one boundary fence panel is loose.

General

Items that belong to the house rather than to one room: the missing smoke detectors on the upper floor, which is the most urgent single item in this report, and five open junction boxes across the basement and garage.