

File Number: **450- 062008 -**
Address of Inspection: **New Construction # 2**
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

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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 65 to 70 degrees Fahrenheit, and the weather was cloudy with showers. The utilities were on at the time of the inspection. The buyer and buyer's agent were present during the inspection.

GRADING & LANDSCAPING:

The home is situated on a level to slightly slopped lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. As an additional precaution against water and / or insect infiltration, it is suggested that landscaping levels be kept 4" to 6" below the siding or masonry veneers. Additionally, trees and shrubbery should be kept trimmed away from the house

SIDING, TRIM, SOFFITS & FASCIAS

The home is sided with wood with 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.

PATIO:

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

SIDEWALK - FRONT:

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

WALKWAY- FRONT:

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

DRIVEWAY:

The concrete driveway is in new condition.

ROOF COVERING:

The roof was a hip and gable style with dormers 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 curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof covering was in

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new condition.

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.

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 fiberglass insulation, approximately ten inches in depth. Ventilation throughout the attic was provided by soffit and ridge venting. The roof structure consisted of two inch by eight inch and two by ten inch wood rafters spaced sixteen inches on center with oriented strand board sheathing. The ceiling joists were two by eight 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.

CHIMNEY:

There is an external chimney constructed of a double wall metal flue. The chimney has one flue. Observation of the chimney exterior was made from the ground with the aid of binoculars. The chimney services a gas log fireplace located in the master bedroom. There were no major defects observed on the visible exterior of the chimney.

BASEMENT - Unfinished:

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

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Hot air furnace - natural gas fired

Hot water heater - natural gas fired

The basement windows are constructed of vinyl and are slider style with insulated glass and in new condition. The door to the exterior is steel and in new condition. The outer flap door is a steel door and is in new condition. The basement floor is concrete and is in new condition.

The basement was dry at the time of the inspection. This does not imply there has been no prior water infiltration nor does it signify there will be no future water infiltration. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There no major visual defects observed in the basement.

FOUNDATION:

The foundation is constructed of poured concrete. There were several minor shrinkage cracks observed on the foundation. These cracks did not appear to have any structural significance at the time of the inspection. There were no major visual defects observed on the visible portions of the foundation.

GARAGE - Attached:

A two car attached garage is to the right of the home. The overhead door is steel and in new condition. The door is equipped with a Genie automatic door opener. The safety reverse photo cells are properly adjusted and the opener was tested and is functional. The garage walls are finished drywall. The garage ceiling is finished drywall. The entrance door to the home is a steel insulated door and is in new condition. The floor is concrete and is in very 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 copper and pex tubing pipe. The water is supplied by a public utility. 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.

The water meter is located at the front of the basement. The main water shutoff valve for the home was located adjacent to the water service entry point.

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.

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WATER HEATER - NATURAL GAS:

FUEL SOURCE	NATURAL GAS
MANUFACTURER	Bradford White
MODEL NUMBER	MITW50S6FBN
SERIAL NUMBER	DD8997687D/N
CAPACITY	50
AGE	6 months
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

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

AIR CONDITIONER:

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	Unitary Products
MODEL	TCGD485S21S/A
SERIAL	W0H7126260
MINIMUM AMP CIRCUIT	22.7 AMPS
MAXIMUM AMP CIRCUIT	35 AMPS
LOCATION	Left Side of Home

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AIR HANDLER

AIR HANDLER LOCATION	Basement - Part of Furnace
ROOM TEMPERATURE	70 Degrees
SUPPLY DUCT TEMPERATURE	49 Degrees
TEMPERATURE DIFFERENCIAL	21 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.

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

MANUFACTURER	York
MODEL NUMBER	W0M7436042
SERIAL NUMBER	Gy95S080C160P11K
BTU Input	80,000
BTU Output	75,000
AGE	6 Months
DIRECT POWER VENTED	YES
FLUE MATERIAL	PVC

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FLUE CONDITION	NEW
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.

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

There is a vented gas log fireplace in the living room The fireplace and the metal flue are in new 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 are in new condition. 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 (4) slot Square D Home Line service panel equipped with a 200 AMP main breaker.

The panel has (11) 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 (1) 30 AMP two pole 240 volt breaker for an AC condenser.

The panel has (1) 35 AMP two pole 240 volt breaker for a clothes dryer receptacle.

The panel is equipped with (5) 15 AMP Arc Fault breakers for bedroom circuits. One of the arc fault breakers does not trip.

The branch circuits within the panel are copper. These branch circuits and the breakers to which they were attached appeared to be appropriately matched with the exception of the 35AMP 2 pole breaker on the clothes dryer circuit.

The wiring in the home consisted of Romex and appeared to be in new 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.

MAINTENANCE RECOMMENDATIONS:

- 1. There were (6) 3 prong receptacles in the dining room that tested for open grounds. These receptacles must be properly grounded.***
- 2. The 35 AMP two pole 220 volt breaker feeding the clothes dryer circuit must be replaced with a 30 AMP two pole 220 volt breaker.***
- 3. The circuits should be correctly labeled on the service panel door.***

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 style, with insulated glass and in very good condition. There were no major defects observed on the windows.

DOORS:

All accessible exterior doors were operated and found to be functional and in very good condition. All exterior door locks should be changed or re-keyed upon occupancy. There were no major defects observed on the doors.

LIVING AREA:

The living area consisted of a kitchen, dining room, living room, family room, laundry room, half

bathroom, full bathroom master bathroom, and four bedroom(s). The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

KITCHEN

The visible portions of the cabinets are in new condition. The visible portions of the counter tops were granite and in new condition. The wall surfaces are drywall and are in new condition. The ceiling is drywall and is in new condition. The floor is ceramic tile and is in new 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 (Gas)	Whirlpool
Dishwasher	Whirlpool
Micro Hood	Whirlpool

The kitchen sink condition is new. The faucet condition is new. 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 115 degrees.

LAUNDRY ROOM

The laundry room contained the following:

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

The laundry tub condition is new. Water flow is good. Drainage is good. The faucet condition is new. There are no signs of leaks.

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.

FAMILY 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 family room.

FULL 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 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 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 whirlpool tub is in new condition. The faucets are in new condition. The shower is in new condition. No visible leaks were observed. The whirlpool tub caulking is good. The whirlpool tub surround caulking is good. The whirlpool tub was tested and found to be functional. 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. Caulking and / or grouting around tub surrounds and / or shower stalls should be checked periodically for missing grout, open caulking, loose or cracked tiles that would allow water infiltration. There were no major defects observed in the master bathroom.

HALF BATHROOM

Water flow at the sink was good. Drainage at the 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 is in new condition. There were no major defects observed in the half bathroom

BEDROOMS

The walls are drywall and in new condition. The ceilings are drywall and in new condition. The floors are carpet and in new condition. No major defects were observed in the bedrooms.

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RADON TESTING (In Process)

A radon test is being performed according to the guidelines of the “Radon Screening Measurement Test Addendum to the Inspection Agreement and EPA testing protocol. The test is a screening measurement to determine the average radon concentration in the home during the test period. The testing began on June 26, 2008 and will last until June 28, 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 of the home. See the Wood Destroying Insect Report.