



GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, floor covering, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, **visually observable** defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. If **maintenance items** are disclosed in this report they will appear under the appropriate heading in **bold blue italic** print. Maintenance recommendations are for the information of the buyer and are not major concerns. They should be viewed as common and routine maintenance that is part of home ownership. **Safety concerns** will appear under the appropriate heading in **bold red italic** print. **Major concerns** which are repair items that will

cost in excess of one thousand dollars to correct will appear under the appropriate heading in **bold green italic** print

The inspected property consisted of a wood framed two story structure that was vacant at the time of the inspection. The property is a foreclosure and has a considerable amount of interior damage. The approximate temperature at the time of the inspection was 90 to 95 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The buyer's agent was present during the inspection.

GRADING & LANDSCAPING:

The home is situated on a level to moderately sloped. The general grade around the home was not adequate to direct rainwater away from the foundation. **The right front basement window frame is rotted at the bottom due to water being channeled toward the window.** As an additional precaution against water and / or insect infiltration, it is suggested that landscaping levels be kept 4" to 6" below the siding or masonry veneers. Additionally, trees and shrubbery should be kept trimmed away from the house

MAINTENANCE RECOMMENDATION:

- 1. There is a negative pitch on the right side front of the home that needs to be corrected to move water away from the home.***



SIDING, TRIM, SOFFITS & FASCIAS

The home is sided with T-111 type panels with wood soffit and aluminum fascia. **The siding along the rear deck appears to be deteriorated. The deteriorated siding has been covered with a facing board which is also deteriorated.** Caulking around window trim and locations where wires or pipes penetrate the siding should be checked periodically to insure that there is no water infiltration.

MAINTENANCE RECOMMENDATIONS:

- 1. Repair or replace the siding as needed.***
- 2. Replace the facing board at along the deck.***



PORCH -LEFT:

A covered porch constructed of pressure treated wood extends from the left side entrance of the home. The porch roof is supported by four by four posts. There are wood railings along the left side of the porch. The porch deck is constructed of 2 x 6 pressure treated lumber. The deck is in good condition. The porch is accessed by a three rise set of pressure treated wood steps. The steps are in good condition. The steps are equipped with pressure treated wood hand rail on the right and left sides. There were no major visual defects observed on the porch.

DECK - REAR:

A deck constructed of pressure treated lumber extends along the rear of the home. The deck framing is two by eight joists on twenty four inch centers. The decking is 2 by 4 pressure treated lumber. The deck is supported by a double two by eight header supported by six by six pressure treated posts on concrete piers. Access to the deck is via a twelve rise set of pressure treated wood steps. The steps are equipped with hand railings on the right and left sides. The deck is in good condition. The steps are in good condition. There are no major visual defects observed on the visible portions of the deck or steps.

MAINTENANCE RECOMMENDATION:

- 1. There are several loose balusters on the railing that need to be secured.***

WALKWAY - RIGHT:

The right walkway is constructed of asphalt is in good condition. There were no major visual defects observed on the right walkway.

DRIVEWAY:

The asphalt driveway is in good condition.

ROOF COVERING:

The roof was a multiple gable style. The roof is covered with asphalt three tab shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of binoculars. There appeared to be one layer of shingles on the roof at the time of the inspection. The roof covering is approximately eighteen years old. There was light curling and moderate surface wear observed on the roof shingles at the time of the inspection. **There is a missing shingle tab at the lower front right of the roof.** These conditions indicate the roof covering was in the last quarter of its useful life. The reported condition of the roof covering is based on a visible observation of the visible roof covering and does not in any way relate to the age of the roof covering. Many factors such as the quality and type of the covering, number of layers of roof covering, the pitch of the roof and how well the attic or space under the roof is ventilated enter into the actual life span of the roof covering.

The flashing and caulking on all roof protrusions such as chimneys, skylights, plumbing vents and attic vents must be periodically checked and repaired and / or re-caulked, if necessary, to prevent water infiltration.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

When new roof coverings are installed, all prior coverings should be removed to inspect the surface of the sheathing. Additionally, the installation of new shingles over a prior layer generally reduces the useful life of new shingles. The installation of drip edge and ice shield are recommended with new installations and attic / roof ventilation should be reviewed for improvement where needed.

There were no major visual defects detected on the exterior of the roof.

GUTTERS:

The roof does not have a gutter drainage system. Consider installing a gutter system to help move water away from the foundation.

MAINTENANCE RECOMMENDATION:

- 1. Consider installing a gutter drainage system to help move water away from the***

foundation.

ATTIC / ROOF STRUCTURE:

The attic was accessed via pull down steps in the hallway. **The pull down steps need to be replaced.** The attic above the living space was insulated with fiberglass insulation, approximately ten inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two inch by eight inch wood rafters spaced sixteen inches on center with plywood sheathing. The ceiling joists were two by six spaced sixteen inches on center.

There was no moisture visible in the visible areas of the attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

MAINTENANCE RECOMMENDATION:

- 1. Replace the pull down steps.***

CHIMNEY:

There is an external chimney constructed of a wood chase with a double wall metal flue. The chimney has one flue. Observation of the chimney exterior was made from the ground. The chimney services a propane gas log fireplace. There were no major defects observed on the visible exterior of the chimney.

BASEMENT - Finished:

The finished areas of the basement consisted of a family room, bedroom, full bathroom, laundry room and storage room. Because of the damage to walls, ceilings, floors and trim and mold growth on walls, doors and ceiling block we recommend that the basement rooms be completely gutted.

FOUNDATION:

The visible foundation is constructed of block. There were no major visual defects observed on the visible portions of the foundation.

Much of the interior of the foundation was not visible due to finished walls.

FLOOR STRUCTURE:

The visible floor structure consisted of plywood supported by two by ten inch joists spaced sixteen inches on center. There was a five by nine inch built up wood center beam for load

bearing support. There were no major visual defects observed in the visible portions of the floor structure.

CRAWL SPACE:

The crawl space was accessible at the time of the inspection. The crawl space appeared to be dry at the time of the inspection. The floor above the crawl space is plywood supported by two by ten inch joists spaced sixteen inches on center. There is a three by ten inch built up wood center beam supported by steel pipe posts for load bearing support. The crawl space is insulated. The vapor barrier on the insulation is facing the occupied area of the home. The crawl space was insulated with approximately six inches of fiberglass insulation. The crawl space had a crushed stone floor. The crawl space did not appear to be equipped with a vapor barrier. A crawl space should have a polyvinyl vapor barrier covering the surface. There were no major visual defects observed in the crawl space.

MAINTENANCE RECOMMENDATIONS:

- 1. Secure the insulation, which has fallen, above the crawl space***
- 2. Install a polyvinyl vapor barrier in the crawl space.***

PLUMBING:

The main water supply line to the home is plastic pipe. The visible water supply lines throughout the home were copper pipe. The water was supplied by a private community water system. The visible waste lines consisted of PVC plastic pipe. The home was connected to a private community sewer system. The domestic water system was turned off after a few minutes due to leaks in various parts of the system.

The water meter is located at the front of the basement. The main water shutoff valve for the home was located adjacent to the water service entry point.

There is a sewage grinder pump. The pump could not be tested for function because it could not be filled with water.

MAINTENANCE RECOMMENDATIONS:

- 1. Have a qualified plumber check the domestic water lines and repair any leaks.***
- 2. Have a qualified plumber clean and service the sewage grinder pump.***



WATER HEATER - ELECTRIC:

FUEL SOURCE	ELECTRIC
MANUFACTURER	Whirlpool (US Craftmaster)
MODEL NUMBER	E2F80HD045V
SERIAL NUMBER	0320136526
CAPACITY	80
AGE	5 years

TEMPERATURE AND PRESSURE
RELIEF VALVE PIPING INSTALLED
TO WITHIN SIX INCHES OF THE FLOOR NO

DRIP PAN INSTALLED UNDER
HEATER NO

The water heater could not be filled with water due to domestic water line leaks. It was not tested for function at the time of the inspection.

MAINTENANCE RECOMMENDATION:

- 1. Install piping onto the temperature and pressure relief valve and extend the piping to within six inches of the floor. The piping must be 3/4 inch inside diameter.**

HEATING SYSTEM REPORT:

The primary heating system for the home is electric baseboard. All thermostats and baseboard units were checked and found to be functional.

There were (2) propane gas fired, wall mounted space heaters in the basement. **They have been removed.**

There is a vented propane fired gas log fireplace in the living room. There was no propane. **The fireplace was not tested for function**

ELECTRIC SERVICE:

The overhead electric service cable entered the home on the left wall. The electric meter was located on the exterior wall. The service cable entered a (40) slot Westinghouse service panel equipped with a 200 AMP main breaker.

The panel has (8) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (8) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (7) 20 AMP two pole 240 volt breakers for electric heat.

The panel has (3) 30 AMP two pole 240 volt breakers for a clothes dryer receptacle, water heater and heat.

The panel has (1) 50 AMP two pole 240 volt breaker for a range receptacle.

The wiring in the home consisted of Romex and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional with the exception of those listed below. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. A non-functional GFCI should be replaced with functional GFCI's.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There no major visual defects observed in the electrical system.

ALARMS:

For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly

basis thereafter.

We recommend the use of “digital readout” carbon monoxide detectors in homes equipped with fossil fuel heating systems and / or gas appliances as an inexpensive and practical safety precaution.

WINDOWS:

A representative number of accessible windows were operated and found to be functional. The primary windows were constructed of wood, slider style, with insulated glass and in fair to good condition. Most of the window screens were missing. There were no major defects observed on the windows.

MAINTENANCE RECOMMENDATION:

- 1. Replace missing window screens.***
- 2. The right front basement window frame is rotted. The window needs to be replaced***

DOORS:

All accessible exterior doors were operated and found to be functional and in fair condition with the exception of the sliding glass door off the dining room that is in poor condition. All exterior door locks should be changed or re-keyed upon occupancy.

All accessible interior doors were operated and found to be functional but several are damaged and have to be replaced. There were no major defects observed in the windows or doors.

MAINTENANCE RECOMMENDATIONS:

- 1. Several interior doors are damaged and need to be repaired or replaced.***
- 2. There are damaged closet doors that need to be repaired or replaced.***
- 3. The sliding glass door is damaged by rot and needs to be replaced.***

LIVING AREA:

The living area consisted of a kitchen, dining room, living room, family room loft, two full bathrooms and four bedroom(s). The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

KITCHEN

The visible portions of the cabinets are in fair condition. The bottom of the island cabinet is damaged. The visible portions of the counter tops were Formica and in fair condition. The wall surfaces are drywall and are in fair condition. The ceiling is tongue and groove boards and is in good condition. The floor is hardwood and is in good condition but needs to be refinished. The kitchen contained the following:

Range (Gas)	Hook Up
Dishwasher	Hook-up

The kitchen sink condition is fair. The faucet condition is fair. Water flow at the kitchen sink was average. Drainage at the kitchen sink was average. The hook-up for the dishwasher was leaking and needs to be repaired.

MAINTENANCE RECOMMENDATIONS:

- 1. Repair the water supply line leak to the dishwasher under the sink.***
- 2. Repair the island cabinet at the floor.***

DINING ROOM

The walls are drywall and in fair condition. The ceiling is tongue and groove boards and in good condition. The floor is laminate and in fair condition. No major defects were observed in the dining room.

LIVING ROOM

The walls are drywall and in fair to good condition. The ceiling is drywall and in good condition. The floor is carpet and in fair condition. No major defects were observed in the living room.

LOFT

The walls are drywall and in fair condition. The ceiling is drywall and in fair condition. The floor is carpet and in fair condition. No major defects were observed in the loft.

FAMILY ROOM / BEDROOM

The walls are drywall and in fair condition. The ceiling is tongue and groove and in good condition. The floor is carpet and in fair condition. No major defects were observed in the family room / bedroom.

FULL BATHROOM

Water was not on to test bathroom fixtures. The toilet appears to be in fair condition. The sink appears to be in fair condition. The vanity is damaged and needs to be repaired. The tub appears to be in fair condition. The faucets appear to be in fair condition. The tub caulking is good. The walls are drywall and in good condition. The ceiling is tongue and groove boards and is in good condition. The floor is sheet vinyl and in fair condition.

MAINTENANCE RECOMMENDATION:

- 1. Repair the vanity cabinet.***

FULL BATHROOM (Second floor)

Water was not on to check the bathroom fixtures. The toilet appears to be in fair condition. The sinks appear to be in fair condition. The tub appears to be in fair condition. The faucets appear to be in fair condition. The tub caulking is good. The walls are drywall and in fair condition. The ceiling is drywall and is in good condition. The floor is sheet vinyl and in fair condition.

BEDROOMS

The walls are drywall and in fair condition. The ceilings are drywall and in fair condition. The floors are carpet and in fair condition. No major defects were observed in the bedrooms.

RADON TESTING (In Process)

A radon test is being performed according to the guidelines of the "Radon Screening Measurement Test Addendum to the Inspection Agreement and EPA testing protocol. The test is a screening measurement to determine the average radon concentration in the home during the test period. The testing began on June 10, 2008 and will last until June 12, 2008 for a minimum of forty eight hours. This test is being done with a Sun Nuclear, Model 1027, 1028 or 1029 continuous reading monitor, an EPA approved testing device. This test is being performed by James Davis, a state certified technician, DEP Number 2128.

If radon levels of 4 pCi/L or higher are detected, HomeTeam recommends that you consult your state radon office for guidance. We also suggest that, if you have any questions once you get the results, that you contact the Federal or State EPA, American Lung Association, Consumer Product safety Commission, American Medical Association or your local health department.

The HomeTeam cannot guarantee that necessary conditions were maintained during the test period in accordance with the "Declaration of Voluntary Compliance". There can be variations in any radon measurement due to changes in the weather and operation of the dwelling.

A radon report will be mailed or E-Mailed to you as soon as the test is complete. Please attach

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this report to the back inside cover of the inspection report as part of the permanent record.

WOOD DESTROYING INSECT INSPECTION:

There was no visible evidence of wood destroying insects observed in or around the perimeter of the home. See the Wood Destroying Insect Report.

MOLD:

There is visible mold growth in the basement in several locations of the inspected home. Mold can be a health hazard depending on the type of mold and an individuals susceptibility to mold spores. If you are concerned about mold we recommend that the affected areas of the dwelling be tested to determine the type(s) of mold present.



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