

File Number: **450- 062008 –**
Address of Inspection: **Side by Side Dules**
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 wood framed two story duplex structure that was vacant on the right and occupied on the left at the time of the inspection. The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The buyer's representative was present during the inspection.

GRADING & LANDSCAPING:

The home is situated on a level. 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 asphalt siding shingles with aluminum soffit and 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 -FRONT:

A covered porch constructed of wood with a masonry foundation extends across the front of the home. The porch roof is supported by wood posts. There are wrought iron railings around the perimeter of the porch. The porch deck is constructed of wood. The porch deck is covered with indoor / outdoor carpet and is not visible. The porch is accessed by (2) single rise concrete steps. The steps are in carpet covered. The steps are equipped with wrought iron hand rail on the right and left sides. There were no major visual defects observed on the porch.

PORCH -REAR:

A covered porch constructed of masonry extends across the rear of the home. The two separate porch roofs, over the entrance doors, are supported by wood posts. The porch deck is constructed of concrete. The deck is in fair to good condition. The porch is accessed by a single rise masonry step on each side. There were no major visual defects observed on the porch.

DECK - RIGHT REAR- SECOND FLOOR:

A deck constructed of pressure treated lumber extends from the right rear second floor of the home. The deck framing is two by six on sixteen inch centers. There is a pressure treated wood railing around the perimeter. The decking is 5/4 pressure treated boards. The deck is supported by four by four posts resting on the roof of the basement entranceway. Access to

the deck is via the home only. The deck is in good condition. There are no major visual defects observed on the visible portions of the deck.

PATIO:

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

SIDEWALK - FRONT:

The front sidewalk is constructed of asphalt and is in good (with minor cracking) condition. There were no major visual defects observed on the front sidewalks.

WALKWAY- FRONT:

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

WALKWAY - RIGHT:

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

MAINTENANCE RECOMMENDATION:

- 1. Fill the cracks and seal the asphalt to prolong its useful life.***

WALKWAY - LEFT:

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

MAINTENANCE RECOMMENDATION:

- 1. Fill the cracks and seal the asphalt to prolong its useful life.***

WALKWAY- REAR:

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

ROOF COVERING:

The roof was a gable style. The roof is covered with fiberglass three tab shingles. Observation of the roof surfaces and flashing was performed from the ground. There appeared to be one

layer of shingles on the roof at the time of the inspection. There was light 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 second half of its useful life. The reported condition of the roof covering is based on a visible observation of the visible roof covering and does not in any way relate to the age of the roof covering. Many factors such as the quality and type of the covering, number of layers of roof covering, the pitch of the roof and how well the attic or space under the roof is ventilated enter into the actual life span of the roof covering.

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

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

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 - RIGHT:

The attic was accessed via steps off a bedroom. The attic above the living space has a full floor. There appears fiberglass insulation under the roof that is approximately one inch thick. Ventilation throughout the attic was provided by a ridge vent and a gable vent. The gable vent was blocked at the time of the inspection. The roof structure consisted of two inch by six inch wood rafters spaced twenty four inches on center with board sheathing. All roof rafters have been sistered with two by six lumber. The original board sheathing has been over laid with plywood. The ceiling joists were two by six spaced sixteen inches on center.

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

MAINTENANCE RECOMMENDATIONS:

- 1. The addition of soffit venting with air baffles at the soffits is recommended to improve ventilation of the attic and roof structure.***
- 2. We recommend that loose cellulose insulation be blown under the attic floor.***

3. *Install a hand rail on the attic steps.*

ATTIC / ROOF STRUCTURE - LEFT:

The attic was accessed via steps off a bedroom. The attic has a full floor and is partially finished ceiling and walls. The attic does not appear to be insulated under the floor. Ventilation throughout the attic was provided by a ridge vent only. The roof structure consisted of two inch by six inch wood rafters spaced twenty four inches on center with board sheathing. The original board sheathing has been over laid with plywood. The ceiling joists were two by six spaced sixteen inches on center.

Because of the finished walls and ceilings, 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 RECOMMENDATIONS:

- 1. The addition of soffit venting with air baffles at the soffits is recommended to improve ventilation of the attic and roof structure.***
- 2. We recommend that loose cellulose insulation be blown under the attic floor.***
- 3. Install a hand rail on the attic steps.***

CHIMNEY:

There is an external chimney constructed of brick. The chimney has two active flues. Observation of the chimney exterior was made from the ground. The chimney services a natural gas fired steam boiler and a natural gas fired hot water heater on each side of the home. There were no were major defects observed on the visible exterior of the chimney.

BASEMENT - Unfinished - LEFT:

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

Steam boiler - natural gas fired

Hot water heater - natural gas fired

Utility Sink

Tested - Functional - No Leaks

Toilet

Tested – Functional – No leaks

Shower

Tested – Functional – No leaks

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

FLOOR STRUCTURE:

The visible floor structure consisted of tongue and grove flooring supported by two by eight inch joists spaced sixteen inches on center. There are masonry walls for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

GARAGE - Detached:

A detached garage is to the left rear of the home. The overhead doors are constructed of steel and are in good condition. The wall structure is block. The roof structure consisted of two inch by six inch wood rafters spaced sixteen inches on center with board sheathing. The roof is covered with three tab fiberglass shingles. There appeared to be one layer of roof covering on the garage at the time of the inspection. The roof covering had light curling and light surface wear at the time of the inspection. This would indicate that the roof covering is middle of its useful life. The exterior door is a wood and is in good. The garage windows are constructed of steel with single pane glass and in good condition. The garage floor is asphalt and is in good.

The roof drainage system consisted of aluminum and aluminum downspouts which appeared to be functional at the time of the inspection. The downspout diverters should be extended to move water away from the foundation. 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. There were no major visual defects observed in the garage.

The asphalt apron in front of the garage is in poor condition with settling and cracking.

MAINTENANCE RECOMMENDATION:

1. Consider resurfacing the asphalt apron.

WATER HEATER - NATURAL GAS - RIGHT:

FUEL SOURCE	NATURAL GAS
MANUFACTURER	American Water Heater Co.
MODEL NUMBER	BF6140S403NOV
SERIAL NUMBER	0622113107
CAPACITY	40
AGE	2 years

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FLUE MATERIAL	Galvanized
FLUE JOINT SECURED	NO
POWER VENTED	NO
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

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.***
- 2. Install screws into the joints of the flue piping***

WATER HEATER - NATURAL GAS - LEFT:

FUEL SOURCE	NATURAL GAS
MANUFACTURER	Bradford White
MODEL NUMBER	MI403S6FBN2
SERIAL NUMBER	ZK3796410
CAPACITY	40
AGE	Not Determined - Newer
FLUE MATERIAL	Galvanized
FLUE JOINT SECURED	NO
POWER VENTED	NO
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING INSTALLED TO WITHIN SIX INCHES OF THE FLOOR	NO

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.**
- 2. Install screws into the joints of the flue piping**

HEATING SYSTEM REPORT - RIGHT:

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 apartment was heated by a natural gas fired steam boiler

MANUFACTURER	Weil McLain
MODEL NUMBER	E-4
SERIAL NUMBER	N / A
BTU Input	105,000
BTU Output	84,000
AGE	25 PLUS YEARS
LEAKS	NO
DIRECT POWER VENTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	GOOD
FLUE PIPE JOINTS SECURED	YES
BASE OF CHIMNEY CLEAN	YES
CARBON MONOXIDE READING AT THE BOILER	0 PPM

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

There is electric baseboard heat in the kitchen and dining room. The heaters and thermostats

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were tested and found to be functional.

There is an asbestos like material on the steam piping

MAINTENANCE RECOMMENDATION:

- Carefully wrap the asbestos like material with heavy gage aluminum foil and seal with duct tape or have it professionally removed.**

HEATING SYSTEM REPORT - LEFT:

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 apartment was heated by a a natural gas fired steam boiler

MANUFACTURER	Peerless
MODEL NUMBER	6 - 461
SERIAL NUMBER	Manufacturer's Tag Removed
BTU Input	Manufacturer's Tag Removed
BTU Output	Manufacturer's Tag Removed
AGE	25 PLUS YEARS
LEAKS	NO
DIRECT POWER VENTED	NO
FLUE MATERIAL	GALVANIZED
FLUE CONDITION	GOOD
FLUE PIPE JOINTS SECURED	YES
TEMPERATURE AND PRESSURE RELIEF VALVE PIPING WITH SIX INCHES OF THE FLOOR	NO
BASE OF CHIMNEY CLEAN	YES
CARBON MONOXIDE READING AT THE BOILER	0 PPM

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

There is no source of heat in the bathroom.

There is an asbestos like material on the steam piping

MAINTENANCE RECOMMENDATIONS:

- 1. Extend the piping from the temperature and pressure relief valve to within six inches of the floor.***
- 2. Carefully wrap the asbestos like material with heavy gage aluminum foil and seal with duct tape or have it professionally removed.***

ELECTRIC SERVICE - LEFT:

The overhead electric service cable entered the home on the right wall. The electric meter was located on the exterior wall. The service cable entered a Federal Pacific 60 AMP disconnect switch and proceeded to a 60 AMP Federal Pacific Main & Range service panel equipped with four screw in fuses for general purpose circuits located in the left side basement.

The fuses and the circuits to which they were attached were not appropriately matched.

One of the circuits were over fused with a 30 AMP fuse. **This fuse must be removed and be replaced with 20 AMP fuses maximum.**

SUB FEED PANEL

The Square D 6 slot sub feed panel has:

- (1) 15 AMP single pole 120 volt breaker installed for a general purpose circuit.
- (1) 50 AMP two pole 240 volt breaker for a range receptacle.

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

The electrical service appeared to be in need of an upgrade. 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.

Approximately ninety percent of the receptacles in the home were two prong ungrounded type.

MAINTENANCE RECOMMENDATIONS:

- 1. There is no receptacle in the bathroom. A GFCI protected receptacle should be***

installed.

2. *GFCI receptacles or circuit breakers are recommended for the basement, bathroom and outside circuits.*
3. *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.*

ELECTRIC SERVICE - RIGHT:

The overhead electric service cable entered the home on the right wall. The electric meter was located on the exterior wall. The service cable entered a (24) slot General Electric service panel equipped with a 100 AMP main breaker.

The panel has (8) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

The panel has (1) 20 AMP two pole 240 volt breaker for electric heat.

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 has (1) 50 AMP two pole 240 volt breaker for a sub feed panel.

SUB FEED PANEL (Garage)

The Square D 6 slot sub feed panel has:

(4) 20 AMP single pole 120 volt breakers installed for general purpose circuits.

(1) 50 AMP two pole 240 volt breaker for a special purpose circuit.

The visible wiring in the home consisted of Romex and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional with the exception of those listed below. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. A non-functional GFCI should be replaced with functional GFCI's.

Two of the visible 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.

Receptacles marked with a **GREEN** dot indicate that the three prong receptacle is not grounded and should be properly grounded or replaced with a two prong receptacle. Receptacles that are marked with a **RED** dot indicates a reversed hot neutral connection which means that the black (hot) and the white (neutral) wires are reversed on the receptacle and must be corrected. A receptacle marked with a **Green** and a **RED** dot indicates that the receptacle is not functional and needs to be checked by a qualified electrician.

MAINTENANCE RECOMMENDATIONS:

- 1. There were 3 prong receptacles in the kitchen, bathroom, dining room, living room and basement recreation room 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. GFCI receptacles or circuit breakers are recommended for the kitchen, garage, basement, bathroom and outside circuits.*

NOTE:

The is a service drop to a 24 slot Federal Pacific panel in the right side basement. The meter has been pulled and the panel was not active at the time of the inspection.

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: Right Side 112

A representative number of accessible windows were operated and found to be functional. The primary windows were constructed of wood and vinyl, double hung and casement style, with insulated glass and in good condition. There was one window constructed of wood, single pane glass in fair condition. There were no major defects observed on the windows.

DOORS:

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

WINDOWS: Left Side 114

The primary windows were constructed of wood, double hung and casement style, with single pane glass and in poor to fair condition with the exception of one sash that has cracked pane in the front double hung window.

MAINTENANCE RECOMMENDATIONS:

- 1. Several of windows are covered with plastic and not tested.*
- 2. Most screens are missing.*
- 3. Most windows need re-glazing.*
- 4. Replace the cracked pane.*

DOORS:

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

LIVING AREA: RIGHT SIDE

The living area consisted of a kitchen, dining room, living room, basement rec room, full bathroom half bathroom and three 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 wall surfaces are drywall and are in good condition. The ceiling is ceiling block 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:

Range (Electric)	Hook Up
Range Hood	Broan
Dishwasher	Kenmore
Garbage Disposal	Ace (Noisey)

The kitchen sink condition is fair. 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.

MAINTENANCE RECOMMENDATIONS:

- 1. Repair or replace the garbage disposal.***

DINING ROOM

The walls are drywall and wainscoting 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 dining room.

LIVING ROOM

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

REC ROOM (Basement)

The walls are paneling and in good condition. The ceiling is ceiling block and in good condition. The floor is sheet vinyl and in good condition. **There was moisture present along rear right wall and around the rear door.** No major defects were observed in the recreation room.

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 whirlpool tub is in good condition. The faucets are in good condition except the cold water faucet at the sink is leaking and both tub faucets are leaking. The whirlpool tub caulking is good. The whirlpool tub surround caulking is good. The walls are drywall and ceramic tile and in good condition. The ceiling is drywall and is in good condition. The floor is ceramic tile 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. There were no major defects observed in the full bathroom.

MAINTENANCE RECOMMENDATIONS:

- 1. Repair the leaking tub faucets.***
- 2. Repair the leaking clod water sink faucet.***

BEDROOMS

The walls are drywall and paneling and in good condition. The ceilings are ceiling block and in good condition. The floors are tongue and groove and parquet and in good 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 paneling and in fair condition. The ceiling is ceiling block and is in fair condition. The floor is carpet and in fair condition. There were no major defects observed in the half bathroom.

MAINTENANCE RECOMMENDATION:

- 1. Exhaust fan not functional.***

LIVING AREA: LEFT SIDE

The living area consisted of a kitchen, dining room, living room and full bathroom and three 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 wall surfaces are drywall and paneling and are in good condition. The ceiling is ceiling block and is in good condition. The floor is laminate 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:

Range (Electric)	Hook Up
Range Hood	Air Care
Washer	Hook-up
Dryer (Electric)	Hook-up

The kitchen sink condition is fair. 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 95 degrees.

DINING ROOM

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

LIVING ROOM

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

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 sink faucets are in fair condition. The tub faucets are in good condition. No visible leaks were observed. The tub caulking is good. The tub surround caulking is good. The walls are drywall and paneling and in fair condition. The ceiling is drywall and is in good condition. The floor is vinyl block and in fair condition. There were no major defects observed in the full bathroom.

BEDROOMS

The walls are drywall and in good condition. The ceilings are ceiling block and in good condition. The floors are tongue and groove yellow pine and in fair to 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 June 13, 2008 and will last until June 15, 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

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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.