

Dear Mr. and Mrs. Home Buyer,

The pages to follow contain your TOTAL HOME INSPECTION report, which is based on observations made while conducting an inspection of Any Address, Anywhere, Fairfield County.

The purpose of this inspection was to assess and report the condition of the dwelling through visual inspection and when possible an operational check of its unconcealed, observable and accessible major components. Our inspection and this report do not identify, nor are they intended to identify, every minute or latent defect. The inspection and report do identify, in general accordance with the State of Connecticut's Home Inspection Standards of Practice, the systems and components that are near the end of their serviceable lives and the significant defects or deficiencies of the systems and components our inspector identified at the time of your inspection.

Your inspection and this report will provide you with enhanced general insight and useful information about this unit, and will contain comments that should help you better maintain it should you become its owner. As one example, because water and moisture are the root cause of many problems in dwellings of all kinds, any and all references to water or moisture, no matter how small, should be taken seriously and acted upon.



Please note this unit is in a common interest development (Community Association). Maintenance of the communal areas, systems, and components is typically the responsibility of a Homeowners (or similar) Association. Inspection of these areas is considered beyond the scope of this home inspection. Furthermore, as the parameters of the unit, common areas, and exclusive use common areas, can only be determined by review of the Association's Covenants, Conditions, & Restrictions (CC&R) (again beyond the scope of this inspection), any comments that may pertain to said areas have been made as a courtesy only and should be addressed to the Association via the current owner. Correction of common area deficiencies will be at the discretion of the Association. TOTAL HOME INSPECTION is not responsible for erroneous comments or omissions concerning deficiencies involving communal areas, systems, or components.

We recommend that you obtain and review a copy of the Association's Operating Budget. A properly prepared budget will include a reserve study. The reserve study should be based upon an on-site condition evaluation, preferably by an independent third party. The study should provide information regarding the useful and remaining life expectancies, and replacement costs of the major systems and components that the Association is obligated to repair, replace, restore or maintain. Most reserve studies or budgets will include a statement of the available funds as a percentage of the necessary funds ("percent funded"). It is also important to verify that the Association has adopted a sound funding strategy to cover future reserve expenses.

Additional information should be obtained from the Association with regard to their knowledge of any construction defects or disaster damage and the extent of repairs involving said defects or damage, as well as any pending claims or litigation involving the Association. Copies of prior board minutes should be obtained for review.

You were issued a copy of relevant sections of the State of Connecticut Regulation Concerning Home Inspectors (the "Standards of Practice & Code of Ethics"). We recommend that you retain this copy of the Standards of Practice & Code of Ethics in the event that you need to better understand the scope and purpose of your home inspection.

As you read our report, know that we frequently reference specific locations inside or outside the condominium. For clarity's sake, please keep in mind that locations are frequently expressed as if from a vantage point at the front of the condominium, as if we are facing it. If we write, "the rear left bedroom", rear means the section of the condominium farthest from the vantage point and left means the part of the condominium to the left of the vantage point.

Performing a TOTAL HOME INSPECTION for you and providing this report has been our privilege. Should you have any questions concerning this report or if we can be of further assistance in any way, please do not hesitate to contact our office.

LANDSCAPING

At this time of year, non-coniferous trees are seasonally dormant. As a result we cannot offer an evaluation of their condition. We suggest that you examine the trees on the property, in the spring, to determine if any dead trees or branches are overhanging or in a position to harm the building structure and grounds or cause injuries should they fall.

The plantings appeared to be in generally acceptable condition. Going forward, no vegetation should be allowed to touch the exterior cladding or foundation or to obstruct a window view. Ideally, a minimum of twelve inches of clearance should be maintained between shrubs and exterior cladding and windows to prevent moisture from being trapped against the building structure, which may promote rot on and beneath vulnerable exterior components.

The lawn was in generally acceptable condition, although spotty areas were observed. With an open tree canopy and proper, consistent maintenance, the lawn's appearance would likely improve over the next year or two.

Some of the perimeter grading around the foundation was only marginally pitched, which could result in water collecting against the foundation. At least six feet of pitch must be maintained, with a minimum of 1 inch per foot, for all soil grading away from the foundation. This will aid in proper drainage of roof and surface water, which will help minimize pressure on the foundation walls and help minimize the chance of water seepage into the lower level of the building.

It may be necessary to install a window well around the front basement window in order to build up the soil level as recommended above. Keeping the well clean will help avoid an inviting environment for insects or rot and help permit the at-grade or sub-grade levels to be properly ventilated when necessary. We recommend that the well be protected with a clear plastic cover to prevent water accumulations in the well, and to help minimize pressure on the foundation walls and possible seepage into the at-grade or sub-grade levels.

DRIVEWAY/PARKING LOT & ENTRANCE

The driveway approach, drainage, lighting, turnaround area and walks were in generally acceptable condition.

Portions of the asphalt driveway surface are starting to wear. Filling the cracks with asphalt cement and applying a coat of driveway sealer over the entire surface will help prolong the useful life of the driveway.

The spacing between the front entrance landing's railing components may be too wide to effectively prevent children from a potential fall. Modifying the railing components by adding balusters, rails or screening would be an appropriate extra measure of safety.

The handrail and guard railing at the front entrance is loose. It should be repaired/secured or replaced as necessary for your safety and stability as you negotiate these steps.

Keeping the entrances clear of leaves, debris and snow accumulations will help prevent water intrusion into the lower levels and living areas, and will help reduce the likelihood of rot development at vulnerable wood components.

BUILDING EXTERIOR

The roofs are gable styled. The roofs are clad with asphalt, tab shingles. Because of the excessive height of the roof, our inspector was unable to gain safe access with our standard inspection ladder. The roof was inspected from the ground with binoculars. Our inspection and reported evaluation are based on what we could see from this perspective.

The roof surfaces were showing normal wear and they were generally in acceptable condition.

The chimney is metal. The chimney was in generally acceptable condition.

The top of the metal chimney's flue was located above the inaccessible roof and the flue was capped, therefore the interior of the chimney's metal flue and the top of the chimney could not be inspected from that vantage point.

As an interim measure, the metal chimney flashing needs to be refastened and caulked/tarred to help keep it water tight. You should consider replacing the offending flashing when the roof surface is replaced.

The gutters were in generally acceptable condition and they should be maintained as required. Periodically check all joints for leaks and caulk where it is required. All gutters should be pitched toward their downspouts and the leaders should terminate as far from the building as practical. Gutters and rain leaders must remain free flowing at all times.

The rain leaders that do not terminate in an in-ground pipe need to be extended as far away from the foundation as practical to prevent roof water from collecting against the building and seeping into the lower level.

The primary windows are vinyl-framed, double-glazed (insulated), sliding sashes. They were in acceptable condition. The windows' tracks should be kept clean and lubricated for ease of operation. It is not uncommon, after a period of time, for insulated glass units to lose their seals and develop condensation between the layers of glass. This is normal and eventually happens to all insulated glass.

Remember that window screens are not designed to prevent children from falling out of the windows. We recommend that you prevent children from getting too close to any windows.

The building is clad with vertical knotty wood siding as well as with wood trim. They were in generally acceptable condition. Sealing all penetrations, seams, and voids in the siding, as well as at the window and door casing perimeters, the unions between siding and trim components and the unions between exterior cladding and foundation will help to establish and maintain a weather tight envelope for the condominium, and will protect the siding and substrates from exposure to moisture and deterioration.



We also recommend that you seal the vulnerable areas of the bulkhead entrance (see photo left) and cover it in the winter, as required to help ensure a weather tight seal.

There were places around the building where rot or the onset of wood rot was observed, for example the siding above the front right kitchen window and the flower pot at the right side of the rear balcony. This and all rotted or potentially rotted wood should be removed, and the sub-surfaces should be repaired as necessary. When the sub-surfaces are repaired, new wood should be installed, caulked and painted. Potentially rotting wood that is not repaired remains an invitation to insect infestation. When the sub-surfaces are exposed, if any insect activity is found, it should be treated as necessary at that time.

The finish on the exterior siding was peeling in some areas. Your plans should include refinishing the offending areas in the near future to help ensure a weather tight seal.

The balcony was not fastened to the building as well as it might be. Additional fastening would include bolting the balcony to the building every two feet or as necessary, for increased durability and stability.

The bottom of the rear right support column for the balcony is below the soil line, which will lead to a rotting condition and insect infestation. Wood columns should be installed on cleats so that they do not rest on masonry and they should be fastened to a footing pier (masonry column installed below the "frost line") that terminates above the soil line.

Treating all surfaces of the wooden balcony and its structural components with a quality wood preservative or stain will help prolong the balcony's life.

The spacing between the balcony's railing components may be too wide to effectively prevent children from a potential fall. Modifying the railing components by adding balusters, rails or screening would be an appropriate extra measure of safety.

Some of the balcony's railing components are loose and should be secured for safety's sake.

Water was supplied to the right side exterior hose bibb cock (faucet) at the time of this inspection. We recommend that the water supply to all exterior water sources

are turned off in the autumn and that all hoses are disconnected from the faucets, to help prevent damage caused by pipes that may freeze.

SEWAGE DISPOSAL

It has been reported to our office that this condominium has been connected to the city sewer system. We recommend confirmation of this with the local municipality.

BASEMENT & STRUCTURE

It was indicated to us that this condominium is approximately 34 years old, with apparent maintenance performed since its original construction. It is a two-story, colonial styled, wood-framed, multi-unit, building with Your New Condominium occupying the first and second floors of the right side of the building.

The basement was accessed by a stairway from the first floor and it was inspected from within.

The foundation walls are poured concrete. Settlement cracks were noted in the foundation at the time of the inspection. Settlement cracks are not uncommon and are usually the result of improper soil grading around foundations. This condition is presently not a structural problem. It must be noted that settlement cracks could develop into structural cracks. Periodic inspection of these cracks and proper care should prevent future problems. These cracks should be filled from the exterior with a suitable material to help prevent seepage and they should be monitored for any further movement.

The visible cracks in the basement concrete floor appear to have been caused by normal expansion and contraction, and in our opinion, do not pose a problem at this time. The cracks should be filled and sealed to minimize the potential of moisture and radon infiltration into the basement.

The floor joist structure consists of 2" x 14" "trusses" (manufactured beams) installed 24" on center. The exterior walls appear to be 2" x 4" 's installed 24" on center. The floor joist structure is supported by the foundation walls. Where visible, these structural components appeared to be in generally acceptable condition.

Installing insulation beneath the first floor sub flooring will likely lead to improvements in energy efficiency and comfort. Consult an insulation reference or contractor for informative guidelines in this regard.

An inspection and probing of visible and readily accessible areas was performed. This inspection is limited to the interior and exterior of the one condominium unit that you are buying. Complete assurance of termite absence can only be obtained by inspecting the entire condominium complex. This is usually not a single owner responsibility. No signs of active termites were noted at the time of this inspection. There are areas that do not lend themselves to inspection or probing such as the insulated box sills (top of foundation walls). It must be noted that we do not/ cannot

perform destructive testing / inspections. We cannot determine or confirm any insect activity or damage to areas that are not visible for inspection. The termites may not become visible until they swarm or build shelter tubes, so complete assurance of termite absence in these areas cannot be ascertained. Annual inspections are recommended.

Evidence of rodent activity was observed in the basement. From our observation of nesting holes and staining, we cannot determine if there has been an occasional rodent in the home or if there has been a rodent infestation. We recommend that you inquire with the current owner about any previous rodent infestation and what actions have been taken to control this condition. If the owner is unaware of this condition, then a rodent inspection by a qualified exterminator is recommended.

As representative measures toward controlling general dampness in the lowest level, we recommend that the cold water lines be insulated and that you consider installing a fan to enhance airflow and a dehumidifier to actively extract moisture from the area.

Refurbishing the basement windows will make them easier to open, close and lock, affording you more control of the ventilation in the areas they serve. Repair any cracked windowpanes and install screens for the windows as required to help prevent insects and small animals from accessing the basement area.

The sump pump (see photo right) appeared to be operating properly at the time of this inspection. Sump pumps should be kept in good working order and tested several times a year. We recommend that you install a battery operated back-up system for the sump pump to help ensure its operation during a power outage.



The sump hole should be covered to minimize the amount of moisture being released into the basement and to help reduce the radon level in the basement.

Watermarks were evident in the basement area. This indicates water has entered this area in the past. The basement was dry at the time of the inspection. Be sure that all exterior grades pitch away from the foundation and extend the guttering system as far away from the foundation as practical (see **LANDSCAPING** and **BUILDING EXTERIOR** sections of this report). It must be noted that any area below grade is susceptible to water seepage during certain weather conditions. If after performing the above recommendations, water seepage is still evident, consultation with a waterproofing specialist may be necessary.

HEATING

The heating plant is a gas-fired, steel, Carrier brand furnace (serial # 4502A44801 / model # 58STA090-14-see photo right). The furnace fired satisfactorily at the time of this inspection. It should be cleaned, including flue passages, and all components adjusted to operate at peak performance. The fan unit and blades should be vacuumed and lubricated, as required, and the belts adjusted or replaced. All safety devices should be checked. The heat exchanger should be inspected for cracks and /or leaks prior to your closing (the heat exchanger can only be totally inspected by dismantling the furnace). If it cannot be verified that this furnace and its components have been serviced and cleaned within the past year, arrangements should be made for that servicing.

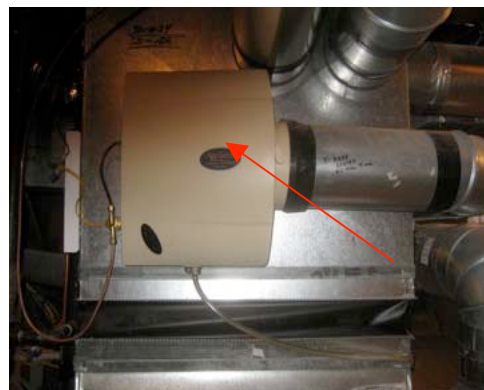


The main fuel (natural gas) meter and shut off valve are located at the front of the exterior of the building, between units 83-A and 83-B. (see photo left-arrow indicates shut-off valve)

The furnace appears to be approximately 7 years old. Furnaces that have been properly maintained have an average useful life expectancy of approximately 15-20 years.

The air filter in the furnace needs changing now and every six to eight weeks of operation or as necessary.

The humidifier (see photo right) should be serviced in accordance with the manufacturer's recommended procedures. Humidifiers are prone to leaking. If leaking occurs the humidifier should be serviced promptly to prevent damage to the heat exchanger and /or to the ductwork. We do not recommend the use of this type of humidifier. The humidifier bypass should be open during the heating season and closed during the cooling season.



The waste water of the humidifier drains into the waste piping. This is not recommended because when the drain traps dry out during the cooling season sewer gases can enter the air handler and possibly be distributed into the living space. We recommend re-routing the drain to the exterior of the building or into the sump hole and sealing the waste pipe to prevent the gases from entering the basement space.

We recommend that all heating and air conditioning ducts be insulated for better energy efficiency.

All forced air systems, including ducts should be cleaned as required to help prevent possible accumulations of dust, dirt, allergenic substances, pathogenic substances and/or toxicogenic substances.

The heat distribution is multiple zones of forced hot air. All heat sources were adequately warm, except for the supply vents in the living room (rear left corner) and in the basement (rear ceiling vent/ duct). There could be several causes for this condition. A qualified HVAC service company should make the necessary repairs or adjustments for your comfort.



The heating zones are controlled by means of electric zone dampers. This is a common, economical method of providing separate zones of heat in the condominium.

Some of the furnace's "return air" is drawn from the unfinished basement area. This is not a recommended practice because air contaminants in the basement will be drawn into the living areas. Cover the return duct (see photo left) until the basement is made into a living space as

required to help remedy this condition.

On a forced air system, it is as important for air to return to the heating/cooling plant for re-heating/re-cooling as it is for the air to reach the various rooms. Because each room does not have a return duct, you may find some unevenness in room temperature. As an aid to free flow of air throughout the condominium, all interior doors (excluding closets) should have an unobstructed minimum 1" space below them.

HEATING WATER

The water is heated by an independent, 50-gallon, gas-fired, State Select brand, water heater (serial # F03220118-see photo right) with a recovery rate of 80 gallons per hour. The hot water supply system was evaluated and found to provide adequate amounts of hot water to all fixtures tested, at the time of this inspection.



Gas-fired water heaters should be inspected and serviced annually. All safety devices should be checked during those inspections. It is recommended that water heaters be flushed periodically to help prevent internal rusting and to maintain an efficiency level.

According to our inspector's thermometer, the undiluted hot water temperature was approximately 113.3 degrees Fahrenheit. It is recommended that the undiluted hot water temperature remain between 115 degrees Fahrenheit and 125 degrees Fahrenheit to prevent scalding and for your comfort. Make the appropriate adjustments for your comfort purposes.

The water heater appears to be 6 years old. The water heater unit was in generally acceptable condition. Water heaters that service municipal water supplies and that are properly maintained have an average useful life expectancy of 12-18 years. These units deteriorate from the inside out. We have no way of determining the interior condition of the water heater.

We recommend installing a pan and a drain under the water heater to prevent damage caused by a system failure or the discharge from the safety device.

Most water heaters are equipped with an anode rod or with anode rods that serve as a "sacrificial" material to help prevent the interior tank from corroding. Replacement of depleted rods can extend the life of your water heater, so periodic inspections are recommended. Most water heater manufacturers recommend that the inspections are conducted by a qualified technician and at a minimum should be checked annually after the warranty period expires.

COOLING



The Carrier brand, electric, air conditioning system compressor (serial # 0303E07578- see photo left) was not activated due to the low exterior temperatures. Most manufacturers recommend, in order to avoid damage, that these units not be activated when exterior temperatures fall below 65 degrees Fahrenheit. Obtain some type of guarantee from the seller that this unit will be in good working condition when needed. For maximum efficiency, service

the equipment annually. Keep the outside compressor area clear of shrubbery, debris or restrictions. No evaluation of the air conditioning system is contained in this report.

The exterior compressor appears to be 6 years old. Air conditioning systems that are properly maintained have an average useful life expectancy of 10-15 years.

All forced air systems, including ducts should be cleaned as required to help prevent possible accumulations of dust, dirt, allergenic substances, pathogenic substances and/or toxicogenic substances. We do not test for indoor "air pollution", which the Consumer Product Safety Commission rates fifth among potential contaminants. Nevertheless, inasmuch as health is a personal responsibility, we recommend that you have the indoor air quality tested as a prudent investment in

environmental hygiene, and particularly if you or any member of your family suffers from allergies or asthma.

The condensation drain for the air handler in the basement drains into the waste piping. This is not recommended because when the drain traps dry out during the heating season, septic gases can enter the air handler and possibly be distributed into the living space. We recommend re-routing the drain to the exterior of the building use and sealing the waste pipe to prevent the gases from entering the basement space.

WATER SYSTEM

It has been reported to our office that the water is supplied via the local municipal water company. The main water supply piping is copper. The main shut-off valve is located in the basement.

The buried meter and the remote, exterior meter reader are located on the left side of Unit #83-A. The remote, exterior meter reader, dangling at the left side of Unit #83-A, should be secured to help allow the device to function as designed (see photo of buried meter at right).



The visible water supply lines are copper, plastic and braided-metal and they were in generally acceptable condition. We recommend that all water supply pipes be insulated for better energy efficiency, to prevent condensation and to protect them from the elements.



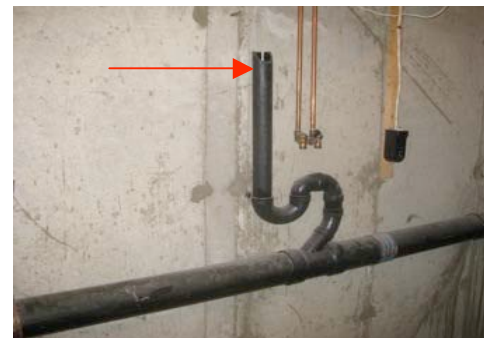
The missing, valve handle for the main water shut off valve should be replaced for your safety and for your convenience.

The water pressure and flow was acceptable at all plumbing fixtures that were tested.

The visible waste, vent and drainage pipes are ABS plastic and chromed metal. They too were in generally acceptable condition.

The unused, uncovered waste pipes should be capped as required to help prevent sewer gases from possibly entering the basement and the living space (see photo right for example).

Water flow and drainage were found acceptable at all plumbing locations that were tested. Note that we evaluate drain pipes by flushing every available drain that has an active



fixture while observing their draw and watching for blockages or slow drains, but this is not a conclusive test and only a video camera scan of the main waste line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs and showers, to major blockages in the main line. The minor ones are easily cleared, either by appropriate chemical means or by removing and cleaning the traps. However, if tree roots for example, grow into the main drain that connects the condominium to the public sewer, repairs could become more costly. For these reasons, we recommend that you ask the seller if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before your closing. Failing this, we recommend that you obtain an insurance policy that covers blockages and damage to the main sewage pipe(s).

ELECTRICITY



The 100-ampere, 120/240-volt electrical system enters the building via underground cables. The electric meter and main service disconnect switch are located on the exterior of the building (see photo above right) in a protective wooden structure. The interior main service disconnect switch and the distribution panel are located in the basement (see photo above left). The panel has been fed with aluminum feeders. Where visible the distribution conductors (wires) are copper, armored cable (AC/BX) and copper, non-metallic sheathed cable (NM/Romex) type conductors

(wires). They were in generally acceptable condition. All circuit breakers in the electrical panel should be properly labeled for your safety and for your convenience. The electrical breaker switches in the panel should be tested on an annual basis. The system appears to have been grounded to a driven rod.

The smoke and fire alarms throughout this condominium should be tested frequently and kept in good working condition. Carbon monoxide detectors, fire

extinguishers and additional smoke and fire detectors should be installed as required pursuant to local regulations, for your safety and for your convenience.

Evaluating security systems is beyond the scope of a standard home inspection.

The installing contractor should verify the total operation of the security system and instruct you as to its proper use. An evaluation of the security system is not included in this report.

The closet light fixtures that are within 18" of stored materials should be fitted with fluorescent light bulbs to reduce the possibility of fires. Install proper bulbs for your safety.

Electrical receptacles (outlets) in any bathroom or powder room, over a kitchen counter top, installed on a kitchen "island", in a garage, at the electrical distribution panel, and on the exterior of the building and grounds, should be of the safer "Ground Fault Circuit Interrupter" (GFCI) type. This safety outlet breaks the flow of electricity in the event of a short, preventing electric shock. These devices should be installed where necessary, for example in the kitchen and on the exterior of the building and they should be checked monthly to insure they are performing as designed.

There is an extension cord being used for the sump pump. We consider extension cords for temporary usage only. We recommend that receptacles (outlets) be installed in such a manner that the extension cord will not be necessary.

ATTIC

The attic was accessed by a ceiling hatch in the master bedroom closet and it was inspected from within. The hatch to the attic space is awkward to use. For ease of access consider installing a folding set of stairs. Folding stairs installed in the ceiling should be properly fitted to the attic floor and the stair openings should be insulated for energy efficiency. The attic structure was in generally acceptable condition.



The attic framing and roof structure consists of 2" x 4" roof trusses installed 24" on center and 2" x 4" floor boards installed 24" on center. The roof has been sheathed with oriented strand boards ("OSB") - see photo above.

The structural floor framing in the attic space is undersized and not adequately supported from below for storage of any but your lightweight belongings.

Reinforcing the framing would be beneficial if you intend to store heavy belongings in the attic space.

There was no continuous fire wall separating the attic spaces of the adjacent condominium unit. It is recommended that condominium units be separated by a fire-rated wall to help prevent a fire from spreading from one unit to the next.

There was evidence of past water infiltration in the attic space. The water stains were dry at the time of this inspection. Inquiring with the seller may give you insight as to the time, nature and cause of the staining, as well as any corrective measures that were under taken.

It is virtually impossible for anyone to detect a roof leak, except as it is occurring or by specific water tests, which are beyond the scope of the standard home inspection we have performed for you. Even water stains on ceilings or on the framing within the attic will not necessarily confirm an active leaking. Naturally, the sellers or the occupants of the residence will generally have the most intimate knowledge of the roof and of its history therefore we recommend that you ask the sellers about the history of any and all leaks. We also recommend that you include comprehensive roof coverage in your home owner's insurance policy, or that you obtain a roof certification from a qualified, licensed roofing contractor.



The bathroom exhaust fan that terminates in the attic space (see photo left) should be vented to the exterior of the building to help reduce moisture levels in the attic space.

The attic insulation, where visible, is approximately 2-4 inches of a blown-in, cellulose or fiberglass-type material, installed with no vapor barrier installed closest to the heated space below the attic. By today's standards, the amount of insulation in the attic floor can be considered minimally adequate. Adding as much insulation to this area as is practical would contribute to energy efficiency. The investment, over time, may be returned in fuel savings. Insulation should not be installed over or in close proximity to heat-emitting objects, e.g., deficient electrical systems, exposed electrical wiring or open junction boxes, recessed or surface mounted light fixtures or exhaust flues of heat-producing devices. Heat-emitting objects like these, covered by or in contact with insulation, may represent a potential fire hazard.

For added energy conservation, build an insulated cover for the ceiling hatch.

A wealth of information about making your condominium more energy efficient is available on the Internet @ <http://www.eere.energy.gov/>. We recommend that you read the "Energy Savers Tips on Saving Energy and Money at Home" brochure contained at that address. Information about insulation "values" can be found on our internet web site: www.totalhomeinspection.com.

Consider the addition of lighting and flooring in the attic space to make the area even more suitable for storing your belongings.

GARAGE

This condominium does not have a garage. We recommend that you inquire with the seller and/or the Association as to whether Unit # 83-B is entitled to any designated parking space(s) in the parking lot.

INTERIOR ROOM COMMENT

The interior rooms were checked for major flaws. In addition, ceilings and walls were checked for past leak sites and for significant cracks. Floors were checked for humps or severe pull aways. Windows were checked for cracked panes and a representative number of windows, doors, light switches and electrical outlets were tested for their operating characteristics. The appliances were spot tested, on a limited basis, to see that they operated at the time of this inspection. Due to the mercurial nature of household appliances, the home inspection we conducted for you does not, in any respect, warranty or guarantee their condition.

Assessing the drafting ability of heating system and water heating unit flues is beyond the scope of the home inspection as defined by the governing "Standards of Practice & Code of Ethics", therefore no evaluations or representations are made as to the drafting performance of any such flues.

Please refer to following general notes and room-by-room findings for additional maintenance and repair items.

GENERAL NOTES

There were settled and out-of-level floors as well as cracks in the wall and ceiling surface coverings observed in the condominium. Normal shrinkage and settlement of building materials or even vibrations from renovations or activity within the condominium are often the cause. Because we saw no evidence of instability, we consider the observed conditions to be consistent with the age of this condominium. Repairs, for cosmetic purposes, can be undertaken at your discretion.

"Nail pops" were observed on the ceilings and walls in some of the rooms. Typical drying of building materials, normal shrinkage and settlement of building materials or even vibrations from renovations or activity within the condominium are often the cause. Repairs, for cosmetic purposes can be undertaken at your discretion. We recommend that you consider replacing the nails with screws to help prevent a recurrence.

Properly refitting the master bedroom entrance door will enhance ease of use and permit it to fully close and latch.

When they are installed, be advised that ideally, washing machines should have a drain and a pan installed under them to help prevent flooding in the event of spills, leaking or malfunction. We think it is a good idea to install the more durable, braided, steel type washing machine water supply hoses and to turn off the water supply to the washing machine after each use. This will help prevent damage in the

event that the water supply hoses break, tear, crack or split. Further, we recommend that you install a solid, smooth wall, metal dryer vent pipe because it is less vulnerable than its flexible counterparts to the lint and heat generated by the clothes dryer's exhaust. Clothes dryer exhaust hoses / pipes should be cleaned regularly for your safety.

The ceiling in the dining room / living room are appears to have been patched. We recommend that you inquire with the seller as to the reason for the patching, when it occurred and what measures were taken to help ensure that re-patching will not be required in the future.

Modifying the guard railing at the second floor landing / hallway and the hand railing at the stairs to the second floor by adding balusters or screening will help prevent children from falling through the railing and contribute to general safety.

The exhaust fan in the powder room did not operate at its peak performance level. It should be cleaned, repaired or replaced as required to permit it to perform its function of removing moisture from its general area.

We recommend that you install a protective, waterproof curtain over the window in the tub area of the second floor hall bathroom to help prevent damage to the window and its components as well as for your privacy.

The cracked floor tiles in the bathroom and in the kitchen should be sealed, repaired or replaced as required to help ensure a water tight seal and to help prevent damage to the floor's substrate.

Maintain the bathroom area tiles as required to help ensure a watertight seal and to help prevent water infiltration and damage to the walls, the floors and their respective substrata.

All sink top-to-wall or splash plate joints and all counter top-to-wall or splash plate joints should be kept grouted or caulked as required to help ensure a watertight seal at these seams and to help prevent water infiltration and damage to the adjacent walls, the floors and their respective substrata.

The toilets in the powder room and second floor hall bathroom were loose from their moorings. The commodes should be re-seated, tightened, and caulked to help ensure watertight seals in these areas. When the commodes are removed, repair any damaged floor sub-sheathing.

There were light switches throughout the condominium that we were unable to determine purposes for, for example in the kitchen. If practical, we recommend that you ask the seller to walk you through the condominium and familiarize you with the purpose for all wall switches and any nuances within the condominium to help make your transition to home ownership more pleasant and convenient.

There were lights that did not illuminate, for example on the exterior of the condominium near the rear entrance (bulbs?). We recommend that you inquire with the seller as to whether these lights and all other lights in the condominium, garage,

on the exterior of the condominium and on the grounds will illuminate at the time of your pre-closing walk-through of the premises.

We recommend that you install door stoppers where appropriate to help prevent damage to walls, trim and other components of the condominium that the doors could damage.

Our inspector was unable to definitively determine where the kitchen's stovetop exhaust fan terminates. If practical, we recommend that the exhaust be vented to the exterior of the building to help control the moisture level in the condominium.

1st FLOOR

Kitchen: The source of the leaking observed beneath the sink (see comment below) should be determined and repaired as required to help prevent continued leaking and consequential damage.

The leaking sink faucet should be repaired or replaced to help prevent continued leaking and consequential damage.

Powder Room: Secure the loose sink top to the pedestal and to the wall as required to help prevent damage to the water supply and waste pipes servicing the sink.

CLOSING COMMENTS

This condominium visually appears to have been adequately built and maintained. It does need repairs, modifications and homeowner-type maintenance as mentioned throughout the report. The cost of repairs for any of the items or conditions mentioned in this report that are not cared for by the Association or a like group, should be estimated by local, reputable contractors, prior to closing, so that you, the buyer, are fully aware of all costs. It's a good idea to clean and polish all glass, hardware, plumbing fixtures and any tiled walls and floors prior to occupancy. Try to obtain operating instructions and guarantees for all mechanical equipment and appliances such as the range, fans, dishwasher, heating and cooling systems, water heater, etc.

At your request, a radon monitor was placed in this home at the time of your inspection, in a closed house environment. The results of this testing will be forwarded to you in approximately three (3) days via e mail. It should be noted that this short-term testing was performed for screening purposes only, because future results will be affected by different weather conditions and by the seasons. We recommend testing the radon in air level on a regular basis to determine the long-term exposure to radon gas in your home. TOTAL HOME INSPECTION cannot be responsible for maintenance of E.P.A.-prescribed closed house conditions during a radon test. Should you have any questions, TOTAL HOME INSPECTION'S National

Radon Safety Board (NRSB) certified, Radon Measurement Specialist can be reached by telephoning (203) 966-8801.

Determining the presence or absence of mold, pathogenic and/or toxic substances inside or outside the dwelling is also beyond the scope of the standard home inspection we have conducted for you. All references to or omissions of references to mold, pathogenic and/or toxic substances inside or outside the dwelling must not be construed as an authoritative evaluation or identification by TOTAL HOME INSPECTION. In this regard, please note that mold follows water/moisture and water follows gravity, consequently any area that is moist, wet or damp or is in proximity to or below an area that has had past leaking or exposure to moisture or water has the potential for mold growth and amplification. The determination to have a mold test or evaluation performed or to correct an identified mold condition is entirely yours, and should be done based upon the full scope of information available to you through your own due diligence. For some basic information on mold, visit the E. P. A.'s web site at www.epa.gov/iaq/molds/moldguide.html.

TOTAL HOME INSPECTION has accepted no fee for, therefore offers no assurance and accepts no liability for, any comments and observations in, or omissions from your TOTAL HOME INSPECTION report that exceed the State of Connecticut's Home Inspection Standards of Practice. If the information, findings or disclaimers contained in this report, or the limitations of the State of Connecticut Regulation Concerning Home Inspectors (the Standards of Practice and Code of Ethics) do not address your need for information, we encourage you to contact a qualified, licensed specialist in the area of your concern for further insight and evaluation.

Thank you Mr. & Mrs. Home Buyer, for the opportunity to serve you. Should you have any questions, comments or concerns regarding your inspection or this report, or if we can help you in any way at all, please do not hesitate to contact our offices. We wish you many happy years at Any Address, Anywhere, Fairfield County and encourage you to visit our web site at www.totalhomeinspection.com for helpful hints on seasonal maintenance, maintenance of the major mechanical systems in your home, tips for getting your condominium ready for a home inspection, information about radon, wood destroying insects/termites and many other topics that can make your homeownership easier and even more satisfying.