

File Number: **450- 042007-00**
Address of Inspection: **Actual Report - Townhouse**
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, out of level floors in older home due to settlement or stuck windows. 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

File Number: **450- 042007-00**
Address of Inspection: **Actual Report - Townhouse**
This report is exclusively for the use of:

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 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. 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 townhouse structure that was 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 cloudy. The utilities were on at the time of the inspection.

GRADING & LANDSCAPING:

The home was situated on a moderately sloped lot. The general grade around the home was adequate to direct rainwater away from the foundation with the exception of an area at the rear of the home between the patio and the retaining wall. 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.

SIDING, TRIM, SOFFITS & FASCIAS

The home was sided with vinyl with vinyl soffit and aluminum fascia. 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 -RIGHT SIDE:

A covered porch constructed of masonry extends from the front entrance of the home. The porch roof is supported by aluminum posts. There are wrought iron railings around the perimeter of the porch. The porch deck is constructed of concrete. The deck is in good condition. The porch is accessed by a thirteen rise set of pre cast concrete steps. The steps are in good condition. The steps are equipped with a hand rail on the right side. There were no major visual defects observed on the porch.

PATIO:

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

DRIVEWAY:

The asphalt driveway is in good condition.

ROOF COVERING:

The roof was a gable style. The roof is covered with fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of binoculars. 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 quarter of its useful life.

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

File Number: **450- 042007-00**
Address of Inspection: **Actual Report - Townhouse**
This report is exclusively for the use of:

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.

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 through an opening in a bedroom closet. The attic above the living space was insulated with loose cellulose insulation, approximately eight to ten inches in depth. Ventilation throughout the attic was provided by soffit and ridge venting. The roof structure consisted of two inch by six inch trusses spaced twenty four inches on center with oriented strand board sheathing.

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.

BASEMENT: - Partially Finished

The full basement is partially finished. The walls of the mechanical room are finished drywall and in good condition. The ceiling is unfinished. The concrete floor is carpet covered. The basement contained the following mechanical systems.

Hot air furnace - natural gas fired

Hot water heater - natural gas

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.

FOUNDATION:

The foundation was constructed of block. Most 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 oriented strand board supported by two and one half by twelve inch engineered joists spaced eighteen inches on center. There were no major visual defects observed in the visible portions of the floor structure.

GARAGE - Attached:

A two car basement garage is to the front of the home. The overhead door is steel and in good condition. The door is equipped with a Genie automatic door opener. The safety reverse photocells are properly adjusted and the opener was tested and is functional. The garage walls are finished drywall. The garage ceilings are finished drywall. The entrance door to the home is steel insulated and is in good condition. The floor is concrete with minor settlement and shrinkage cracks and is in good condition. There were no major visual defects observed in the garage.

PLUMBING:

The main water supply line to the home is copper pipe. The visible water supply lines throughout the home were pex tubing and 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 left side 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 right 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.

WATER HEATER - NATURAL GAS:

| | |
|---------------|--------------|
| FUEL SOURCE | NATURAL GAS |
| MANUFACTURER | A.O. Smith |
| MODEL NUMBER | FPSH 40 270E |
| SERIAL NUMBER | MM030008120 |

File Number: **450- 042007-00**
Address of Inspection: **Actual Report - Townhouse**
This report is exclusively for the use of:

| | |
|---|---------|
| CAPACITY | 40 |
| AGE | 3 years |
| FLUE MATERIAL | PVC |
| FLUE JOINT SECURED | YES |
| POWER VENTED | YES |
| TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR | YES |
| DRIP PAN INSTALLED UNDER HEATER | NO |

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

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.

CONDENSER

| | |
|---------------------|--------------------|
| MANUFACTURER | York |
| MODEL | H1RA042S06D |
| SERIAL | ELJM476612 |
| MINIMUM AMP CIRCUIT | 26.1 |
| LOCATION | Right of Structure |

AIR HANDLER

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

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

File Number: **450- 042007-00**
Address of Inspection: **Actual Report - Townhouse**
This report is exclusively for the use of:

system.

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:

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 was heated by a a natural gas fired forced not air furnace with AC.

| | |
|---|----------------|
| MANUFACTURER | York |
| MODEL NUMBER | P3URC16N075010 |
| SERIAL NUMBER | EHJM386800 |
| BTU Input | 80,000 |
| BTU Output | 76,000 |
| AGE | 7 YEARS |
| DIRECT POWER VENTTED | 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 | 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.

ELECTRIC SERVICE:

The underground electric service cable entered the home on the rear wall. The electric meter was located on the exterior wall. The service cable entered a 40 slot Curler Hammer 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 (14) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (2) 30 AMP two pole 240 volt breakers for a clothes dryer receptacle and an AC condenser

The panel has (1) 40 AMP two pole 240 volt breakers 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 visible house wiring consisted primarily 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.

WINDOWS & DOORS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, 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 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 closet, dining room, living room, a main

bathroom, a half bathroom and (2) 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 | Amana |
| Range (Electric) | General Electric |
| Dishwasher | Frigidaire |
| Microwave (Built In) | General Electric |

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. Hot water temperature was 120 degrees.

LAUNDRY CLOSET

The laundry closet contained the following laundry equipment:

| | |
|------------------|---------|
| Washer | Kenmore |
| Dryer (Electric) | Kenmore |

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 walls are drywall and in good condition. The ceiling is drywall and in good condition. The floor is vinyl and in good condition. No major defects were observed in the laundry closet.

DINING ROOM

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

MAIN 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 good condition. The sinks are in good condition. The whirlpool tub is in good condition. The shower is in good condition. The faucets are in good condition. No visible leaks were observed. The whirlpool tub was tested and found to be functional. **The whirlpool tub needs to be re-caulked at the floor. The whirlpool tub surround needs to be re-caulked. 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 very good condition. The floor is ceramic tile and in good condition. Caulking and/or grouting in and around shower stalls and 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.

MAINTENANCE RECOMENDATIONS:

- 1. Re-caulk whirlpool tub surround and at floor.***
- 2. Re-caulk shower at the floor.***

HALF BATHROOM

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 faucet is 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 ceramic tile and in good condition. There were no major defects observed in the half bathroom.

BEDROOMS

The walls are drywall and in good condition. The ceilings are drywall and in good condition. The floors are carpeted and 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

File Number: **450- 042007-00**
Address of Inspection: **Actual Report - Townhouse**
This report is exclusively for the use of:

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 April 25, 2005 and will last until April 27, 2005 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 E-Mailed or 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