

INSPECTION REPORT

Date; May 6, 2026

Type of Inspection; Certificate of Occupancy (CO) for the attached Accessory Dwelling Unit (ADU)

Entered property at 8:45 AM and was met by the owners and the electrician.

We proceed through the barn to the ADU. Inspected all required systems in the ADU and noted the following;

1. Hot water was working and not too hot.
2. Check GFI function on the required receptacles. All worked as required.
3. Check the insulation of the plumbing fixtures. All appeared to installed as required.
4. Smoke detectors were check after all dust hoods had beed removed. Worked as required.
5. Inspected the attic ceiling insulation. Appeared to be satisfactory.
6. Fire separation between the barn and the ADU appears to be correct.
7. Inspected the boiler room. OK

Corrections needed;

- 1 Add an interconnected smoke detector in the barn in the vicinity of the ADU. Electrician will forward a picture when done.
2. Install a house number near the main door of ADU, visitable from the driveway.

CO will be issued and the ADU can be occupied.

The remainder of the barn still needs to be finished before it can be occupied. I was told that one portion of the barn was to be used for a craft area and the remaining portion was to be a home wood working shop.

The use of area, shown on the latest plan, labeled "One Car Garage" has been change to living space which is attached to the ADU but not part of the ADU. The garage door was not going to be installed. I have been told this area is to be used as a "Quilting Area".

Work remaining before the remaining barn area can be used.

1. All paper faced insulation must be protected by a fire barrier.
2. The barn has a radiant floor heating system installed which makes it a condition area. Condition areas must be to be fully insulated to prevent unnecessary heat lost. The owner may choose to defeat the heating system until it is insulated.
3. The boiler room needs to have a smoke detector and CO detector installed. The area should be separated from the remaining barn area by a fire rated assembly.
4. Minor electrical work remains in the barn.

It was noted that the wood shop area was being used for the storage of motor vehicles. Storage areas used for motor vehicles must be separated for the remaining barn area by a fire rated assembly. If this use is to continue please supply a plan showing the vehicle storage area and the required separation.

The kitchen area was not completed but some equipment was placed in the area. Both electrical and plumbing work remains to be completed before the kitchen can be used.

The owner wants to use the toilet area in the barn. They were told that it could be used as soon as they were completed and inspected.

The second and third floor area of the barn was not inspected and remains storage area. This area will need to be inspected before the CO for the barn is issued. These levels will need to have fire detection system, one electrical receptacle, and lighting to make it safe.

No inspection of the rear shed (Windfall Cabin) was preformed.



Peter E. Rowell
MRI Inspector