



CENTURION Home Inspections Incorporated

_____ 19 _____

Client

Owner and Address of Property Inspected

SAMPLE REPORT

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 temperature was 40 degrees, at the time of inspection, and it was overcast. The ground was damp to wet from run-off. Previous to the inspection it had been clear & dry for several days. 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.

The client's uncle was present during the inspection.

SAMPLE REPORT

Realtor listing advises that the house is approximately 47 years old. However, there appear to be additions or changes, to structure, of more recent vintage. Realtor should check to determine if Certificates of Occupancy exist.

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.



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 or to use bottled water for drinking and cooking.

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 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.

Asbestos, in various forms, was also used in older homes. This includes but is not limited to: 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.

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.

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 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 company 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) 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.**



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

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.

SAMPLE REPORT

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S T R U C T U R E

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

ROOFING

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

The main roof design is intersecting gable type. Attached is a shed type roof. Lack of ventilation, typical of flat, hip and shed type roofs, can result in interior condensation and damage to roof structure and sheathing, not detectable during a limited visual inspection.



CENTURION

Asphalt shingle roofing material is used on the main roof area. 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.

Asphalt roll roofing material is used on the attachment. This material has a projected life expectancy of 10 to 15 years. However, lack of ventilation, typical on flat and shed roofs, can shorten this projected life.

There appear to be newer and older sections of material. The roof also has had previous repair.

We estimate that roofing is approximately 10 to 20 years old.

There appears to be two applications of shingles in some areas. This does not exceed presently accepted standards. Although, three layers were **sometimes** allowed in the past, some roofs were not designed to handle this extra load and under certain conditions have been known to collapse. Therefore, two is the maximum now allowed. We recommend removal of all shingling prior to installation of new ones.

Parts of the roofing shows signs which are normally associated with typical aging of this type roofing, such as thickening, curling, mineral loss, cracking and general brittleness in the rear.

Premature aging may be caused by debris from nearby trees lack of proper ventilation below, as well as successive shingle layers.

Cut down overhanging limbs contributing to the problem and trees whose close proximity to house constitutes a safety hazard.

Improve attic ventilation, as noted elsewhere.

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

You should expect to replace **the older sections WITHIN** 1-2 years. The rest of the roof should be expected to last 5-7 years. However, problems, noted earlier, will have an effect on the life of the roofing material, unless corrected.



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

You should expect to replace **WITHIN** 1 year. Problems noted earlier apply here as well.

Flashing

Step flashing, where the pitched roofing abuts exterior walls, is tarred over in most areas. Where visible, it appears to be in generally sound condition.

Flashing, around the chimney, is tarred over.

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

Valleys employ overlapping shingles in place of metal flashing. Valley areas appear to be in sound condition.

If roofs are of dissimilar pitch, the steeper pitched roof should always overlap shallower pitch to prevent rain water from running under valley shingles.

Shingles overlap in the proper direction, on this house.

Some flashing areas were not visible from the ground and could not be inspected.

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

CHIMNEY

The chimney, servicing the furnace, is constructed of concrete block. The exterior of chimney only, was examined from ground level, and the roof.

There is cracking and general deterioration of the coping on the top of the chimney. This has cause deterioration of mortar joints and cracked blocks. There may be cracking of flue liner as well, but there was a cap on the top of the chimney and the flue was not visible.



Note that the cracking of the blocks extends the length of the chimney, from top to bottom. This is an indication of either extensive water penetration between the liner and the block, or damage from a possible chimney fire. Since this chimney serves only the furnace, the former is the more likely culprit.

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

There is evidence of previous repair on chimney.

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

DRAINAGE

SAMPLE REPORT

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

The following problems were noted:

Gutters require repitching of 1" per 16' of run to allow for proper drainage.

Gutters are clogged with 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. Aluminum leaf guards should be installed, to avoid clogging with leaves and debris, and heat tapes to prevent ice clogs.

Leaders appear to be in generally sound condition.

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.



EXTERIOR WALLS

Walls are wood frame covered with horizontal wood siding. This siding appears to be mounted over older, existing siding.

Walls were not fully visible due to foundation plantings in the front. Therefore, a full examination, from the exterior, was not possible. Foundation plantings should be cut back or removed so that at least 1 foot clearance exists to allow for free air flow.

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

Note that due to the design of this type of siding, water can get behind the vertical trim. We recommend caulking these areas.

TYPIST-Use following if only discoloration is noted.

Exterior Doors and Windows

SAMPLE REPORT

A vinyl exterior storm door exists.

The following problems were noted:

Door closer requires replacement.

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

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

We recommend installation of storm doors, where missing, for energy conservation purposes.

Sliding doors are double glazed type. They appear to operate properly and are in generally sound condition.

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 marginal to unsound condition. We recommend stripping, sanding, priming and repainting. Please see comments concerning "LEAD PAINT" at the beginning of this report before undertaking any work!

Siding staining appears to be in generally sound condition.

Entrance Steps, Platforms and Canopies

Entrance steps and platforms are made of wood in the front and concrete in the rear. The front steps are connected to a "deck" in the front.

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

SAMPLE REPORT

The garage has been converted to living space. We recommend that you check with Town Building Department to determine if a Certificate of Occupancy (CO) was issued. If not, owner should obtain one for you.

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

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

The garage floor is poured concrete. Floor appears to be in generally sound condition, as visible. It is covered with plywood in some areas. However, some cracking exists. "Soft" areas also exist in the plywood floor.

A sheetrock wall exists separating garage from rest of building. We could not determine if it is fire rated. Note, however, that there is a raised section that is open on the underside and is not covered with fire resistant material. This must be corrected if the space is to be converted back to a garage.

The connecting door, to the house, is a fire barrier type. An automatic door closer should be added as a safety precaution.



Note that the steps to the "garage" area are much too steep and lack a railing. Correction is required.

The front deck appears to be in generally sound condition.

The following problems were noted, which require correction:

Deck is improperly secured to house. Normal installation requires lag bolts and washers.

There is no pad at the base of the stairs. A concrete or bluestone pad should be installed.

The railings on the steps are lower than normal. Thirty-two inches from the FRONT of the step to the top of the railing is normal.

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

The asphalt driveway appears to be in generally sound to marginal condition.

Deterioration such as cracking, depressions or heaving exists. To prolong life, cracks should be caulked and depressions should be filled with packaged blacktop and sealed. Asphalt driveways should be sealed every two to three years.

Walkways are concrete, gravel and flagstone. Walks appear to be in generally sound condition.

There is a small stream on, or adjacent to, the property. This could pose a flooding or safety hazard. Check with Town Engineer regarding whether this is part of a flood plain or wetlands. Note that there are signs of erosion in the left rear corner of the garage. Correction is recommended.

ROOF/ATTIC

Roof construction, as visible from the ground and part of the attic, appears generally sound to marginal.

Interior structure could not be fully evaluated as there was no access to the rear section, there was incomplete flooring, 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 hatchway and part of the attic interior, wooden rafters and joists, while not conforming to present standards, are typical for the era house was built and the type of construction employed.

To increase rigidity and supply additional support, collar beams are typically used, particularly if you intend to reshingle over existing roofing, which we do not recommend.

Roof sheathing is discolored and delaminated in some areas. Dryrot fungus is also present in some areas. This can result in continued deterioration of sheathing, if left uncorrected.

Roof sheathing appears to be in generally sound to marginal condition, as visible.

We recommend replacement of damaged sheathing, when reshingling. Note that the fungus can be killed by increasing ventilation and spraying the area with a fungicide.

There is evidence of leakage from the roof. This has occurred, in the roof proper, as indicated by stains on the rafters and the roof sheathing.

We believe the leak to be caused by deteriorated roofing material and possible gutter back-up.

We could not determine if the leakage is current and areas should be checked during a heavy rain.

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

Fiberglass batt insulation exists between the attic floor joists, as visible. It appears to be adequate. However, for maximum efficiency, we recommend a total thickness of at least 9", in floor joist area.

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 inadequate. The basic rule is one square inch of vent area for every square foot of attic area. We recommend larger gable louvers, and/or roof vents. The installation of soffit vents would also help.

The attic entry area is not insulated. This is recommended.

CEILINGS

Ceilings are covered with a combination of drywall and tiles. Ceilings may have been newly painted. This could conceal water stains.

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

However, the following problems were noted:

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

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.

INTERIOR WALLS

Interior walls are drywall and paneling. Some walls are covered with wallpaper and could not be fully inspected or evaluated.

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

However, the following problems were noted:

There are typical cracks. Correct as noted under ceilings.

FLOORING

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



Some floors are covered with carpeting, therefore, 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.

The following problems were noted:

The edges of the flooring are not finished in the closets.

Vinyl tile is used in most of the rest of the house. It is in generally sound to marginal condition. There are some cracked tiles that require replacement.

Slate is used in the entry foyer. It appears to be in generally sound condition. However, cleaning and resealing is recommended.

STAIRS

The stairs, leading to the attic, appear to be in generally sound condition.

SAMPLE REPORT

WINDOWS

Windows are a combination of wooden double hung, single glazed type and sliding double glazed type.

Windows appear to be in generally sound to marginal condition.

Repair of broken panes is required in some areas.

The following problems were noted:

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

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

The weep holes, at the bottom of some of the storm windows, are blocked. This can cause leakage and rot beneath windows. Weep holes should be opened. Damage has already begun.



There is rot in many of the windows, where the tracks meet the sills. Repair is recommended.

There is a sliding window in the front of the house that appears to have had the glass replaced and is missing trim. Repair is recommended.

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

DOORS

Doors are a combination of composition, raised panel and louvered wood, hung and bi-fold type.

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

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

We recommend the installation of door stops throughout the house to prevent damage to the walls and the doors.

STORAGE

Closet space appears to be typical throughout the house.

BATHROOMS

Ceramic tile is used on the floor in the bathroom. Flooring appears to be in generally sound condition. Note that there is one tile that is different from the rest. It may have been damaged and replaced.

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

Ceramic tile is used on the parts of the walls in the bathroom. Tiling appears to be in generally sound condition.



Tub and shower walls are molded fiberglass and appear to be generally sound condition. Periodic caulking, of area where fiberglass meets 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.

Sink is cracked, in the bathroom. Repair/replacement is recommended.

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

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

The bathroom fan is operating properly. The fan appears to discharge into attic area, near the ridge vent. Add ducting and exterior vent to prevent condensation problems, as previously note to be present.

A Ground Fault Interrupter exists in the bathroom. Existing GFI's were tested and function properly on "test". Note that the bathroom GFI and the kitchen GFI appear to be on the same circuit and the kitchen GFI trips first. This requires resetting the kitchen GFI (which is on the exterior) if a fault occurs. We recommend that the kitchen GFI be moved to the interior.

KITCHEN

Kitchen is old and we recommend remodeling.

Hardwood oak is used on the floor in the kitchen. Flooring appears to be in generally sound condition.

Ceramic tile is used on the kitchen walls. It appears to be in generally sound condition.

Cabinets but appear to be in generally sound condition. However, as they are old we recommend modernization.

Note that the kitchen counter is butcher block and is in generally sound to marginal condition. Sanding and sealing of the surface is recommended.



Please note that the surface can hold bacteria and must be sanitized periodically.

The kitchen hood is the ductless type. The switches were so grease laden that they were very difficult to operate and the unit could not be tested. Note that it is very old and should be repaired or replaced.

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.

Kitchen appliances were not tested, as they were either off, or disconnected from the gas or water supply.

Some kitchen appliances are old and may be near end of useful life. You should anticipate replacement.

The faucet aerator is leaking and should be repaired or replaced.

An "S" trap exists. These are no longer allowed, as they are unvented, and can cause siphoning of the trap and loss of a water seal, thus allowing "sewer" gas to enter house. Sewer or Methane gas is noxious, toxic and combustible. Vent should be installed, as soon as possible. In the interim, run water slowly, for half a minute, after draining a full sink, in order to refill the trap.

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.

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

A Ground Fault Interrupters exists for the kitchen. Existing GFI's were tested and function properly on "test". Note that is located on the exterior of the house, under the main electrical panel. We recommend that it be moved to the interior.



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 windows and trim. See comments elsewhere in this report.

NOTE: Rotted wood is conducive to infestation by wood destroying insects and action should be taken to eliminate 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 LIKELY exist, which due to the constraints of our inspection, was not detected.** Therefore, Centurion and its inspectors cannot and do not assume responsibility or liability for any such damage or infestation.

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

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

BASEMENT

There is a crawl space. We were unable to gain full entrance to the crawl space there was insufficient space between crawl space floor and structural members above or system components (heating and plumbing). Therefore, our opinion, as to the condition of crawl space structure, is by line of sight observation and only for those areas visible. Concealed rot, infestation or structural damage may exist, which was not detected, and for which Centurion and its inspectors cannot and do not assume responsibility.

The foundation is constructed of concrete block. It appears to be in generally sound condition.



However, typical cracks exist. Pointing or sealing is recommended to make foundation watertight and minimize entrance of radon gas.

The crawl space floor is dirt and is partially covered with polyethylene. Full coverage with plastic or concrete is recommended to reduce dampness and radon entrance.

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

There was observable evidence of water penetration and dampness in the crawl space area, **at the time of inspection.** The degree of the condition could not be determined. You should check this with owner.

Causes include but are not limited to:

Water from the roof lodging against the foundation because of clogged gutters; clogged leaders or drywells; lack of or improper waterproofing of foundation.

To minimize the possibility of water penetration, problems, observed during inspection, should be corrected, as noted elsewhere or discussed during or following inspection.

Within the crawl space area, joists could not be fully evaluated due to lack of access.

Where visible, wooden joists, while not conforming to present construction standards, are typical for the era and type of construction employed.

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 less than typical size, and is not properly supported by concrete block columns and not properly set into foundation walls.

While not up to present standards or construction techniques, the girder is typical for the era house was built.

The following problems were noted:



Columns are not installed at standard distances making girder subject to sagging.

Girder is not resting on solid masonry, where it sets in foundation pocket or on top of columns. This can result in compression of shims and settling of girder.

Correction of the foregoing is required.

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

Crawl space ventilation appears to be marginal. For adequate crawl space ventilation, we recommend foundation vents to provide a ratio of one square foot for every 1500 square feet of concrete or moisture sealed flooring or one square foot for every 150 square feet of dirt flooring. We recommending sealing dirt crawl space floors, as noted elsewhere.

Pipes and ductwork are not insulated. This is highly recommended.

There is no insulation between the floor joists above. Tar paper has been used to cover the sub-floor, which could conceal hidden damage. Installation of insulation is recommended.

NOTE: We recommend 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

Exterior walls appear to be visually plumb. 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 girder or joists.

There is evidence of removal of a load bearing wall in the area where the breezeway meets the garage. The opening height is very low, and there is some sagging. This area may require opening of the wall to determine if it has been properly reinforced.

The building structure appears to be in generally sound condition, except as noted herein, and requiring further evaluation and correction.



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

SAMPLE REPORT

The furnace, is a one (1) zone, oil fired, forced hot air unit, with a rated heating capacity of 85,000 BTU's, manufactured by Nordyne.

The heat rating appears to be typical for this size building.

The oil burner unit and associated controls appear to be in satisfactory condition.

Flame adjustment is recommended for improved fuel efficiency.

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

A primary safety control *exists. Service company should install one.

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

We recommend installation of a thermal safety switch over the furnace.

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



The blower motor appears to be operating properly.

Hot air furnace heat exchangers have a limited life. The interior, of heat exchanger, could not be examined due to lack of access. This should be periodically examined by service company, as if it is rusted, cracked or burned out, dangerous fumes will penetrate living areas.

Filter is present. Periodic replacement is necessary for efficiency and health reasons. You should consider an electrostatic type for improved efficiency.

The draft regulator operates properly.

The smoke pipe, to the chimney, appears to be in satisfactory condition. However, it is too long and is flat in pitch. This can affect draft and result in noxious carbon monoxide entry into house. Immediate correction is required. A drafter inducer can be installed, which is a fan that forces the products of combustion up the flue.

In addition, the flue pipe is in close proximity to the girder. There is a piece of sheetmetal between them. This does little good. There are restrictions for distances to combustibile material based on the type of pipe used. There are some zero clearance pipes that can and should be used in this installation.

As visible, the oil tank appears to be in marginal condition. It is partially buried in the soil in the crawl space and is rusting. Rusted tank should be wire brushed and painted with a rust inhibitive paint. Note that since the bottom of the tank was buried, there may be leakage that was not visible.

Homes may have buried oil tanks, which have been abandoned and not detectable during a limited visual inspection. We suggest that you check this with owner.

The EPA believes that many of the residential steel tanks, installed in the 50's and 60's, have become weakened by rust and have a 50% chance of developing leaks, particularly those buried and on the exterior. Cleanup of oil spills can be very expensive. Therefore, prior to purchase, the tank should be checked for leakage by Heating Company or a company specializing in such testing. This should be done periodically in the future. EPA requires that any buried oil tank over 1,100 gallons **MUST be inspected and certified periodically.**



The heating unit area does not have an adequate source of outside air. This can cause inefficient operation. We recommend venting to exterior.

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

Ductwork appears to be in generally satisfactory condition.

There is a central return. There is sufficient space, under the doors, for the return to function properly. We recommend 1" clearance, at bottom of doors. Alternately, doors can be left open.

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

Insulation is recommended, around ductwork, to conserve energy.

There is no evidence of current annual maintenance. An annual tuneup, efficiency test and service contract is recommended. We caution you that an efficiency rating relates to energy conservation only and does not necessarily relate to the overall condition of the unit and system.

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. They appear to function properly.

However, some registers covers are painted partially shut and are stuck. Repair is recommended.

The thermostat appears to function properly. It is properly located to provide proper temperature control within limits of a one (1) zone system.

We recommend new setback type for energy conservation and efficiency.

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



Heating Summary

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

Full servicing by Heating contractor is always recommended, prior to closing, to determine any undetected problems.

Because the unit appears relatively new, it is possible that a Contractor's and/or Manufacturer's warranty still exists, and if so, this should be transferred to you. You should check this with owner.

Humidity Control

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

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

SAMPLE REPORT

PLUMBING, WATER, WASTE

Plumbing

Plumbing is copper piping, with chrome fixtures, used in the kitchen and bathrooms.

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

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

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

Plumbing Summary

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



Exposed water pipes, in the crawl space, should be insulated to prevent damage from freezing.

Outdoor hosecocks should be drained in winter to prevent damage from freezing.

Water Supply

The water supply is from a well.

The well head location is in the front yard under the walk. The well head is below ground. It is recommended that casing be extended above grade, a minimum of 14" to prevent ground water intrusion and possible contamination of well.

Distance, between the well and the waste disposal system, appears to be insufficient. Uphill wells are normally a minimum of 100 feet and downhill wells 200 feet from waste disposal systems. Check with the local Health District to determine if this system was approved.

The pump is of the "jet" type. Above ground pumps indicate a relatively shallow well.

It functions satisfactorily as indicated by water flow at fixtures. However, it is old and noisy. It is mounted to a pressure tank that is no longer used, and has been replaced.

We could not determine the on/off pressures, and the gauge was broken. Replacement is recommended.

The newer, in-use pressure tank appears to be in generally satisfactory condition.

We recommend that the tank be covered with a insulating blanket to prevent condensation.

We did not observe a pressure relief valve. This can be dangerous and immediate correction is recommended.

Water flow appears to be satisfactory as indicated by running several fixtures at one time.



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.

Water Works Laboratories, a separate and independent company, is performing a total coliform test, for you. Results to be mailed directly to you.

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.

SAMPLE REPORT

Our examination of the well system did not include a determination of adequacy of water supply. Well depth, capacity and recovery rate would have to be determined by a licensed contractor as this is not within the scope of a home inspection.

However, it should be noted that the water was run for approximately 35+ minutes. Water was still flowing properly at the end of that period. This is an indication of an adequate water supply, **at this time.**

Water Supply Summary

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

Hot Water Supply

The hot water supply is provided by a 30 gallon, electrically operated heater, manufactured by Reliance, with an unknown recovery rate. Oil fired hot water heaters have much higher recovery rates than gas or electric heaters.



Electrically operated hot water heaters have a typical life expectancy 10 years. However, some units can last longer. Check with owner for age of unit and date of installation.

The unit appeared to be functioning properly.

Pressure relief valve requires a down pipe.

Hot Water Supply Summary

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

We recommend upgrading to a larger tank, when replacement is necessary.

Waste

We are informed, by the real estate listing, that there is a private waste disposal. It is said to be a septic system. Due to the age and type of dwelling, this may be a cesspool.

We could not determine whether the tank is steel or concrete, although the top and sleeve are concrete. Steel tanks rust out and have a limited life of **up to** 25 years. Life of a concrete tank is basically unlimited, barring physical damage. It is recommended, that prior to closing, that the tank be pumped, in your presence, to determine its type and condition of both tank and 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 tank and fields are said to be located in the side and front yard. You should check with County Board of Health for exact location. Note that the tank is visible on the right side of the house.

There was evidence of stoppage as the tub does not drain properly and requires cleaning.

There was no evidence of effluent leaching, from the assumed field, at the time of inspection. 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.

Note, as discussed, an adequate inspection could not be at this time, as the house has been unoccupied for some period. See comments above re: pumping tank.

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. 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 depending on adherence or lack of same to the foregoing. Other factors such as soil conditions, trees etc., can also affect life.

As your system is said to be older than 20 years, we advise you to have it checked by a competent septic company.

A cesspool, if one exists, is an outdated form of waste disposal which requires periodic relocation of leaching area. It is advisable to install a septic waste system and you should anticipate this before problems occur. Check with local installer to ascertain feasibility and cost. It should be noted, however, that cesspools do function satisfactorily in certain types of solid.

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

Some ABS sewer pipe manufactured between 1985 and 1988 has been known to fail at joints. Although no visible evidence of failure was observed during the inspection, they should be monitored for future failure. *Such failure was observed and a plumber should be consulted regarding repair.

Soil pipes appear to be improperly supported. Additional hangers are required, as discussed.

Proper cleanouts do not exist or could not be located. You should check this with owner. If proper cleanouts do not exist, in the event of



stoppage of main line, it will be necessary to remove fixtures or snake from the exterior side of waste line in order to clear stoppage.

"S" traps exist, as noted elsewhere in this report.

ELECTRICAL

NOTE: Because of the hazardous nature of electricity, any corrections or remedial work recommended, should be performed by a licensed electrician.

Service entry box is rated at 100 amps, 240 volts. It is an overhead three wire service entry.

Service entry panel is located in the rear, exterior of the house.

Sub-panel exists, in the basement and the kitchen, but the overall capacity remains the same.

240 volts appear to have been used for the water heater, dryer and the well pump circuits.

The ground clamp, located on the grounding rod, was buried and could not be examined.

If owner can not show one to you, he should engage an electrician to install one.

We recommend installing a jumper wire, your water line, 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 in the main panel and the basement sub-panel. Fuses are used in the kitchen sub-panel. Circuit breakers should be tripped periodically to ensure proper functioning.

Fusestats are recommended, where fuses exist, as because of their construction, replacement must be made with the same size.

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, where visible.



Note that the cover of the sub-panel in the kitchen could not be removed as one of screws holding the cover was frozen.

There is corrosion, on terminals, caused by water getting into exterior service box. Exterior area, where wire enters meter, should be caulked to stop this. Present condition should be evaluated by a licensed electrician.

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 the main.

Sub-panel feed wire insulation is cracked and deteriorated. This is dangerous and it should be replaced immediately.

Main wire should be properly strapped to house at the weatherhead (top).

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

The aluminum wiring has been used for some 240 volt circuits. Proper CU/AL terminals appear to be used in the service entry box and no problems are apparent at this time. Nevertheless, we recommend that all terminals be tightened periodically. **POWER MUST BE TURNED OFF PRIOR TO DOING THIS.**

Circuits are not fully identified. Therefore, usage could not be determined completely. Further, without identification, a circuit cannot be disconnected quickly, in an emergency. Owner should label all circuits for you.

There are marginally sufficient numbers of circuits, for present demands, with NO room for additional ones, if needed.

There are generally standard numbers of electrical outlets throughout the house, considering its age. Outlets are recommended every 10' with at least one outlet per wall. At least one double outlet per bathroom is recommended with a minimum of two in the kitchen sink area.



There are 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 all the grounded type. A test sampling indicates that receptacle boxes are grounded.

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

Electrical Summary

In our opinion, the electrical service entry, appears to be sufficient for present requirements. The system appears to be in generally satisfactory condition, except as noted herein.

It appears that part of the system was installed by a non-professional. We recommend that you have owner consult a licensed electrician to make necessary corrections and obtain Town approval and a Fire Underwriter's Certificate.

GAS SUPPLY AND SUMMARY

There is a propane gas supply. The tank rests on a proper footing.

The regulator, on tank, is properly covered.

A main shut-off valve exists.

Supply piping is copper tubing. Tubing is not properly supported. Additional hangers should be installed.

We could not determine, due to inaccessible areas if proper shut-offs exist on all appliances. Note that the gas to the house appeared to be off, as the stove/range had no gas supply.



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.

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.

Laundry appliances appear to be in generally satisfactory to marginal condition.

Although operating, appliances are old and may be near end of useful life. You should anticipate replacement.

The clothes dryer is properly vented. Note that the door and latch are damaged and the dryer does not stop when the door is opened. Repair is needed.

Because of the location of your clothes washing machine, we recommend closing water valves when washing machine is not in use. For convenience, a single lever valve is recommended.

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

General Observations - Systems

A proper smoke/fire alarm system does not exist.

We recommend, as a minimum, networked units in the vicinity of furnaces, electrical entrance panels, outside bedrooms, in hallways and near kitchens. We do not test existing units. This should be done by you personally, upon occupancy.

A carbon monoxide detector system does not exist. We strongly recommend such installation. See comments at beginning of report, re: carbon monoxide.



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 a question concerning this report, call 914/245-3335 or 203/263-0178.

SAMPLE REPORT