

File Number: **450- 072008 -**

Address of Inspection: **This report is exclusively for the use of:**



PURPOSE OF A HOME INSPECTION:

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be very costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, and laboratory analysis. By contrast the general inspection is completed on site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialist and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for predictable deterioration that would occur through the time, such as cracks that appear in concrete and in plaster, scuffed walls or woodwork, worn or squeaky floors, stuck windows or out of level floors in older homes due to settlement. Therefore we tend to ignore insignificant and predictable defects and do not annotate them, and particularly those that would be apparent to the average person, or someone without any construction experience, but some minor defects could be included in

our report. You should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

Our inspection is **visual only**. We are not responsible for concealed or latent structural or mechanical defects or damage. Appliances or equipment are disassembled in any manner for inspection. Appliances such as, but not limited to, ranges, cook tops, ovens, built in microwaves, refrigerators, freezers, range hoods and garbage disposals are checked for acceptable function at the time of the inspection. No warranty, express or implied is given for the continued operational integrity of the appliances or their components. Heating and cooling equipment such as, but not limited to, boilers, furnaces, baseboard, cove, wall or ceiling mounted electric heaters, gas or oil fired wall, free standing or ceiling mounted heaters, air conditioning and / or heat pump evaporator coils, compressors, condensers, air handlers and their components checked for function at the time of the inspection. The adequacy or efficiency of heating and cooling systems is not within the scope of this inspection. The design of heating and cooling systems such as the size and placement of supply and return air ducts, placement and amount of baseboard heaters and / or radiators is not within the scope of this inspection. No warranty, express or implied is given for the continued operational integrity of the heating and / or cooling equipment or their components. The function of water and gas shut off valves, including main shut off valves, is not within the scope of this inspection. Equipment such as, but not limited to, water heaters, shallow well or deep well pumps, in house waste pumps or grinders, basement sump pumps, attic vent or whole house fans, or bathroom exhaust fans are checked for acceptable function at the time of the inspection. No warranty, express or implied is given for the continued operational integrity of this equipment.

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 approximate temperature at the time of the inspection was 70 to 75 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 lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. 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

SIDING, TRIM, SOFFITS & FASCIAS

The home is sided with vinyl with vinyl soffit and aluminum fascia. The front of the home is stone veneer. 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. There were no major visual defects observed on the siding, soffit or fascia.

PORCH -FRONT:

A covered porch constructed of masonry extends across the front center of the home. The porch roof is supported by aluminum columns. There are no railings on the porch. The porch deck is constructed of flagstone. The deck is in good condition. The porch is accessed by a five rise set of stone with flagstone tread steps. The steps are in good condition. The steps are not equipped with hand rail. There were no major visual defects observed on the porch.

MAINTENANCE RECOMMENDATION:

- 1. Install a hand rail on at least one side of the steps.***

PATIO:

There is a flagstone patio located at rear of the home. The patio is in good condition. There were no major visual defects observed to the patio.

WALKWAY- FRONT:

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

MAINTENANCE RECOMMENDATION:

- 1. Adjust the settled flagstone in front of the porch steps.***

WALKWAY- REAR:

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

DRIVEWAY:

The asphalt driveway is in fair to good condition. There is some cracking.

MAINTENANCE RECOMMENDATION:

1. *Fill the cracks and seal the asphalt driveway to prolong its useful life.*

ROOF COVERING:

The roof was a gable style. The roof is covered with architectural fiberglass 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. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the first half of its useful life.

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.

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

ROOF COVERING:

FLAT - LEFT REAR

The roof was a flat or near flat style. The roof is covered with a rubber membrane. Observation of the roof surfaces and flashing was performed from above the roof. The roof covering appeared to be in good serviceable condition

GUTTERS:

The roof drainage system consisted of aluminum gutters and aluminum downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

ATTIC / ROOF STRUCTURE - MAIN:

The attic was accessed via pull down steps in the hallway. The attic above the living space was insulated with fiberglass insulation, approximately six inches in depth. Ventilation throughout the attic was provided by soffit and ridge venting. 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 is a full plywood floor in the attic.

The attic is equipped with a whole house fan. The fan was tested and found to be functional. There is a roof mounted thermostatically controlled exhaust fan. The fan was not functional at the time of the inspection.

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. Repair or replace the roof mounted exhaust fan.***



ATTIC / ROOF STRUCTURE - RIGHT ADDITION:

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 venting. The roof structure consisted of two inch by ten inch wood rafters spaced twenty four inches on center with plywood sheathing. The ceiling joists were two by six spaced sixteen inches on center.

Because of the lack of a floor which prohibited physical access, it was not possible to inspect all areas of the attic. 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.

ATTIC / ROOF STRUCTURE - LEFT ADDITION:

The attic above the living space was insulated with fiberglass insulation, approximately ten inches in depth. Ventilation throughout the attic was provided by soffit, gable and ridge venting. The roof structure consisted of two inch by ten inch wood rafters spaced twenty four inches on center with plywood sheathing. The ceiling joists were two by six spaced sixteen inches on center.

Because of the lack of a floor which prohibited physical access, it was not possible to inspect all areas of the attic. 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.

CHIMNEY:

There is an internal chimney constructed of block with a field stone veener. The chimney has three active flues. Observation of the chimney exterior was made from the ground with the aid of binoculars. The chimney services a natural gas fired forced hot air furnace. The chimney also services a gas log fireplace and a wood burning fireplace. Chimneys servicing wood burning fireplaces should be cleaned and serviced on an annual basis, prior to the beginning of each heating season. There were no major defects observed on the visible exterior of the chimney.

MAINTENANCE RECOMMENDATION:

- 1. Have the wood burning fireplace flue of the chimney cleaned on an annual basis prior to the beginning of each heating season.***

BASEMENT: - MECHANICAL ROOM - RIGHT

The room contained the following mechanical systems:

Hot air furnace - natural gas fired

Hot water heater - electric

Well pressure pump.

Water treatment equipment.

The basement floor is concrete and is in very good condition. The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There no major visual defects observed in the basement.

BASEMENT: - MECHANICAL ROOM - LEFT

The room contained the following mechanical systems:

Hot water boiler - natural gas fired

Air handler

Indirect water heater.

The basement windows are constructed of vinyl and are hopper style with insulated pane glass and in very good condition. The door to the exterior is steel and in good condition. The outer flap door is a steel door and is in good condition.

The basement floor is concrete and is in very good condition. The basement was dry at the time of the inspection. There was no indication of prior water infiltration. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There no major visual defects observed in the basement.

BASEMENT: - MECHANICAL ROOM - LEFT REAR

The room contained the following mechanical systems:

Air handler

The basement floor is concrete and is in very good condition. The basement was dry at the time of the inspection. There was no indication of prior water infiltration. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There no major visual defects observed in the basement.

FOUNDATION:

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

Most 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 twelve inch joists spaced sixteen inches on center. There were no major visual defects observed in the visible portions of the floor structure.

CRAWL SPACE LEFT REAR:

The crawl space was partially accessible at the time of the inspection. The crawl space appeared to be dry at the time of the inspection. Because of its configuration, not all areas of the crawl space were visible, therefore it was not possible to perform a visible inspection of all areas of the crawl space. The floor above the crawl space is plywood supported by two by eight inch joists spaced sixteen inches on center. There is a built up wood center beam supported by block piers for load bearing support. The crawl space was insulated. The vapor barrier on the insulation was not facing the occupied area of the home. The crawl space was insulated with approximately six inches of fiberglass insulation. The crawl space has a crushed stone floor. The crawl space was equipped with a vapor barrier. There were no major visual defects observed in the crawl space.

GARAGE - Attached:

A two car attached garage is to the right of the home. The overhead doors are steel and in good condition. The doors are equipped with Genie automatic door openers. The safety reverse photo cells are properly adjusted and the openers were tested and are functional. The garage walls are finished drywall. The garage ceilings are suspended panels. The entrance door to the home is steel insulated and is in good condition. The exterior door is a steel insulated and is good condition. The windows are constructed of wood, double hung style with insulated glass and in good condition. The garage is heated. There is a mechanical closet that houses an air handler. The floor is concrete and is in good. There were no major visual defects observed in the garage.

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 is supplied by an on site well. The visible waste lines consisted of PVC plastic pipe. The home is connected to a public sewer system. Water flow throughout the home was normal. There were no major visual defects observed in the visible portions of the plumbing system.

File Number: **450- 072008 -**

Address of Inspection: **This report is exclusively for the use of:**

The gas meter was located at the front of the home. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. The plumbing for the gas service is black iron pipe.

WATER HEATER - ELECTRIC: (Used as a heated storage tank)

FUEL SOURCE	ELECTRIC
MANUFACTURER	A.O. Smith
MODEL NUMBER	EES - 52 - 913
SERIAL NUMBER	MC89 - 0053814 - 913
CAPACITY	52
AGE	19 years
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	YES

The water heater was tested and found to be functional at the time of the inspection, however this is an old water heater that is well past its normal expected useful life. Replacement should be anticipated.

WATER HEATER - INDIRECT: (Main hot water supply)

FUEL SOURCE	DIRECT
MANUFACTURER	Crown - Mega Store
MODEL NUMBER	MS - 40
SERIAL NUMBER	109402590
CAPACITY	40
AGE	13+ years
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	YES

The water heater was tested and found to be functional at the time of the inspection.

AIR CONDITIONER - MAIN HOUSE:

The results of our visual and operational inspection of the air conditioner condensing unit is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

CONDENSER

MANUFACTURER	International Comfort Products
MODEL	TCA036AK44
SERIAL	L014834611
MINIMUM AMP CIRCUIT	21.4 AMPS
MAXIMUM AMP CIRCUIT	35 AMPS
LOCATION	Right Rear of Lawn

AIR HANDLER

AIR HANDLER LOCATION	Basement - Part of Furnace
----------------------	----------------------------

AIR CONDITIONER - RIGHT SIDE - OVER GARAGE:

The results of our visual and operational inspection of the air conditioner condensing unit is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

CONDENSER

MANUFACTURER	Inter City Products
MODEL	CA5018VKB1867.830310
SERIAL	L94330013
MINIMUM AMP CIRCUIT	11.5 AMPS
MAXIMUM AMP CIRCUIT	25 AMPS
LOCATION	Right Rear of Lawn

AIR HANDLER

AIR HANDLER LOCATION	Garage Mechanical Closet.
MANUFACTURER	First

File Number: **450- 072008 -**
Address of Inspection: **This report is exclusively for the use of:**

MODEL 24MAQ3
SERIAL FC553999790992

AIR CONDITIONER - LEFT ADDITION:

The results of our visual and operational inspection of the air conditioner condensing unit is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

CONDENSER

MANUFACTURER Inter City Products
MODEL CA5024VKB1867-830320
SERIAL L943467846
MINIMUM AMP CIRCUIT 14.8 AMPS
MAXIMUM AMP CIRCUIT 25 AMPS
LOCATION Left Rear of Lawn

AIR HANDLER

AIR HANDLER LOCATION Basement Mechanical Room - Left
MODEL 24MAQ3
SERIAL A09 MI1406FC600194 - 887686

AIR CONDITIONER - STAIRWELL AREA:

The results of our visual and operational inspection of the air conditioner condensing unit is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

CONDENSER

MANUFACTURER Inter City Products
MODEL CA502VB1867830320
SERIAL L943467833
MINIMUM AMP CIRCUIT 14.8 AMPS

File Number: **450- 072008 -**
Address of Inspection: **This report is exclusively for the use of:**

MAXIMUM AMP CIRCUIT	25 AMPS
LOCATION	Left Rear of Lawn
AIR HANDLER	
AIR HANDLER LOCATION	Left Rear Mechanical Room
MANUFACTURER	First
MODEL	24MAQ3
SERIAL	A09MI1406FC600194 - 887684

All four air conditioning systems were tested and found to be functional and in good operating condition at the time of the inspection. The AC systems are approximately thirteen years old. All air handlers are equipped with electronic air filters. Follow the manufacturer's recommendations for servicing the filters. We recommend that the systems be serviced on an annual basis to assure that they are maintained in good operating condition.

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

HEATING SYSTEM REPORT - Warm Air:

The results of our visual and operational inspection of the heating system is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The main area of the home is heated by a natural gas fired forced hot air furnace

MANUFACTURER	Inner City Products
MODEL NUMBER	NUG9125FKA1
SERIAL NUMBER	L942482422
BTU Input	125,000
BTU Output	113,000
AGE	Approximately 13 Years

File Number: **450- 072008 -**

Address of Inspection: **This report is exclusively for the use of:**

DIRECT POWER VENTED	YES
FLUE MATERIAL	PVC
FLUE CONDITION	GOOD
FLUE PIPE JOINTS SECURED	YES
CARBON MONOXIDE READING AT THE FURNACE	0 PPM
CARBON MONOXIDE READING AT REGISTERS	0 PPM
TYPE OF AIR FILTER	ELECTRONIC

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The furnace was tested and found to be in good operating condition.

There a vented gas log fireplace in the master bedroom. The fireplace was tested and found to be functional.

There a non-vented gas log fireplace in the basement family room The fireplace and the metal flue appear to be in good condition, however the direct power vent metal flue pipe is disconnected.

There is a wood burning fireplace located in the family room of home. The damper appears to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected prior to the beginning of each heating season. The fireplace was not tested for operation or function.

MAINTENANCE RECOMMENDATIONS:

- 1. Follow the manufacturers instruction to clean the electronic air filter.***
- 2. Re-connect the direct power vent to the gas log fireplace in the basement family room***



HEATING SYSTEM REPORT - Hot Water to Warm Air:

The results of our visual and operational inspection of the heating system is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

There is a gas fired hot water boiler located in the left side mechanical room. The boiler supplies domestic hot water and hot water to the heating coils of the three air handlers located in the garage mechanical closet, left side basement mechanical room and the left rear mechanical room. These air handlers provide warm air heat to the same areas as they provide air conditioning.

MANUFACTURER	Utica
MODEL NUMBER	DV150HR
SERIAL NUMBER	FS10442
BTU Input	124,000
BTU Output	113,000
AGE	Approximately 13 Years
LEAKS	NO
DIRECT POWER VENTED	YES
FLUE MATERIAL	STAINLESS STEEL
FLUE CONDITION	VERY GOOD
FLUE PIPE JOINTS SECURED	YES

TEMPERATURE AND PRESSURE
RELIEF VALVE PIPING WITH SIX
INCHES OF THE FLOOR YES

CARBON MONOXIDE READING
AT THE BOILER 0 PPM

The boiler was tested and found to be functional and in good operating condition at the time of the inspection.

ELECTRIC SERVICE:

The underground service cable entered a (40) slot Square D service panel equipped with a 200 AMP main breaker.

The panel has (6) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (21) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 20 AMP two pole 240 volt breaker for a well pump.

The panel has (3) 30 AMP two pole 240 volt breakers for a water heater and an oven. One breaker was not in use.

The panel has (1) 40 AMP two pole 240 volt breaker for a cook top.

The panel has (2) 100 AMP two pole 240 volt breakers for sub feed panels.

The panel is also equipped with (1) 20 AMP single pole 120 volt GFCI breaker for GFCI protected circuits.

SUB FEED PANEL - Right of Main Panel

The 40 slot Square D sub feed panel has:

(32) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

(1) 20 AMP two pole 240 volt breaker for a special purpose circuit.

(1) 30 AMP two pole 240 volt breakers for an AC condenser.

The panel is also equipped with (1) 20 AMP single pole 120 volt GFCI breaker for GFCI protected circuits.

SUB FEED PANEL - Left of Main Panel

The 30 slot Square D sub feed panel has:

- (3) 15 AMP single pole 120 volt breakers installed for general purpose circuits.
- (8) 20 AMP single pole 120 volt breakers installed for general purpose circuits.
- (3) 30 AMP two pole 240 volt breakers for AC condensers and an oven.
- (1) 40 AMP two pole 240 volt breaker for an AC condenser.

The panel is also equipped with (1) 15 AMP single pole 120 volt GFCI breaker for GFCI protected circuits.

The branch circuits within the panels were copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched.

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 and up to date. 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.

MAINTENANCE RECOMMENDATION:

- 1. There is an uncovered junction box in the attic which should be covered.***

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, double hung style, with insulated glass and in good condition. There were no major defects observed on the windows.

DOORS:

All accessible exterior doors were operated and found to be functional and in good condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed on the doors.

LIVING AREA:

The living area consisted of a kitchen / dinette, dining room, living room, family room, sunken music room, foyer, den, exercise room, basement family room, laundry room and full bathroom, two three quarter bathrooms, half bathroom, master bathroom 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 / DINETTE

The visible portions of the cabinets are in very good condition. The visible portions of the counter tops were granite and in very good condition. The wall surfaces are drywall and are in very good condition. The ceiling is drywall and is in very good condition. The floor is hardwood and is in very good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances that were tested and found to be functional:

Refrigerator	Whirlpool
Cook Top (Electric)	Jenn Air
Oven (Electric)	Kenmore
Dishwasher	Whirlpool
Microwave (Built In)	General Electric
Garbage Disposal	No name visible

The kitchen sink condition is very good. The faucet condition is very good. Water flow at the kitchen sink was good. Drainage at the kitchen sink was good. There were no visible signs of leaks. Hot water temperature was 115 degrees.

LAUNDRY ROOM

The laundry room contained the following laundry equipment:

Washer Whirlpool

Dryer (Electric) Whirlpool

Laundry Tub

The washer and dryer were tested for response to normal operating controls only with no deficiencies noted at the time of the inspection. No warranty expressed or implied, is given regarding the continued performance or condition of the laundry equipment.

The laundry tub condition is good. Water flow is good. Drainage is good. The faucet condition is good. There are no signs of leaks.

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is ceramic tile and in very good condition. No major defects were observed in the laundry room.

FOYER

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is hardwood and in very good condition. No major defects were observed in the foyer.

DINING ROOM

The walls are drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is hardwood and in very good condition. No major defects were observed in the dining room.

LIVING ROOM

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

SUNKEN MUSIC ROOM

The walls are drywall and in very good condition. The ceiling is drywall with wood beams in very good condition. The floor is carpet and in very good condition. No major defects were observed in the music room.

FAMILY ROOM

The walls are drywall and in very good condition. The ceiling is drywall with wood beams in

very good condition. The floor is carpet and in very good condition. No major defects were observed in the family room.

FULL BATHROOM

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The toilet was tested for function and is in very good condition. The sink is in very good condition. The tub is in very good condition. The shower stall is in very good condition. The faucets are in very good condition. No visible leaks were observed. The tub caulking is good. The surround caulking is good. The walls are drywall and in very good condition. The ceiling is drywall and is in very good condition. The floor is ceramic tile and in very good condition. Caulking and / or grouting around tub surrounds and / or shower stalls should be checked periodically for missing grout, open caulking, loose or cracked tiles that would allow water infiltration. There were no major defects observed in the full bathroom.

MASTER BATHROOM

Water flow at the vanity sinks was good. Drainage at the vanity sinks was good. The toilet was tested for function and is in very good condition. The bidet was tested and is in good condition. The sink is in very good condition. The whirlpool tub is in very good condition. The shower stall is ceramic tile and in very good condition. The faucets are in very good condition. No visible leaks were observed. The whirlpool tub caulking is very good. The shower surround caulking is very good. The whirlpool tub was tested and found to be functional. The walls are drywall and in very good condition. The ceiling is drywall and is in very good condition. The floor is ceramic tile and in very good condition. Caulking and / or grouting around tub surrounds and / or shower stalls should be checked periodically for missing grout, open caulking, loose or cracked tiles that would allow water infiltration. There were no major defects observed in the master bathroom.

THREE QUARTER BATHROOM

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The toilet was tested for function and is in very good condition. The sink is in very good condition. The shower stall is in very good condition. The faucets are in very good condition. No visible leaks were observed. The shower caulking is very good. The shower surround caulking is very good. The walls are drywall and in very good condition. The ceiling is drywall and is in very good condition. The floor is ceramic tile and in very good condition. Caulking and / or grouting around shower stalls should be checked periodically for missing grout, open caulking, loose or cracked tiles that would allow water infiltration. There were no major defects observed in the three quarter bathroom.

THREE QUARTER BATHROOM(Basement)

Water flow at the sink was good. Drainage at the sink was good. The toilet was tested for function and is in very good condition. The sink is in very good condition. The shower stall is in very good condition. The faucets are in very good condition. No visible leaks were observed. The shower caulking is good. The walls are drywall and in good condition. The ceiling is drywall and is in good condition. The floor is ceramic tile and in very good condition. There

were no major defects observed in the three quarter bathroom.

HALF BATHROOM

Water flow at the sink was good. Drainage at the sink was good. The toilet was tested for function and is in very good condition. The sink is in very good condition. The faucet is in very good condition. No visible leaks were observed. The walls are drywall and in very good condition. The ceiling is drywall and is in very good condition. The floor is ceramic tile and is in very good condition. There were no major defects observed in the half bathroom

BEDROOMS

The walls are drywall and in very good condition. The ceilings are drywall and in very good condition. The floors are hardwood and in very good condition. No major defects were observed in the bedrooms.

FAMILY ROOM (BASEMENT)

The walls are papered drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is carpet and in very good condition. The bar sink is in very good condition. The dishwasher is a whirlpool and in good condition. No major defects were observed in the family room.

DEN (BASEMENT)

The walls are papered drywall and in very good condition. The ceiling is drywall and in very good condition. The floor is carpet and in very good condition. No major defects were observed in the den.

EXERCISE ROOM (BASEMENT)

The walls are drywall and in good condition. The ceilings are drywall and in good condition. The floor is carpet and in good condition. No major defects were observed in the exercise room.

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 July 2, 2008 and will last until July 4, 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

File Number: **450- 072008 -**

Address of Inspection: **This report is exclusively for the use of:**

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 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.

WATER QUALITY REPORT:

The water quality report will not be received from the laboratory for at least three business days after the inspection date. It will be mailed or E-Mailed to you as soon as it is received. Please attach it to your report as part of your permanent record.