



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 occupied at the time of the inspection. The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The buyer's and buyer's agent were present during the inspection.

GRADING & LANDSCAPING:

The home is situated on a level 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 wood with wood soffit and fascia. The siding, soffit, fascia and trim is in fair condition. There are several locations where deteriorated wood has been filled with putty or wood filler and re-painted. 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.

MAINTENANCE RECOMMENDATION:

- 1. Re-caulk the windows where needed.***



PORCH -FRONT:

A covered porch constructed of wood extends across the front and partially down the right side of the home. The porch roof is supported by wood posts. The bottoms of the posts appear to be deteriorated and have been filled in with putty and re-painted. There are wood railings around the perimeter of the porch. The porch deck is constructed of tongue and groove flooring. The deck is in fair condition. The porch is accessed by a three rise set of concrete

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steps. The steps are in good condition. The steps are equipped with wrought iron hand rails on the right and left sides. There were no major visual defects observed on the porch.



SIDEWALK - FRONT:

The front sidewalk is constructed of flagstone and concrete and is in good condition. There were no major visual defects observed on the front sidewalks.

WALKWAY- FRONT:

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

DRIVEWAY:

The concrete strip driveway and concrete driveway apron is in poor condition. There is substantial cracking.





STEPS:

A three rise set of concrete steps that lead to the rear entrance of the home. The steps were not equipped with a hand rail. There were no major visible defects on the steps.

SAFETY CONCERN:

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



ROOF COVERING:

The roof was a hip and 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 two layers of shingles on the roof at the time of the inspection. It is difficult to determine the number of layers if the shingles have been cut back from the edge and new drip edge installed. There was light 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 middle 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, 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.

ROOF COVERING:

FRONT PORCH

The roof is covered with metal. Observation of the roof surfaces and flashing was performed from above the roof. The metal roof appears to be in good serviceable condition.

GUTTERS:

The roof drainage system consisted of built in gutters and galvanized 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:

The attic was accessed via steps off the hallway. The attic above the living space was insulated with loose cellulose insulation, approximately four to five inches in depth. Ventilation throughout the attic was provided by gable windows only. The awning style gable windows are in poor condition. The roof structure consisted of two inch by six inch wood rafters spaced twenty four inches on center with board sheathing. The ceiling joists were two by six spaced sixteen inches on center. There is a full floor in 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.

MAINTENANCE RECOMMENDATIONS:

- 1. We recommend soffit and ridge venting to improve ventilation of the attic.***
- 2. Repair or replace the attic windows.***

CHIMNEY:

There is an internal chimney constructed of brick. The chimney has one active flue. Observation of the chimney exterior was made from the ground, basement and attic. The chimney services an oil fired hot water boiler. There were no major defects observed on the visible exterior of the chimney.

BASEMENT - Unfinished:

The full basement was unfinished. It contained the following mechanical systems:

Hot water boiler - oil fired

Hot water heater - electric

(2) 250 Gallon fuel oil tanks

Utility Sink

Tested - Functional - No Leaks

The basement was dry at the time of the inspection. This does not imply there has been no prior water infiltration nor does it signify there will be no future 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.

MAINTENANCE RECOMMENDATION:

- 1. Replace the outer flap door.***

FOUNDATION:

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

FLOOR STRUCTURE:

The visible floor structure consisted of tongue and groove flooring supported by two by eight inch, two and a half by eight inch joists spaced sixteen inches on center and three by seven inch joists spaced twenty four inches on center. There are mortared stone walls for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

CRAWL SPACE:

The crawl space at the left side of the home was not accessible or visible at the time of the inspection.

PLUMBING:

The main water supply line to the home is brass pipe. The visible water supply lines throughout the home were copper and CPVC plastic pipe. The water is supplied by a public utility. The visible waste lines consisted of PVC plastic, copper and cast iron 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.

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.

MAINTENANCE RECOMMENDATION:

- 1. Replace the main water shut off valve, on the home side of the meter, with a ball valve to assure positive water shut off.*

WATER HEATER - ELECTRIC:

FUEL SOURCE	ELECTRIC
MANUFACTURER	Rudd
MODEL NUMBER	PE52 - 2C
SERIAL NUMBER	RU 0201B0994
CAPACITY	52
AGE	7+ years
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO - Reduced to 1/2 Inch. Must be 3/4 Inch

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

MAINTENANCE RECOMMENDATIONS:

- 1. The piping from the temperature and pressure relief valve has been reduced to 1/2 inside diameter. The piping must be replaced with 3/4 inch diameter and must extend to within six inches of the floor.*

HEATING SYSTEM REPORT:

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 home is heated by an oil fired forced hot water boiler. (Steam system converted to hot water)

MANUFACTURER	Weil McLain
MODEL NUMBER	P - WGO - 4
SERIAL NUMBER	CP2868984
BTU Input	151,000
BTU Output	131,000
AGE	10 - 15 YEARS
LEAKS	NO
NUMBER OF ZONES	ONE
DIRECT POWER VENTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	SERVICEABLE
FLUE PIPE JOINTS SECURED	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.

There is electric baseboard heat in the rear bedroom. It was not accessible at the time of the inspection and was not tested.

MAINTENANCE RECOMMENDATION:

- 1. Have the boiler serviced by a qualified HVAC technician, on a yearly basis, prior to the beginning of each heating season.***

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 (20) slot Square D service panel equipped with a 100 AMP main breaker.

The panel has (11) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (3) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 20 AMP two pole 240 volt breakers for electric heat.

The panel has (2) 30 AMP two pole 240 volt breakers for a clothes dryer receptacle and water heater.

The panel has (1) 40 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.

Approximately fifty percent of the receptacles in the home were two prong ungrounded type.

The home is light on receptacles with only one to two receptacles in most rooms.

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.

MAINTENANCE RECOMMENDATION:

- 1. GFCI receptacles or circuit breakers are recommended for the basement.***

WINDOWS:

The primary windows were constructed of wood, double hung and casement style, with single pane glass and in poor to fair condition. There is a cracked window in the foyer, three cracked panes in the master bedroom, one small cracked pane in the kitchen and two small cracked panes in the rear bedroom. Most of the double hung wood windows have storm windows that are in fair condition. One storm has a cracked pane in the master bedroom.

MAINTENANCE RECOMMENDATIONS:

- 1. Most of windows are painted shut and are inoperable.**
- 2. Replace the cracked windows.**
- 3. Replace the cracked storm pane.**

DOORS:

All accessible exterior doors were operated and found to be functional and in good. 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, dining room, living room, family room, half bathroom / laundry room, full 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

The visible portions of the cabinets are in very good condition. The visible portions of the counter tops were granite tile and in very good condition. The wall surfaces are drywall and are in good condition. The ceiling is drywall and is in good condition. The floor is ceramic tile 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:

Range (Electric)	General Electric
Dishwasher	Whirlpool
Microwave (Built In)	General Electric

The kitchen sink condition is good. The faucet condition is 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 120 degrees.

LAUNDRY ROOM / HALF BATHROOM

The laundry room / half bathroom contained the following:

Washer	Hook-up
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Dryer (Electric)

Hook-up

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

FOYER

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

DINING ROOM

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

LIVING ROOM

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

FAMILY ROOM

The walls are plaster and in fair condition. The ceiling is plaster and in good condition. The floor is hardwood and in 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 good condition. The sink is in good condition. The tub is in good condition. The faucets are in good condition. The shower is in good condition. No visible leaks were observed. The tub caulking is good. The shower caulking is good. The walls are drywall and paneling and in good condition. The ceiling is drywall and is in good condition. The floor is ceramic tile and in good condition. Caulking and / or grouting around tub surrounds 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.

BEDROOMS

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

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.

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 6, 2008 and will last until June 8, 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 this report to the back inside cover of the inspection report as part of the permanent record.

WOOD DESTROYING INSECT INSPECTION:

There was visible evidence of powder post beetles in the sill at the left side rear of the basement, See the Wood Destroying Insect Report.