Dear Mr. and Mrs. Condominium Buyer,

The pages to follow contain your *TOTAL HOME INSPECTION* report, which is based on observations made while conducting an inspection of any condominium in Fairfield County.

The purpose of this inspection was to assess and report the condition of the dwelling through a primarily 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

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

The trees were in generally acceptable condition. With proper maintenance and an open tree canopy the trees should flourish.

There are branches overhanging the roof and gutter system (see photo right for example area). By trimming or removing them, you will likely reduce roofing, gutter and siding maintenance and repair and you will also remove a potential bridge for animals.

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.

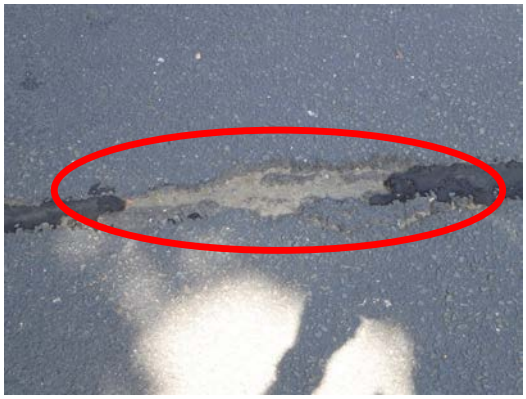
Evaluating "common" irrigation systems is beyond the scope of the standard home inspection we performed for you. As a result, we offer no evaluation of the installed irrigation system in this report. We recommend that you contact the installing contractor or the company that opens and closes the system to inspect the system and render a written evaluation of its condition. At that time the installing contractor or the company that opens and closes the system should instruct you as to the system's proper operation.

Most 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 should 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.

If water infiltration into the lower level becomes a problem, it may be necessary to install a curtain drain in the front yard to divert the flow of ground and surface water away from the foundation.

DRIVEWAY & ENTRANCE

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



Portions of the "common" asphalt driveway surface and parking lot surface areas are starting to wear (see photos left and right for example areas). Filling the cracks with asphalt cement and applying a coat of driveway sealer over the entire surfaces will help prolong the useful life of the common driveway and the parking lot.

The "common" driveway and the "commonparking lots" and the front "common" walkway are equipped with drains (see photos left and right for examples), which should be kept clean and free flowing at all times to permit them to perform their designed function.

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 developing at vulnerable wood components.

We recommend that you confirm the condition and functionality of all exterior lighting, prior to your closing, for your safety and for your convenience.

BUILDING EXTERIOR

The roofs are hip styled. The roofs are clad with asphalt shingles in an architectural design pattern and standing seam metal (copper?). The roof was inspected from its surfaces.

The roof surfaces were in generally acceptable condition.

Portions of the roof flashings were inaccessible for inspection. The visible roof flashings appeared to be in acceptable condition.

Moss, mildew or lichen type formations were observed on the detached 7-car garage roof surface. The affected areas should be gently cleaned to remove these formations, helping to prolong the potential useful life of these surfaces.

The chimneys are masonry and metal (see photo right). The chimneys were in generally acceptable condition.

The tops of the chimneys' flues were capped therefore the interiors of the chimneys' flues could not be inspected from those vantage points.

The gutters appeared to be in generally acceptable condition and they should be maintained as required. Due to the fact that it was not raining at the time of this inspection, it should be noted that it is virtually impossible for anyone to detect gutter leaks, except as they are occurring or by specific water tests, which are beyond the scope of the standard home inspection we have performed for you. 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.

All rain leaders terminating into in-ground receptacles must remain free flowing at all times (see photo right for example of in-ground receptacle). Underground systems are vulnerable to clogging and should be checked annually.

The primary windows are vinyl clad, wood-framed, double-glazed (insulated), single hung sashes. The windows appeared to be older and they were generally serviceable, but the rear left window in the master bedroom that was stuck and inoperable should be made functional for your comfort and convenience. The windows should be maintained as required to close snugly for added energy efficiency and security. The windows' tracks should be kept clean and lubricated for ease of operation.

It is common, after a period of time, for insulated glass panels to lose their vacuum seals and develop condensation and/or fogging between the layers of glass. This is normal and eventually happens to many insulated glass windows. While we make every effort to identify the loss of insulated window seals, the identifying characteristics can vary in magnitude from totally fogged windows to barely visible fogging or condensation. Weather conditions, sunlight (direct sunlight or the lack of sunlight), curtains, shutters and other obstructions contribute to making identification of these seal failures difficult at times and sometimes impossible. For these reasons *TOTAL HOME INSPECTION* cannot ensure that the insulated seals have not failed on the insulated windows in this house. All references to or omissions of references to failed insulated window seals in this dwelling should not be construed as an exhaustive or authoritative evaluation by *TOTAL HOME INSPECTION.*

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 condominium is clad with brick, board and batten and horizontal boards 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.

The exterior finish was in generally acceptable condition.

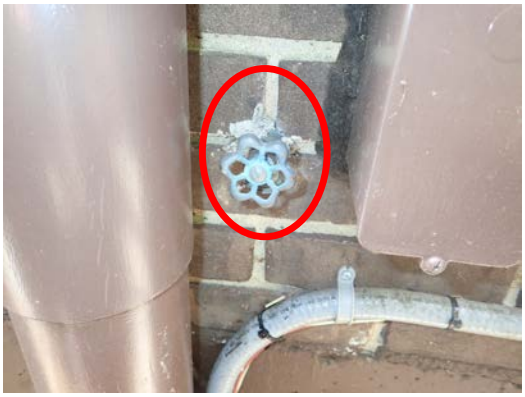
The spacing between the balcony's railing components may be too wide to effectively prevent children from a potential fall. Modifying the railing components by adding balusters, rails or screening would be an appropriate extra measure of safety.

One of the balcony's railing components was loose and it should be secured for safety's sake.

Our inspector was unable to determine whether flashing was installed between the balcony structure and the condominium. Flashing should be installed between the wooden balcony components and the condominium siding to help prevent water and moisture from being trapped in those areas and to help prevent rotting of the balcony and/or siding/trim materials. Confirm with the seller or the installing contractor as to whether flashing was properly installed.

Keeping the wooden balcony surfaces and its structural components treated with a quality wood preservative, paint or stain will help prolong the balcony's life.

Water was supplied to the front and rear exterior hose bibcocks (faucets - see photo right for example of hose bibcock) at the time of this inspection. We recommend that the water supply to all exterior water sources and freeze vulnerable 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. Inquire with the seller as to the locations of the inside shut off valves for these hose bibs.



Removing the mildew and moss from the rear patio's surface will make the patio safer to walk on, enhance its beauty and curtail deterioration.

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 and with the Association.

BASEMENT & STRUCTURE

It was indicated to us that this condominium is approximately 43 years old, with apparent maintenance performed since its original construction. It is a two-story, colonial styled, wood-

framed dwelling with a finished basement. Approximately 70 percent of the basement has been finished into a living space.

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

The foundation walls are poured concrete. Where visible, the foundation walls were in generally acceptable condition.

The main girders are steel beams, while the first-floor joists are 2" x 8" 's and 2" x 10" 's installed 16" on center. The exterior walls appear to be 2" x 4" 's installed 16" on center. The girders are supported by concrete filled, steel cased, Lally columns and by the foundation walls.

Because of the finished ceiling, we were unable to visually inspect the majority of the first-floor structural components. Where visible, the aforementioned structural components appeared to be in generally acceptable condition.

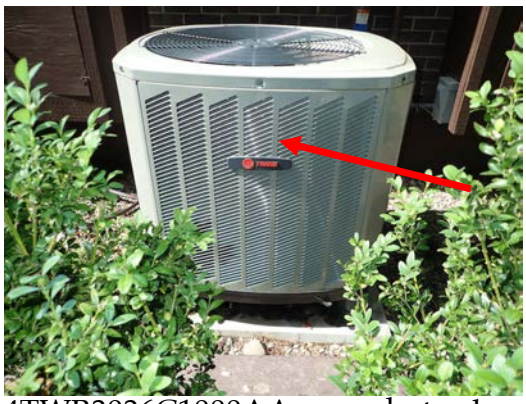
The insulation visible beneath the first-floor sub flooring will likely help improve energy efficiency and comfort.

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) and the finished basement areas. 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.

Watermarks were evident in the basement area (see photo left for example 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.

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

HEATING/COOLING



The heating and air conditioning in this dwelling are produced by a 3-ton Trane brand, electric heat pump (serial # 141232X7BF/ model # 4TWB3036C1000AA - see photo above left). The system's evaporator unit/air handler is located in the basement utility room (see photo above right). The system was activated and found to be in acceptable working condition. This unit should undergo a regular service regimen. The regimen would include but not be limited to: checking the level of the compressor, checking the levels of and topping off the refrigerant, lubricating and cleaning the fan unit, vacuuming the evaporator coil in the heat pump unit, checking and periodically replacing the electric heating elements and verifying the operation of all safety functions. For maximum efficiency, service the equipment annually.

The area around the outside compressor should be kept clear of debris.

The heat pump and the evaporator/air handler appear to be 2 years old. Heat pumps that have been properly maintained have an average life expectancy of 10-12 years.

The main electrical shut off switch for the heat pump is located on the exterior of the condominium near the heat pump condenser/compressor.

For best results, forced air system filters should be changed according to the manufacturers' guidelines, which is typically every 3 months. Filters should be changed more frequently, however, if dust levels are particularly high, such as during a remodeling or a construction project. A system with a dirty filter can experience "pressure drop", which will lead to reduced air flow and it will put a strain on the system's components, which will lead to premature failure of the system and/or its components.

The heat distribution is one zone of forced hot air operated from the living room thermostat. All heat sources were adequately warm.

You might consider upgrading the two thermostats to the type of thermostat designed to service heat pumps (with "supplemental heat and "emergency heat" indicators.

The basement "family room" is supplementally heated via independent electric resistant strip heaters. The heaters were operated at the time of inspection and found to operate as designed. Be sure not to allow any electrical cords, furnishings, draperies or flammable objects to rest against the electric strip heaters while in use.

The basement bathroom is heated via an independent electric resistant wall heater. The heater was also operated at the time of inspection and it too was found to operate as designed. Here

again, be sure not to allow any electric cords, furnishings, draperies or flammable objects to rest against the electric wall heater while in use.

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. 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. We also recommend that all forced air supply and return ducts be properly sealed, as required for better energy efficiency and cost savings, to help the system function at peak performance levels, for better air distribution to each room of the house, to help extend the life of the system, for your safety and for various health and environmental reasons.

We also 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.

HEATING WATER

The water is heated by an independent, 80-gallon, electric, Bradford White brand, water heater (serial # AD4579698/ model #M280R6DS2 - see photo left) with a recovery rate of approximately 92 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.

It is recommended that electric 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 111.5 degrees Fahrenheit. It is recommended that the undiluted hot water temperature remain between 120 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 approximately 12 years old. Water heaters that service municipal water supplies and that are properly maintained have an average useful life expectancy of 10-15 years. These units deteriorate from the inside out. We have no way of determining the interior condition of the water heater. Your plans should include budgeting to replace the water heater before/when it fails.

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 temperature/pressure relief 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 warrantee period expires.

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 utility room (see photo right – red arrow).

A "remote" meter reader has been installed on the water meter in the basement utility room (see photo right - white arrow), which should mean that the water meter should be able to be read remotely from the exterior of the condominium.

The visible water supply lines are copper, braided-metal and chromed-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 water pressure and flow was acceptable at all plumbing fixtures that were tested.

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

This condominium has been fitted with a sewage ejector pump system (see photo right of ejector pump pit cover). The pump appeared to be operating properly. Do not use any plumbing fixtures tied into this pump system during a power outage unless it is equipped with a battery backup system.

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 costlier. 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 200-ampere, 120/240-volt electrical system enters the building via underground cables. The electric meter is located on the exterior of the building (see photo left). The main service disconnect switch and primary panel board (load center) are located in the utility room (see photo right). The panel has been fed with aluminum feeders. Where visible the distribution conductors (wires) are 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 two existing "Arc Fault Circuit Interrupter" (AFCI) safety breakers in the main panel should be tested monthly. The system has been grounded to the incoming water pipe.

The smoke and fire alarms throughout this condominium should be tested frequently and kept in good working condition. The American Society of Home Inspectors advocates the use of photo-electronic smoke alarms in any single family or multi-family housing and discourages the use of ionization smoke alarms. They recommend that homeowners replace existing ionization alarms with photo-electric alarms as soon as possible. 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.

Electrical receptacles (outlets) in any bathroom or powder room, over a kitchen counter top, installed on a kitchen "island", in the garage, at the electrical distribution panel, and on the exterior of the condominium 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 garage, in the kitchen and on the exterior of the condominium. They should be checked monthly to insure they are performing as designed.

ATTIC

The attic was accessed by a pull-down staircase in the front left bedroom closet bedroom and it was inspected from within (see photos left and right for views of the attic at the time of this inspection).

The accessibility, insulation, lighting and flooring were in generally acceptable condition. Consider the addition of more floored areas in the attic space to make the area even more suitable for storing your belongings.

The roof structure consists primarily of 2" x 8" rafters installed 16" on center, while the attic floor components are primarily 2" x 8" boards, installed 16" on center. The roof has been sheathed with plywood. They were in generally acceptable condition.

Consider removing the antenna and securing the loose and dangling wires in the attic for your safety and convenience.

There are exposed electrical wires in the attic, near the light fixture. All electrical wire connections, including electrical wall outlets and wall switches should be properly housed in boxes and those boxes should be covered with a secure removable cover for your safety.

There was evidence of past water infiltration in the attic space (see photo right for example area). 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 amount of ventilation supplied to the attic area is sparse. We suggest additional ventilation that will reduce the attic temperature during the summer months, prolong the life of the roofing and keep the condominium cooler. Additional ventilation will also help expel moist air during the winter months, reducing the potential for condensation. One method of providing additional ventilation would include installing roof vents with a thermostatically controlled fan(s) attached to one (or more) of them. The fan's thermostatic control(s) should be set at 90 degrees in the summer months and 40 degrees during the winter months. If you find that additional ventilation is not adequate to moderate attic temperatures and control condensation, further measures should be taken to increase attic airflow and to reduce the moisture levels in the balance of the condominium. To be effective, all ventilation louvers should remain open year long.

The attic insulation, where visible, is approximately 6.5 inches of a fiberglass type material ("R-15"), installed with a 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 pull-down staircase.

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.

GARAGE

The detached, one-car garage (in a seven car "shared" structure – see photo left) has a concrete floor. The walls are wood and concrete blocks. The ceiling is wood (see photo above right for view of the garage at the time of this inspection). All were found to be in generally acceptable condition, with the observations to follow to be taken into account and corrections made as required.

The concrete floor has developed cracks. Usually caused by frost action below the slab, this condition is common with slab type garage floors. Filling, patching and sealing these cracks will help arrest further deterioration of the garage floor surface in the near term.

The garage has been fitted with one electrically operated, overhead door. The door was spot tested and found to be in proper working condition, with its safety reversing function operating adequately to help prevent entrapment. The door's reversing action should be tested frequently and kept in good working order for your safety.

We also recommend that you inquire with the seller and/or the Association as to whether Unit #21 is entitled to any designated parking space(s) in the common parking lots.

INTERIOR ROOM COMMENTS

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 significant 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 fireplace 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

The interior of the condominium appears to have been recently painted. It should be noted that a fresh coat of paint could conceal evidence of past leaking, staining or damage. We recommend that you inquire with the seller as to whether that might be the case in this condominium.

"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.

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.

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.

The drain stoppers in the front left bedroom ensuite bathroom and in the master bathroom tubs did not function as designed. Repair or replace the drain stoppers as required for your convenience and to help prevent the tubs from overflowing.

Evidence of rodent activity was observed in the kitchen bench seating compartments. From our observation of bait 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.

There were light switches throughout the condominium that we were unable to determine purposes for, for example in the living room, in the basement hallway and in the basement family room. 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 in the attic, master bedroom and in the basement bathroom (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.

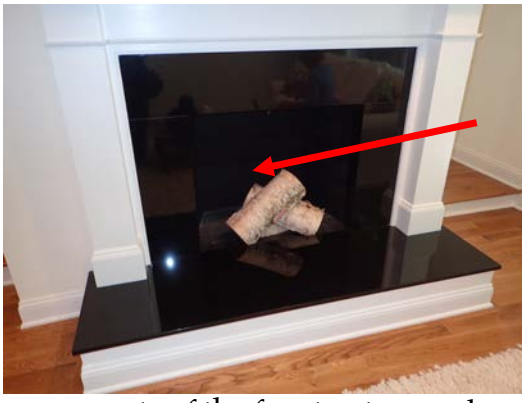
If practical, we recommend that you ask the seller to walk you through the condominium and familiarize you with any nuances within the condominium to help make your transition to home ownership more pleasant and convenient.

2nd FLOOR

Master Bathroom: Replace the missing cover on the ceiling exhaust fan fixture to help ensure that it functions at peak performance levels.

1st FLOOR

Living Room: The masonry fireplace and its components were in generally acceptable condition (see photo right of fireplace).



Powder Room: Properly refitting the entrance door will enhance ease of use and permit it to fully close and latch.

Front Entrance: Properly adjusting the striking components of the front entrance door will help permit it to latch closed.

Kitchen:

The stovetop exhaust fan re-circulates into the kitchen. If practical, we recommend that the exhaust be vented to the exterior of the building to help control the moisture level in the house.

The stove top exhaust fan did not function at peak performance levels. Make the necessary repairs to the exhaust fan for your convenience.

There was no ice in the freezer ice maker at the time of this inspection. Confirm its functionality with the seller.

Laundry Closet:

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 continuous 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, which increases drying times, reduces equipment life, and increases risk of fire from lint build-up. Clothes dryer exhaust hoses/pipes should be cleaned regularly for your safety.

BASEMENT

Family Room:

The fireplace is an inserted, pre-fabricated, metal and ceramic fireplace structure (see photo right). We cannot determine the conditions behind such an insert, therefore no evaluation of the metal insert, the conditions behind the insert or the insert's components are contained in this report.

Due to the fireplace metal flue's configuration, our inspector was unable to evaluate its entire length. We recommend that you confirm the flue's condition, clearance and safety prior to using the fireplace.

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/cooling system, water heater, etc.

The State of Connecticut, Department of Housing recommends that we inform the purchasers of any property, built prior to 1978, of the health hazards involved with lead based paints. Paint that is cracked, chipped, blistered, flaking or loose may be a health hazard. Children are at greatest risk to the problems associated with lead and lead based paints. The building, surrounding soils and water were not tested for lead content. This is not part of a normal pre-purchase home inspection. Any removal of lead paint should be done in accordance with local, state and E. P. A. regulations. For specific questions about lead-based paints and lead-based paint hazards or for brochures regarding lead-based paints and their hazards, call the National Lead Information Center at 1-800-424-LEAD and visit the E.P.A. website regarding lead paint and the recent requirements regulating contractors that disturb painted surfaces in homes built prior to 1978, at www.epa/lead/pubs/renovaterightbrochure.pdf.

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, prior to your inspection. For some basic information on mold, visit the E. P. A.'s web site at: www.epa.gov/iaq/molds/moldguide.html. and the Connecticut Department of Public Health site at: http://www.ct.gov/dph/lib/dph/environmental_health/eoha/pdf/moldguidance_insurance.pdf

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 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 condominium in 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.

REAR VIEW (southwestern exposure):