



## CENTURION Home Inspections Incorporated

December 14, 2014

Client

Sunny Customer  
65 Smith Road  
New Fairfield, CT

Owner and Address of Property Inspected

10 Happy Court  
New Fairfield, CT

Copy to

Date of Inspection: December 14, 2014  
Time of Inspection: 9:00am to 11:30am  
Inspector: Victor G. Faggella  
ASHI 107457, CT HOI 266, NY UID 16000009655  
Office: Woodbury

This inspection does not contain *complete* information as to the condition of structure or systems, but is a *limited* inspection based on visual observations of the exterior of structure and systems. This inspection and the opinions offered in this report are rendered solely and exclusively for our client, as designated above. They are not transferable to anyone else, whether party to this transaction or not. Should this report be sold or transferred to another party, all opinions are null and void and Centurion Home Inspections Incorporated disclaims any and all liability which may result from this report and the opinions contained therein. Although we stand behind the accuracy of all the statements and observations made in this report, we do not provide a general warranty or guarantee of the condition of the building. Centurion Home Inspections Incorporated is not responsible or liable for problems which cannot be reasonably discovered in a limited inspection. Please read carefully our definitions and terms and conditions of inspection as printed on the reverse of this page and continued pages. These are critically important. If any of these statements are unclear or result in misunderstanding on your part please contact us immediately. Furthermore, if there are any unclear statements made by us in our inspection report on the condition of the building inspected that require further explanation or clarification, or that you do not agree with, please contact us immediately.

It is also a condition of our inspection that, should you uncover any defect in systems or structure that you feel should have been discovered or predicted by this Company, under the terms and conditions as recited herein, that NO CORRECTIVE ACTION OF ANY NATURE be undertaken by you until such time as the Company has been afforded the opportunity to investigate the problem. Notification must be made to the Company, in writing, immediately upon your becoming aware of any such problem where you feel the Company should bear any responsibility, but no later than thirty days after closing on the property. Any and all liability is limited to the cost of the inspection. The Company agrees to respond to you within 10 days of receipt of such notification.

**Our inspection has been performed for our Client, as designated above, whether instructions were received directly from said Client, or from said Client's designee, such as an Attorney or Real Estate Broker. If instructions to perform this inspection were received from a designee, we reserve the right to either address or copy both our report and invoice to such designee without confirmation from said Client.**

Our fee for this inspection is \$ XXX.XX. This fee constitutes payment for our opinion of the property inspected and under the terms and conditions of this report. It does *not include* payment for other services that may be performed at the time of the inspection. Payment is required before delivery of this report, either to our Client or designee in person, via facsimile, or to a United States Post Office.

**A Consumer Protection Service**



The procedures, used in this inspection, meet the "Standards of Practice" of the American Society of Home Inspectors (ASHI) and any applicable standards for the state the inspection was performed in. The inspector performing this inspection is a certified ASHI home inspector. To download a copy of the updated "Standards of Practice and Code of Ethics", go to <http://www.ashi.org> or <http://www.centurion-inspections.com>.

We would appreciate it if you would go to Centurion's website <http://www.centurion-inspections.com/survey.htm>, and complete our on-line personal survey.

The temperature was 39 degrees, at the time of inspection, and it was overcast. The ground was damp. Previous to the inspection it had been clear and cold. Therefore, the opinions expressed in this report must be accepted taking the above into consideration, since such weather conditions could preclude determination of condition in certain areas.

Further, it should be understood, as fully stated in our printed Terms & Conditions, that all opinions expressed concerning the adequacy of structure or systems are based on visual examination only and do not involve engineering calculations or testing of any nature. Conclusions which are drawn are based on the inspector's experience and comparison to other comparable structures and systems in accordance with accepted trade standards and practices, and in no way are to be considered as engineering studies.

In addition, we do not guarantee that the problems discovered during our inspection and noted in this report are all inclusive and that other undetected problems do not exist. Although our inspectors are extremely thorough and exercise due diligence, it is not humanly possible see or find every existing problem during a visual inspection limited by time and other constraints encountered in the inspection and noted in this report. As fully noted in our signed Terms & Conditions, a building and its components are subject to constantly changing conditions and environment and problems can develop immediately upon completion of the inspection. Therefore, we do not issue a guarantee or warranty on our inspection and report. It is our recommendation that, during your pre-closing walk-through, all appliances and systems be checked to see that their condition has not substantially changed since the inspection was performed.

The client and Realtor® were present during the inspection.

Realtor® advises that the house is approximately 60 years old. However, there appear to be additions or changes, to structure, of more recent vintage, such as but not limited to the rear addition. Realtor® should check to determine if Certificates of Occupancy exist for these and any other additions or changes to structure.

Any comments regarding correction or repair of noted problems are based on typical practices used by contractors in the field and are not made as specific recommendations for the noted problems. In all cases, specialists, in appropriate fields, should be consulted before any work is undertaken.



Correction or repair of problem conditions, noted in this report, should be done by qualified professionals. **Any work undertaken by the homeowner is done strictly at his own risk.**

**NOTE: Any recommendations made for further evaluation and/or repair of a system or component should be presented to the seller/owner PRIOR to closing. Failure to do so will result in cost to you after you take possession of the property. Since Centurion and its inspectors will have no control over such evaluation or repair, we disclaim any and all responsibility or liability for such actions.**

The scope of this inspection and report does not include estimates of cost of repairs, which would be required to correct conditions noted in this report. In order to obtain estimates, it will be necessary to prepare detailed plans and/or specifications for each trade and to secure competitive bids from at least three contractors in the specific trade. We are prepared to assist you in this process, if you so desire, for an additional fee.

**NOTE: As inspectors and reporting techniques differ, no two inspection reports will be alike even if performed on the same property at the same time. Therefore, although Centurion Home Inspections, Inc. and its inspectors, objectively perform all inspections and write reports without regard to anyone's personal interests, subsequent inspections could reveal and report matters differently.**

As noted in our contract, this report is **NOT legally** transferrable to any one else, whether a party to this transaction or not. **If report is transferred, Centurion Home Inspections, Inc. and its inspectors cannot and do not assume any responsibility for its contents.**

As noted in our Terms & Conditions, we do not inspect or test for any toxic or hazardous materials or contaminants, including, but not limited to: lead content in paints or in water; asbestos and asbestos containing materials; urea formaldehyde; noxious or combustible fumes; pesticides; radon gas, either in air or water; electro-magnetic fields; water pollutants; molds; etc. Therefore, the following information is offered for your guidance. Other comments may appear in the report itself. In all cases, the Board of Health, EPA or other appropriate official agency should be the final authority.

Lead based paint was often used in older homes (usually prior to 1980). Lead can be hazardous if particles are ingested or dust inhaled, particularly by young children. It can also be extremely hazardous if paint removal is attempted. If this home was constructed prior to 1980, particularly if there are any young children in your household and especially if you contemplate paint removal, we recommend paint testing by a qualified lab or testing facility. If lead is found to exist, paint removal should only be undertaken by an EPA approved abatement company. It should be noted, that there are now accepted procedures for encapsulation.

Further, the EPA has expressed a concern for lead leaching out of soldered joints, on copper piping and from plumbing fixtures, and getting into the



water supply. If the report notes copper piping to exist, the original EPA recommended procedure was to flush the system by running the water for several minutes in the morning and for a minimum of one minute prior to using for cooking or drinking.

However, in the light of the new minimum standard of 15 parts per billion as opposed to the previous standard of 50 parts per billion, and the fact that suppliers' lines may also be contributing to the problem, it is now recommended by the EPA that the water be run for a minimum of five minutes in the morning and after water has not been used for a period of six hours, or longer. In addition, hot water should not be used for cooking or drinking.

We believe, a better alternative, which is recommended by professionals in the field, is to install an under sink water filter made specifically for this purpose.

Although this EPA warning is meant to apply to houses built prior to 1990, we recommend the procedure even on newer houses, in the event the plumber did not use approved lead free solder.

The EPA further notes, that after about 10 years, mineral deposits, reacting with the solder, form a protective coating that prevents the lead in the solder from reaching the water. We strongly recommend that you have your water supply tested for lead. The County Board of Health can provide you with a list of laboratories which do such testing.

Additional information may be obtained by contacting, Center for Disease Control (CDC), Lead Poisoning & Prevention Branch, 1600 Clifton Road, N.E., Atlanta, GA. 30333. In addition, the seller or Realtor® should provide you with a lead disclosure form and the EPA booklet, "Protect Your Family From Lead in Your Home."

The Federal Government has declared **friable** asbestos to be hazardous. **NOTE: We do not test for asbestos. Any comments made regarding the possible existence of asbestos is based on our visual inspection and the inspector's experience. It is NOT a guarantee of the existence of asbestos or lack thereof.** If you believe or we have noted that asbestos appears to exist, your County Board of Health or an EPA listed Asbestos Abatement Company should be contacted for guidance. A Federally accepted safeguard is to enclose or encapsulate basically sound material and remove unsound material.

Asbestos, in various forms, was used in older homes but occasionally can be found in newer ones. This includes but is not limited to such items as: Asbestos insulation on pipes, furnaces, boilers and ductwork and in some vermiculite insulation; Asbestos filler in plaster, drywall, vinyl asbestos tiles, cement asbestos wall shingles and roof tiles.

Asbestos is encapsulated in **some** of the above materials and is not normally considered to be hazardous. However, its removal should only be undertaken by an EPA listed abatement company. Since it must be disposed in a hazardous waste dump, this can be costly.



Concern has also been expressed by some individuals and agencies concerning the possible hazards of fiberglass insulation. However, these hazards are presently not definitive or clearly outlined. Nevertheless, we recommend caution be exercised in the presence of fiberglass insulation. Installation of this material should be left to professional installers. **We recommend covering any exposed insulation.**

One of the by-products of combustion, particularly with gas fired appliances, is carbon monoxide, a noxious gas. This is normally vented to the exterior of the building. However, for various reasons, including but not limited to: clogged or damaged flue pipes; damaged heat exchangers; lack of makeup combustion air and exhausted or vented appliances, these dangerous fumes may enter the building. As this gas is invisible, odorless and tasteless and **its spillage may only occur under certain conditions**, its detection is not part of our normal home inspection. However, as high levels of this gas can prove fatal, we recommend that immediately upon occupancy, you have local utility check for the presence of carbon monoxide. Further, carbon monoxide detectors (similar to smoke detectors) are now commercially available. A new law requires the seller to provide you with one CO detector but we recommend the installation of several such detectors, as discussed. For additional information go to [www.firstalert.com](http://www.firstalert.com).

Chemical pesticides used for the treatment of wood destroying insects can also pose a health threat, if improperly applied. We advise you to check this with owner. If it is determined or you believe that this house has had treatment for infestation, you should have owner provide you with an air quality check by an independent laboratory. Check with County Board of Health for proper procedures. For additional information regarding pesticides contact the EPA sponsored National Pesticide Network at 800-858-7378.

Public health officials have declared radon, a naturally occurring gas, to pose a health hazard under certain conditions and specific concentrations.

The EPA and the Surgeon General jointly issued a national health advisory urging that all homes be tested for radon gas, both in air and in well water. Therefore, we recommend you perform a short term radon test, utilizing the services of a laboratory conforming to EPA standards, prior to purchase. Such testing is **NOT** within the scope of our home inspection as it either takes a prolonged period of time or requires the use of specialized testing equipment.

After occupancy, we recommend a long term test to confirm results of original short term test. At a New York State Energy Office Seminar, it was recommended that an escrow account be set up, covering the cost of mitigation, pending this confirming test. Annual short term testing, is recommended afterward, as Radon levels can change, due to various factors. For additional information, call RADON OFFICE at (800) 458-1158 or EPA at (800) SOS-RADON. Request the booklet, Home Buyer's and Seller' Guide to Radon.

<http://www.epa.gov/radon/pubs/index.html>



Public health officials have also expressed concern regarding health hazards related to radiation caused by electro-magnetic fields from certain electrical appliances and including those emitted by overhead power lines and transformers. Testing for such radiation is not within the scope of a limited house inspection. If overhead power lines are in the vicinity of the house inspected, (within 1,000 meters) or a power transformer is in close proximity to the house, you should check with the EPA or County Board of Health for guidance. **Care should be taken not to locate a bed on an outside wall where main electrical feed is attached.**

In addition, there are other environmental issues which can pose health and investment risks. It is unwise to assume that residential dwellings and property are not subject to these risks. There is a company, Environmental Data Resources (**EDR**), which has provided an environmental report listing types of **reported** toxic sites, including hazardous waste facilities, toxic spills and pollution discharges into the air, land or water. This report shows if any of these records of contact are within a 300 foot radius (a six acre circle) of the property being purchased as well as what is beyond the 300 feet, up to accepted EPA search standards.

There are conflicting reports from the Consumer Products Safety Commission (CPSC), the Underwriters Laboratories (UL) and The National Electric Manufacturer Assn. (NEMA) regarding the nature and degree of the hazards of aluminum wiring. However, all agree that certain hazards do exist when aluminum wiring is used. The biggest problems are related to poor installation technique and the use of improper wiring devices, which accentuate the shortcomings of aluminum wiring. These shortcomings, compared to copper wire are: greater corrodibility; greater thermal expansion and creep or cold flow. However, proper wiring devices and proper installation techniques should reduce the hazards to the level of those where copper wire is used. For additional information consult a licensed electrician or contact the CPSC, UL and NEMA. To the best of our knowledge, the only retrofit approved for aluminum wiring, by the CPSC, is "pigtailling" with copper wire and encapsulating splices with special connectors and shrink fit coverings.

Several articles in local and national newspapers have warned of possible health risks from mold growth. A family of molds, known as "Stachybotrys atra", produce mycotoxins which can cause serious breathing difficulties, memory and hearing loss and bleeding in the lungs. Fortunately, Stachybotrys and its relatives are not found in the home as frequently as other milder molds. However, even these "milder molds" can cause health problems, including chronic sinus, respiratory infections and asthma.

If mold is noted to exist, in our report, only lab testing, which is not part of our limited visual inspection, can fully determine the type of mold present. If mold was noted during the inspection, owner should engage a qualified environmental company to test for the type of mold present and to remove any contaminated material and disinfect the area. Care should be taken to eliminate the conditions which are conducive to mold growth, to prevent future problems, as discussed and also noted elsewhere in this report.



**NOTE:** This is to advise you that this report is subject to correction of incorrect statements, typographical errors and addition of items inadvertently left out during report preparation. Please contact us immediately if any discrepancies or errors are noted.

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## S T R U C T U R E

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Unless otherwise noted, ALL roofing, flashing and chimneys are examined and conditions stated are as visible from the ground level. Problems and defects may exist which could not be determined, from ground level, and for which Centurion, and its inspectors, cannot and do not assume responsibility. The only way to insure that hidden problems or defects do not exist, is to have the roof walked by a professional roofer.

### ROOFING

The roofing material was examined from a ladder and parts of the roof, as well as the ground.

The main roof design is gable type with dormers located at the front of the house.

Attached is a shed type roof. Lack of ventilation, typical of this type roof, can result in interior condensation and damage to roof structure and sheathing, not detectable during a limited visual inspection.

Laminated (architectural) asphalt shingle roofing material is used on the main roof area. This material has a normal projected life of 25-35 years. However, external factors, such as lack of ventilation and debris from trees, can considerably shorten the projected life of this type roofing.

Laminated (architectural) asphalt shingle roofing material is used on the shed roof attachment. This material has a projected life expectancy of 25 to 35 years. However, lack of ventilation, typical on flat and shed roofs, can shorten this projected life.

The Realtor® advises that the roofing is approximately 4 years old. There appears to be only one (1) layer of shingled, as there are hole visible from the removal of the old nails.

\*The roofing shows signs which are greater than that normally associated with typical aging of this type roofing, such as mineral loss, cracked shingles and lifted shingles. Premature aging may be caused by lack of proper ventilation below.

Improve attic ventilation, as noted elsewhere.



In our opinion, the **main** roofing material, as visible from the ground and parts of the roof and qualified by the above statements, appears to be in generally sound condition.

You should expect no substantial problems in the near future. However, problems, noted earlier, will have an effect on the life of the roofing material, unless corrected.

In our opinion, the **attachment** roofing material, as visible from the ground and qualified by the above statements, appears to be in sound condition.

Note that the pitch, of the shed roof, appears to be too shallow for usage of shingling. This could result in leakage, under certain condition. Roll or new technology roofing is recommended. For present, glue down shingles, if they are not the seal tab type.

## Flashing

\*Flashing, as visible from the ground and a ladder, where the attached roof areas abut exterior walls, appears to be in generally sound condition, but has been face nailed. All exposed nailheads are subject to leakage and should be tarred or caulked over.

Step flashing, where the pitched roofing abuts exterior walls, appears to be in sound condition, as visible.

\*Flashing, around the chimney is tarred over. The flashing should be replaced when the chimney is repaired.

Flashing, around the vent stack, appears to be in generally sound condition, but is face nailed. All exposed nailheads are subject to leakage and should be tarred or caulked over.

Valleys employ overlapping shingles in place of metal flashing. Valley areas appear to be in sound condition. When valleys use the overlapping shingle method and roofs are of dissimilar pitch, the steeper pitched roof should always overlap the shallower pitched one to prevent rain water from running under valley shingles. Shingles overlap in the proper direction on this house.

Periodic reapplication of sealant will be necessary, in areas noted to be sealed over, otherwise you may incur leakage, as noted elsewhere. We recommend that new flashing be installed when the roofing material is replaced.

## CHIMNEY

**CAUTION:** Although Centurion inspectors conduct a thorough visual inspection of fireplaces, chimneys and flues, there are many components which cannot be inspected without specialized equipment or destructive testing. Due to the constraints of our inspection, as fully defined in our signed "Terms and Conditions", undetected problems may exist, which can



result in health or safety hazards, for which Centurion and its inspectors disclaim any and all liability.

The National Fire Protective Association (NFPA) (as noted in a brochure published by the Chimney Safety Institute of America) requires a level 2 inspection be performed upon "the sale or transfer of a property". This inspection is to be performed on fireplaces, chimneys, flues or other venting systems, by a Certified Chimney Sweep. We recommend that you consult with your attorney to determine if the Seller will have this inspection performed prior to closing. For additional information contact the Chimney Safety Institute of America at, email: [office@csia.org](mailto:office@csia.org) or website: [www.csia.org](http://www.csia.org).

The chimney, servicing the furnace, is constructed of brick and concrete masonry units (basement).

- \*The exterior of chimney only, was examined from ground level, and the basement, and appears to be in marginal condition, at best.

- \*There is serious deterioration of the coping on the top of the chimney. This has caused deterioration of the mortar joints and loose bricks. There may also be cracking of the flue liner, which could not be detected. The chimney may have to be rebuilt on the exterior.

- \*The chimney appears to be within 10' of the roof peak and does not extend high enough. Chimneys should typically be at least 2' above roof line when within ten feet of it. Depending on prevailing winds, the present condition can result in down drafting and a smokey fire. If a problem with draft is noted, a typical repair is to extend the chimney so that it conforms to the previously noted standard. Alternately, a chimney cap is sometimes effective in preventing downdrafts.

- \*There is no cricket in area between high side of chimney and roof. This can result in leakage and we recommend that a cricket be installed when roof is re-shingled. In the interim, shingles in this area should be caulked along edges.

**A mason should make a full evaluation, from roof, prior to repairing chimney.**

The antenna is wall mounted. We recommend removal as cable is available.

## DRAINAGE

**NOTE: To minimize basement water penetration and foundation damage, proper drainage of water, away from the house is required. The following information is to guide you in minimizing any such problems.**

There are aluminum gutters with aluminum leaders. Gutters appear to be in generally sound condition.



The following problems were noted which require correction:

Gutters may become clogged with ice/snow, leaves and debris. This will create overflow onto the ground, fascia, siding, under shingling, and even into the house proper. Gutters should be cleaned regularly. Approved leaf guards should be installed, to avoid clogging with leaves and debris, and heat tapes to prevent ice clogs.

Leaders appear to be in generally sound condition.

\*Most leaders drain improperly onto ground, near foundation. This can result in leakage into the basement, as well as foundation damage. Extensions, at least 4 feet long, should be installed, so that leaders discharge onto properly pitched grade, or leaders should be connected to underground drainpipes to proper outfall.

Some leaders drain properly into underground drainpipes. We could not determine whether existing underground drainpipes are clogged. This will require examination in rainy weather. Such clogging can result in basement leakage and possible foundation damage. If underground drains prove to be clogged, leaders should be disconnected from them and made to discharge through extensions carried to an area at least four feet from the house.

We recommend that down-pipes be connected to underground drains with transition pieces to prevent debris from entering underground drains and clogging them.

### **EXTERIOR WALLS**

Walls are wood frame covered with horizontal vinyl clapboard siding.

In our opinion, as visible, the exterior walls appear to be in generally sound condition.

However, the following problems were noted:

\*There is lack of caulking between siding and trim. Open joints should be caulked to prevent water entrance which can result in concealed damage. Such damage could already exist but could not be detected.

\*There are areas where the siding was cut where the deck attaches and has not been properly finished with "J"-channel. This can lead to leaks and hidden damage. Repair is recommended.

\*The siding in the front has been face nailed (above the front door). This is improper and can cause the siding to buckle. Correction would require replacement of the siding.

The corner trim tops & bottoms (dormers) are not sealed. This can allow stinging insects to nest and we recommend sealing, as discussed.



There are damaged sections of siding (cracks & holes). Repair is recommended.

## Exterior Doors and Windows

Aluminum and vinyl exterior storm doors exist. They open and close satisfactorily and appear to be in generally sound condition.

Partial aluminum exterior storm windows exist. We do not check storm window operation. We suggest you do this. From a cursory examination, they appear to be in generally sound condition.

There are no exterior storm windows in some areas, as the new windows are thermal type.

A basement "bulkhead" door exists to allow egress from the basement. It is made of metal. Metal doors are subject to rust and require periodic painting.

The following problems were noted:

\*Rot and damage from wood destroying insects was observed in the the front door kick and the structure on the lower right of the door. Note that the interior area could not be examined as the return air duct for the heating was in this area and we could not gain access. There were signs of water intrusion in this area and the heat from the duct could be increasing the activity in this area. Further evaluation, treatment as necessary and complete repair is required. There may be damage to structure within which was not visible. Damaged members would have to be removed to establish this. **This was not done.**

## Exterior Painting and Trim

**If house was built prior to 1980 see additional comments at beginning of report Re: lead in paint.**

Trim painting appears to be in generally marginal condition. It is peeling in areas and we recommend stripping, sanding, priming and repainting in some areas.

Trim is aluminum or vinyl clad in most areas. We recommend periodic caulking of all joints to prevent water penetration which can result in concealed rot and infestation, beneath cladding. Such damage may already exist but was not detected due to the cladding.

The vinyl siding is oxidized and chalking. Finish surface can often be restored by using commercial cleansers, specifically made for this purpose.

There are mildew stains caused by northern exposure. Mildew cleansers are available.



## Entrance Steps, Platforms and Canopies

\*Entrance steps and platforms are made of poured concrete. They appear to be in marginal condition. The platform has settled unevenly, resulting in a platform that is not level and a high step into the house. The platform must be raised/leveled. Note that the flashing typically goes behind the platform to completely cover the box header.

Joint, between house and platform, should be caulked to prevent water entrance which can cause hidden damage.

## APPURTENANCES

There is no garage.

**CAUTION:** Improperly constructed decks and balconies, without previous warning, can pull away from the building and/or collapse. This can result in serious injury or even death. Therefore, if any problems are noted with the deck or balcony, the owner should have these corrected, prior to closing. Any and all repairs should be approved by the Town Building Inspector.

Further, even though a deck or balcony may appear to be properly constructed and attached to the building, it can also under certain adverse conditions, pull away from the building and/or collapse. These conditions include but are not limited to: A greater number of people on the deck than the deck was designed for; "Rhythmic" loading such as certain types of dancing; "Impulse" loading such as jumping; Concealed damage to areas where the header and joists are attached to the building. As Centurion Home Inspections, Inc. and its inspectors have no control over the foregoing and due to the limitations of our inspections, we disclaim any and all liability from problems resulting from the aforementioned.

The rear deck appears to be in generally sound condition.

The following problems were noted, which require correction:

\*Deck is improperly secured to house. Normal installation requires lag bolts and washers. Washers are missing from the bolts.

\*We could not determine if proper footings exist in all areas for the deck. Poured concrete footings of proper size and below frost line are recommended.

Open risers pose a safety hazard to young children or pets. Open areas should be blocked off.

We could not determine if proper flashing exists where the deck joins the building. Improper or missing flashing could result in concealed rot and infestation. Such damage may already exist but could not be detected due



to lack of access. To minimize this problem it may be possible to install flashing along top of deck or caulk joint.

We recommend that you check with Town Building Department to determine if a Certificate of Occupancy (CO) was issued, for the deck. If not, owner should make any necessary corrections and obtain one for you.

The asphalt driveway appears to be in generally sound to marginal condition. Deterioration such as cracking exists. To prolong life, cracks should be caulked and depressions should be filled with packaged blacktop and sealed. Asphalt driveways should be sealed every two to three years.

\*Walkways are brick. Walks appear to be in marginal to unsound condition. The bricks are crumbled and deteriorated. Complete replacement is recommended. The proximity to salt water may have an impact on the life of a brick walk.

The patio is brick and concrete. Patio appears to be in generally sound condition.

## ROOF/ATTIC

The roof construction, as visible from the ground and part of the attic, appears generally sound.

The interior structure could not be fully evaluated as part of attic/roof area was finished and there was no access and insulation exists between structural members. Concealed damage may exist, which was not detected, and for which Centurion and its inspectors cannot and do not assume responsibility.

Where visible, from the hatchways, the wooden rafters and joists are of typical size and are normally spaced.

To increase rigidity and supply additional support, knee walls have been installed.

The roof sheathing is discolored in some areas. This is an indication of condensation in the attic due to lack of attic ventilation during the winter months. Discoloration indicates likely mold growth. See additional comments at beginning of report re: mold.

Wood roof sheathing appears to be in generally sound condition, as visible.

Despite inaccessibility of the full attic area, there are no other signs below to indicate any problems. However, hidden damage could exist for which Centurion and its inspectors cannot and do not assume responsibility or liability.

\*There is evidence of past leakage from the roof. This has occurred in the rear near the shed roof, as indicated by stains on the attic floor and roof sheathing.



We believe the leaks to be caused by improper or deteriorated flashing and roofing material. Some material has been replaced. In our opinion, leakage is not current. Nevertheless, to confirm this affected areas should be checked during a heavy rain.

**NOTE:** We do not check for insulation in enclosed or inaccessible areas.

Fiberglass batt insulation exists between the attic floor joists and some rafters. It is missing from the stud walls.

\*Insulation appears to be inadequate. For maximum efficiency, we recommend a total thickness of at least 9", in floor joist area and 3 ½"-6" in the stud walls (thicker is better).

Insulation in rafters can result in condensation in winter and heat build-up in summer. This can result in damage to the sheathing and shortened roof life. Rafter insulation should be removed or provision should be made for ventilation, as discussed during inspection.

**NOTE:** We recommend any insulation work be left to a professional. However, if you install insulation yourself, extreme care should be exercised and manufacturer's cautions and recommendations should be followed.

\*Ventilation appears to be completely inadequate. The basic rule for ventilation is one square inch of unhindered or clear vent area for every square foot of attic area. We recommend roof vents, as discussed during inspection. Note that the lack of proper gable louvers and no soffit or ridge vents leaves the attic mostly unvented. This will adversely affect the life of the roofing material.

The attic entry areas are not insulated. Any openings into the attic should be insulated to prevent energy loss.

## CEILINGS

Ceilings are covered with a combination of drywall and plaster. Some ceilings have a textured surface. **Texturing applied over older ceilings often indicates a past problem.**

In our opinion, and as visible, ceilings appear to be in generally sound condition.

However, the following problems were noted which should be corrected:

Retaping, of poorly taped joints, is required in various areas (mostly upper floor).

Nail "pops" & depressions exist (mostly upper floor). To correct, drive screws on each side of the existing pop, depress all three, and fill depressions with wallboard compound.



There are typical cracks. To correct, for drywall, retape at cracks, using fiberglass self adhering tape and wallboard compound and for plaster (first floor bedrooms and living room), undercut cracks and saturate with water prior to applying patching compound.

**NOTE:** Plaster ceilings, by the very nature of their installation, can collapse without any prior warning. \*See additional comments at the beginning of the report re: asbestos.

## INTERIOR WALLS

Interior walls are covered with a combination of drywall, paneling and plaster. Some walls are covered with wallpaper and could not be fully inspected or evaluated.

In our opinion, and as visible, walls appear to be in generally sound condition.

However, the following problems were noted which require correction:

Retaping of poorly taped joints, is required in various areas.

Nail "pops" & depressions exist. Correct as noted under ceilings.

There are typical cracks. Correct as noted under ceilings.

Water stains/damage, exists in the bedrooms, indicating leaks from the windows. Repair is recommended. See additional comments at the beginning of the report re: mold growth problems.

## FLOORING

Tongue and groove oak hardwood as visible, is installed on the first floor. Parquet wood and vinyl is installed in the upper rooms and vinyl is used in the addition. It appears to be in generally sound condition.

The following problems were noted which require correction:

Certain boards have separated because of age and lack of humidity. To correct, fill cracks with special elastic putty made for this purpose.

There are large gaps at the ends of some of the boards. Install shoe molding to minimize the appearance of the gaps.

Sheet vinyl is used in the addition. It is in generally sound condition.

## STAIRS

The stairs, leading to the second floor and basement, appear to be in generally sound condition.



The following problems were noted which require correction:

Railings are missing, on the one side of the basement stairs, and should be installed as a safety precaution.

Returns are missing on railings. We recommend installation to prevent snagging of clothes and a possible tripping hazard.

### WINDOWS

Windows are a combination of wood, double hung, single glazed and vinyl, single hung, double glazed type.

There also are single glazed basement windows.

Windows appear to be in generally sound to marginal condition.

The following problems were noted which require correction:

Repair of broken panes is required in several areas.

Certain wood hung ones are stuck and/or do not open properly. It may be possible to loosen painted sashes with a wide blade putty knife.

Wood hung windows have broken sash springs covers.

Window putty has deteriorated on most wood windows. To correct, remove all the existing putty and seal the exposed wood before applying new glazing compound. Proper repainting is required to prevent recurrence.

The weep holes, at the bottom of some of the storm windows, are blocked. This can cause leakage and rot beneath windows. Weep holes should be opened. Leakage is presently evident and **immediate** repair is required.

This situation exists because of the age of the house and lack of maintenance.

### DOORS

Doors are a combination of flush hollow core wood and solid wood recessed panel, hung type.

Certain doors stick. To correct, trim the high spots and seal the raw edges, where trimmed, with a proper finish.

Baseboard door stops should be installed to prevent damage to both walls and doors, where missing or damaged.



Doors appear to be in generally sound condition, except as noted herein.

## STORAGE

Closet space appears to be typical throughout the house.

## BATHROOMS

The lone bathroom is old and we recommend remodeling.

Sheet vinyl is used on the floors in the bathroom. Flooring appears to be in generally sound to marginal condition.

The following problems were noted:

The vinyl is lifted and rippling near the door. Repair is recommended.

Caulking, around base of tub, and installation of splash deflectors or shower doors is recommended to minimize water damage, to areas below.

Ceramic tile is used on the walls in the bathrooms. Wall coverings appear to be in generally sound to marginal condition.

Some of the tiles are cracked and loose and there are signs of past repair. A professional should be consulted as this type of repair is beyond the scope of the typical homeowner.

Proper water line shut off valves exist. They were **not** tested for operation as part of our limited visual inspection as after a period of non use valves may leak when turned. The valves should be tested upon occupancy and replaced if stuck.

Toilet tank is overflowing, in the bathroom. The ballcock float should be adjusted or the ballcock replaced.

There was leakage or mineral deposits, indicating past leakage, from valves in the bathroom. Plumber should be consulted to correct.

One or more "low flush" type toilets exist. This style toilet, due to the low volume of water used per flush, is subject to periodic clogging. This will make it necessary to clear by either "snaking" or "plunging." This problem can be **minimized**, as discussed during the inspection. However, short of replacing the toilet, it will be necessary to live with this problem.

The tub shower head is leaking and is damaged and should be replaced.

The tub does not drain properly, in the bathroom. The outlet should be cleared to allow proper drainage and to minimize the possibility of overflow.



Open joint, between wall and countertop, should be caulked to prevent water entrance and damage.

Ground Fault Circuit Interrupters (GFCIs) are special outlets or circuit breakers which monitor current flow and can detect the slightest current variations, which could indicate leakage and a serious shock hazard. They also detect ground faults or interruptions which also pose a shock hazard. If either condition is detected, the outlet or breaker will "kick-off" thus eliminating the hazard. All new construction and renovations completed after 1980, are required to have GFCIs installed in the kitchen, basement, bathroom, garage and exterior outlets.

Ground Fault Circuit Interrupters exist in the bathrooms. Existing GFCIs were tested and they function properly on "test".

## **KITCHEN**

The kitchen also is old and we recommend remodeling. We were told that it will be gutted and renovated, and as such, the following are cursory comments.

Ceramic tile is used on the floor in the kitchen. Flooring appears to be in generally sound condition.

**NOTE:** The floor was covered with carpeting and flooring could not be fully inspected.

However, the following problems were noted which should be corrected:

There is cracked/missing grout in some areas.

**NOTE:** Loose tiles and/or missing grout typically indicate improper installation and be a continuing issue. Professional should be consulted as this is beyond the scope of the typical homeowner.

Cabinets appear to be old but in generally sound condition. They are attached with drywall screws. The new cabinets should be attached with screws designed for hanging cabinets.

The following problems were noted:

There are broken drawers/slides which should be repaired; damaged bottom shelf, under sink, which should be replaced.

There is no hood or exhaust over stove. One should be installed to properly vent cooking fumes and gases.

Those kitchen appliances, which we understand will remain with the house, include a refrigerator, a stove and a dishwasher.

**The kitchen appliances were not tested, as agreed.**



Stove is not anchored to the floor and could pose a safety hazard, by allowing stove to tip, if weight is put on the open door. We recommend anchoring stove to floor, as discussed.

Proper water line shut off valves exist. They were **not** tested for operation as part of our limited visual inspection. See additional comments under bathrooms.

There was leakage or mineral deposits, on valves or fittings, indicating past leakage from them. Plumber should be consulted to correct.

Ground Fault Circuit Interrupters exist in the kitchen. Existing GFCIs were tested and function properly on "test".

There are not sufficient countertop outlets. Additional outlets, no more than four feet apart and protected by GFCIs should be installed.

## ROT, WOOD DESTROYING INSECTS

As fully stated in our Terms and Conditions, we do not inspect for presence of wood destroying insects other than attempt to ascertain damage caused by same, within the constraints of our inspection.

There is evidence of damage, caused by rot, in the basement window frames (left side) and the window sills. See comments elsewhere in this report.

**NOTE: Rotted wood is conducive to infestation by wood destroying insects and action should be taken to eliminate the causes of rot, immediately.**

\*There is evidence of damage, caused by rot and wood destroying insects, in the area under the right side of the front door. See comments elsewhere in this report.

Infestation, past and present, and treatment for infestation is often difficult or impossible to determine during a limited VISUAL inspection. Therefore, it is a condition of our inspection and opinion, to question present owner as to whether infestation exists or existed and/or treatment was performed. If the answer is in the affirmative, please see comments at the beginning of report.

We could find no other evidence of damage, caused by rot or wood destroying insects, in the building proper. **However, damage and infestation could LIKELY exist, which due to the constraints of our inspection, was not detected.** Therefore, Centurion and its inspectors cannot and do not assume responsibility or liability for any such damage or infestation.

We recommend that you have a full inspection by a licensed Pest Control Company.



Further, we URGE you to carefully read that section under our Terms and Conditions entitled "Rot, Wood Destroying Insects".

**NOTE: As a general precaution, debris should be removed, from crawl space, \*to minimize the possibility of transferring infestation to structure.**

## **BASEMENT**

There is a full basement under the main house and a lower accessible area under the rear addition.

The foundation is constructed of a combination of concrete masonry units (CMUs)- cinder block and concrete block. It appears to be in generally sound condition.

Cinder block (CMUs) use furnace "clinkers" as the aggregate. These clinkers can contain iron particles and are subject to deterioration over a period of time and are, therefore, no longer manufactured. Note that there are signs of such deterioration in the main section of the basement which is likely due to the chronic exposure to moisture. This is likely to continue if the moisture issue is not remedied.

Typical cracks exist. Pointing or sealing of these cracks is recommended to make the foundation watertight and to minimize the entrance of radon gas.

There is minor spalling of exterior parge coat. This type damage is typical of improper curing of the cement coat. This is primarily cosmetic but the parge coat does afford some protection to the foundation. We recommend removing all loose cement prior to resurfacing.

The tops of the block are not sealed. This can allow radon, vermin and bugs to enter. We recommend that the blocks be sealed in a practical fashion.

The basement floor is poured concrete. It appears to be in generally sound condition.

The crawl space floor covered with deteriorated tar paper and it should be covered with concrete to reduce dampness and radon entrance.

**NOTE: As basements, cellars and crawl spaces are below grade, although no observable evidence of water penetration may have been noted during inspection, they are always subject to seepage, water penetration and flooding. See additional comments in our Terms and Conditions.**

\*There was observable evidence of water penetration and dampness in the basement area, **at the time of inspection.** The degree of the condition could not be determined. You should check this with owner. However, signs indicate past flooding.

Causes include but are not limited to:



Leaders discharging water near the foundation; lack of or improper waterproofing of foundation. To minimize the possibility of water penetration, problems, observed during inspection, should be corrected, as noted elsewhere or discussed during or following inspection.

Within the crawl space area, joists could not be fully evaluated due to the insulation.

Where visible, wood joists appear to be of typical size, standardly spaced set and properly bridged.

The area that correlates to the exterior where the rot/infestation was not accessible due to the return air duct being in the inter-joist space. There may be hidden damage.

The joists appear to be in generally sound condition, except as noted herein.

The main girder is solid wood. Where visible, it is of less than typical size, and properly supported by steel columns and properly set into foundation walls. While not up to present standards or construction techniques, the girder is typical for the era house was built.

The girder appears to be in generally sound condition, except as noted herein.

The crawl space opens completely into the basement and can be considered and extension of such. We recommending sealing of the crawl space floor, as noted elsewhere.

**Note: Some current theory suggests that the crawl space should be sealed and made part of the conditioned living area for health and efficiency reasons. We suggest that you look into this further.**

\*The insulation is improperly installed in the crawl space ceiling. This can result in condensation and rot. We recommend removal, evaluation of joists and reinstallation of the insulation. The vapor barrier should always face the warm side of the structure.

**NOTE:** We recommend that all insulation work be left to professionals. If you install insulation yourself, extreme caution should be exercised and Manufacturer's cautions and recommendations should be followed.

## **STRUCTURAL SUMMARY**

The exterior walls appear to be visually plumb. The interior walls, ceilings and floors appear to be visually **relatively** plumb and level. This is an indication of no uneven settling of the foundation or excessive sagging of the girder(s) or joists.

The building structure appears to be in generally sound condition, except as noted herein.



## General Observations - Structural

Determination of type or existence of insulation; condition of structural or other interior components; cannot be done without opening structural cavities. This was not done. Therefore, if remodeling or renovation is performed, concealed problems may be observed or detected, which due to the constraints of our inspection, were not determined or noted during our inspection and subsequent report. Therefore, Centurion Home Inspections cannot and does not assume any responsibility or liability for any such problems, as fully noted in our signed Terms and Conditions.

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## S Y S T E M S

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### AIR COMFORT

#### Heating

The furnace, is a one (1) zone, oil fired, forced hot air unit, with an unknown heating capacity. Not rating plates of any kind were on the unit. The heating unit is manufactured by Armstrong Air. Based on the one paper label, the unit is likely an 85,000 BTU/hr unit (LBF80C95D).

Although heat rating is not known, the heating unit appears to be typical for the area being served.

The oil burner unit and associated controls appear to be in satisfactory condition. Flame adjustment is recommended periodically for improved fuel efficiency and to prevent damage to heating unit.

A "firomatic" valve, which will shut off the oil supply in the event of a fire, exists.

A primary safety control exists.

A **remote** emergency shut-off switch is located at the head of the stairs. Emergency switches should be periodically tested in order to ensure that they are operative.

We recommend installation of a thermal safety switch over the heating unit which will shut it off in the event of a fire.

The combustion chamber refractory, could not be examined fully without dismantling, but as visible, through the "peep" hole, appears to be in generally satisfactory condition.

The furnace blower motor appears to be operating properly.



Hot air furnace heat exchangers have a limited life. The interior, of the heat exchanger, could not be examined due to lack of access. Heat exchangers should be periodically examined by the heating service company, as if heat exchangers become rusted, cracked or burned out, dangerous fumes will penetrate the living areas. See additional comments elsewhere re: carbon monoxide detectors.

A filter is present. However, it is dirty. Periodic replacement is necessary for efficiency and health reasons. You should consider an electrostatic or HEPA type for improved efficiency.

The draft regulator operates properly.

The smoke/vent pipe, to the chimney, appears to be in satisfactory condition. However, recementing, where flue pipe enters chimney, is required.

A older home may have a buried oil tank, not detectable during a limited visual inspection. If a buried tank exists, it may have been abandoned because it was leaking. Oil leaks can be expensive to correct and we recommend that you check this with owner.

As visible, the oil tank appears to be in sound condition, but there is minor rusting. In addition, the tank is very close to or touching the CMU wall. This can lead to deterioration. All rusted areas should be primed and painted to prevent further deterioration.

The heating unit area does not have an adequate source of outside air. This can cause inefficient and unsafe operation. We recommend the heating unit area be vented to the exterior.

There are exposed framing or structural members, in the heating unit area. These pose a potential fire hazard and they should be covered with fire rated sheetrock.

Ductwork appears to be in generally satisfactory condition.

However, the return ducts make use of the space between the joists and the material covering the joists is not metal. It may be flammable or may contain asbestos. This type of return is no longer used as the wood is rough, collects dust and is hard to clean, as well as being flammable.

Ductwork can collect dust and provide an environment for hazardous bacteria to grow, thus posing a health hazard. We recommend that all ductwork be cleaned and sanitized by a company specializing in this work. This should be done periodically.

An approved type of insulation is recommended, around duct work, to conserve energy.

There is a tag, on the heating unit, indicating that maintenance was performed on 4-2013. We caution you that an efficiency rating relates to



energy conservation only and does not necessarily relate to the overall condition of the unit and system.

There is no evidence of other current maintenance. A service contract, which includes an annual tuneup and an efficiency test on oil fired systems is recommended.

Throughout the house, heating units are placed on outside walls and under windows, **where possible**. As a result, the heating system should be efficient with regard to **heat distribution**.

**NOTE:** As the same registers are used for both air conditioning and hot air circulation, these registers **will not** be efficient for the air conditioning.

Heating units appear typical for each room. Additional units are recommended if you encounter discomfort in cold weather.

\*The heating registers appear to function properly EXCEPT for the upper floor, especially the upper right bedroom. The upper floor was noticeably cooler than the first floor. There may be a damper that needs adjustment or one may be required if it does not exist.

Some register covers are loose. Damaged register covers which should be repaired or replaced.

The thermostat appears to function properly. It is properly located to provide proper temperature control within limits of a one (1) zone system. We recommend new setback type for energy conservation and efficiency.

Additional control can be exercised by adjusting or closing heating units in unused rooms or adjusting manual dampers on branch ducts. We recommend zoning if you renovate/expand the second floor.

## Heating Summary

In our opinion, the heating system appears to be in generally satisfactory condition, except as noted herein.

Full servicing by the heating service company is always recommended, prior to closing, to correct all noted problems and to determine any undetected problems. The heating system appears to be from 2008, but we recommend that you check with the owners and/or the company that services the unit.

## Air Conditioning

The following conditions are qualified by the fact that the central air conditioning system was not in operation at the time of inspection, due to the outside temperature, and we did not activate the system. Older systems should not be operated unless the outside temperature has been 65 degree, Fahrenheit for at least two days to prevent damage to the compressor. With



newer units the temperature is 60 degrees. All opinions are, therefore, based on visual inspection **only**, without operation.

The air conditioning system is a central electric operated system. The compressor's rated cooling capacity is 15.9 RLAs or approximately 2 to 2½ tons. Its components are manufactured by Heat Controller Inc.

Based on rule of thumb estimates, of 1 ton of cooling capacity per 600 to 700 sq. ft. of living space, A/C appears to be sufficient for present requirements.

\*Note that the air conditioner may NOT be sufficient if the house is expanded considerably. Also note that increased insulation will reduce the thermal load.

The A/C equipment appears to be charged with an older type refrigerant, R-22 or Freon™. This refrigerant has been phased out due to environmental concerns. Nevertheless, systems using this refrigerant can still be serviced for the next several years. However, this makes maintenance and repair of the equipment more expensive and will eventually render it obsolete.

Therefore, when it becomes necessary to replace your AC equipment, you will be purchasing a model that uses the newer refrigerant, Puron™ (R-410A), which is more efficient and environmentally friendly. Although the initial cost will be higher, this can usually be recouped through Puron's higher efficiency and lower maintenance costs. We suggest that you check with your HVAC specialist regarding these issues.

More information about Puron™ can be found at <http://www.puron.com>.

The A/C is integrated with the heating system and serves the whole house.

The evaporator coils require periodic cleaning for efficient operation. They could not be inspected as they were inaccessible.

The air handler is located in the basement (furnace).

A proper condensate drain exists.

\*The condensate drain is improperly connected to main waste line without a trap and vacuum breaker. This can result in the growth of dangerous bacteria and poses a health hazard. Immediate correction by a licensed plumber is required.

The same blower motor is used for both the heating and air conditioning systems. Its speed appears to be adjustable. Therefore, it should operate efficiently for both your heating and air conditioning needs.

\*The condenser/compressor could not be tested. It appears to be properly mounted, but the wood between the unit and the pad is rotted. This is causing the compressor to tip. Not only can this interfere with the efficient operation of the unit but it can also result in damage. An HVAC specialist should be consulted to correct this.



The exterior electrical box is rusting. It should be painted with a rust inhibitive paint to prevent further deterioration. We recommend that exterior electrical box be locked as a precaution against unauthorized tampering.

\*The exterior compressor unit has been recently painted. This could hide damage. Note that there was considerable debris inside the unit.

The same ducts are used for both the heating and air conditioning system. See additional comments under HEATING.

We consider the system to be visually in marginal condition, except as noted herein and requiring corrections noted herein.

### Air Conditioning Summary

In our opinion, by rule of thumb calculations, capacity appears to be sufficient for present requirements. Our opinion on adequacy is based on average needs. Your requirements may be different.

There is no record of regular maintenance. We recommend the purchase of a service contract which includes annual maintenance and to take care of unanticipated problems and to ensure proper operation.

\*The air conditioner compressor appears to be old (25+ years) and near, or at the end, of normal useful life. You should anticipate continuing repairs or replacement at any time.

\*As we were unable to test the air conditioner system, we recommend that your attorney include a clause in your sales/purchase agreement assuring satisfactory operation and performance.

### Humidity Control

Condensation may be expected under certain humid conditions in below grade areas. We recommend dehumidifiers, in these areas, to help eliminate condensation problems and the musty odor which often accompanies. The number of dehumidifiers would depend on the area.

There is no humidifier, on furnace. We recommend humidification for comfort and energy conservation.

Humidifiers require periodic sanitizing to prevent health problems. Consult owner's manual, for proper sanitizing procedure, after installation.

## **PLUMBING, WATER, WASTE**

### Plumbing

Plumbing is copper piping.



**NOTE:** Older homes may also contain concealed brass or galvanized piping.

There was evidence of leaking valves in the bathrooms. Repair is recommended.

The EPA has expressed concern regarding lead leaching into the potable water supply from soldered joints, on copper piping. See previous comments, at the beginning of this report.

## Plumbing Summary

Plumbing, in our opinion, and as visible, appears to be in generally satisfactory condition, except as noted herein.

Outdoor hosecocks should be drained in winter to prevent damage from freezing and anti-siphon devices installed to prevent a cross connection which can allow contaminated water to enter the potable water supply.

## Water Supply

There is a municipal water system with a proper main shut off. The water main appears to be copper. It enters the house on the left, front side.

The water main appears to enter the foundation below the frost line. Therefore, you should not experience problems in freezing weather.

There is no pressure regulating valve. Water flow appears to be satisfactory. Installation of a pressure regulating valve is recommended, if water hammer is ever noted.

## Water Supply Summary

In our opinion, the water supply system appears to be in generally satisfactory condition, except as noted herein and requiring corrections noted.

## Hot Water Supply

**NOTE:** Hot water supplies, which employ coils to produce hot water, are subject to decreased efficiency and reduced supply, over a period of years, due to clogging of coils from mineral deposits. In such cases, the coils can normally be cleaned by a plumber. However, such cleaning can only be done several times before it becomes necessary to replace the coil.

The hot water supply is provided by a 50 gallon, electrically operated heater with a first hour rating of 60 gallons. The unit was manufactured by State Industries in September, 2007 (installed 10-15-2007).



Electrically operated water heaters have a typical life expectancy of 10 years. However, some units can last longer. Due to their slow recovery rate, larger units are required.

The water heater appeared to be functioning properly.

There are signs of past leaks from the pressure relief valve. This may be from the previous heater.

## Hot Water Supply Summary

In our opinion, the hot water source appears to be in satisfactory condition. Its capacity should be adequate for normal demands, usually 10-12 gallons per family member.

In our opinion, the tank, although presently functional, is nearing the end of useful life. You should anticipate replacement, within the next few years.

## Waste

We are informed, by the Realtor®, that there is a municipal waste system.

There was evidence of stoppage as the tub and sink did not drain properly. Repair is required.

Soil pipes and waste lines, where visible, are a combination cast iron, ABS, PVC and copper. Pitch appears satisfactory. They appear to be in satisfactory condition.

Soil pipes appear to be properly supported. Proper cleanouts exist. They are located in the basement.

\*Cleanout cap has been adapted to be used as washing machine drain. This can allow sewage to back-up into house in the event of stoppage. A plumber should be consulted regarding repair.

## ELECTRICAL

**NOTE: Because of the hazardous nature of electricity, any corrections or remedial work which is recommended, either in this report or discussed during the inspection, should be performed by a licensed electrician.**

Service entry panels are rated by both voltage and amperage. The voltage is the pressure in the circuit and the amperage is the flow of electrons. It is the amperage that actually does the work but it is a function of the voltage. Electricity can be compared to water in this respect. Newer homes typically are supplied with 120/240 volts and a minimum of 150 amps. Older homes may have only a 120 volt supply with less than 100 amps.



The service entry box is rated at 200 amps, 120/240 volts. It is an overhead three (3) wire service entry.

\*The meter pan is corroded. Correction by utility company is required.

The service entry panel is located in the basement. Note that a desk was blocking full access. There should always be at least three feet clearance in front of the panel

240 volts appear to have been used for the range, dryer and air conditioner circuits.

The ground clamp, located on the water main, appears to be in sound condition.

A single main disconnect exists. Circuit breakers are used. They should be tripped periodically to ensure proper functioning.

Circuit overload protection should be provided according to the following accepted standards: 15 amps for normal branch circuits (14 ga.); a maximum of 20 amps for small appliance circuits (12 ga.); 30 amps for heavy duty circuits (10 ga.). Proper sizes are installed.

\*There is corrosion, on the terminals in the electrical service panel. This is caused by water getting into the service box. In fact, there was water present at the time of the inspection. Some breakers were cracked and the buss bar was corroded. **Present condition should be evaluated by a licensed electrician, as corrosion will likely cause the breakers to malfunction and NOT trip when required.**

\*There are splice blocks inside the electrical service panel. This is not typical, and due to their size, there has been a short to the panel cover that has melted a hole in it. The tape protecting the splice block is missing in this area. This is extremely dangerous, as the short circuit was on the unprotected side of the main breaker and could cause a fire if it happens again. **IMMEDIATE evaluation and correction is REQUIRED.**

There are no Ground Fault Circuit Interrupters installed in the service box.

Beginning January 1, 2002, both the 1999 and 2002 versions of the **National Electric Code (NEC 210-12)** require the installation of Arc Fault Circuit Interrupter breakers (AFCIs) for all circuits serving **BEDROOMS**. However, all states have not yet adopted this provision. AFCIs differ from conventional circuit breakers and GFCIs in that they are designed to trip when they detect a dangerous arc in the circuit, which can result in a fire. Since an arc indicates a high resistance in the circuit, there is a relatively low current flow through the wiring itself. Therefore, a conventional breaker which is designed to trip when a when the current is higher than the wire it protects is designed for, thus protecting the wire from overheating, will not protect against arc faults. A GFCI, which is



designed to protect against shocks, will not trip on an arc fault breaker either. AFCIs should be found on bedroom circuits, in new construction or recent renovations in those states which have adopted the new provision.

There are no arc fault circuit breakers in the service panel.

Aluminum has been used for the service entry wire. Proper CU/AL terminals appear to exist. Nevertheless, care should be taken to ensure that the hold down lugs are tight. They appeared to be tight at the time of inspection and the main wire appears to be in satisfactory condition.

Anti-oxidant coatings exist on mains to minimize oxidization which can interfere with proper conductivity.

\*The area, where the main enters the electrical meter, should be sealed. This is the likely source of the water intrusion.

Wiring from the service box is a combination of copper BX armored and Romex sheathed cable. It appears, in our opinion, and as visible, to be in satisfactory condition.

Circuits are not fully identified. Therefore, usage could not be determined completely. Further, without identification, a circuit cannot be disconnected quickly, in an emergency. The present owner should label all circuits for you. You should confirm the accuracy of this labeling, upon occupancy.

There are sufficient numbers of circuits, for present demands. There is room for additional ones, if needed.

There are generally standard numbers of electrical receptacle outlets throughout the house, considering the age of the house. Receptacle outlets are recommended every 10' with at least one outlet per wall in all rooms but the kitchen. Kitchen countertop receptacle outlets should be no more than 4' apart. At least one double receptacle outlet per bathroom is recommended with a minimum of two independent circuits, in the kitchen area.

Receptacle outlets are the grounded type. A test sampling indicates that receptacle boxes are grounded.

\*Some of the tested receptacle outlets show reversed polarity. Reversed polarity can be particularly dangerous with certain appliances using polarized plugs. \*Open ground could eliminate an important safety protection. Both can pose potential shock hazards. Immediate correction, by a licensed electrician, is recommended.

As we only did a test sampling, all outlets should be tested for correct polarity and proper ground.

Installation of Ground Fault Circuit Interrupter receptacles is recommended in the kitchen, bathrooms, laundry area and in exterior outlets, where not already existing.



Existing Ground Fault Circuit Interrupters functioned properly on "test". We recommend that all Ground Fault Circuit Interrupters be tested on a monthly basis.

## Electrical Summary

In our opinion, the electrical service entry, based on present usage, appears to be sufficient for present requirements. Your needs may be different. The system appears to be in generally satisfactory condition, except as noted herein.

\*It appears that the electrical system was not installed at the time of the original construction of the house. Under these circumstances, the contractor should be prepared to stand behind his work and you should receive such assurance. You should check with town officials to determine if approval was obtained and a Certificate of Occupancy issued. The owner should provide you with this certificate at closing.

## APPLIANCES

Those other appliances, which we understand will remain with the house, include a clothes washer and a clothes dryer.

Testing was done at a single setting and/or cycle only, on the washer and dryer.

The laundry appliances appear to be in generally satisfactory condition.

The laundry appliances appear relatively new and it is entirely possible that the Manufacturer's warranties are available for transfer to you. You should check this with the owner.

The clothes dryer is properly vented. Venting runs to the exterior of the house. Because of the long run, aluminum vent piping is used. A helper fan should be installed as/if the run is longer than 15 feet. **NOTE:** Many communities now require that **ALL** vent piping be metal to minimize the possibility of fire. Vent piping and dryer should be frequently cleaned of lint to minimize fire hazard.

\*Note that the dry vent location is directly adjacent to the air conditioner compressor. This will cause the coils to clog with lint. We recommend that the dryer be vented out to the right side of the house, away from the A/C if it is to stay there.

Because of the location of your clothes washing machine, we recommend closing the water valves when the washing machine is not in use to prevent flooding in the event of hose failure. For convenience, a single lever valve is installed. Armored hoses will virtually eliminate this problem.



## General Observations - Systems

An incomplete smoke/fire alarm installation exists.

We recommend, as a minimum, networked units in the vicinity of furnaces, electrical entrance panels, in bedrooms, in hallways and near kitchens. We do not test existing units as they may be operative at the time of inspection but fail immediately following the inspection. Therefore, they should be tested by you personally, upon occupancy.

A carbon monoxide system/unit does exist. We recommend one per floor.

A security system also exists. However, such systems are not within the scope of our inspection. We recommend you contact the servicing company for a full evaluation and explanation of the operation of this system.

The determination of type or condition of concealed plumbing, wiring or other interior components; cannot be done without opening structural cavities. This was not done. Therefore, if remodeling or renovation is performed, concealed problems may be observed or detected, which due to the constraints of our inspection, were not determined or noted during our inspection and subsequent report. Therefore, Centurion Home Inspections cannot and does not assume any responsibility or liability for any such problems, as fully noted in our signed Terms and Conditions.

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We wish to thank you for the opportunity to have been of service. If you have any questions concerning this report, please call us at 203-263-0178.



## Summary

1. The roofing shows signs which are greater than that normally associated with typical aging of this type roofing, such as mineral loss, cracked shingles and lifted shingles. Premature aging may be caused by lack of proper ventilation below.
2. Flashing, as visible from the ground and a ladder, where the attached roof areas abut exterior walls, appears to be in generally sound condition, but has been face nailed. All exposed nailheads are subject to leakage and should be tarred or caulked over.
3. Flashing, around the chimney is tarred over. The flashing should be replaced when the chimney is repaired.
4. The exterior of chimney only, was examined from ground level, and the basement, and appears to be in marginal condition, at best.
5. There is serious deterioration of the coping on the top of the chimney. This has caused deterioration of the mortar joints and loose bricks. There may also be cracking of the flue liner, which could not be detected. The chimney may have to be rebuilt on the exterior.
6. The chimney appears to be within 10' of the roof peak and does not extend high enough. Chimneys should typically be at least 2' above roof line when within ten feet of it. Depending on prevailing winds, the present condition can result in down drafting and a smokey fire. If a problem with draft is noted, a typical repair is to extend the chimney so that it conforms to the previously noted standard. Alternately, a chimney cap is sometimes effective in preventing downdrafts.
7. There is no cricket in area between high side of chimney and roof. This can result in leakage and we recommend that a cricket be installed when roof is re-shingled. In the interim, shingles in this area should be caulked along edges.
8. Most leaders drain improperly onto ground, near foundation. This can result in leakage into the basement, as well as foundation damage. Extensions, at least 4 feet long, should be installed, so that leaders discharge onto properly pitched grade, or leaders should be connected to underground drainpipes to proper outfall.
9. There is lack of caulking between siding and trim. Open joints should be caulked to prevent water entrance which can result in concealed damage. Such damage could already exist but could not be detected.
10. There are areas where the siding was cut where the deck attaches and has not been properly finished with "J"-channel. This can lead to leaks and hidden damage. Repair is recommended.



11. The siding in the front has been face nailed (above the front door). This is improper and can cause the siding to buckle. Correction would require replacement of the siding.
12. Rot and damage from wood destroying insects was observed in the the front door kick and the structure on the lower right of the door. Note that the interior area could not be examined as the return air duct for the heating was in this area and we could not gain access. There were signs of water intrusion in this area and the heat from the duct could be increasing the activity in this area. Further evaluation, treatment as necessary and complete repair is required. There may be damage to structure within which was not visible. Damaged members would have to be removed to establish this. **This was not done.**
13. Entrance steps and platforms are made of poured concrete. They appear to be in marginal condition. The platform has settled unevenly, resulting in a platform that is not level and a high step into the house. The platform must be raised/leveled. Note that the flashing typically goes behind the platform to completely cover the box header.
14. Deck is improperly secured to house. Normal installation requires lag bolts and washers. Washers are missing from the bolts.
15. We could not determine if proper footings exist in all areas for the deck. Poured concrete footings of proper size and below frost line are recommended.
16. Walkways are brick. Walks appear to be in marginal to unsound condition. The bricks are crumbled and deteriorated. Complete replacement is recommended. The proximity to salt water may have an impact on the life of a brick walk.
17. There is evidence of past leakage from the roof. This has occurred in the rear near the shed roof, as indicated by stains on the attic floor and roof sheathing.
18. Insulation appears to be inadequate. For maximum efficiency, we recommend a total thickness of at least 9", in floor joist area and 3 ½"-6" in the stud walls (thicker is better).
19. Ventilation appears to be completely inadequate. The basic rule for ventilation is one square inch of unhindered or clear vent area for every square foot of attic area. We recommend roof vents, as discussed during inspection. Note that the lack of proper gable louvers and no soffit or ridge vents leaves the attic mostly unvented. This will adversely affect the live of the roofing material.



20. There is evidence of damage, caused by rot and wood destroying insects, in the area under the right side of the front door. See comments elsewhere in this report.
21. There was observable evidence of water penetration and dampness in the basement area, **at the time of inspection**. The degree of the condition could not be determined. You should check this with owner. However, signs indicate past flooding.
22. The insulation is improperly installed in the crawl space ceiling. This can result in condensation and rot. We recommend removal, evaluation of joists and reinstallation of the insulation. The vapor barrier should always face the warm side of the structure.
23. The heating registers appear to function properly EXCEPT for the upper floor, especially the upper right bedroom. The upper floor was noticeably cooler than the first floor. There may be a damper that needs adjustment of one may be required if it does not exist.
24. Note that the air conditioner may NOT be sufficient if the house is expanded considerably. Also note that increased insulation will reduce the thermal load.
25. The condensate drain is improperly connected to main waste line without a trap and vacuum breaker. This can result in the growth of dangerous bacteria and poses a health hazard. Immediate correction by a licensed plumber is required.
26. The condenser/compressor could not be tested. It appears to be properly mounted, but the wood between the unit and the pad is rotted. This is causing the compressor to tip. Not only can this interfere with the efficient operation of the unit but it can also result in damage. An HVAC specialist should be consulted to correct this.
27. The exterior compressor unit has been recently painted. This could hide damage. Note that there was considerable debris inside the unit.
28. As we were unable to test the air conditioner system, we recommend that your attorney include a clause in your sales/purchase agreement assuring satisfactory operation and performance.
29. Cleanout cap has been adapted to be used as washing machine drain. This can allow sewage to back-up into house in the event of stoppage. A plumber should be consulted regarding repair.
30. The meter pan is corroded. Correction by utility company is required.
31. There is corrosion, on the terminals in the electrical service panel. This is caused by water getting into the service box. In fact, there was water present at the time of the inspection. Some breakers were cracked and the buss bar was corroded. **Present**



condition should be evaluated by a licensed electrician, as corrosion will likely cause the breakers to malfunction and NOT trip when required.

32. There are splice blocks inside the electrical service panel. This is not typical, and due to their size, there has been a short to the panel cover that has melted a hole in it. The tape protecting the splice block is missing in this area. This is extremely dangerous, as the short circuit was on the unprotected side of the main breaker and could cause a fire if it happens again. **IMMEDIATE evaluation and correction is REQUIRED.**
33. The area, where the main enters the electrical meter, should be sealed. This is the likely source of the water intrusion.
34. Some of the tested receptacle outlets show reversed polarity. Reversed polarity can be particularly dangerous with certain appliances using polarized plugs. Open ground could eliminate an important safety protection. Both can pose potential shock hazards. Immediate correction, by a licensed electrician, is recommended.
35. It appears that the electrical system was not installed at the time of the original construction of the house. Under these circumstances, the contractor should be prepared to stand behind his work and you should receive such assurance. You should check with town officials to determine if approval was obtained and a Certificate of Occupancy issued. The owner should provide you with this certificate at closing.
36. Note that the dry vent location is directly adjacent to the air conditioner compressor. This will cause the coils to clog with lint. We recommend that the dryer be vented out to the right side of the house, away from the A/C if it is to stay there.

## GENERAL TERMS & CONDITIONS

Our inspections are restricted to visible, accessible components. They are made by line of sight observation only from ground or floor level. Our inspections are restricted very specifically to those components specifically described in our inspection report and with no implied inspection or review of other components of any part of them. **Any item not specifically mentioned in this report was not part of our inspection.**

Our inspections exclude hidden sections of components and systems, either within or without buildings, which include but are not limited to: waste systems either public or private; underground water lines, pipes or equipment; concealed plumbing, wiring, vent pipes, ductwork, and chimney flues, except to the extent visible from fireplace fireboxes without the use of specialized equipment; exterior foundation walls and footings; footings below basement floors and support columns.

Our inspections are made without: dismantling; removing secured covers; opening locked doors; moving or removing furniture or personal belongings; lifting or moving carpeting, rugs or other floor coverings; making holes; removing or opening walls, ceilings, floors, or like structure; testing using specialized equipment or which would require damaging of premises by mechanical, chemical or other means; removing snow, ice, leaves, debris, litter, equipment or materials; excavating ground; any act that would disturb, deface, mar, or in any way change, damage or alter structure or systems, even in a minor way.

Our inspections of so-called Town or Row house units, either being purchased separately or as condominiums, are restricted to the unit itself, without examination of any adjoining structure for any purpose, whatsoever. This includes refraining from full examination of party or firewalls, from both a structural and safety standpoint.

Our inspection of units within a single building, usually purchased as a condominium or a co-op, are restricted to the unit itself and as visible from within. Our inspections include, to the extent possible as made available and as agreed to prior to the inspection, those overall, general structural and mechanical components such as basement area, attic and roof, hallways, exterior facade, electrical, plumbing, heating and waste systems. **Not included in our inspection, is a determination of adequacy of such systems in regard to their overall utilization by all occupants.**

Our inspections **do not include**, nor should they imply, a review for compliance or non-compliance with any Code, Regulation, Law or Ordinance, State, Local or Federal, unless we are specifically contracted to perform such inspection and observations are specifically referred to in our inspection report. If contracted to perform a Code compliance report, we disclaim any responsibility for failure to discover any non-compliance conditions. If a non-compliance condition is detected and noted **in our regular report**, this does not infer or imply that our inspection included a full review of all Regulations, Codes, Laws or Ordinances.

Our inspections do not include, nor should they imply a determination as to the quality of any building material or system, unless specific reference is made of this in our inspection report.

Our inspections do not include testing for or a determination of the presence of hazardous materials or contaminants within or without structural cavities, including but not limited to asbestos, Urea Formaldehyde Foam insulation, Cellulose insulation, noxious or combustible fumes, pesticides, radon gas, water pollutants, electromagnetic fields, etc. Defective wiring, plumbing or heating components, which are contained within structural cavities or otherwise concealed is also excluded from this inspection.

Our inspections are performed on an opinion only and best effort basis by a single inspector, **unless otherwise contracted for**, and for prior and agreed upon fees and time frames. Reasonable, prudent visual examinations are made of structure and systems, taking into consideration the fees and the time frames established. It should be specifically understood that intense, detailed analysis, testing and examination, utilizing specialized equipment and calling for Specialists in each discipline are not part of our normal inspection. All opinions expressed are based on visual examination only and **DO NOT** involve engineering calculations or testing of any nature.

Conclusions which are drawn are based on the inspector's experience and comparison to other comparable structures and systems in accordance with accepted trade standards and practices and are in **no way to be considered engineering studies.**

The scope of this inspection and report does not include estimates of cost of repairs, which would be required to correct conditions noted in this report. In order to obtain such estimates, it will be necessary to prepare detailed plans and/or specifications for each trade and to secure competitive bids from at least three contractors in the specific trade.

Our inspections are performed and rendered as of a specific moment in time, on a best effort basis and under conditions prevailing at the time, including but not limited to, climate, actions of occupants, owners or others, unavailability or non-visibility of areas normally visible.

Our inspections do not include an attempt on our part to determine whether there is any evidence of misrepresentation, concealment, failure to disclose, fraud, or any other similar action, by sellers, occupants, buyers, real estate persons or others, whether party to the transaction or not, that would provide for remedies against such persons under State or Federal consumer protection or other laws.

It should be specifically understood that the conditions of structure and systems can materially change in condition, fail, incur damages, from the time of the inspection to any time in the future. This change in condition can result from normal wear and tear, as well as Outside Perils, defined elsewhere in this report. **It is a condition of our inspection that you examine the condition of structure and systems, upon taking possession of the building, and that you notify us IMMEDIATELY if there is any significant change in condition from that described in our inspection report.** Should there be a significant change, of any nature, we will agree, to the extent of our ability and without assuming any liability for such changes, to offer testimony, including Court appearances, on your behalf, in any action you may wish to take against previous owners, occupants or others. Our testimony will be strictly limited to change in condition. We reserve the right to assess fees for such services, if we deem them necessary. This will be solely at our discretion, but upon prior agreement with you.

Although, as part of our inspection, we check for visible evidence which would indicate dampness or water penetration, our inspections do not include determination, and we disclaim responsibility for establishing evidence of current or past existence of dampness, seepage or water penetration. Further, we do not offer any prediction as to the possibility of such an occurrence. Conditions precluding such determination include, but are not limited to, concealment with paint, mortar or other applied materials; paneling, drywall or like materials; personal possessions, debris or storage; natural evaporation, particularly in areas subject to high temperatures; generally warm weather conditions; prolonged periods of dryness, cold or freezing weather; unusual conditions of snow, ice, rain, driving rain or snow, floods, windstorms; unknown changes in site conditions, including diversion or existence of underground water or streams; clogged drywells or drainpipes; diversion of drainage toward building; shortened projected life span of materials caused by debris or inadequate ventilation as caused by overhanging trees, vegetation, shrubbery or other conditions; a high water table, existing diverted or newly formed; a flood plain; improper drainage design; poor workmanship of any nature; structural or settlement cracks, either existing or newly formed; improperly sealed joints between foundation walls and basement floor; mortar or concrete deterioration; porous mortar; concrete or other building material purported to be waterproof; cracks in basement floor, either existing or newly formed; improper, inadequate or lack of waterproofing on exterior foundation walls and footings at the joint between wall and footing; removal, clogging or improper pitch of gutters and leaders; deterioration of gutters and leaders; lack of adequate leader extensions; improper or lack of flashing not readily determinable without removal of roofing material or siding; below grade siding, doors, windows, or roofing material including improper installation of these; or any Act of God, outside perils, or forces beyond anyone's control as recited elsewhere in this report.

## GENERAL TERMS & CONDITIONS (Continued)

We disclaim any responsibility for forecasting occurrence of settlement or structural cracks, or whether existing settlement cracks will become structural cracks; or for the existence or forecasting of conditions that will cause or create settlement or structural cracks like incorrect chemical content or ingredients in concrete, mortar or stucco; the pouring, curing, mixing or application of such materials in improper weather; improper workmanship associated with such pouring, mixing or application; as well as improper installation or faulty manufacture of brick, concrete blocks, or other like materials; improper installation of sheetrock, wallboard or other so-called interior sheathing; improper manufacture of such interior sheathing; improper or absence of structural components supporting such materials, such as footings, foundation, support columns, walls and framing; aging of structural materials and construction; shifting of ground; diversion of underground water or streams; improper drainage; freezing and ice conditions; or from the results of actions and conditions listed under **"Outside Perils"** in this report. Further, as noted above, we disclaim any responsibility for determining existence, current or past, or for predicting the possibility of water penetration, dampness, or seepage which could have been the result of the above factors or occurrences.

Our inspections of fireplaces, fireboxes, chimney flues, smoke stacks, vent stacks and similar installations are limited to areas visible and without dismantling in any way, without utilization of cleaning equipment to establish conditions of interiors, without utilization of specialized equipment like mirrors or techniques like sealing such areas and activating smoke bombs to determine leakage.

In the course of our inspection, we do not activate electrical, fuel or water systems if they have been shut off at their source. If such systems have not been activated, our inspections are performed on a restricted, highly qualified basis. If such systems are operative, our testing is restricted to whatever minimum activation is necessary in order to establish basic operating condition. No systems are put through extended cycles of any nature, unless specifically contracted for. Furthermore, testing is only performed on those systems that will respond normally to prevailing temperature, humidity and general climate conditions at the time of inspection. Systems known to be, or appearing to be faulty or defective, are not tested.

Our inspections do not include determination of the adequacy of any system with regard to personal comfort needs, nor do our inspections include any determination of the efficiency of any system with respect to energy usage.

Our inspections do not include testing or any other means of determining the adequacy, efficiency or condition of smoke/fire alarm systems or units, burglar alarm systems or units, intercommunication systems, or the like.

Our inspections of waste systems, either Municipal or private (cesspools, septic, or other) are restricted to observation of external, visible signs of malfunction. No attempt is made to locate or examine such systems by any means, including removal of earth or traps. No attempt is made to determine soil content servicing drainage fields. Furthermore, no attempt is made to determine the extent of past usage or non-usage, and therefore we disclaim any liability for failure to determine whether, because of non-usage in the past, there appears to exist an adequately operating system, whereas, upon activation the system fails or malfunctions because of inadequate or clogged leaching fields, drainage lines, distribution boxes, holding or leaching tanks, inadequate soil conditions, disintegration or disconnection of lines; or any other factors hidden beneath grade; or because the tanks have been pumped recently or excessively in the past without notification.

Our inspections do not include determination of adequacy of water supply from Municipal sources or wells.

Our inspections do not include examination of equipment and systems owned by Municipalities, Utility Companies, or others.

## ROT, WOOD DESTROYING INSECTS

This company is not a licensed pest control company or exterminator. Our inspection for rot or existence of wood destroying insects is a preliminary one done in conjunction with our prime responsibility, that is, examination of structural condition. We emphasize that rot or infestation often remains invisible to the naked eye, and therefore establishment of such conditions is often not readily apparent. As with an inspection by a pest control company or exterminator, our method of detecting the existence of rot, termites or other wood destroying insects is made by visual inspection of readily accessible areas. No inspections are made by probing, breaking apart, defacing, marring, dismantling, removing or moving, or any actions that would be necessary to inspect non-accessible, non-visible areas. Areas visible, but remote, are inspected, where possible, by line of sight only and at the respective distance. Although infestation or rot could have been in existence, or was in the process of establishment, but because our inspection was made under conditions recited herein, we disclaim any liability, expressed or implied, as to such existence or absence thereof.

**WE EMPHASIZE THAT YOUR ONLY ASSURANCE OF ARRESTING OR PROHIBITING INFESTATION, WHETHER CONCEALED OR DISCOVERED, IS TO OBTAIN TREATMENT AND A WARRANTY FROM A STATE LICENSED PEST CONTROL COMPANY.**

If you wish further information on the control and treatment of rot and wood destroying insects there are a number of publications printed by the United States Department of Agriculture and the United States Department of Housing and Urban Development. Publications are available through the United States Government Printing Office, Washington, DC 20402.

## PREVENTIVE MAINTENANCE, INSURANCE, WARRANTIES OF OTHERS

As emphasized herein, our inspections are performed on an opinion only and best effort basis, as of a given moment in time, and under conditions prevailing at the time. Condition of structure and systems can change substantially, and often in the absence of any way of determining this.

For any opinion of condition to remain valid, to the extent possible prudent care and protection is required. This requires you to:

1. Carry maintenance agreements issued by reputable, licensed Contractors on your heating and cooling systems, as well as on all appliances, both kitchen and laundry, and on units like window air conditioners, auxiliary heaters, humidifiers and dehumidifiers.
2. Carry Homeowner's Insurance, with expanded coverage Special Form HO-3, or comparable coverage.
3. Obtain all warranties issued or purchased by the original Builder on both mechanical systems and structure (including roofing material). **NOTE:** Certain States require issuance of such warranties on new construction. Certain Builders make a practice of issuing such warranties. It is our understanding that warranty periods extend up to 10 years.
4. Obtain all warranties issued by Builders, Contractors and Manufacturers on electrical, plumbing, heating and cooling systems, as well as on all appliances covered in (1) above; and on structural and systems repairs, alterations, additions, and replacement (including roofing material and septic systems).
5. Obtain any warranty issued by a Pest Control Company or Exterminator. Also see section in this report on Rot, Wood Destroying Insects.
6. Obtain the original, or a copy of, the Certificate of Occupancy issued by the Municipal Building Inspector or appropriate Municipal Official or Department, for original structure as well as all additions and changes in structure occupancy.
7. Obtain a transcript from the Municipal Building Inspector or appropriate Municipal Official or Department of any existing Code violations, particularly as they apply to structure, systems, health or occupancy.
8. Perform periodic maintenance and checks, such as but not limited to: cleaning gutters and leaders; painting; resealing of flashing areas; pumping tank or cleaning pit on private waste disposal systems; annual cleaning and tune-up on heating systems; treatment and repair of all rotted areas; cleaning fireplace flue; pointing of mortar joints; treatment of infestation; periodic water test on private water supplies; etc.

## DEFINITIONS

Our inspection and reporting of condition of structure and systems is understood to be limited to those parts and components normally associated with, and contributing to, the fundamental stability of structure and basic operating condition of necessary systems.

The term "**component**" refers to either a structural or a mechanical unit.

The age of structural components and mechanical systems cannot always be accurately determined. Although our inspection may determine the structure and systems are sound or satisfactory, we emphasize the qualification that this must take age into consideration.

**OUTSIDE PERILS**-These include Acts of God, forces beyond one's control, or other similar references; referred to in our reports as "outside perils" include, but are not limited to damages from: effects of current, or introduction of new or amended Local, State or Federal Codes, Regulations Laws or Ordinances; enemy attack; invasion; insurrection; war; civil war; undeclared war; order of any civil authority; riot; civil commotion; rebellion; revolution; warlike acts by military forces or personnel; seizure by military, local State or Federal police or law enforcement agencies; aircraft, including self propelled missiles and spacecraft; vehicles; nuclear hazard; discharge of weapons, accidental, warlike, for civil control, or with malicious intent; intrusion by unauthorized persons; vandalism; and, malicious mischief or acts by owners, occupants or others.

Also included are damages from the effects of: chronic water conditions; water below the surface of the ground, including water which exerts pressure on, or seeps or leaks through walls or through a building, sidewalk, driveway, foundation, basement floor, or other structural component; surface water; tidal water or waves; waves; salt air, or spray from the foregoing, whether or not driven by wind; freezing; fire; flood; wind; water; lightning; mud; earthquake; earth sinking, rising, or shifting; ice; snow; sleet; explosion; theft; falling objects; weight of ice, snow, or sleet; settling, cracking, shrinking, bulging, or expanding of a building or structural components therein; accidental discharge or overflow of water or steam; sudden and accidental tearing asunder; burning; artificially generated electric current; power interruption; explosion; breakage; breakage from glass; overflow of a body of water; and, water of sewage which backs up from drains or sewers.

The term "**structure**" is restricted to those major components required in constructing a building. Included, and to the extent specified hereafter, are foundation walls, support members for flooring, exterior and interior load bearing walls, the attic and roof structure.

The term "**settlement crack**" describes a condition of minor importance found in concrete and masonry construction as well as various building materials such as drywall and plaster. Components which may contain settlement cracks include foundation walls, basement and garage floors, patios, entrance platforms, steps, walks, driveway, slab construction under various types of buildings, exterior walls and interior walls and ceilings. Settlement cracks are normally the result of differential settlement of soil below.

The term "**structural crack**" describes a condition in which there is a weakness in the particular component described that could result in further weaknesses in members requiring support from the component in question. Structural cracks are more serious than settlement cracks.

Both settlement cracks and structural cracks can permit water penetration and radon entrance, particularly in below grade areas.

The term "**mechanical**", "**mechanical systems**", or "**systems**" are restricted to those major systems necessary for a building to be habitable. Included, and to the extent specified previous, are electrical, plumbing, waste, heating and air conditioning; and only as the latter two are required under certain climatic conditions. Also included are basic appliances; specifically a refrigerator, a range, a dishwasher, a clothes washer and dryer.

The term "**sound**" is generally restricted to major structural condition. This description indicates that the building is withstanding the test of time, that it has not materially shifted or altered its position so as to make the building uninhabitable, that any correction of condition would not be considered major. This term recognizes that construction was done in accordance with accepted standard of the era; that the structure continues to meet basic criteria, although not necessarily in conformance with current methods or Code; and that normal, reasonable maintenance expenses only, will be necessary to maintain the structure. Sound condition of exterior sheathing, windows, doors, roofing shingling and flashing does not imply that leakage will not occur. Minor, non-damaging occurrences and repair are not included in this definition.

The term "**satisfactory**" is generally restricted to the condition of major mechanical systems and appliances. This description indicates that the system described was functioning properly at the time of inspection, with no visible or apparent indication of the possibility of failure or malfunction; and that normal, reasonable maintenance expenses only, will be necessary to maintain the system. Minor malfunctions or repairs are not included.

The term "**marginal**" may refer to either major structural or mechanical systems. This description indicates signs of deterioration; that the life of the component described has been shortened by wear and tear; that natural aging has taken place and the component is reaching the end of its useful life; that the component described is on verge of breakdown or that there are signs that breakdown should be anticipated at any time; that there are indications of non-professional installations or repair which are contributing or have contributed to such a condition; or there are potential safety hazards.

The term "**unsound**" generally refers to structural condition. The term "**unsatisfactory**" generally refers to the condition of mechanical systems. However, these terms may be interchangeable. Usage of either term indicates that there are immediate repair or replacement requirements; that there is an inoperable condition; a high probability of major expense; a fully defective component; a dangerous situation; a component beyond useful life; or that there are indications of non-professional installation or repair contributing to or causing such a condition.