

File Number: **450- 012007-0000**
Address of Inspection: **Actual Report – New Construction**
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**, no 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 new construction and vacant at the time of the inspection. The approximate temperature at the time of the inspection was 45 to 50 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 moderately sloped lot. The general grade around the home was 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 veneered with brick. There is a small area of stucco at the front left. 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 from the front entrance of the home. The porch roof is supported by brick piers. The porch deck is constructed of concrete. The deck is in new condition. The porch is accessed by a three rise set of brick with concrete treads steps. The steps are in new condition. There were no major visual defects observed on the porch.

DECK - REAR:

A deck constructed of pressure treated wood and plastic composite extends along the 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 a double two by ten header supported by six by six pressure treated posts. The steps to the deck were not installed at the time of the inspection. The deck railing was not installed at the time of the inspection. The deck is in new 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 rear of the home under the deck. The patio is in new condition. There were no major visual defects observed to the patio.

WALKWAYS- FRONT:

The front walkways are constructed of concrete are in new condition. There were no major visual defects observed on the front walkways.

DRIVEWAY:

The asphalt driveway is in new condition.

RETAINING WALL:

There is a retaining wall along the left side of the driveway constructed of large laid up stone. The wall is in good condition.

ROOF COVERING:

The roof was a multiple hip and 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 was no surface wear and no curling observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in new condition.

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.

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

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 in the second floor laundry room. The attic above the living space was insulated with fiberglass insulation, approximately twelve inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two inch by ten inch wood rafters spaced sixteen 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 and configuration of attic framing, which limited 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.

FOUNDATION:

The foundation is constructed of poured concrete. Much of the interior of the foundation was not visible due to finished walls. There were no major visual defects observed on the visible portions of the foundation.

FLOOR STRUCTURE:

The visible floor structure consisted of plywood supported by two by ten inch joists spaced sixteen inches on center. There are two six by ten inch steel center beam supported by steel pipe posts for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

GARAGE - Attached:

A three car attached garage is to the left of the home. The overhead doors are steel and in new 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 auto reverse photo cells are functional. The garage walls are finished drywall. The garage ceilings are finished. The entrance door to the home is steel insulated and is in new condition. The floor is concrete and is in very good. The permanent steps and landing to the home was not installed at the time of the inspection. 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 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.

There is a waste water ejector pump located in the basement utility room for the utility sink. The pump was tested and found to be functional. The pump needs to be properly vented.

The well pressure tank is located in the mechanical room at the lift side of the basement.

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 and stainless steel tubing.

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MAINTENANCE RECOMMENDATION:

- 1. Properly vent the waste water ejector pump.*

WATER HEATER - NATURAL GAS:

FUEL SOURCE	NATURAL GAS
MANUFACTURER	Bradford White
MODEL NUMBER	MIItW75T6BN12
SERIAL NUMBER	AM5514986
CAPACITY	75
AGE	NEW
FLUE MATERIAL	PVC
FLUE JOINT SECURED	YES
POWER VENTED	YES
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

The temperature and pressure relief valve does not have piping extending to approximately six inches to the floor or has piping that is less than 3/4 inch inside diameter.

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

MAINTENANCE RECOMMENDATIONS:

- 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.*

AIR CONDITIONER:

The temperature is or has been, in the past three days, below sixty degrees therefore the air conditioning system **was not tested for function.** Starting the condensing unit when the temperature has been below sixty degrees within the past three days could cause damage to the compressor.

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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	DISPOSABLE

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 is a vented gas log fireplace in the family room. The fireplace and the metal flue appear to be in good condition. The fireplace was tested and found to be functional.

There is a vented gas log fireplace in the master bedroom. The fireplace and the metal flue appear to be in good condition. The fireplace was tested and found to be functional.

There is a forced air electric space heater in the basement. The heater was tested and found to be functional.

ELECTRIC SERVICE:

LEFT PANEL

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 Square D Home Line service panel equipped with a 200 AMP main breaker.

The panel has (7) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (12) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 30 AMP two pole 240 volt breaker for a clothes dryer receptacle.

The panel has (1) 40 AMP two pole 240 volt breaker for an oven.

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

The panel is equipped with (3) 15 AMP Arc Fault breakers for bedroom circuits.

RIGHT PANEL

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 Square D Home Line service panel equipped with a 200 AMP main breaker.

The panel has (9) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (10) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (2) 20 AMP two pole 240 volt breakers for the well pump and electric heat.

The panel has (1) 30 AMP two pole 240 volt breaker for the island oven.

The panel has (1) 40 AMP two pole 240 volt breaker for an AC condenser.

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 visible house wiring consisted of the Romex type 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.

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 & 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 and casement

style, with thermo pane glass and in new condition. All exterior doors were operated and found to be functional and in new condition. There were no major defects observed in the windows or doors.

LIVING AREA:

The living area consisted of a kitchen, laundry room, dining room, living room, foyer, family room, three full bathrooms, a master bathroom, a half bathroom and (5) 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 new condition. The visible portions of the granite counter tops were in new condition. The wall surfaces are drywall and are in new condition. The ceiling is drywall and is in new condition. The floor covering was not installed at the time of the inspection. The kitchen contained the following appliances that were in new condition.

Refrigerator	Not installed
Cook Top (Gas)	Kitchen Aid
Oven	Kitchen Aid
Dishwasher	Kitchen Aid
Microwave (Built In)	Kitchen Aid
Convection Oven	Kitchen Aid

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

LAUNDRY ROOM

The laundry room contained the following:

Washer	Hook-up
Dryer (Electric)	Hook-up
Dryer (Gas)	Hook-up
Laundry Tub	

The laundry tub is in new condition. Water flow and drainage is normal. The faucet is in new condition. There are no signs of leaks. We recommend that a drip pan be installed under the washer.

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

DINING ROOM

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

LIVING ROOM

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

FOYER

The walls are drywall and in new condition. The ceiling is drywall and in new condition. The floor covering was not installed at the time of the inspection. No major defects were observed in the living room.

FAMILY ROOM

The walls are drywall and in new condition. The ceiling is drywall and in new condition. The floor covering was not installed at the time of the inspection. No major defects were observed in the family room.

FULL BATHROOM (First Floor)

Water was not connected to the vanity sink at the time of the inspection. The toilet was tested for function and is in new condition. The vanity sink is in new condition. The tub is in new condition. The faucets are in new condition. No visible leaks were observed. The tub caulking is good. The walls are drywall and in new condition. The ceiling is drywall and is in new condition. The floor is ceramic tile and in new condition. There were no major defects observed in the full bathroom.

FULL BATHROOM (Left Front)

Water flow at the vanity sink was good. Drainage at the vanity sink was good. The toilet was tested for function and is in new condition. The sink is in new condition. The tub is in new condition. The faucets are in new condition. No visible leaks were observed. The tub caulking is good. The walls are drywall and in new condition. The ceiling is drywall and is in new condition. The floor is ceramic tile and in new condition. There were no major defects observed in the full bathroom.

FULL BATHROOM (Right Front)

Water flow at the vanity sinks was good. Drainage at the vanity sinks was good. The toilet was tested for function and is in new condition. The sinks are in new condition. The tub is in new condition. The faucets are in new condition. No visible leaks were observed. The tub caulking is good. The walls are drywall and in new condition. The ceiling is drywall and is in new condition. The floor is ceramic tile and in new condition. There were no major defects observed in the full bathroom.

MASTER BATHROOM

Water was not connected to the vanity sinks at the time of the inspection. The toilet was tested for function and is in new condition. The sinks are in new condition. The whirlpool tub is in new condition. The shower is in new condition. The faucets were not installed to the whirlpool tub and the vanity sinks at the time of the inspection. No visible leaks were observed. The whirlpool tub caulking is good. The shower caulking is good. The whirlpool tub was not tested. The walls are drywall and ceramic tile and in new condition. The ceiling is drywall and is in new condition. The floor is ceramic tile and in new condition. Caulking and/or grouting in and around whirlpool tub surrounds should be checked periodically for openings or cracks that would allow water infiltration. There were no major defects observed in the master bathroom.

HALF 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 new condition. The sink is in new condition. The faucet is in new condition. No visible leaks were observed. The walls are drywall and in new condition. The ceiling is drywall and is in new condition. The floor is ceramic tile and in new condition. There were no major defects observed in the half bathroom.

BEDROOM (First Floor)

The walls are drywall and in new condition. The ceiling is drywall and in new condition. The floor is hardwood and in new condition. No major defects were observed in the bedroom.

BEDROOMS

The walls are drywall and in new condition. The ceilings are drywall and in new condition. The floor covering was not installed at the time of the inspection. 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 March 24, 2007 and will last until March 26, 2007 for a minimum of forty eight hours. This test is being done with a Sun Nuclear, Model 1027,

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