

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



### ***PURPOSE OF A HOME INSPECTION:***

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be very costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, and laboratory analysis. By contrast the general inspection is completed on site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialist and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation. We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for predictable deterioration that would occur through the time, such as cracks that appear in concrete and in plaster, scuffed walls or woodwork, worn or squeaky floors, stuck windows or out of level floors in older homes due to settlement. Therefore we tend to ignore insignificant and predictable defects and do not annotate them, and particularly those that would be apparent to the average person, or

someone without any construction experience, but some minor defects could be included in our report. You should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist. A house and its components are complicated, and because of this we offer unlimited consultation and encourage you to ask questions.

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

### **GENERAL DESCRIPTION:**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, floor covering, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, **visually observable** defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. If **maintenance items** are disclosed in this report they will appear under the appropriate heading in **bold blue italic** print. Maintenance recommendations are for the information of the buyer and are not major concerns. They should be viewed as common and routine maintenance that is part of home ownership. **Safety concerns** will appear under the appropriate heading in **bold red italic** print. **Major concerns** which are repair items that will cost in excess of one thousand dollars to correct will appear under the appropriate heading in **bold green italic** print

The inspected property consisted of a masonry and wood frame two story up and down duplex 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 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 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 parged masonry on the first level and vinyl siding on the second level with wood soffit, fascia and crown molding. There are several areas of deteriorated fascia and crown molding. There is loose parging at the right rear of the home above the electrical meters. 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 RECOMMENDATIONS:***

- 1. Repair the parging where necessary and seal all cracks to prevent water infiltration.***
- 2. Replace any deteriorated fascia and / or crown molding.***



***PORCH -FRONT:***

A covered porch constructed of masonry extends across the front of the home. The porch roof is supported by stucco covered wood posts on stone piers. There are masonry banisters around the perimeter of the porch. The porch deck is constructed of concrete. The porch deck is covered with indoor / outdoor carpet. The visible deck is in fair condition with stress cracks. The porch is accessed by a seven rise set of wood steps. The steps are in good condition. The steps are equipped with wrought iron hand rails on the right and left sides. The hand rails are loose and need to be secured. There were no major visual defects observed on the porch.

***MAINTENANCE RECOMMENDATION:***

- 1. Secure the loose railings on the steps.***

***PORCH -REAR:***

A covered porch constructed of wood with a masonry foundation extends from the left rear entrance of the home. The porch roof is supported by a wood post. There are steel railings around the perimeter of the porch. There is a broken railing post base that needs to be replaced. The porch deck is constructed of 5/4 pressure treated boards. The deck is in good condition. The porch is accessed by a four rise set of wood steps. The steps are in fair condition **with split stringers** where the treads are attached. The steps are equipped with a steel hand rail on the left side. There were no major visual defects observed on the porch.



***PORCH -REAR-SECOND FLOOR:***

A covered porch constructed of wood from the second floor rear entrance of the home. The porch roof is supported by four by four pressure treated posts. There are pressure treated wood railings around the perimeter of the porch. The porch deck is constructed of 2 x 6 pressure treated lumber. The deck is in good condition. The porch is accessed by a twenty rise set of pressure treated wood steps. The steps are in good condition. The steps are equipped with pressure treated wood 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 concrete and is in good condition.

**MAINTENANCE RECOMMENDATION:**

1. *Adjust the flags to eliminate uneven edges that create a trip hazard.*



**WALKWAY - RIGHT:**

The right walkway is constructed of concrete pavers and is in good condition. There were no major visual defects observed on the right walkway.

**WALKWAY - LEFT:**

The left walkway is constructed of concrete and is in fair condition. There were no major visual defects observed on the left walkway.

**WALKWAY- REAR:**

The rear walkway is constructed of concrete and is in fair condition. There were no major visual defects observed on the rear walkway.

**RETAINING WALL:**

There is a retaining wall along the front of the property constructed of block. The wall is leaning slightly outward do to hydro static pressure. Several of the cap blocks are deteriorating. There were no major defects observed on the wall.

**STEPS:**

A six rise set of concrete steps leading from the front sidewalk to the front porch steps. The steps are constructed of concrete and are in good condition. The steps are equipped with a wrought iron hand railing on the left side. There were no major visible defects on the steps.

## **ROOF COVERING:**

The main roof was a 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 moderate surface wear and moderate curling observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in the last third of its useful life. **The lower rear gable has approximately four layers of shingles.** The rear second level porch roof was not visible. 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 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.

### **MAINTENANCE RECOMMENDATION:**

- 1. Replace the old galvanized downspouts.***

## **ATTIC / ROOF STRUCTURE:**

The attic was accessed through an opening in the hallway. The attic above the living space was insulated with loose cellulose and fiberglass insulation, approximately ten inches in depth. Ventilation throughout the attic was provided by gable vents only. There is a fan mounted at the rear gable vent. The roof structure consisted of two inch by eight inch wood rafters spaced twenty four inches on center with board sheathing. The ceiling joists were two by six spaced sixteen inches on center.

Because of the lack of a floor which prohibited physical access, it was not possible to inspect all areas of the attic. There was no moisture visible in the visible areas of the attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

### **MAINTENANCE RECOMMENDATION:**

- 1. The addition ridge venting is recommended to improve ventilation of the attic and roof structure.***

## **CHIMNEY EXTERNAL - LEFT:**

There is an external chimney constructed of stone. 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 steam boiler and a natural gas fired hot water heater. The chimney also services a gas log fireplace located in the living room of the first floor apartment. There were no major defects observed on the visible exterior of the chimney.

## **CHIMNEY INTERNAL - REAR:**

There is an internal chimney constructed of brick. The chimney has one flue. The chimney was not in service at the time of the inspection.

***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.

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

Steam boiler - natural gas fired

Hot water heater - natural gas fired

Laundry tub. Tested – Functional – No leaks

(2) Washers Kenmore Tested- Functional

Dryer (Gas) Kenmore Tested - Functional

Dryer (Electric) Kenmore Tested - Functional

The washers and dryers 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 door to the exterior is wood and in good condition. The outer flap door is a steel door and is in good condition.

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

***FOUNDATION:***

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

Some of the interior of the foundation was not visible due to finished walls.

***FLOOR STRUCTURE:***

The visible floor structure consisted of diagonal tongue and grove flooring supported by two by ten inch joists spaced sixteen inches on center. There was a four by eight steel center beam supported by a masonry and wood framed wall for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

**PLUMBING:**

The main water supply line to the home is copper pipe. The visible water supply lines throughout the home were copper and pex tubing pipe. The water is supplied by a public utility. The visible waste lines consisted of ABS plastic 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 left of the basement. The main water shutoff valve for the home was located adjacent to the water service entry point.

The gas meter is located at the front of the basement. 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.

**CAST IRON WASTE LINES:**

Part of the waste line plumbing is old cast iron pipe. This pipe deteriorates from the inside and can perforate or split at any time without warning. Although **there were no visible leaks at the time of the inspection** we recommend that you consider replacing the cast iron waste lines with PVC plastic pipe in the future.

**WATER HEATER - NATURAL GAS:**

FUEL SOURCE	NATURAL GAS
MANUFACTURER	Bradford White
MODEL NUMBER	MI50336LN10
SERIAL NUMBER	SC1288526
CAPACITY	50
AGE	9 years
FLUE MATERIAL	Aluminum
FLUE JOINT SECURED	YES
POWER VENTED	NO
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	YES

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

**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 natural gas fired steam boiler

MANUFACTURER	Utica
MODEL NUMBER	PEC187BDF
SERIAL NUMBER	LN2432
BTU Input	151,000
BTU Output	113,300
AGE	25 PLUS YEARS
LEAKS	NO
DIRECT POWER VENTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	POOR - MUST BE REPLACED
FLUE PIPE JOINTS SECURED	YES
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING WITH SIX INCHES OF THE FLOOR	YES
CARBON MONOXIDE READING AT THE BOILER	0 PPM

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

There is an asbestos like material on the steam piping.

The flue piping is rusted out at the chimney and must be replaced.

There is a non-vented gas log fireplace in the living room The fireplace appeared to be in good

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condition. **The damper has been secured in the closed position.** The fireplace was tested and found to be functional.

***MAINTENANCE RECOMMENDATIONS:***

- 1. Replace the rusted out flue piping.***
- 2. Carefully wrap the asbestos like material with heavy gage aluminum foil and seal with duct tape or have it professionally removed.***



***ELECTRIC SERVICE:***

The overhead electric service cable entered the home on the rear wall. The electric meters are located on the exterior wall. **The meter base is rusted out and must be replaced.** The service cables entered (20) slot Square D service panels equipped with 100 AMP main

breakers.

## **FIRST FLOOR APARTMENT**

The panel has (5) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (7) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (3) 30 AMP two pole 240 volt breakers for a clothes dryer receptacle, sub feed panel and special purpose circuit.

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

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

## **SUB FEED PANEL**

The General Electric sub feed panel has:

(1) 30 AMP two pole 240 volt breaker as a main breaker.

The panel has (3) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The visible wiring in the home consisted mainly of Romex and appeared to be in condition with the exception of the knob & tube wiring which was in serviceable 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 twenty percent of the receptacles in the apartment were two prong ungrounded type.

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 were 3 prong receptacles in the front bedroom and rear bedroom that tested for open grounds. These receptacles should be properly grounded or replaced with 2 prong receptacles in order to avoid inadvertent reliance on the***

*grounding feature.*

2. *There was a receptacle in the bathroom which tested for a reversed hot neutral*
3. *GFCI receptacles or circuit breakers are recommended for the kitchen, basement, bathroom and outside circuits.*
4. *The GFCI receptacle in the basement half bathroom does not trip and needs to be checked by a qualified electrician*
5. *Remove extension cord receptacle in the hall.*
6. *There is a floor mounted receptacle in the front bedroom that needs to be moved to a wall location.*
7. *The ground connections in the sub-panel should be removed from the neutral buss bar and connected to a separate grounding bar that is properly grounded to the main panel grounding buss or to a cold water pipe or ground rod.*
8. *The service panel cover needs to be properly secured.*

**SAFETY CONCERN:**

1. *The rusted out meter base must be replaced.*



**SECOND FLOOR APARTMENT**

The panel has (1) 15 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 20 AMP two pole 240 volt breaker for an air conditioner.

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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 a range receptacle.

The panel is also equipped with (1) 15 AMP single pole 120 volt GFCI breaker for kitchen and bathroom receptacles.

The visible wiring in the home consisted mainly 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 in need of an upgrade. **There are only two general purpose 120 volt circuits.** The kitchen and bathroom are on the same circuit. The kitchen should have three dedicated 120 volt circuits. Two for receptacles and one for the refrigerator. Kitchen circuits should not feed bathroom circuits. 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.

### **MAJOR CONCERN:**

- 1. Have a qualified electrician inspect the electrical system for the second floor apartment to determine the scope and cost of providing an adequate number of general purpose circuits.***

### **MAINTENANCE RECOMMENDATIONS:**

- 1. There were 3 prong receptacles in the living room, den, left bedroom and right bedroom that tested for open grounds. These receptacles should be properly grounded or replaced with 2 prong receptacles in order to avoid inadvertent reliance on the grounding feature.***
- 2. The open slots in the service panel cover need to be plugged.***

### **ALARMS:**

For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

We recommend the use of "digital readout" carbon monoxide detectors in homes equipped

with fossil fuel heating systems and / or gas appliances as an inexpensive and practical safety precaution.

### **WINDOWS:**

A representative number of accessible windows were operated and found to be functional. The primary windows were constructed of vinyl, double hung and slider style, with insulated glass and in good condition. There were also windows constructed of wood, double hung style with single pane glass in fair condition. One of the single pane windows in the first floor dining room has a cracked pane. Some of the double hung single pane windows in the second floor bedrooms are painted shut. The double hung single pane windows are equipped with storm windows. There were no major defects observed on the windows.

### **MAINTENANCE RECOMMENDATIONS:**

- 1. Several of windows are painted shut and are inoperable.*
- 2. Several of the windows need adjustment or lubrication for ease of operation.*
- 3. Replace the cracked window pane.*
- 4. Some of the windows need re-glazing.*
- 5. Some of the double hung single pane windows are missing sash cords.*

### **DOORS:**

All accessible exterior doors were operated and found to be functional and in good condition. The rear door in the first floor apartment needs a new dead bolt installed. All exterior doors were equipped with storm doors that were in fair condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed on the doors.

### **MAINTENANCE RECOMMENDATIONS:**

- 1. The storm door located at front entrance needs a door closer installed.*
- 2. The door located at first floor rear needs a dead bolt installed.*

### **LIVING AREA: (First Floor)**

The living area consisted of a kitchen, dining room, living room and full bathroom, half bathroom finished basement room, and two 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 good condition. The visible portions of the counter tops were Formica and in good condition. The counter top by the sink needs the seam sealed. The wall surfaces are plaster and paneling and are in fair condition. The ceiling is plaster and is in good condition. The floor is vinyl block 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	Whirlpool
Range (Electric)	Whirlpool
Dishwasher	Westinghouse
Microwave (Built In)	Sharp

The kitchen sink condition is good. The faucet condition is fair. 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 95 degrees.

### ***MAINTENANCE RECOMMENDATION:***

- 1. Repair the counter top seam by the sink.***

## **DINING ROOM**

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

## **LIVING ROOM**

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

## **FULL 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 tub is in fair condition. The sink faucets are in good condition. The tub are in fair condition and hard to operate. No visible

leaks were observed. The tub caulking is fair. **The tub surround is ceramic tile with loose and uneven tiles. There appears to have been repair work to the tiles in the past. We recommend that all loose and uneven tiles be removed, wall surfaces be repaired if necessary and the tiles be reset and re-grouted.** The walls are drywall and ceramic tile and in good condition. The ceiling is suspended panels and is in good condition. The floor is vinyl block 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.

#### ***MAINTENANCE RECOMMENDATIONS:***

- 1. Repair or replace the tub faucet.***
- 2. Repair the tub surround.***

#### **BEDROOMS**

The walls are plaster and paneling and in good condition. The ceilings are suspended panels and plaster in good condition. The floors are carpet and in fair condition. No major defects were observed in the bedrooms.

#### **HALF BATHROOM (Basement)**

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 suspended panels and is in good condition. The floor is carpet and in fair condition. There were no major defects observed in the half bathroom.

#### **FINISHED BASEMENT ROOM**

The walls are drywall and in fair condition. The ceiling is suspended panels in fair condition. The floor is carpet and in fair condition. There was a soft area along the outside wall. There was slightly elevated moisture detected along the outside wall. **There was a small area consisting of several square inches of visible mold near the baseboard.** No major defects were observed in the finished basement room.

#### ***LIVING AREA: (Second Floor)***

The living area consisted of a kitchen, living room, den, and full bathroom, laundry closet, and two 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 good condition. The visible portions of the counter

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tops were Formica and in good condition. The wall surfaces are drywall and paneling and are in good condition. The ceiling is drywall and is in good condition. The floor is vinyl block 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	Admiral
Range (Electric)	Magic Chef
Dishwasher	Kitchen Aid
Garbage Disposal	Emerson

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 100 degrees.

## **LAUNDRY CLOSET**

The laundry room contained the following:

Washer	Hook-up
Dryer (Electric)	Hook-up

The walls are plaster and paneling and in fair condition. The ceiling is plaster and in fair condition. The floor is sheet vinyl and in fair condition. No major defects were observed in the laundry closet.

## **LIVING ROOM**

The walls are plaster and in fair condition. The ceiling is plaster with wood beams and in good condition with stains. **The stains were tested and there is elevated moisture along the ceiling and down the wall along the side of the rear window.** Possibly leaking around the chimney. The floor is carpet and in good condition. No major defects were observed in the living room.

### ***MAINTENANCE RECOMMENDATION:***

- 1. Locate and repair the source of the active roof leak on the left side of the living room.***

## **DEN**

The walls are drywall and in good condition. The ceiling is drywall and in good condition. The

floor is hardwood and in good condition. No major defects were observed in the den.

## **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 fair condition. No visible leaks were observed. The tub caulking is good. The tubs surround needs to be re-caulked at the wall panels. The walls are drywall and in good condition. The ceiling is drywall and is in good condition. The floor is sheet vinyl and in fair condition. There were no major defects observed in the full bathroom.

### ***MAINTENANCE RECOMMENDATION:***

- 1. Re-grout the tub surround panels.***

## **BEDROOMS**

The walls are drywall and in good condition. The ceilings are drywall and in good condition. The floors are carpet 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 July 7, 2008 and will last until July 9, 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 no visible evidence of wood destroying insects observed in or around the perimeter

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of the home. See the Wood Destroying Insect Report.