

FIVE STAR INSPECTION SERVICES, LLC

August 28, 2006

John & Jane Doe
124 North Main Street
Shoreline, CT 06400

Re 6 Pine Drive
Shoreline, CT -6400

Dear Kerry:

A visual inspection of the above referenced property was conducted on August 28, 2006. The Summary below is an overview of the observations and recommendations. You are encouraged to read the Full Report carefully to understand the complete findings as some items may not have been discussed with you during the inspection or verbal summary. Items listed in the Summary can be found in the Full Report under the referenced Section, Heading and Sub-heading. Comments used in the Summary and Full Report to describe the condition of the component at the time of the inspection are listed below. No attempt is made to prioritize observations within each category.

IMMEDIATE REPAIR: Needs immediate repair or replacement for reasons noted.

AGED: Component is functioning as is, but visual evidence of wear or known age suggests increased likelihood of system needing future repair or replacement.

MAINTENANCE: Routine maintenance, repair, replacement, follow-up and/or monitoring are warranted.

This inspection report is an opinion expressed as a result of the inspection and reflects the visual conditions of the inspected components at the time of the inspection. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

Some of these items may require further evaluation and repair by licensed trades people. Other items noted in the report should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. It is recommended that you make a final walk through of this inspection property prior to closing to observe for possible defects that may have been hidden from view during the inspection by furniture, shelving, stored items, appliances, wall hangings, floor coverings and other obstructions.

If you have any questions after reading the Full Report thoroughly, please call so I may assist you in any clarifications needed. It has been our pleasure serving you and I want to express my personal thanks for selecting Five Star to conduct your pre-purchase home inspection.

Sincerely,
FIVE STAR INSPECTION SERVICES
Warren Tomek
Owner/President

FIVE STAR INSPECTION SERVICES, LLC

SUMMARY

IMMEDIATE REPAIR

GARAGE

Active leak (adjacent to family room entry door). REPAIR.

INTERIOR

Moisture stains and/or damage viewed. EVALUATE FLASHING.

AGED

HVAC

Oil storage tank is aged. EXPECT FUTURE REPLACEMENT.

Compressor is aged. EXPECT FUTURE REPLACEMENT.

Well pump may be aged. EXPECT FUTURE REPLACEMENT.

MAINTENANCE

EXTERIOR

Loose or deteriorated drip cap (south side windows). REPAIR OR REPLACE.

Garage entry door landing joist loose. SECURE.

GROUNDS

Cracks and erosion noted to driveway. REPAIR.

Driveway pitched to garage. RE-GRADE AND/OR INSTALL DRAIN.

Grade slopes toward dwelling (front + south side). REGRADE.

ROOF

Two layers of shingles. MONITOR.

Valley terminates at sidewall. SEE "INTERIOR-WALLS" FOR RECOMMENDATION.

Possible debris in gutter. CLEAN.

Subsurface gutter drains noted. EVALUATE AT NEXT RAINFALL.

Cracked chimney crown. REPAIR.

Gaps in the attic insulation. INSTALL.

GARAGE

Minor floor cracks. SEAL.

Rot at bottom of studs (next to garage door). REPAIR.

Algae on the exterior (back of garage). CLEAN.

INTERIOR

Some windows would not stay open. REPAIR.

Window caulking/glazing deteriorated. REPAIR.

Insulation in chimney flue. REMOVE PRIOR TO USE & INSPECT FLUE.

LAUNDRY

Dryer exhaust accumulates lint. CLEAN PRIOR TO USE.

BATHROOM

Dirty vent cover (master bedroom). CLEAN.

Vent duct joint may be loose. SECURE PROPERLY.

BASEMENT

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Evidence of past water entry. CHECK OUTSIDE DRAINAGE SYSTEMS.

Prior treatment for carpenter ants noted. ASK OWNER.

Joist is cut and sagging. REPLACE OR INSTALL SUPPORT.

HVAC

Last serviced 6/2005 (per service tag). SERVICE.

The inside of the flue is partially/not visible. INSPECT & CLEAN REGULARLY.

Missing insulation on A/C coolant line. INSULATE.

A/C filter housing cover missing & opening obstructed. REPLACE & RELOCATE COOLANT LINE.

A/C filter may be incorrectly sized. REPLACE.

Air quality is related to distribution system cleanliness. EVALUATE & CLEAN REGULARLY.

PLUMBING

The cartridge filter is dirty. REPLACE.

Water softener discharges to septic system. CONSIDER ALTERNATIVES.

Hot water temperature ran above normal. INSTALL MIXING VALVE.

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INSPECTION PROPERTY



REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchasing or selling the home. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection unless otherwise reported include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage, plumbing, sewerage disposal systems or any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

The inspector has no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of the inspector's knowledge and belief, all statements and information in this report are true and correct.

The State of Connecticut Standards of Practice shall cover all limitation, obstructions and incumbrances not specifically mentioned in this report.

Comments used in this report to describe the condition of the component at the time of the inspection are listed below;

FUNCTIONAL: Component functions as intended for it's age and condition

IMMEDIATE REPAIR: Needs immediate repair or replacement for reasons noted.

AGED: Component is functioning as is, but visual evidence of wear or known age suggests increased likelihood of system needing future repair or replacement.

MAINTENANCE: Routine maintenance, repair, replacement and/or monitoring are warranted.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE/TIME OF INSPECTION: 8-28-06, 2:00 PM.
CLIENT NAME: John & Jane Doe.
MAILING ADDRESS: 123 North Main Street, Shoreline, CT 06400.
PHONE: 203-444-3229.
INSPECTION SITE: 6 Pine Drive, Shoreline, CT 06400.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Damp.
OUTSIDE TEMP. (F): 70-80.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
AGE OF STRUCTURE: Age in years = 23.
BUILDING TYPE: 1 family, Colonial.
STORIES: 2.
SPACE BELOW GRADE: Basement, Unfinished.

UTILITY SERVICES:

WATER SOURCE: Private as informed by the, Buyer.
SEWAGE DISPOSAL: Private as informed by the, Buyer.
UTILITIES STATUS: Electric & water on at time of inspection.

OTHER INFORMATION:

STRUCTURE OCCUPIED? Yes.
PEOPLE PRESENT: Buyer(s), Buyer's agent, Listing agent.

EXTERIOR

Areas hidden from view by finished siding, stored items, vegetation, trees or other obstructions can not be judged and are not a part of this inspection. Inspection of exterior components is not a board by board or piece by piece inspection and therefore is a general statement about the overall condition of the component. Assessing whether lead from paint is present on any surfaces or in the air is not included in this inspection.

SIDING:

MATERIAL: Wood.
CONDITION: Functional.

TRIM:

MATERIAL: Wood.
CONDITION: MAINTENANCE: The drip cap over several of the windows on the south side of the house is damaged loose and/or deteriorated, which can allow moisture to get beneath the trim and possibly result in deterioration of the sheathing. **I recommend replacing or securing all of the loose/deteriorated areas and assuring that all seams are caulked and painted fully.**



DOORS:

MATERIAL: Metal, Glass, storm door.
CONDITION: MAINTENANCE: One or more of the joist supporting the landing to the entry door from the garage to the family room is loose and has pulled away from the header. This can result in an unsafe condition if further movement occurs. **I recommend a carpenter properly secure the joist.**



ELECTRICAL/PLUMBING:

TYPE: Faucet. Vent stack. Light(s)
CONDITION: Functional.

STAIRS/STOOPS:

CONDITION: Functional.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

DRIVEWAY:

TYPE: Asphalt.



CONDITION:

MAINTENANCE: There are cracks and erosion to the driveway due to long term exposure to water. This can or has resulted in heaving and further deterioration of the surface. **I recommend a driveway contractor evaluate the driveway and provide you with a repair plan.**



MAINTENANCE: The driveway slopes toward the garage, which increases the potential for water entry and/or creating standing water during heavy rains. This has resulted in rot to the bottom of the studs. **I recommend re-grading these areas to insure that water drains 6 to 10 ft. away from the foundation at a slope of 6" per 10 ft. and to consider installing a sub-surface drain.**

WALKS:

TYPE: Brick.

CONDITION: Functional.

DECKS:

TYPE: Wood.

CONDITION: Functional.

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GRADE/LANDSCAPING:

TYPE:

Asphalt, Vegetation, Bark, Soil.

CONDITION:

MAINTENANCE: The grading appears to slope slightly toward the foundation in the front and south side of the home, which increases the potential basement water penetration and/or creating standing water during heavy rains. **I recommend re-grading these areas to insure that water drains 6 to 10 ft. away from the foundation at a slope of 6" per 10 ft.**

RETAINING WALLS:

TYPE:

Stone, Wood.

CONDITION:

Functional.

ROOF

The foregoing is an opinion of the general quality and condition of the roof system. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Components of the roof system are inspected through observations made of the roof covering, wood structure (as viewed from the attic) and ceiling of the interior living space immediately beneath the attic. The roof covering is observed by the method noted in this report and may be limited due to height restrictions. Access to the wood structure in the attic may be limited due to the lack of flooring, no attic access or no attic present (such as a cathedral ceiling that is covered with sheetrock or other materials). The attic (wood structure) was not fully inspected where limited access conditions exist. It is recommended you have the roof system further evaluated by a licensed roofing contractor if there are areas for which you have concerns.

COVERING:

STYLE: Gable.
TYPE: Asphalt composition. Architectural.
ACCESS: Viewed from: ground with binoculars, window.
LAYERS/AGE: Number of layers = 2
Approximate age as determined by observed condition and/or owner disclosure = 23 yrs.
CONDITION: MAINTENANCE: Shingles installed as a second layer over other shingles generally have a shortened service life, a result of deterioration which occurs as a function of heat retention of the shingle mass. Second layer shingles usually wear out 2-3 years sooner than shingles installed as a first layer. **I recommend the roof be monitored for signs of aging, which include cupping, curling, splits, loose shingles, missing particulate, widening gap between the tabs, cracks and/or splits.**

FLASHINGS:

TYPE: Asphalt.
LOCATION: Sidewall, Valley, Ridge, Eave, Rake, Vents, Skylight.
CONDITION: Valley terminates at sidewall. SEE "INTERIOR-WALLS" FOR RECOMMENDATION.



SKY LIGHTS

TYPE: Glass.
CONDITION: Functional.

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GUTTERS & DOWNSPOUTS:

TYPE: Metal.

CONDITION: MAINTENANCE: The gutters may have debris in them as indicated by erosion near the foundation in some areas. This can cause damage to the gutters, possibly contribute to ice damming of the roof, increase the chances of basement water penetration and accelerate deterioration of wood surfaces near the ground. **I recommend fully cleaning the gutter system.**

MAINTENANCE: The gutter system down spouts enter the ground. They were not evaluated beyond that point. I cannot determine where some or all these drains deposit water. If they are not free of obstructions, water could back up and deposit next to the foundation thereby contributing to water entry into the basement. **I recommend this drain be evaluated during the next rainfall to determine if they flow freely.**

CHIMNEY:

TYPE: Masonry, Liner, Flue cap.

CONDITION: MAINTENANCE: There is a crack in the chimney crown. This can allow water to deteriorate the crown, bricks and mortar. **I recommend a chimney contractor or mason repair the crown as needed.**



ATTIC:

ACCESS: Pull down.

ACCESS CONDITION: Functional.

FRAMING TYPE: Wood. Rafters. Collar ties.

BACKING TYPE: Plywood.

FRAMING/BACKING CONDITION: Functional for visible areas.

VENTILATION:

TYPE: Soffit, Gable end.

CONDITION: Functional.

INSULATION:

TYPE: Fiberglass batts.

CONDITION: MAINTENANCE: There are gaps in the insulation around light fixtures and/or in other areas where previous work has been performed. This allows heat to escape to the attic in the winter and increase the possibility of ice damming and condensation. **I recommend insulating these sections.**



GARAGE

Determining the heat resistance ratings of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Areas not visible due to stored items, shelving, vehicles, appliances or other general clutter were not inspected.

TYPE:

LOCATION: Attached, Number of bays = two car.

ROOF:

CONDITION: Functional.

FLOOR:

TYPE: Concrete.

CONDITION: MAINTENANCE: There are cracks noted in the floor as a result of settling of the surface below. These cracks are not sealed, which can lead to further settling and cracking. **I recommend these cracks be sealed.**

WALL/CEILING:

TYPE: Sheetrock, Unfinished.



CONDITION:

IMMEDIATE REPAIR: A wet area was noted on the sheathing next to the family room entry door, which can result in deterioration of wood components. **I recommend a roofing contractor fully examine this area and make the necessary repairs to the flashing, roof covering and/or roof decking as needed to restore weather tightness.**

MAINTENANCE: There is rot to the bottom of the studs adjacent to the garage door due to long term exposure to moisture. This can lead to weakness and movement of the studs. **I recommend replacing all rotted areas and insuring the driveway slopes away from the garage door and the gutter leaders route water away from the area.**



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EXTERIOR MATERIAL:

Wood.



CONDITION:

Functional.



FIRE PROTECTION:

CONDITION:

Functional.

GARAGE DOOR(S):

TYPE:

Auto garage door opener.

CONDITION:

Functional.

ELECTRICAL:

CONDITION:

Functional.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Assessing whether lead from paint is present on any surfaces or in the air is not included in this inspection. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

WALLS & CEILINGS:

MATERIAL: Drywall.



CONDITION:

IMMEDIATE REPAIR: There are water stains and loose tape in the family room where the sidewall meets the ceiling. Although I could not determine the point of entry of the water, it may be related to the roof valley that terminates against the sidewall. The presence of moisture will accelerate the deterioration of sheetrock and wood that could lead to a loss of strength in this area. **I recommend a roofing contractor fully evaluate the flashing, roof covering and decking in this area and make repairs as warranted.**



MAINTENANCE: There are water stains and loose tape in the master bedroom where the sidewall meets the ceiling and in the ridge of the sun room. These areas appeared dry at the time of the inspection. The master bedroom stains may be the result of wind drive rain entering the gable end vent and/or typical aging of the structure. Stains were noted on the plywood sheathing and top plate. The sun room stains may be related to the prior roof covering. **I recommend repairing this area with a non shrinking compound, plaster filler or caulking and then monitor further as the structure ages.**

FLOORS:

TYPE: Wood.

CONDITION: Functional.

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HALLS, STAIRS & HANDRAILS:

CONDITION: Functional.

WINDOWS:

TYPE: Wood, Double hung, Storm windows present.

CONDITION: MAINTENANCE: Some windows would not stay open because the spring is weak or broken. **I recommend a window contractor repair or replace these window springs to insure for proper operation.**
MAINTENANCE: There are windows in need of maintenance due to deteriorated glazing to the window panes. This leaves the glass loose and may cause damage when the window is used. **I recommend these windows be re-glazed.**

DOORS:

MATERIAL: Wood.

CONDITION: Functional.

SMOKE / FIRE DETECTOR:

COMMENTS: Noted, but not tested.

FIREPLACE & WOOD BURNING DEVICES

LOCATION/TYPE: Location: Family Room, Masonry, Hearth. Wood burning. Flue partly visible.

CONDITION: MAINTENANCE: There is insulation in the flue, which could result in smoke entering the family room if a fire were started. **I recommend the insulation be removed and the flue inspected prior to use.**

KITCHEN

Inspection of stand alone and built-in appliances are outside the scope of the inspection. No opinion is offered as to their adequacy or serviceability.

VENTILATION:

TYPE: Internal.
CONDITION: Functional.

SINK(S):

TYPE: Stainless Steel.
CONDITION: Functional.

COUNTERS:

TYPE: Counters are Formica (plastic laminate)
CONDITION: Functional.

CABINETS:

MATERIAL: Wood.
CONDITION: Functional.

ELECTRICAL:

SWITCHES/FIXTURES/
OUTLETS: Functional.

LAUNDRY

Inspection of stand alone and built-in appliances are outside the scope of the inspection. No opinion is offered as to their adequacy or serviceability.

DESCRIPTION:

LOCATION: 1st Floor.

COMPONENTS: Exhaust, H2O shutoff. 220 volts.

CONDITION: MAINTENANCE: Lint build-up in the dryer exhaust is common with use and increases the fire hazard potential. The exterior dryer vent cover may also be loose or broken. **I recommend cleaning the dryer duct prior to use and annually thereafter and repairing or replacing the dryer vent cover.**

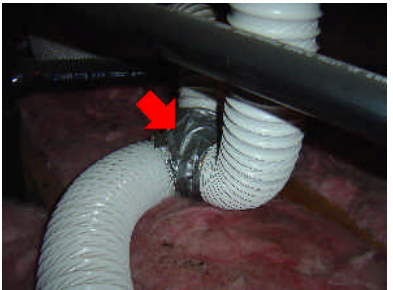
BATHROOM

Shower pans are visually examined and water run for a brief period to look for leaks, which often do not show except when the shower is in actual use for extended periods. Determining whether shower pans, tub/shower surrounds are water tight are beyond the scope of this inspection. It is very important to maintain all grout and caulk in bath areas and to observe the ceiling beneath for signs of leaks. Very minor imperfections and poor drain and water supply line connections can allow water to get into the wall and/or floor areas and cause damage. Proper ongoing maintenance is required by the owner to insure leaks do not occur. Inspection of standalone or built-in appliances in the bathroom are outside the scope of this inspection. No opinion is offered as to their adequacy or serviceability.

BATHROOM

LOCATION: Master bedroom.
 SINK(S): Functional.
 TOILET: Functional.
 TUB/SHOWER: Type: Shower, Material: Fiberglass.
 TUB/SHOWER CONDITION: Functional.
 VENTILATION:

MAINTENANCE: The cover and/or internal components of the vent fan is dirty. This can reduce the air flow and increase moisture levels within the bathroom, which are conducive to mold growth. This can also increase wear and aging of fan components. **I recommend you regularly clean these covers with a vacuum cleaner to insure proper operation and extend its useful life expectancy.**



MAINTENANCE: The bathroom vent duct joint may be loose, which could lead to moisture accumulation in the attic. This would increase the potential for mold growth, insect infestation and wood rot. **I recommend this joint be examined and properly secured/sealed.**

FLOORING: Material: Tile.
 FLOOR CONDITION: Functional.
 ELECTRICAL: Functional.

BATHROOM

LOCATION: Hall, Upstairs.
 SINK(S): Functional.
 TOILET: Functional.
 TUB/SHOWER: Type: Tub/Shower, Material: Fiberglass.
 TUB/SHOWER CONDITION: Functional.
 VENTILATION: Functional.
 FLOORING: Material: Vinyl.
 FLOOR CONDITION: Functional.
 ELECTRICAL: Functional.

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BATHROOM

LOCATION:	Hall, Downstairs.
SINK(S):	Functional.
TOILET:	Functional.
ELECTRICAL:	Functional.

BASEMENT

Minor cracks are typical in many foundations and usually do not represent a structural problem. If major cracks with lateral and/or vertical displacement are present now or in the future, I recommend further evaluation by a qualified structural engineer whether or not this is stated elsewhere in this report. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. I recommend you ask the seller about the knowledge of any prior foundation or structural repairs.

EXTERIOR ACCESS:

TYPE: Door = Metal.
CONDITION: Functional.

FOUNDATION:

TYPE: Concrete.
CONDITION: Minor hairline settling cracks observed. No structural deficiency noted. Sealing not required.

FLOOR:

TYPE: Concrete.
CONDITION: MAINTENANCE: There are stains at the bottom of studs and/or stains on the floor, which are indications of past exposure to water. These areas were dry at the time of the inspection. Although I could not determine source of this moisture at the time of the inspection, this condition is generally the result of poor exterior drainage systems. **I recommend checking that the roof and all outside drainage systems are fully functional and the grading slopes away from the foundation.**

VENTILATION/INSULATION:

TYPE: Windows are casement, Dehumidifier. Insulation present = Yes, Between floor joist.
CONDITION: Functional.

SUMP:

TYPE: Pit. Electric. Pump. Uncovered.



CONDITION: Functional.
NOTE: See "Maintenance Tips" handout for suggested improvements.

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SILL:

TYPE: Wood. Anchors.
CONDITION: Functional for areas that are visible.

RIM JOIST

TYPE: Wood.
CONDITION: MAINTENANCE: There is evidence of prior treatment for carpenter ants. Although no damage was observed in visible areas, damage could be present in areas not fully visible for inspection. **I recommend you obtain treatment documentation and to monitor the area for future insect activity.**



LB STRUCTURE:

TYPE: Wood.
CONDITION: Functional for areas that are visible.

POSTS:

TYPE: Metal.
CONDITION: Functional for those posts that are visible.

JOISTS:

TYPE: Wood.
CROSS BRACING: Wood solid bracing.
CONDITION: MAINTENANCE: One of the floor joist has been cut to provide a path for the drain line. This has substantially reduced its load bearing capability and may result/have resulted in sagging. **I recommend reinforcing or replacing this joist to restore it to its original design strength.**



SUB-FLOOR:

TYPE: Plywood.
CONDITION: Functional for the areas that are visible.

HVAC

The inspector is not equipped to inspect furnace and boiler heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces and boilers are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Assessing whether lead from paint is present on any surfaces or in the air is not included in this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection unless otherwise reported. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection unless otherwise reported. Underground oil storage tanks (UST) represent a potential environmental hazard, which is sometimes costly to remedy. If a UST is present, it is recommended you have it assessed by an HVAC contractor prior to purchasing the home.

HEATING SYSTEM:

SYSTEM TYPE: Forced hot water boiler, Brand = Weil McLain, BTU = 131,000.



DISTRIBUTION: Baseboard, # Heating zones = 3.

DISTRIBUTION CONDITION: Functional.

FUEL: Oil tank capacity is 275 gallons. Tank is located in the Basement. Fill line and vent are located on the exterior at the front of the house. Main fuel shutoff location = at oil tank filter.

FUEL CONDITION: AGED: Although the fuel oil storage tank was operating as intended during the inspection with no visible signs of leaks, it may be aging as indicated by exterior surface rust on the bottom of the tank. Oil storage tanks that are beyond 25-30 year old have increased likelihood of leaks and/or maintenance. **I recommend the tank be monitored for operational efficiency and/or leaks and to expect replacement by a licensed HVAC contractor at some future point.**

BOILER: Pump, Check valve, Auto water make-up. Expansion tank. Bleeder valve. Pipes, Copper.

BOILER CONDITION: Heat exchanger not visible and therefore could not be inspected.

MAINTENANCE: This heating system was last serviced in June 2005 per the service tag. **I recommend a full cleaning and inspection of the heating unit, it's exhaust and components by a licensed heating contractor and then annually thereafter.**

EXHAUST: Type = Natural Draft. Metal, Collar, Damper, Flue not visible.

EXHAUST CONDITION: MAINTENANCE: The inside of the flue is partially or not visible, which prevents full inspection. Flues need to be kept free of obstructions and buildup for proper drafting and operation of the heating unit. **I recommend an HVAC or chimney**

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OVERHEAD:

contractor inspect the flue and clean as necessary.

OVERHEAD CONDITION:

Combustible. Heat sensors present. CO sensors present. Shutoff is present.
Functional.

AIR CONDITIONING:

TYPE:

Energy source = Electric, Brand = Rheem 2-1/2 Ton 4/83.



COMPRESSOR:

Outside air temperature was below 65 degrees and was unable to test system at this time.

AGED: The compressor/condensor is aged. Components of a central cooling system over 10 years in age has an increased likelihood of breakdown and/or maintenance or replacement. **I recommend the unit be monitored for operational and efficiency problems and to expect replacement by a licensed HVAC contractor at some future point.**

MAINTENANCE: Sections of insulation on the coolant line are missing and/or deteriorated, which decreases the efficiency. **I recommend this line be fully insulated.**



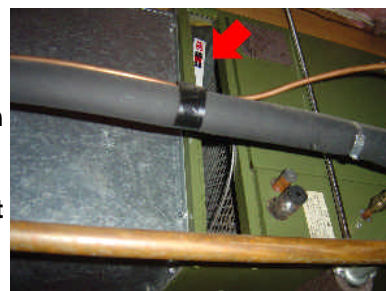
AIR HANDLING UNIT:

Location = Basement. Blower, Registers. Duct material is, Metal, Flex, # Cooling zones = 1.

AIR HANDLING UNIT
CONDITION:

MAINTENANCE: The air filter is incorrectly sized, not properly supported and/or the cover is not installed, which allows unfiltered air to circulate through the system. **I recommend an HVAC contractor service and clean the air handler, re-route the coolant line (so the correctly sized filter can be installed without being bent), install a correctly sized filter and replace the filter housing cover.**

MAINTENANCE: Forced air distribution systems are designed to deliver conditioned air throughout the home. These systems need to be maintained as it relates to indoor air quality and the presence of potential contaminants such as dust, animal hair, mold, other allergens, etc. No testing was done to determine the presence, amount or type of any contaminants. Although the necessity for cleaning varies considerably depending on the conditions within the home and system utilization, cleaning is generally recommended every 4-6 years. **I recommend an HVAC contractor or duct cleaning professional assess and clean the duct system if needed and to routinely clean the ducts as part of your regular environmental hygiene program.**



PLUMBING

Water quality or hazardous materials (e.g., lead) testing is available from local testing labs and is not included in this inspection unless specifically contracted for by the Client. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Corrosion and/or partial blockage of the interior of supply pipes or drain lines cannot be determined. The performance and/or condition of sewage disposal systems (public, private or shared) is not part of this inspection unless otherwise contracted for by the Client.

H2O SERVICE

LOCATION: Basement.
TREATMENT: Softener, Filter.
COMPONENTS Expansion tank = Bladder, Material = Steel
Brand = Amtrol, Shutoff valve, Pressure relief valve.
CONDITION: Additional water report to be available. The well system was not inspected.
MAINTENANCE: The cartridge filter appears dirty. This can reduce flow rate and increase the amount of contaminates in the water. **I recommend a new filter cartridge be installed.**
MAINTENANCE: The water softener drains into the septic system. This adds sodium rich water to the system that is unnecessary and can degrade the septic tank. The tank and leach fields were not inspected as part of this inspection. **I recommend re-routing the drain to a dry well or surface location away from the foundation (if allowed by local ordnance) or changing to Potassium Chloride as the softening agent.**
AGED: Although the well pump system appeared to be functioning as intended for its age and design, it is aging (general rule of thumb is that pumps have a life expectancy of 20-25 years). As well pump systems age, they can exhibit characteristics such as poor or long recovery, low flow, low/high amperage, etc. This can be due to worn impellers or motors and other conditions associated with the expansion tank and other installed treatment/filtration systems. **I recommend you have the well system serviced annually and repairs or component replacements made as may be warranted by observed conditions.**

H2O SUPPLY LINES:

MATERIAL: Copper.
CONDITION: Functional for lines that are visible.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Functional for lines that are visible.

WATER HEATER:

TYPE: Domestic coil.
CONDITION: MAINTENANCE: The hot water temperature as measured at the kitchen faucet was 161F, which is above normal operating temperatures. This can be a burn hazard and increase fuel usage. **I recommend installing a mixing valve on the domestic coil and then adjusting it to lower the hot water temperature to 120 - 125 F.**

ELECTRICAL

A licensed electrician should perform any work recommended in this report. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Testing or adequacy of smoke, carbon monoxide or other detectors/alarms is not part of this inspection. Electrical wiring within enclosed walls and ceilings, behind insulation and underneath/obscured by other obstructions is not visible and cannot be inspected. A representative portion, but not all, of the visible wiring, receptacles and switches are inspected for readily discernible defects. The condition of wiring inside the exterior sheath, behind cover plates, within fixtures and underneath/obscured by other obstructions are not visible and cannot be inspected. The inspector does not assess the adequacy of the service and service panel rating. A licensed electrician should perform any work recommended in this report.

SERVICE:
SERVICE TYPE: Underground, Meter, Conduit.
SERVICE CONDITION: Functional.

PANELS:
MAIN TYPE: Circuit breakers, Amps = 200.



DISCONNECT LOCATION: Basement.
MAIN LOCATION: Basement.
MAIN CONDITION: Functional.

BRANCH WIRING:
TYPE: Romex.
CONDITION: Functional.

RADON

A radon test was conducted using a Continuous Radon Monitor (CRM). The average radon concentrations (as listed below) over the test period are reported in pico Curies per liter (pCi/l). Radon levels can and do vary due to changes in the 1) environment such as high wind, abrupt changes in barometric pressure and season (time of year) and 2) life style and living conditions of the occupants. The concentrations of radon reported here are based on conditions, which existed during the time of monitoring. The following general statements apply to measured levels of radon.

RADON LEVELS ABOVE 4.0 pCi/l: The EPA and the State of Connecticut Department of Public Health (DPH) recommend mitigation in the case of a real-estate transaction where the resulting radon is measured at 4 pCi/l or greater. For current homeowners, the EPA and CT DPH recommend long term testing before performing radon mitigation. In either case, properly installed and fully functional mitigation systems have been shown to successfully reduce the health risk associated with exposure to radon.

RADON LEVELS BELOW 4.0, BUT ABOVE 3.0 pCi/l: Because radon levels can and do vary as indicated in the above statement, it is recommended that radon levels be evaluated in 3 to 6 months to verify they remain below EPA and State of CT DPH guidelines for mitigation.

RADON LEVELS BELOW 3.0 pCi/l: Measured levels of radon are below EPA and State of CT DPH guidelines and mitigation is not warranted at this time.

EVALUATION OF INSTALLED RADON SYSTEM

VENT Type = None.

RADON IN AIR TEST REPORT

UNIT: #1 Sun Nuclear Continuous Electronic Monitor.

LOCATION: Basement, near electrical service panel.

START: PM = 5:00
Date = 8-28-07.

END: Estimated
Date = 8-30-07.

TEST RESULTS: Separate report to be issued.