

File Number: **450- 082007- 0000**
Address of Inspection: **Actual Report – Modern Home**
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

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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 75 to 80 degrees Fahrenheit, and the weather was cloudy. 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 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

MAINTENANCE RECOMENDATION:

- 1. Shrubby should be trimmed to allow air flow around the home.***

SIDING, TRIM, SOFFITS & FASCIAS

The home is sided with wood with aluminum soffit and fascia. There is a partial brick veneer front. 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 of the home. The porch roof is supported by wood posts. There are no railings on the porch. The porch deck is constructed of concrete. The deck is in good condition. The porch one rise above grade level. There were no major visual defects observed on the porch.

DECK - REAR:

A deck constructed of pressure treated lumber extends along the left rear of the home. The deck framing is two by ten joists on sixteen inch centers. The decking is 5/4 plastic composite. The deck is supported by four by four pressure treated posts on concrete piers. Access to the deck is via a fourteen rise set of pressure treated wood and plastic composite 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.

PATIO:

There is a concrete patio located at the right rear of the home. The patio is in fair condition with settlement cracking. There were no major visual defects observed to the patio.

WALKWAY- FRONT:

The front walkway is constructed of concrete is in good condition. There were no major visual defects observed on the front 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. There was light to moderate surface wear and light to moderate curling observed on the roof shingles at the time of the inspection. 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, 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.

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:

The attic was accessed via pull down steps in the hallway. 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. There is also a roof mounted exhaust fan and a whole house fan. The roof structure consisted of two inch by six 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 control knob on the whole house fan control***

CHIMNEY:

There is an external chimney constructed of brick. The chimney has two active flues. Observation of the chimney exterior was made from the ground with the aid of binoculars. The chimney services a natural gas fired hot water boiler and a natural gas fired water heater. The chimney also services a gas log fireplace. There were no major defects observed on the visible exterior of the chimney.

BASEMENT: - Partially Finished

The full basement is partially finished. The finished areas of the basement will be addressed later in this report. The basement contained the following mechanical systems.

Hot water boiler - natural gas fired

Hot water heater - natural gas

AC air handler for first floor

The basement floor is concrete. The visible parts of the floor were in 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. 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 eight inch steel center beam for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

GARAGE - Attached:

A two car attached garage is to the left of the home. The overhead doors are steel and in good condition. The doors are equipped with Raynor automatic door openers. The safety reverse photo cells are properly adjusted and the opener was tested and is functional. The garage walls are finished paneling. The garage ceilings are finished drywall. The entrance door to the home is steel insulated and is in good condition. The floor is concrete and is in good condition with minor shrinkage cracks. 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 was supplied by a public utility. The visible waste lines consisted of PVC plastic pipe. The home was 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 right front of the basement. The main water shutoff valve for the home was located adjacent to the water service entry point.

The gas meter was located at the left side 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.

MAINTENANCE RECOMMENDATION:

- 1. Replace the main water shut off valve with a ball valve to assure positive water shut off.**

WATER HEATER - NATURAL GAS:

FUEL SOURCE	NATURAL GAS
MANUFACTURER	American Water Heater Co.
MODEL NUMBER	BFG6140S403N0V

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SERIAL NUMBER	0720113653
CAPACITY	40
AGE	NEW
FLUE MATERIAL	Galvanized
FLUE JOINT SECURED	YES
POWER VENTED	NO
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 - FIRST FLOOR

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	Rheem Weatherking
MODEL	WAKA 837 - JAZ
SERIAL	5429MI19950460
MINIMUM AMP CIRCUIT	22 AMPS
MAXIMUM AMP CIRCUIT	35 AMPS
LOCATION	Rear of Home

AIR HANDLER

AIR HANDLER LOCATION	Basement
MODEL	WBHA17J15SUAA
SERIAL	TM050941104
ROOM TEMPERATURE	64 Degrees

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SUPPLY DUCT TEMPERATURE	44	Degrees
TEMPERATURE DIFFERENCIAL	20	Degrees

Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

DUCTWORK:

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

AIR CONDITIONER - SECOND FLOOR

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	Rheem Weatherking
MODEL	WAKA018JAZ
SERIAL	5337M1595624
MINIMUM AMP CIRCUIT	15 AMPS
MAXIMUM AMP CIRCUIT	20 AMPS
LOCATION	Right of Home

AIR HANDLER

AIR HANDLER LOCATION	Attic	
MODEL	WBMA14A00NUJA	
SERIAL	M07944023	
ROOM TEMPERATURE	64	Degrees
SUPPLY DUCT TEMPERATURE	49	Degrees
TEMPERATURE DIFFERENCIAL	15	Degrees

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Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

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:

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

The primary heating system for the first floor and garage of the home is a natural gas fired hot water boiler.

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.

MANUFACTURER	Weil McLain
MODEL NUMBER	CGM5
SERIAL NUMBER	CP1525331
BTU Input	140.000
BTU Output	115,000
AGE	20 PLUS YEARS
LEAKS	NO
NUMBER OF ZONES	THREE - CIRCULATOR PUMPS
DIRECT POWER VENTTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	GOOD
FLUE PIPE JOINTS SECURED	YES
TEMPERATURE AND PRESSURE	

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RELIEF VALVE PIPING WITH SIX INCHES OF THE FLOOR	YES
BASE OF CHIMNEY CLEAN	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 a vented gas log fireplace in the family room. The fireplace was tested and found to be functional.

ELECTRIC SERVICE:

The underground 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 Bryant service panel equipped with a 200 AMP main breaker.

The panel has (16) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (5) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (5) 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 an AC condenser.

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

The branch circuits within the panel 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. 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 RECOMMENDATIONS:

- 1. There was a receptacle on the front porch which tested for a reversed hot neutral***
- 2. The front porch receptacle needs a weather proof cover installed.***
- 3. GFCI receptacles or circuit breakers are recommended for the kitchen and garage.***

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.

BASEMENT:

The full basement is finished. It contains a kitchen, family room and a half bathroom. The exterior exit door is wood, slider style with insulated glass in fair condition **except for the left side that has lost its seal.**

MAINTENANCE RECOMENDATION:

- 1. There is a slider door with a broken seal on the insulated glass which negates the insulating feature of the glass. Accordingly, the sash needs to be replaced in this door.***

KITCHEN

The visible portions of the cabinets are in good condition. The visible portions of the counter tops were in good condition. The wall surfaces are drywall and are in good condition. The ceiling is suspended panels and is in good condition. The floor is vinyl and is in good condition **except for where the refrigerator was the floor is damaged.**

The kitchen sink is in good condition. The faucet is in good condition. Water flow and drainage at the kitchen sink was good. There were no visible signs of leaks.

FAMILY ROOM

The walls are drywall and in good condition. The ceiling is suspended panels and in good condition. The floor is carpeted and in good condition. No major defects were observed in the family room.

HALF BATHROOM

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The sink is in good condition. The faucet is in good condition. No visible leaks were observed. The toilet was tested for function and is in good condition. The walls are papered and in good condition. The ceiling is suspended panels and is in good condition. The floor is vinyl and in good condition. There were no major defects observed in the half bathroom

WINDOWS & DOORS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of wood, were double hung style, with thermo pane glass and in good condition. All exterior doors were operated and found to be functional and in good condition. All exterior doors were equipped with storm doors that were in good condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed in the windows or doors.

LIVING AREA:

The living area consisted of a kitchen, laundry / half bathroom, dining room, living room, family room, a full bathroom, a master three quarter bathroom, and (4) bedrooms. 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. There were no major visual defects observed in the living area.

KITCHEN

The visible portions of the cabinets are in good condition. The visible portions of the counter tops were in 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 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	General Electric
Range (Electric)	General Electric
Range Hood	Broan
Dishwasher	Kitchen Aid
Garbage Disposal	ISE (Noisy)

The kitchen sink is in good condition. The faucet is in good condition. Water flow and drainage

at the kitchen sink was good but the **drain is corroded and needs to be replaced**. There were no visible signs of leaks. Hot water temperature was 100 degrees.

MAINTENANCE RECOMMENDATION:

- 1. Replace the sink drain line.***
- 2. Repair the garbage disposal.***

LAUNDRY ROOM / HALF BATHROOM

The laundry room contained the following:

Washer	Hook-up
Dryer (Electric)	Hook-up

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 faucet is in good condition. No visible leaks were observed. The walls are papered drywall and in good condition. The ceiling is drywall and is in good condition. The floor is ceramic tile and in good condition. There were no major defects observed in the half bathroom / laundry.

DINING ROOM

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

LIVING ROOM

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

FAMILY ROOM

The walls are drywall and in good condition. The ceiling is drywall and in good condition. The floor is carpeted and in good condition. No major defects were observed in the family room.

MAIN 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 fair condition. The sink is in good condition. The tub is in good condition. The faucets are in good condition. No visible leaks were observed. The tub caulking is good. The walls are papered drywall and in fair condition. The ceiling is drywall and is in good condition. The floor is ceramic tile and in good condition. Caulking and/or grouting in and around tub surrounds should be checked periodically for openings or cracks that would allow water infiltration. There were no major defects observed in the main bathroom.

MASTER 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 good condition. The sink is in good condition. The shower stall is in fair condition **with a chip in the bottom by the drain**. The faucets are in good condition. No visible leaks were observed. **The shower needs to be re-caulked at the floor**. The walls are drywall and in good condition. The ceiling is drywall and is in good condition. The floor is vinyl and in good condition. There were no major defects observed in the three quarter bathroom.

MAINTENANCE RECOMMENDATION:

- 1. Repair the chip in the bottom of the shower.***
- 2. Re-caulk the shower at the floor.***

BEDROOMS

The walls are drywall and in good condition. The left rear wall in the master bedroom has a cracked that should be repaired. The ceilings are drywall and in good condition. The floors are carpeted and in good 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 August 23, 2007 and will last until August 25, 2007 for a minimum of forty eight hours. This test is being done with a Sun Nuclear, Model 1027, 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.

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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