

VETERANS ADMINISTRATION U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WOOD DESTROYING INSECT INFORMATION EXISTING CONSTRUCTION	1A. VA CASE NUMBER 1B. HUD CASE NUMBER	2. DATE
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PRIVACY ACT INFORMATION - The information requested on this form will be used in evaluating the property for a VA or HUD insured loan. Although you are not required by law to provide this information, failure to provide it can result in rejection of the property as security for your loan. The information collected will not be disclosed outside VA or HUD except as permitted by law. VA and HUD are authorized to request this information by statute (38 U.S.C., 1810(b)(4) and 12 U.S.C., 1701 es seg.).

READ THESE INSTRUCTIONS CAREFULLY BEFORE COMPLETING THIS FORM

1. The VA case number or HUD/FHA case number shall be inserted in Item 1 by the lender or the pest control company
2. When treatment is indicated in Item 8C, the insects treated will be named, the data on application method and chemicals used shall be entered in Item 10. Proper control measures may include issuance of warranty. Warranty information should also be entered below. Proper control measures are those which follow good acceptable industry practices.
3. If visual evidence is found, the insect causing such evidence will be listed in Item 8A and damage resulting from such infestation will be noted in item 8D.
4. Areas that are inaccessible or obstructed (item 7) may include, but are not limited to, wall covering, fixed ceilings, floor coverings, furniture or stored articles. The Pest Control Operator (PCO) should list, in item 7, those obstruction or areas which inhibit the inspection.
5. Item 8A may be checked when the PCO is not authorized to perform control measures by the owner/seller or control measures cannot be performed due to conditions beyond control. e.g. obstructions, weather, etc.
6. Visible, evidence of conditions conducive to infestation from subterranean termites shall be reported on reverse of the form (*earth-wood contact, faulty grades, insufficient ventilation, etc.*).

3A. NAME OF INSPECTION COMPANY BUILDING INSPECTIONS, INC.	5A. NAME OF PROPERTY OWNER/SELLER JOHN AND MARY SMITH
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3B. ADDRESS OF INSPECTION COMPANY (<i>Include ZIP Code</i>) 1929 EAST MAIN STREET # 108 TORRINGTON, CT 06790	5B. ADDRESS OF PROPERTY 26 MAPLE DRIVE THOMASTON, CT
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3C. TELEPHONE NUMBER (<i>Include Area Code</i>) 1-800 255 -8383	4. PEST CONTROL OPERATOR LICENSE NUMBER S-3634	5C. STRUCTURE(S) INSPECTED Single Family House with Garage
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FINDINGS	
6. WERE ANY AREAS OF THE PROPERTY OBSTRUCTED OR INACCESSIBLE? <input type="checkbox"/> YES <input type="checkbox"/> NO <i>(If "YES" complete Item 7)</i>	7. OBSTRUCTIONS OR INACCESSIBLE AREAS (<i>specify</i>) (<i>Read Item 11B before completing.</i>) Behind storage material in basement and garage. Behind finished walls and ceilings in garage. Behind insulation covering basement framing.

8. BASED ON CAREFUL VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PROPERTY (*See Item 11A before completing.*)

A. Visible evidence of wood destroying insects was observed. No control measures were performed. Insects observed: _____

B. No visible evidence of infestation from wood destroying insects was observed.

C. Visible evidence of infestation was noted; proper control measures were performed.

D. Visible damage due to _____ has been observed in the following areas: _____

E. Visible evidence of previously treated infestation, which is now inactive, was observed. (*Explain in Item 10.*)

9. DAMAGE OBSERVED ABOVE, IF ANY. (<i>Check One</i>) <input type="checkbox"/> A. Will be/has been corrected by this company. <input type="checkbox"/> B. Will be corrected by another company (<i>see attached contract</i>). <input type="checkbox"/> C. Will not be corrected by this company. Recommend that damage be evaluated by qualified building expert.	10. ADDITIONAL COMMENTS (<i>If necessary, continue on reverse.</i>) Keep shrubs and bushes from any contact with exterior siding as this is conducive to wood destroying insects.
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11. STATEMENT OF PEST CONTROL OPERATOR

- A. The inspection covered the readily accessible areas of the property, including attics and crawl spaces which permit entry. Special attention was given to those accessible areas which experience has shown to be particularly susceptible to attack by wood destroying insects. Probing and/or sounding of those areas and other visible accessible wood members showing evidence of infestation was performed.
- B. The inspection did not include areas which were obstructed or inaccessible at the time of inspection. (*See instruction number 4 above.*)
- C. This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects.
- D. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

12A. SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE	12B. TITLE PRESIDENT	12C. DATE OCTOBER 17, 2006
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STATEMENT OF PURCHASER
I have received the original or a legible copy of this form.

14. SIGNATURE OF PURCHASER	15. DATE
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THE BUILDING INSPECTOR OF CONNECTICUT

BUILDING INSPECTIONS, INC.

www.building-inspections.com

1929 East Main Street
Torrington, CT 06790

CONFIDENTIAL INSPECTION REPORT

Prepared for:

John and Mary Smith



Property Address:

*26 Maple Drive
Thomaston, CT*

Date of Inspection -	October 17, 2006
Inspector -	Dave Muirhead
Style of Dwelling -	Raised Ranch
Age of Dwelling -	40 ± years
Weather Conditions -	Raining and Cool

DEFINITION OF EVALUATION TERMS

SATISFACTORY Performing in the manner intended, modified by age and condition within reason.

UNSATISFACTORY Structural defects visibly observed or high probability of substantial structural problem(s) occurring.
Mechanical and/or electrical apparatus not operating or high probability of causing substantial problem(s).

MARGINAL Performing with significantly reduced performance or signs indicating possible failure or unacceptable effect on other components of the building.

SEE COMMENTS The condition of some components can be better expressed through the use of the narrative comments which will be directly beneath the inspected item or noted at the bottom of the page.

N/A Not applicable.

PLEASE NOTE Some items and categories may overall be in **SATISFACTORY** condition and still have certain discrepancies or problem areas that require your attention. Thus, commentary will be provided under the item evaluated within the report.

The evaluations attached to the components of this report are strictly the opinion of the inspector and not based on manufacturers' claims of minimum standards, Building Codes, ordinances or the adequacy of the design. The inspection is a limited inspection, based on a reasonable amount of time. Where questions might be raised as to not determinable conditions with signs suggesting possible problems, we suggest the use of a professional specializing in the specific area of expertise.

EXTERIOR

1. FOUNDATION WALLS - **SATISFACTORY**
MATERIAL - Concrete

2. FOUNDATION WINDOWS - **SEE COMMENT**
MATERIAL - Metal

Foundation windows, at or below grade, are subject to moisture damage and potential water entry into the basement.

3. EXTERIOR SIDING - **SEE COMMENT**
MATERIAL - Aluminum
- Brick

Bushes provide convenient entry for wood boring insects and should be kept trimmed back to avoid contact with exterior siding. See photo #1 on page fourteen.

4. EXTERIOR TRIM - **SATISFACTORY**
MATERIAL - Aluminum

5. EXTERIOR ATTACHED STAIRWAYS AND LANDINGS - **SEE COMMENT**
MATERIAL - Concrete

Stair sets should be added to the rear slider and the rear garage door to avoid a potential accident. See photo #2 on page fourteen.

6. ATTACHED DECKS AND PORCHES - **N/A**

7. EXTERIOR DOORS - **SEE COMMENT**
BULKHEAD - **SATISFACTORY**

The sliding glass door would not unlock.

8. WINDOWS - **SATISFACTORY**
TYPE - Double Hung
- Casement

EXTERIOR

9. STORM WINDOWS - SEE COMMENT

Home has no storm windows. Thermopane windows do not require the installation of storms.

NOTE:

Windows and storm windows are examined visually for adequacy of weather protection and fuel conservation. They are not inspected for ease of operation.

10. EXTERIOR PAVEMENT - SATISFACTORY

11. ATTACHED STRUCTURES - N/A

12. ROOF SURFACE - SEE COMMENT
MATERIAL - Asphalt

The roof surface is older and near the end of its useful life, but is serviceable at the present time.

The roof was observed from the ground with the aid of binoculars and comments are based on the roof condition visible at the time of inspection.

13. METAL FLASHINGS - SATISFACTORY

14. GUTTERS - SATISFACTORY
MATERIAL - Metal

15. DOWNSPOUTS - SATISFACTORY
MATERIAL - Metal

16. EXTERIOR CHIMNEY - SEE COMMENT
MATERIAL - Brick

Concrete chimney cap should be repointed to prevent water entry between bricks and flue tile.

ACCESSIBLE ATTIC AREA

- 17. ACCESS TO ATTIC AREA -** **SATISFACTORY**
Direct
- 18. ROOF FRAMING -** **SEE COMMENT**
TYPE - Wood Rafters
Rafters show signs of staining from previous water penetrations.
- 19. ROOF SHEATHING -** **SATISFACTORY**
MATERIAL - Plywood
- 20. ATTIC VENTILATION -** **SATISFACTORY**
TYPE - Gable Louvers
- 21. ATTIC INSULATION -** **SATISFACTORY**
Attic is insulated with 6 inches of insulation.
- 22. ATTIC FLOOR JOISTS -** **SATISFACTORY**
- 23. INTERIOR CHIMNEY -** **SATISFACTORY**
- 24. FLASHING -** **SEE COMMENT**
There is evidence of past water leakage around chimney flashing.
- 25. EVIDENCE OF PREVIOUS WATER PENETRATION - YES**

ACCESSIBLE ATTIC AREA

NOTE:

Where walls, floor structures, roof structures and load bearing partitions are finished on both sides and no means exists to inspect behind those finishes, they will be rated based on the opinion of the inspector. These will carry the non-applicable rating.

Most roofs can be included in you Homeowners Insurance Policy under Form HO-3. This protects you against certain, future roof damage expense. Consult with your Insurance agent for specifics.

Insulation evaluation is based on visible insulation within the accessible attic spaces. It should be noted that the determination of the presence of insulation in the exterior walls cannot be determined due to the lack of access to the interior of the exterior wall structure. Although the presence warrants a satisfactory rating, there is no assurance that the insulation is of adequate thickness, that it is present in all spaces and that the material is of any standard of quality. No inferences are made as to the R factor of said insulation.

FOUNDATION, BASEMENT AND FLOOR FRAMING

26. INTERIOR FOUNDATION WALLS - MATERIAL - Concrete	SATISFACTORY
27. FOUNDATION FLOOR - MATERIAL - Concrete	SATISFACTORY
28. SLAB ON GRADE -	N/A
29. INTERIOR CHIMNEY - MATERIAL - Block	SATISFACTORY
30. VISIBLE CARRYING BEAMS - MATERIAL - Steel	SATISFACTORY
31. VISIBLE COLUMNS OR POSTS - MATERIAL - Steel	SATISFACTORY
32. VISIBLE FLOOR JOISTS -	SEE COMMENT
	Framing in the crawl space under the half bath is completely covered with insulation. See photo #3 on page fourteen.
33. VISIBLE HEADERS -	SEE COMMENT
	Headers throughout the basement are completely covered with insulation. See photo #4 on page fourteen.
34. VISIBLE SUB FLOOR -	SATISFACTORY
35. VISIBLE SILLS -	SATISFACTORY

FOUNDATION, BASEMENT AND FLOOR FRAMING

36. WERE ANY AREAS OF THE PROPERTY OBSTRUCTED OR INACCESSIBLE? YES

Storage material prevented access to some portions of the basement and garage.
Obstructions may include, but are not limited to wall coverings, fixed ceilings, floor coverings, furniture or stored articles.

37. EVIDENCE OF CHRONIC WATER PENETRATION - NO SUMP PUMP - YES

There are two sump pumps in the basement. The interior of the sump pits were dry at the time of the inspection.
Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration.

ELECTRICAL

- 38. MAIN ELECTRICAL SERVICE -** **SEE COMMENT**
AMP RATING - 100 amps\220 volts
SERVICE CONDUCTOR - Aluminum
SOURCE - Overhead - Cable

The main electrical service has adequate capacity for the needs of this house.
Tree limbs should be cut away from incoming electric service drop.
The exterior service cable is showing signs of wear.

- 39. DISTRIBUTION CENTER -** **SATISFACTORY**
LOCATION - Basement
- Laundry Room
NUMBER OF CIRCUITS - 12 & 14
OVER-CURRENT PROTECTION - Circuit Breakers

- 40. INTERIOR HOUSE WIRING -** **SEE COMMENT**
MATERIAL - Copper
- Aluminum
TYPE - Romex

Exposed wires protruding from the interior garage wall should be contained within the junction box.

- 41. WIRING TO CENTRAL HEATING SYSTEM -** **SATISFACTORY**
- 42. WIRING TO OTHER MAJOR ELECTRICAL APPLIANCES -** **SATISFACTORY**
- 43. EXTERIOR LIGHTING AND RECEPTACLE SYSTEM -** **SATISFACTORY**
- 44. MISCELLANEOUS EXTERIOR ELECTRICAL SERVICE -** **N/A**

NOTE:

Electricity is inspected for fire and shock hazard only. Any comments regarding insufficient plugs, lights, switches or other devices is solely the opinion of the inspector and is not based on any measure of standards. The buyer should determine the adequacy of these devices.

HEATING SYSTEM

- 45. HEATING -** **SEE COMMENT**
TYPE - Hot Water
MANUFACTURER - H. B. Smith
APPROXIMATE AGE - 40 ± years
HEAT DISTRIBUTION - Baseboards

The combustion chamber lining shows signs of deterioration and should be monitored for replacement. See photo #5 on page fourteen.

- 46. COMBUSTION SYSTEM -** **SEE COMMENT**
MANUFACTURER - Carlin
APPROXIMATE AGE - 40 ± years
FUEL - Oil

The burner will require adjustment to operate more efficiently. A heating contractor should be contacted to view the system and make any necessary corrections.

- 47. ON SITE FUEL STORAGE? - YES** **SATISFACTORY**

330 Gallon Oil Tank

- 48. SOLID FUEL -** **N/A**
WOOD/COAL STOVES -

- 49. CENTRAL AIR CONDITIONING SYSTEM -** **N/A**

INTERIOR PLUMBING SYSTEMS

50. DOMESTIC HOT WATER GENERATION - SATISFACTORY
TYPE - Tankless Coil (Domestic)

The tankless coil, located in the boiler, was providing a good supply of hot water to the home.

51. WATER HEATER - N/A

52. INTERIOR SUPPLY PIPING - SATISFACTORY
TYPE - Copper
WATER MAIN LOCATION - Basement

53. INTERIOR WASTE AND DRAIN PIPING - SATISFACTORY
TYPE - Copper
- ABS

54. WATER PRESSURE - SATISFACTORY

55. BATH SINKS - SEE COMMENT

There is a small leak on the hot water connection to the faucet in the upstairs master bathroom.
The surface of one of the sinks in the main bathroom is cracked.

56. TOILETS - SATISFACTORY

57. BATHTUBS - SATISFACTORY

58. SHOWER STALLS - SATISFACTORY

59. BATHROOM VENT FANS - SEE COMMENT

Vent fan, in the half bath, was not functional at the time of inspection.

INTERIOR PLUMBING SYSTEMS

60. KITCHEN SINK -

SATISFACTORY

61. GARBAGE DISPOSAL -

SEE COMMENT

The use of a garbage disposal on a septic system is not advisable.

NOTE:

Report on water quality will be forwarded as soon as lab results are available. Well yield analysis is included with this report.

Septic testing was not performed by this company.

INTERIOR COMPONENTS

62. WALLS - **SATISFACTORY**
 MATERIAL - Drywall
 - Wood Paneling

63. CEILINGS - **SEE COMMENT**
 MATERIAL - Drywall

The water stain on the ceiling above the fireplace tested dry when checked with a moisture meter. See photo #6 on page fourteen. The chimney flashing will require periodic resealing to avoid interior water penetration.

64. FLOORS - **SATISFACTORY**
 MATERIALS - Wood
 - Tile
 - Slate
 - Vinyl

NOTE:

Evaluations on walls, ceilings and floors are based on the serviceability of the surfaces. Wall paper, paint and floor coverings are considered cosmetic and therefore are not included in this report.

65. INTERIOR DOORS - **SATISFACTORY**

66. STAIRWAYS - **SATISFACTORY**

67. EXTERIOR FIREPLACE STRUCTURE - **SEE COMMENT**

The fireplace flue should be cleaned and checked annually to avoid the possibility of a chimney fire.

BUILT-IN MAJOR APPLIANCES

68. KITCHEN RANGE - SATISFACTORY

69. RANGE EXHAUST HOOD - SATISFACTORY

70. DISHWASHER - SEE COMMENT

The dishwasher could not be run due to the ongoing well test.

NOTE:

Home is structurally sound and shows no visible signs of current termite activity.

Heating, hot water, wiring and plumbing systems are functioning correctly, with any exceptions noted in comments columns.

Report on water quality will be forwarded as soon as lab results are available. Well yield analysis is included with this report.

This report is based on a careful visual inspection of the readily accessible areas of the property. There are areas of the structure which are obstructed and inaccessible.

This is a summary of the more detailed report which was discussed with you at the inspection site. Since this report has been transcribed by the office staff, it is sometimes possible for a clerical error to occur. If this written report does not coincide with the on site verbal report you received, please notify us.

If you have any questions regarding this house or my report, please don't hesitate to call.

Dave Muirhead - President
Building Inspections, Inc.
1-800-255-8383



PHOTO # 1

Bushes should be trimmed away from the structure.



PHOTO # 2

Stairs are needed under the sliding glass door.



PHOTO # 3

Insulation is covering the crawl space framing.



PHOTO # 4

Basement headers are mostly covered with insulation.



PHOTO # 5

The boiler chamber lining is deteriorated and should be monitored for replacement



PHOTO # 6

Water stain above the fireplace tested dry at the time of the inspection.

WELL TESTING FOR:

**26 Maple Drive
Thomaston, CT**

INSPECTION PERFORMED FOR: - John and Mary Smith

A well water yield test was conducted at the above address on 10/17/06. The purpose of this test was to measure and determine the amount of water flowing from the well casing over a specified period. This is called your well yield.

360 gallons of water was drawn from the well during a 60 minute period. To arrive at a "gallons per minute" rate for the well, the 360 gallon yield is divided by the 60 minute testing time. This equates to a yield of 6.0 gallons of water per minute, which is considered acceptable.

ADDENDUM

This well test was performed under the conditions that existed at the time of the inspection. The yield rate figures in this report are accurate for the day that the test was performed. Water rates may fluctuate over time and your actual well yield will vary, dependent on seasonal variations and demand on the aquifer supply.

Permanent changes in your water supply can be caused by seismic activity, blasting in the area or increased wells drawing from the same aquifer.

This test is to provide an accurate representation of the water supply on the day the well test was conducted, but it should be understood that temporary and/or permanent changes may occur which can increase or decrease the amount of water available for this property on any given day. Because of these variables, it cannot be guaranteed that the well rates tested for this particular day will continue to be valid on any given day in the future.