CENTURION Home Inspections Incorporated

November 8, 2014

Client

Client
101 Any Street
Your Town, CT 06999

Copy to

Owner and Address of Property Inspected

Your Dream Home
New Hometown, CT 06999

Date of Inspection: November 8, 2014
Time of Inspection: from 8:00am to 12:15pm
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.00**. 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 34 degrees, at the beginning of inspection, and it was clear and dry. The ground was covered with frost at the beginning of the inspection. Previous to the inspection it had been overcast and windy. 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 clients and Realtor® were present during the inspection.

Realtor® advises that the house is approximately 8 years old (2006/2007).

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 were advised that the property is a short sale. The property is still occupied by the owner.

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.

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.

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.

An air radon test was performed by you through RTCA, a separate and independent company. The canister numbers are 2369017 & 2368996. Results will be mailed directly to you. For verbal result, you can call RTCA at 800-457-2366.

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" of see the link below:
http://www.epa.gov/radon/pdfs/citizensguide.pdf.

A water radon test was performed by you through ETR Labs, a separate and independent company. Results will be sent directly to you with the other water quality test results.

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. Environmental Data Resources (**EDR**), 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 will show 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 "pigtailing" 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 suspected 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. The 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.

S T R U C T U R E

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 some windows, as well as the ground.

The main roof design is intersecting gable type.

Attached are shed type roofs. 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 asphalt shingle is also used on the attachment. This material has a projected life expectancy of 25-35+ years. However, lack of ventilation, typical on flat and shed roofs, can shorten this projected life.

Roofing was not fully visible, from the ground, as it was too high in the rear. Therefore, roofing could not be fully inspected.

We assume that the roofing is approximately the age of house - 8 years.

The roofing shows signs which are greater than that normally associated with typical aging of this type roofing, such as mineral loss on the right side gable. Premature aging may be caused by the design of the roof which discharges the majority of the water from the right side down this small section. Lack of ventilation below can also be a contributing factor.

It will not be possible, at this time to improve attic ventilation, as noted elsewhere.

A poor roof design exists. Under certain adverse conditions this can result in leakage into the house and even possibly shingle damage. This area will require monitoring. This is where the valley on the right side dies at the exterior wall of the right front bedroom.

In our opinion, the roofing material, as visible from 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.**

Flashing

Flashing, as visible from the ground and a window, where the attached roof areas abut exterior walls, appears to be in generally sound condition.

However, it has been surface nailed in at least one place. This can result in leakage and nail heads require periodic caulking or covering flashing with shingles.

Step flashing, where the pitched roofing abuts exterior walls, could not be determined due to the proximity of the siding to the roofing material.

Flashing, around the vent stack, could not be determined due to the height or configuration of roof.

Note that there are two (2) masts from satellite antennas that have exposed fasteners. They will need periodic caulking/tarring to prevent leaks.

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.

Clean valley areas which are covered with debris. They should be kept clean to prevent roof deterioration and possible leakage into house.

Some flashing areas were not visible from the ground due to the reasons noted and could not be inspected.

CHIMNEY

All the appliances are directly vented and there is no chimney.

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 require repitching of 1" per 16' of run to allow for proper drainage. With gutters this length, it is advisable to run the pitch from the center to each end, into separate down spouts and leaders.

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.

Discharge, from upper gutters, should run into lower gutters via leader extensions or directly to the ground, rather than discharge onto roofing material. Present discharge can shorten life of roofing, in this area, and can also result in leakage into the building.

Leaders appear to be in generally sound condition. 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.

There is damage to some of the transition pieces. Replacement is recommended.

EXTERIOR WALLS

Walls are wood frame covered with horizontal vinyl clapboard and vinyl “shingle” panels. Faux stone veneer is used on the front, far right of the house.

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

The vinyl siding is cracked and damaged in several places in the rear and there is a split in the shingles to the right of the front door.

There also are cracked pieces of trim around and over the garage door. Repair/replacement is recommended.

There are several areas where there are attachments made to the siding without the proper trim to prevent captivation of the siding. This can result in"oil canning" and/or buckling of the siding.

There are sections of the faux stone below or near grade, which are subject to hidden infestation. This may be concealed and not detectable during a limited inspection.

Exterior Doors and Windows

There are no exterior storm doors or windows, as they are thermal type.

The following problems were noted:

There is exposed flashing under the basement door. This should ne covered with a kick board, which will also support the door sill. Failure to cover the flashing may result in bodily injury.

Rot was observed in deck door casings and frame. 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 sound to marginal condition. There is some peeling and there are some areas where the nail heads have bled though and are visibly. We recommend 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.

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

Entrance Steps, Platforms and Canopies

The front entrance steps and platforms are made of a poured concrete. They appear to be in generally sound condition.

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

APPURTENANCES

The garage is attached. Exterior roofing and siding are common to the house and described elsewhere.

The garage foundation is poured concrete and appears to be in sound condition.

One note of interest is that the outer foundation wall in the front (near the covered porch) appears to have been saw cut. This could have been from a contractor error or a change in the original plans. Check with the current owner.

The garage floor is poured concrete. Floor appears to be in generally sound condition. Note that the floor was not fully visible due to a car present at the time of the inspection.

An automatic garage door opener exist. The opener is equipped with both photoelectric and edge sensor safety features.

Access means, to garage, was tested and found to be satisfactory.

The following other problems were noted:

There is slight sagging of the garage door header. This likely occurred from shrinkage in the first 1-2 years. It does not affect the operation of the door.

The automatic garage door opener is properly wired.

A sheetrock wall and ceiling exists separating garage from rest of building. We could not determine if it is fire rated as rating is typically stamped on the concealed side of the sheetrock. Open joints/cracks in the sheetrock should be taped to minimize fire hazard.

The connecting door, to the house, is a fire barrier type.

However, the connecting door does not close properly. To correct, tighten the pre-loaded hinges or install a hydraulic closer.

The front porch appears to be in sound condition.

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:

Some joists are improperly secured to box because a joist hanger was field-modified. Any modification to a joist hanger results in the strength possibly being affected.

Posts are improperly attached to footings. There are plastic pedestals and no bolt was visible.

The railing system is not tied back to the house and as a result it tipped and loose. Repair is recommended.

There are loose or lifted fasteners and boards. Hot dipped galvanized nails or deck screws should be used to fasten lumber to minimize such problems.

The asphalt driveway appears to be in generally sound condition.

However, deterioration such as cracking, depressions or heaving exists. To prolong life, cracks should be caulked and depressions should be filled with packaged blacktop and sealed. Because of the slope of your driveway, a "Traction-Grit" or sand-mix sealer is recommended.

Walkways are dry-laid flagstone. Walks appear to be in generally sound condition. This type walk should be set in a sand or stone dust and gravel bed to prevent heaving and depressions.

ROOF/ATTIC

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

The interior structure could not be fully evaluated as there was no flooring and trusses are used for the roof structure. The accessible area was also filled with A/C ductwork, 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 hatchway the wood trusses of typical size and are normally spaced.

This houses uses a trussed engineered roofing system. This system has several advantages over a conventional system, such as: longer unsupported spans; prefabrication making construction work faster and easier.

However, they also have several disadvantages, such as: they are more subject to deterioration at gussets from moisture, particularly in an attic; and due to their engineered nature, greater knowledge and care is required with their installation and many framers are not familiar with the special techniques required; trusses cannot be altered without certification by a professional engineer; joints at wall and ceilings are subject to cracking from a phenomena called "truss uplift".

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

Despite inaccessibility of the full attic area, there are no 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 leakage from the attic area. This has occurred, in the upper hall bathroom, as indicated by stains on the ceiling. We believe the leak to be caused by a disconnected vent or other air leak into the attic causing condensation, but there may be other causes, such a leak in the vent stack flashing. **Further investigation is required.**

We could not determine if the leakage is current, but area appeared to be damper than the surrounding areas. It should be checked again during a heavy rain.

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

Fiberglass batt insulation exists between the attic trusses. It appears to be adequate. For maximum efficiency, we recommend a total thickness of at least 9" in attic floor area. Areas around any recessed lights should be kept clear to prevent lights from overheating and posing a fire hazard.

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 adequate in the main attic and marginal in the shed and smaller gable areas.. The basic rule for ventilation is one square inch of unhindered or clear vent area for every square foot of attic area.

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

CEILINGS

Ceilings are covered with drywall. In our opinion, and as visible, ceilings appear to be in generally sound condition.

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

Nail "pops" & depressions exist. 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.

Water stains/damage, exists in the upper hall bathroom, indicating leaks from above. See comments elsewhere in this report.

Repair is recommended. See additional comments at the beginning of the report re: mold growth problems.

INTERIOR WALLS

Interior walls are covered with drywall. In our opinion, and as visible, walls appear to be in generally sound condition.

However, the following problems were noted which require correction:

There are typical cracks. Correct as noted under ceilings.

FLOORING

Tongue and groove oak hardwood as visible, is installed. It appears to be in generally sound condition.

Some floors are covered with carpeting and therefore, the flooring beneath could not be examined. Concealed damage may exist, which was not detected, and for which Centurion and its inspectors cannot and do not assume responsibility.

STAIRS

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

One item to note is that the stairs to the second floor narrow at the top two (2) steps. This may a tripping hazzard when going up the stairs.

WINDOWS

Windows are a combination of clad wood double hung and outswinging casement, double glazed type.

Windows appear to be in generally sound condition.

The following problems were noted which require correction:

Certain hung ones do not operate properly. Spray all tracks with a Teflon spray to ease their operation.

There is damage to the trim on the right kitchen casement window. Repair is recommended.

DOORS

Doors are hollow core composition raised panel, hung type.

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

Certain doors do not close properly. To correct, trim the tops and reinstall the missing ball catches.

Others required the adjustment of the strike plates.

Baseboard door stops should be installed where missing to prevent damage to both walls and doors. Stops installed on the hinges can damage the door and the trim.

Doors require a coat of finish for protection and to prevent warping. Note that the tops of some doors have not been sealed. The bottoms may not be sealed either.

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

STORAGE

Closet space appears to be typical throughout the house.

BATHROOMS

Ceramic tile (upper) and hardwood oak is used on the floors in the bathrooms. Flooring appears to be in generally sound condition.

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 master bathroom. Wall coverings appear to be in generally sound condition.

Tub and shower walls are molded fiberglass in the upper hall bathroom appears to be generally sound condition. Periodic caulking, of area where tub and surround meet walls, is recommended.

The "Jacuzzi" is made of fiberglass. Periodic caulking, of the area where the "Jacuzzi" meets the tiling, is recommended.

The "Jacuzzi" was tested and functions properly.

The following problems exist which should be corrected:

There is no access panel to the mechanical, electrical or plumbing components. Area should be made accessible to allow for proper maintenance and repair of unit. As there was no access, the pump nor the electrical for the unit could be inspected.

There is medical evidence linking "whirlpool" systems to the source of some bacterial infections, if they are not properly maintained and sanitized. Check with manufacturer for proper methods for sanitizing.

Proper water line shut off valves exist. They were tested for operation and operated properly. The valves should be tested periodically upon occupancy and repaired or replaced if they ever become stuck.

There was leakage or mineral deposits, indicating past leakage, from valves or fittings, in the master and lower 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 master bathroom sink and tun and hall tub stoppers are not working properly. Repair is required.

The cabinets appear to be in generally sound condition.

The following problems were noted which should be corrected:

There is some deterioration of the finish. Repair is recommended.

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

The bathroom fans are operating properly.

We could not determine if the fan discharges to exterior vent or into attic or ceilings. Such discharge can result in condensation problems. This should be further evaluated upon occupancy. If it is determined that the fan discharges into the attic or ceilings, add ducting and exterior vent to prevent condensation problems.

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

Hardwood oak 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.

Natural stone is used on the kitchen countertops. It appears to be in generally sound condition.

Cabinets appear to be in generally sound condition.

The following problems were noted:

There is deterioration of the finish on some cabinets. Repair is recommended.

It appears that flat-head screws have been used to attach the cabinets to the walls. Only round or pan head screws, specifically designed to hang cabinets should be used as flat head screws can pull through.

The kitchen hood is ducted to the exterior. The fan is operating properly. The filter should be periodically cleaned or replaced to prevent grease build-up and the potential for a fire.

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

Testing was only done at a single setting or cycle only on the dishwasher.

Oven and range were only tested to determine if the heating units came on. A full testing of controls was not performed, as part of our limited inspection.

Kitchen appliances appear to be in generally satisfactory condition.

The faucet has very low pressure and the cause could not be determined. There could be defective or partially closed valves somewhere in the system. Further investigation and correction is required.

An "S" trap exists, but it appears to be "self-vented". This type of drain configuration is allowed as the vertical pipe is much larger than the sink drains and should never siphon.

Proper water line shut off valves exist. They were tested for operation and operated properly.

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

FIREPLACE

The pre-fab sealed propane fireplace was examined and appears to be in generally sound condition. The unit appeared to be working properly at the time of the inspection.

The unit vents directly out the rear and is controlled by a switch on the wall to the right of the unit. There is a lower panel that swings up to reveal the gas shut-off and the controls for the unit.

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 deck door. 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.

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 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.

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

NOTE: As a general precaution, all wood chips should be removed from around foundation to minimize the possibility of transferring infestation to structure.

BASEMENT

There is a full basement. The foundation is constructed poured concrete. It appears to be in generally sound condition.

Form ties, which stick out of foundation, pose a safety hazard and should be removed.

Form tie holes, which are below grade, should be covered, with an epoxy cement, to prevent exterior ground water from leaking into the basement.

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

There is some cracking and open expansion joints. All openings should be sealed to minimize both water 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 no observable evidence of water penetration in the basement area, **at the time of inspection**.

However, the following were observed which could cause water penetration:

Hills at the front which can cause water to towards the house.

Within the basement joists could not be fully evaluated due to the insulation present in the bays.

This houses uses an engineered flooring system instead of one with standard solid lumber. The joists and girders in this type of system are manufactured from wood products. This system has several advantages over a conventional system, such has: longer unsupported spans; lighter weight making construction work easier; a "quieter" floor.

However, they also have several disadvantages, such as: they are more subject to deterioration from moisture; floors tend to be more "bouncy" than a conventional flooring system; due to their engineered nature, greater knowledge and care is required with their installation and many framers are not familiar with the special techniques required; engineered joists do not have the same strength in compression as do standard joists made of dimensional lumber and webs are subject to failure, at loading points unless properly reinforced.

There are several companies which produce these items and while their installation requirements are similar, there may be some variations. We have made every attempt to determine if this system has been properly installed according to typical installation recommendations. However, due to possible variations from one manufacturer to another, final determination can only be made after an examination by a manufacturer's

representative. Even then, due to lack of full access, undetected problems could exist. For additional information go to www.strucjoist.com.

Where visible, the joists appear to be of typical size and standardly spaced.

We could not determine if crush blocks or blocking existed above the girder or supporting wall. It is required to prevent damage to the webs.

There is missing strapping along the bottom of the joists. Due to the nature of their construction, this can result in joists vibrating. If you plan to cover joists with sheetrock, this will solve the problem, otherwise strapping should be installed, as discussed.

Note: If any problems are noted with the engineered joists, the seller should contact the manufacturer for a full evaluation and recommendation for correction or repair. Such advice is not within the scope of our limited visual inspection. Most companies offer this service free of charge.

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

The main girder is laminated veneer lumber. Where visible, it is of typical size, properly supported by steel columns and wood walls and properly set into foundation walls.

The girder appears to be in generally sound condition.

The vapor barrier, on the wall insulation, is unprotected in some areas as the foil has fallen down, Correction is recommended, as vapor barrier is combustible and poses a fire hazard.

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.

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.

S Y S T E M S

RADON MITIGATION

A radon mitigation system exists. This would indicate that previous testing showed a radon level of 4 pCi/L or higher. The testing or evaluation, of the efficacy of these systems, is not within the scope of our limited visual inspection. Therefore, periodic testing, of the premises, is recommended to determine the continued proper operation of the system.

Although not tested or evaluated, the following items, which do not **appear** to conform to recommended EPA protocol, were observed. Others may exist which were not detected.

> Improper/damaged vent piping; Improper wiring. We suggest that the owner contact the original installer to make system conform to EPA protocol. For additional information contact the RADON OFFICE at 800-458-1158.

AIR COMFORT

Heating

The furnace, is a three (3) zone, propane fired, forced hot air unit, with a rated heating capacity of 125,000 BTU/hr. The heating unit is manufactured by Heil.

The heat rating appears to be typical for the area being served.

A **remote** emergency shut-off switch is 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 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.

Signs of rust were evident, during inspection, and immediate inspection by heating contractor is recommended. A defective heat exchanger can lead to carbon monoxide entering the home and causing injury.

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

Note that what appeared to be mold was present inside the blower motor housing. We recommend testing to determine exactly what it is.

The forced draft fan appears to be in satisfactory condition.

The heating unit area does have an adequate source of outside air.

Ductwork appears to be in generally satisfactory condition.

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.

There is no evidence of current maintenance. A service contract, which includes and annual tuneup and an efficiency test on oil fired systems and bi-annual on gas fired ones 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. They appear to function properly.

The thermostats appear to function properly. They are properly located to provide proper temperature control within limits of a three (3) zone system.

Additional control can be exercised by adjusting or closing heating units in unused rooms.

Heating Summary

In our opinion, the heating system appears to be in generally satisfactory to marginal condition, 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.

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 unknown, as the rating plate has faded and is illegible. Its components are manufactured by Heil.

Although cooling capacity is unknown, judging from the compressors's physical size and 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.

The A/C is part of 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.

A proper condensate drain exists.

However, it is improperly connected to drain and is considered a cross-connect. This can result in the growth of dangerous bacteria and poses a health hazard. Immediate correction by a licensed plumber is required. A vacuum breaker must be added to prevent contamination.

Also note that the mounting tabs for the pump are broken and that the pump must be properly supported.

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 is not centered on the pad.

We recommend that exterior electrical box be locked as a precaution against unauthorized tampering.

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 generally satisfactory 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.

As we were unable to test the 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.

The furnace humidifier is a drum type. It appeared to be operating properly. Humidifiers require periodic sanitizing to prevent health problems. Consult the owner's manual for proper sanitizing procedure.

PLUMBING, WATER, WASTE

Plumbing

Plumbing is CPVC - plastic pipe.

There was evidence of mineral deposits, on fittings, indicating past leakage, which has sealed itself. Repair is recommended.

There was suspected mold on the cold water pipe in the basement. This is likely due to condensation forming in the summer and the pipe being damp. We recommend testing the substance and then cleaning the area.

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

The water supply is from a well. The well head is located in the front yard. The well head cap is the newer sealed type.

The well pump is of the submersible type. Submersible pumps normally indicate a well deeper than 125 feet. Deep wells typically have a larger storage capacity in well casing than do shallow wells.

The pump functions satisfactorily as indicated by water flow at fixtures.

The pump is activated at approximately 35 psi and shuts off at approximately 55 psi. These are within the range of pressures normally specified.

The pressure tank appears to be in generally satisfactory condition.

We did observe a pressure relief valve on piping or pressure tank.

There is no evidence of regular maintenance. Annual preventive maintenance is recommended.

NOTE: A total coliform test is what most lending institutions require. It is only for bacterial contamination. There are other contaminants which can affect the potability of water. We strongly recommend that you check with the lab or local Board of Health concerning these contaminants and the advisability of testing for them.

ETR Water Testing a separate and independent company, is performing a standard test, for you. Results to be mailed directly to you. They are also testing for Uranium in the water, as well as Radon.

A potability test, which can cover a variety of contaminants, should be performed by the local Health department or private lab at least annually in the future.

If at any time the ground, surrounding your home, is to be treated for termites or other infestation, please ensure that the company, performing the work, is shown the location of the well because of the danger of water contamination from pesticide application.

Our examination of the well system did not include a determination of adequacy of water supply. To determine capacity, the well depth, static water level and recovery rate will have to be determined by a licensed contractor, as this is not within the scope of a home inspection limited by time and other constraints.

However, it should be noted that the water was run for approximately 30 minutes (fill the Jacuzzi and run loads in the dishwasher and the clothes washer). Water was still flowing properly at the end of that period. This is an indication of an adequate water supply, **at this time.** It is, however, not a guarantee of an adequate water supply any time in the future.

Water Supply Summary

In our opinion, the water supply system appears to be in generally satisfactory condition.

Hot Water Supply

The hot water supply is provided by a 74 gallon, propane fired heater with a recovery rate 77.5/GPH. The unit is manufactured by State 9/19/2012.

Gas fired water heaters have a typical life expectancy of 5 (for newer models) to 10 years (for older models). This one is approximately 2 years old. Check with the owner as to why the original one was replaced.

The water heater appeared to be functioning properly.

Due to its location a fiberglass drain pan is recommended below the water heater, to prevent damage, in case of leakage.

The tank is direct vented to the exterior. Note that the combustion and make-up air are pulled from the basement. The unit has the option for external fresh air and we recommend that you add the vent to the exterior.

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.

The tank appears to be relatively new and it is entirely possible that a Manufacturer's warranty is available for transfer to you. Check this with owner.

Waste

We are informed, by the Realtor®, that there is a private waste disposal. It is said to be a septic system.

We could not determine whether the tank is steel, plastic, concrete block or poured concrete.

Steel tanks rust out and have a limited life of **up to** 25 years. The life of a poured concrete tank is basically unlimited, barring physical damage. A concrete block tank's life is limited by the type of block used and the method of construction. Plastic tanks are relatively new and have not yet established a "track record". It is recommended, that prior to closing, the tank be pumped, in your presence, to determine its type and the condition of both the tank and its baffles, as well as the care given to the system. All of the following opinions are based on the assumption that this will be done.

The septic tank and fields location is unknown. However, soil pipes appear to lead to the rear yard. You should check with owner or local Board of Health for exact location.

There was no evidence of stoppage as kitchen and bathroom outlets drain properly.

There was no evidence of excessive grass growth or effluent leaching, from the assumed field, at the time of inspection. The water was run for a minimum of 30 minutes. This test is based on the assumption that a properly designed and constructed private waste disposal system should be able to accommodate 100 gallons of waste water, per bedroom. However, as discussed, this test only indicates that the system was functioning within accepted parameters, at this time. It does not insure or guarantee that it will function properly anytime into the future. See comments above re: pumping tank.

Bill Roy Septic was on-site to perform an open tank test and test the fields. This test is more extensive and is beyond the normal visual home inspection.

A septic system requires special care and periodic maintenance. Chemicals, solvents, grease and non-water soluble substances should not be admitted to the system. **Some** experts recommend that the system be treated at least yearly with a bacteria or enzyme additive. However, government research indicates that this can cause future problems by prematurely liquefying solid waste matter and pumping it into the fields.

In addition, the tank should be pumped out at least every two to three years, depending upon usage. The last cleaning date was not available. We, therefore, recommend that, unless you can ascertain a cleaning date within the last three years, you have the tank pumped in the near future.

NOTE: Septic systems have a limited life which could be as short as 20 years or less depending on adherence or lack of same to the foregoing. Other factors such as soil conditions, trees etc., can also affect life.

NOTE: For more information regarding the operation and care of private waste disposal systems call National Small Flows Clearinghouse at (800) 624-8301 or go to http://www.nesc.wvu.edu/subpages/septic.cfm.

Soil pipes and waste lines, where visible, are PVC. Pitch appears generally satisfactory. They appear to be in satisfactory condition.

Note that one section along the foundation appears to have minimal pitch. If issues with proper drainage occur, you may need to modify this.

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

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 underground three (3) wire service entry.

The service entry panel is located in the the basement along the right side wall.

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

The ground clamps, located on the water main and the ground rod, appear 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 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 arc fault circuit breakers in the service panel. They functioned properly on test.

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.

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

Circuits are identified. Therefore, it should be possible to shut off individual circuits quickly, in an emergency. However, determination if these identifications are accurate is not part of our inspection. 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. 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 all the grounded type. A test sampling indicates that receptacle boxes are grounded. 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.

GAS SUPPLY AND SUMMARY

There is a propane gas supply. The tank is buried. The regulator, on tank, is properly covered.

A main shut-off valve exists. The supply piping is copper tubing to the house.

The tubing is not properly protected from physical damage on the exterior, as discussed. We recommend that a buffer zone be added to protect the pipe from being damaged by a lawn mower.

Copper tubing goes underground and is subject to deterioration, if not properly protected.

Corrugated stainless Steel Tubing (CSST) has been used for most of the interior gas lines. It is made of thin walled stainless steel typically covered with a yellow or black plastic coating. Although it has been approved for use on both natural and propane gas, there are certain risks associated with it compared to black iron pipe. Due to its thinness, it is subject to physical damage, from nails, especially if it is run through framing members. Such damage would not be visible during a limited visual inspection.

In addition, class action lawsuits claim that CSST poses an unreasonable risk of fire due to lightening strikes. There have been reported cases where lightening strikes, even if not direct, have resulted in perforation of the pipe, gas leaks and even explosions. This is the result of systems in the house becoming energized and, if not properly bonded and grounded, arcing to adjacent CSST and perforating it. In one case a settlement was reached, without the manufacturer admitting liability.

The ruling in another court case was that CSST is a defective material as damage occurred even with proper bonding and grounding. This ruling is being appealed. For detailed information on this ruling go to: http://www.subrogationrecoverylawblog.com/2010/10/articles/products-liability/csst-1/jury-rules-that-csst-is-a-defective-product-in-landmark-case

Due to this ruling, some jurisdictions have temporarily banned CSST's use. We **strongly** recommend that you check with the Town Building Department to see if this piping has been approved, in this building. Even if approved, you should be aware of its potential problems.

CSST does not appear to be properly bonded/grounded and is subject to the potential problems, noted above. Correction is required, per the manufacturers installation guidelines.

Although no problems were **apparent** at the time of inspection, CSST should be monitored for future problems.

We could not determine, due to inaccessible areas if proper shut-offs exist on all appliances.

Supplier or plumber should be contacted to correct any problems noted above.

NOTE: We do not test for gas leaks. However, if a gas odor is ever detected, the supplier should be contacted immediately for correction as this could be hazardous. See following comments re: installing combustible gas detectors.

A gas odor was detected near the furnace and immediate investigation and repair is required.

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. However, the vent is clogged with lint. Cleaning is required. Note that the type of hood that has been installed is subject to clogging. You may wish to change to a different style. Vent piping and dryer should be frequently cleaned of lint to minimize fire hazard.

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 recommended. Armored hoses will virtually eliminate this problem.

A fiberglass drain pan is also recommended, below washing machine, to prevent damage in case of leakage.

> Note that the current pan is damaged and must be replaced. The pan should drain to the exterior.

General Observations - Systems

A smoke/fire alarm installation exists.

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 detector system/unit also exist. A recent law requires seller to provide a carbon monoxide detector to buyer but not a combustible gas detector. However, we strongly recommend a combustible gas detector, as well. Combination units are available, as discussed. See comments at beginning of report, re: carbon monoxide.

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.

A central vacuum system exists. This is not part of our inspection.

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.

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.

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 or 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 ihclude 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,*** not 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 dos 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, electro-magnetic 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 condtions; 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 o 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 he 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 or 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.