CENTURION Home Inspections Incorporated

_____ 19 _____

Client

Owner and Address of Property Inspected

Copy to

Date of Inspection
Time of Inspection:from to
Inspector:
Office:

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 $. 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 or exceed the "Standards of Practice" of the American Society of Home Inspectors (ASHI). The inspector performing this inspections is a certified ASHI home inspector.

The temperature was 65 degrees, at the time of inspection, and it was clear and dry. 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 Builder, buyer and realtor were present during the inspection.

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.**

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

are prepared to assist you in this process, if you so desire, for an additional fee.

The building is new and mostly finished, modular home. However, some areas are still to be completed. The agreed purpose of this inspection is to evaluate major structural and systems condition only at this stage of construction as well as other areas which are completed or near completion. We have **bolded** all supposedly completed items which we believe the Builder should correct and headed them with an asterisk(*). Further, it is made on the assumption that all unfinished work will be completed in accordance with all applicable codes and in a workmanlike manner to accepted trade standards. We recommend that the building be re-inspected upon completion, to ascertain this.

It should be noted that problems may develop with a new house, in the first several years, such as but not limited to: settling; cracking; nail pops; basement water penetration, that were not discernable or predictable at the time of inspection. You should check with builder as to what type of warranty is offered. **Further, it is NOT a Code conformance inspection. This is the responsibility of the local Town Building Inspector. Only those items included in this report are to be considered as part of the inspection.**

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; etc. Therefore, the following information is offered for your guidance. Other comments may appear in the report itself. In all cases, the Board of Health, EPA or other appropriate official agency should be the final authority.

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

Further, the EPA has expressed a concern for lead leaching out of soldered joints, on copper piping and from plumbing fixtures, and getting into the water supply. If the report notes copper piping to exist, the original EPA recommended procedure was to flush the system by running the water for several minutes in the morning and for a minimum of one minute prior to

using for cooking or drinking.

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

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

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

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

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

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

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

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 and we recommend the installation of such detectors.

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

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

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

After occupancy, we recommend a long term test to confirm results of original short term test. At a New York State Energy Office Seminar, it was recommended that an escrow account be set up, covering the cost of mitigation, pending this confirming test. Annual short term testing, is

recommended afterward, as Radon levels can change, due to various factors. For additional information, call RADON OFFICE at (800) 458-1158 or EPA at (800) SOS-RADON. Request booklet, Home Buyer's and Seller' Guide to Radon.

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 is a company which will provide a report listing 15 types of toxic sites, including hazardous waste facilities, toxic spills and pollution discharges into the air, land or water. Each site is pinpointed on a map, showing its proximity to the property being purchased. For additional information, please contact us at (914) 245-3335 or call Toxics Targeting directly at (607) 273-3388 or visit their web site at www.toxicstargeting.com to check out their maps.

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.

NOTE: This is to advise you that the inspector was not available to proofread this report prior to release. However, in order to expedite matters, we are nonetheless, issuing report.

Therefore, 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 main roof design is gable type.

Asphalt shingle roofing material is used. This material has a normal projected life of 15-25 years. However, external factors, such as lack of ventilation and debris from trees, can considerably shorten the projected life of this type roofing.

***Premature roof aging may be accelerated by lack of ventilation below. Improve attic ventilation, as noted elsewhere.**

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

Based on condition of inspected areas and typical life expectancy of this type material, you should expect no substantial problems in the near future.

However, problem, noted earlier, will have an effect on the life of the roofing material, unless corrected.

Flashing

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

Flashing, around the vent stack, appears to be in sound condition.

CHIMNEY

The chimney, servicing the furnace, is a prefab insulated metal direct vent

type and appears to be in sound condition.

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 no gutters or leaders at this time. Complete gutterwork is recommended to properly lead water away from the foundation. Leaders should extend onto grade which is adequately pitched away from the foundation or into underground drainpipes to proper outfall.**

***Fascias must be redone prior to gutter installation, as discussed.**

EXTERIOR WALLS

Walls are wood frame covered with horizontal vinyl siding.

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

Exterior Doors and Windows

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

Deck sliding doors are double glazed type. They appear to operate properly and they are in sound condition.

Exterior Painting and Trim

***Trim painting appears to be in generally marginal condition. A second coat is required.**

***Some trim is missing, under the doors, as discussed, and should be installed.**

Entrance Steps, Platforms and Canopies

Entrance steps and platforms are made of a combination of poured concrete, concrete block and bluestone.

They appear to be in generally sound condition.

***There are no railings on the steps. This poses a safety hazard and railings should be installed.**

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 floor is poured concrete. Floor appears to be in sound condition.

However, floor was not fully visible due to storage.

***Builder should remove light fixture, over garage door, and replace it with a proper receptacle, for a garage door opener.**

A sheetrock wall and ceiling exist separating garage from rest of building. They are fire rated type.

The connecting door, to the house, is a fire barrier type. The connecting door opens and closes properly.

The deck appears to be in generally condition.

NOTE: As the deck is made of pressure treated lumber, we recommend that it be cleaned and sealed, periodically.

***The driveway is to be installed.**

NOTE: Asphalt driveways should be sealed every two to three years.

***The walkways are to be installed.**

There is a stream/pond on the property. This could pose a flooding or safety hazard. You check with the Town Engineer regarding whether this is part of a flood plain or wetlands. If it is, environmental agencies place sever restrictions on its use. A fence should be installed for safety reasons.

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 incomplete flooring. Concealed damage may exist, which was not detected, and for which Centurion and its inspectors cannot and do not assume responsibility.

Where visible, from hatchway, the trusses are of at least typical size and are normally spaced.

Oriented stand board roof sheathing appears to be in 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 no evidence of leakage from the roof.

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

Fiberglass insulation exists between the attic floor joists. It appears to be adequate.

***Attic ventilation appears to be marginal to inadequate. The basic rule for ventilation is one square inch of unhindered or clear vent area for every square foot of attic area. We recommend additional gable vents, as discussed during inspection.**

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.

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

***There are typical cracks, which should be repaired.**

INTERIOR WALLS

Interior walls are drywall.

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

condition.

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

FLOORING

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

***Finishing of wood flooring is required, as discussed.**

Sheet vinyl is used in the laundry room. It is in sound condition.

STAIRS

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

WINDOWS

Windows are vinyl, double hung, double glazed type. They appear to be in sound condition.

DOORS

Doors are hollow core composition raised panel, hung and slider type.

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

***Certain hung doors do not close properly. To correct, adjust the jamb stops.**

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

STORAGE

Closet space appears to be typical throughout the house.

BATHROOMS

Sheet vinyl is used on the floors in the bathrooms. Flooring appears to be in sound condition.

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

Tub and shower walls are molded fiberglass and appear to be sound condition. Periodic caulking, of area where tub and surround meet walls, is recommended.

Proper water line shut off valves exist. They were tested for operation and appear to work satisfactorily. In the event of repair or emergency, it should not be necessary to shut off the total water supply.

The cabinets appear to be in sound condition.

***Mirror, in master bathroom, requires installation.**

***Open joints, between bathroom walls and countertops, should be caulked to prevent water entrance and damage.**

The bathroom fan is operating and appears to discharge to an exterior vent.

Ground Fault Circuit Interrupters (GFCI's) 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 GFCI's installed in the kitchen, basement, bathroom, garage and exterior outlets.

Ground Fault Circuit Interrupters exist in the bathrooms. We could not test GFCI's as the electricity was not yet connected.

KITCHEN

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

Cabinets appear to be in sound condition.

The kitchen hood is the ductless type. The filter should be periodically cleaned or replaced to prevent grease build-up and the potential for a fire.

***The kitchen appliances are to be installed.**

Proper water line shut off valves exist. They were tested for operation and appear to work satisfactorily. In the event of repair or emergency, it

should not be necessary to shut off the total water supply.

Ground Fault Circuit Interrupters exist in the kitchen. GFCI's could not be tested as electricity is not yet connected.

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.

We could find no 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.

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

BASEMENT

There is a partial basement. There is also a crawl space.

The foundation is constructed of 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.

***Rock outcroppings and exposed footings, should be encased in concrete.**

The crawl space floor is poured concrete. It appears to be in sound condition.

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 or dampness in the basement area, **at the time of inspection**.

***A sump pump pit exists indicating either the possibility a high water table, an exterior drainage problem. The pit was filled with water but there was no pump. Sump pump should be installed.**

NOTE: After installation, if the pump should fail or stop operating due to a power outage, the basement can flood. Therefore, the pump should be periodically checked and maintained. If the house is located in an area which is subject to prolonged power outages, you should consider purchasing an auxiliary generator. An auxiliary generator should only be connected to the main panel by a licensed electrician.

Within the basement and crawl space areas, joists could not be fully evaluated due to insulation.

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

***The chimney opening, in basement, is not framed properly and correction is required.**

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

The main girder is built-up wood.

Where visible, it is of typical size, properly supported by steel columns and properly set into foundation walls.

The girder appears to be in sound condition.

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 or joists.

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

General Observations - Structural

Determination of type or existence of insulation; condition of structural or other interior components; cannot be done without opening structural

cavities. This was not done. Therefore, if remodeling or renovation is performed, concealed problems may be observed or detected, which due to the constraints of our inspection, were not determined or noted during our inspection and subsequent report. Therefore, Centurion Home Inspections cannot and does not assume any responsibility or liability for any such problems, as fully noted in our signed Terms and Conditions.

S Y S T E M S

AIR COMFORT

Heating

NOTE:

The following conditions are qualified by the fact that the heating system was not in operation at the time of inspection, as the gas system has not yet been installed. Therefore, we could not activate the system. All opinions are, therefore, based on visual inspection, **without** operation.

The boiler, is a 3 zone, gas fired, forced hot water unit, with an unknown rated heating capacity. The heating unit is manufactured by CROWN.

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

It is a series loop hot water system. Each radiator, in this system, is an integral part of the supply line and, therefore, cannot be turned off. As a result, room by room heating adjustments cannot be made and the radiators at the end of a long run will tend to be cooler.

However, because of the fact that there are separate zones, this should not be a problem.

The gas burner unit and associated controls are new.

A primary safety control exists.

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

Heating system piping appears to be in satisfactory condition.

***As the basement ceiling is uninsulated, an approved type of insulation is**

required around piping, to conserve energy.

A service contract, which includes and annual tuneup and an efficiency test and 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.**

Heating units appear typical for each room. However, they could not be tested.

***The thermostats are to be installed.**

Heating Summary

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

Because the heating source is new, the Contractor's and/or Manufacturer's warranty exists and should be transferred to you. You should check this with Builder.

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.

PLUMBING, WATER, WASTE

Plumbing

We recommend that a full examination be undertaken when the water supply is fully activated. We will be happy to perform this reinspection for you, for an additional fee.

Plumbing is copper piping.

The EPA has expressed concern regarding lead leaching into the potable water supply from soldered joints, on copper piping. See previous

comments, at the beginning of this report.

Plumbing Summary

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

Exposed water and heating pipes, in the crawl space and basement, should be insulated to prevent heat loss and/or damage from freezing, as noted earlier.

Water Supply

There is a municipal water system with a main shut off. The water main appears to be copper.

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

There is a pressure regulating valve. Water flow appears to be satisfactory.

We recommend that the entire water system be completely reviewed, by a licensed plumber, when the water supply is fully activated.

Water Supply Summary

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

Hot Water Supply

The hot water supply is provided by an indirectly heated circulating hot water tank, which is connected to the boiler as a separate zone. This normally means that the hot water supply is, within certain constraints, basically unlimited. The typical life of older units of this type is 15 to 20 years. Newer models carry a lifetime warranty. However, this warranty is normally not transferrable from original owner.

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

The hot water heater was not functioning as boiler was off.

Hot Water Supply Summary

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

The tank is new and the Manufacturer's warranty should be available for transfer to you. We recommend that you check this with the Builder.

Waste

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

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

Soil pipes appear to be properly supported.

Proper cleanouts exist. They are located in the basement.

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 service entry.

The service entry panel is located in the basement.

240 volts appear to have been used for the dryer circuit.

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

A jumper wire exists, across your water meter and to your water main, to insure a continuous connection to ground, for those appliances which may be grounded through the plumbing system.

A 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.

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 coating exists on main to prevent oxidation which can interfere with 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 not fully identified. Therefore, usage could not be determined completely. Further, without identification, a circuit cannot be disconnected quickly, in an emergency. The Builder should label all circuits for you. You should confirm the accuracy of this labeling, upon occupancy.**

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

There are generally standard numbers of electrical outlets throughout the house.

***There are open junction boxes and uncovered outlets, with exposed wiring, which poses a safety hazard. All open boxes and/or uncovered outlets should have proper cover plates installed.**

Outlets are the grounded type. A test sampling indicates that receptacle boxes are grounded, as well.

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, visually 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

Natural gas is supplied by a public utility. The meter is located on the side of the building.

***A gas main shut off valve is to be installed.**

Main supply piping is black iron and appears to be in satisfactory condition.

Piping appears to be properly supported.

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.

General Observations - Systems

A hard wired smoke alarm installation exists.

Check with builder to see if these units have a battery back-up to provide protection in the event of a power failure or electrical fire. If not, we recommend, as a minimum, battery operated units in the vicinity of furnaces, electrical entrance panels, in bedrooms, in hallways and near kitchens.

We do not test existing units as they may be operative at the time of inspection but fail immediately following the inspection. Therefore, they should be tested by you personally, upon occupancy.

A carbon monoxide/combustible gas detector system/unit does not exist. We strongly recommend the installation of such systems/units, as discussed. See comments at beginning of report, re: carbon monoxide.

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 914/245-3335.

ADDENDUM

We have taken the items listed below, from main report. These are the responsibility of the builder and should be completed prior to closing. They should be checked during your pre-closing walk-through.

***Premature roof aging may be accelerated by lack of ventilation below. Improve attic ventilation, as noted elsewhere.**

***There are no gutters or leaders at this time. Complete gutterwork is recommended to properly lead water away from the foundation. Leaders should extend onto grade which is adequately pitched away from the foundation or into underground drainpipes to proper outfall.**

***Fascias must be redone prior to gutter installation, as discussed.**

***Trim painting appears to be in generally marginal condition. A second coat is required.**

***Some trim is missing, under the doors, as discussed, and should be installed.**

***There are no railings on the steps. This poses a safety hazard and railings should be installed.**

***Builder should remove light fixture, over garage door, and replace it with a proper receptacle, for a garage door opener.**

***The driveway is to be installed.**

***The walkways are to be installed.**

***Attic ventilation appears to be marginal to inadequate. The basic rule for ventilation is one square inch of unhindered or clear vent area for every square foot of attic area. We recommend additional gable vents, as discussed during inspection.**

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

***There are typical cracks, which should be repaired.**

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

***Finishing of wood flooring is required, as discussed.**

***Certain hung doors stick. To correct, trim the high spots and seal the**

raw edges, where trimmed, with a proper finish.

***Certain hung doors do not close properly. To correct, adjust the jamb stops.**

***Mirror, in master bathroom, requires installation.**

***Open joints, between bathroom walls and countertops, should be caulked to prevent water entrance and damage.**

***The kitchen appliances are to be installed.**

***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.**

***Rock outcroppings and exposed footings, should be encased in concrete.**

***A sump pump pit exists indicating either the possibility a high water table, an exterior drainage problem. The pit was filled with water but there was no pump. Sump pump should be installed.**

***The chimney opening, in basement, is not framed properly and correction is required.**

***As the basement ceiling is uninsulated, an approved type of insulation is required, around piping, to conserve energy.**

***The thermostats are to be installed.**

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

***There are open junction boxes and uncovered outlets, with exposed wiring, which poses a safety hazard. All open boxes and/or uncovered outlets should have proper cover plates installed.**

***A gas main shut off valve is to be installed.**