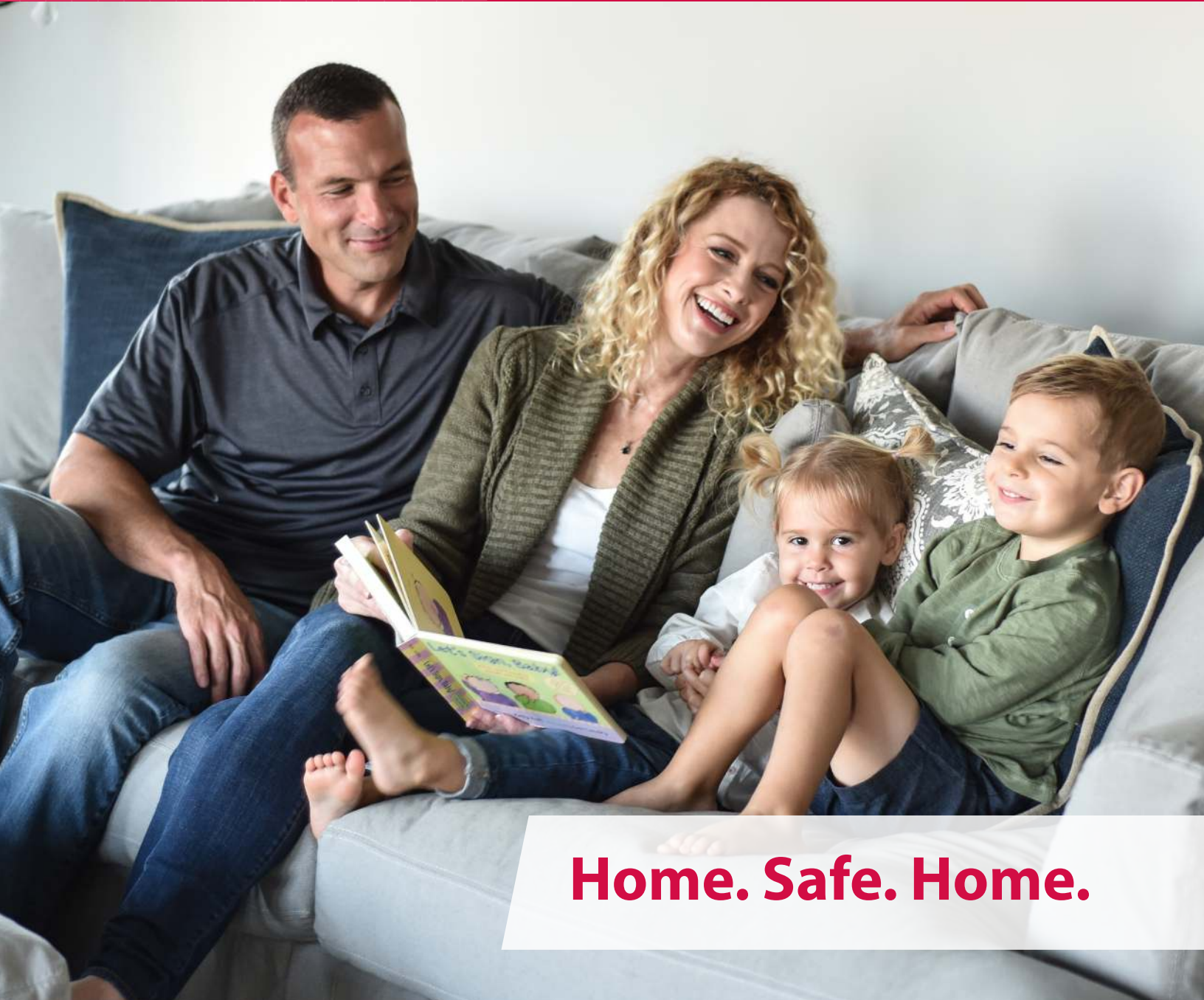




HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



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ACCURATE



123 Main Street Anywhere, NC 12345
Email: jacksonvilenc@hometeam.com
Website: hometeam.com/jacksonville-nc

HomeTeam[®]
INSPECTION SERVICE

Tom and Sue Brown
123 Main Street
Anywhere, NC 12345



Dear Tom and Sue,

HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (919) 446-3021. Enjoy your new home!

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Bower'.

Daniel Bower

HomeTeam Inspection Service
NCHILB 5767

SUMMARY PAGE

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

This summary report now has hyperlink capability. Click on a remark in the summary and the PDF will jump to the page, in the body of the report, where that remark (and photos, if applicable) can be found.

Safety Concerns

1. The driveway has cracked and settled unevenly. This condition may deteriorate further and can be a tripping hazard. Have a qualified contractor evaluate and repair as required.
2. There are no carbon monoxide monitors in this home. For safety, any home with an attached garage and or fireplace, gas appliance, or anything that uses combustion of a fuel should have a carbon monoxide monitor centrally located in the living quarters. Have a qualified technician install CO monitors as required.
3. The dryer vent outlet cover appears to be partially clogged. A clogged dryer vent can overheat and lead to fire. Have a qualified contractor replace the vent outlet cover and clean the vent hose.
4. The gas piping in this home includes corrugated stainless steel tubing (CSST). The gas piping was not bonded to the electrical grounding system of the home. Though not required when this home was constructed, it is a valid safety enhancement with CSST installed. Bonding the gas piping to the electrical system grounding adds protection to the gas line and equipment during an electrical storm. Have a qualified electrical contractor install bonding to the gas line of this home.

Exterior

1. On the foundation wall around the home, there are several places where the mortar parge coat exhibits shrinkage cracking. The foundation wall in the crawl space did exhibit damage but not at each of these. This parge coat is cosmetic but moisture entering the cracks and freezing may contribute to further damage. Have a qualified contractor seal or repair this parge coat as required.

Deck

1. At the lower deck, there are attachment bolts with no hardware. This may impact stability. Have a qualified contractor install and tighten all hardware as required.

Siding

1. The exterior caulking around the siding and trim is cracked or missing in numerous areas. Failed or missing caulk can allow moisture to infiltrate siding and structural components and lead to mold or rotted wood. Have a qualified contractor rework the caulking everywhere required.
2. Loose siding was noted on the right side of the home. If left, this condition can allow water infiltration behind the siding. Have a qualified contractor repair the siding.

Roof

1. On this roof, one shingle appeared to be in poor condition. Further, there was one curled shingle and one that appeared to be pushed up by a nail. Broken, loose curled and/or cracked shingles can allow the infiltration of water and lead to damaged structural components. Have a qualified contractor to evaluate and repair as required.

Gutters

1. At the rear, under the deck,, the gutter downspout flow is creating erosion in this part of the yard. If left, this erosion will worsen. Have a qualified contractor install a flexible drain pipe to move this water away from the foundation and to an area that will not erode.
2. At the the rear, over the deck, area, the gutter seams show corrosion. Today they were dry but this indicates leakage at the seams. Have a qualified contractor evaluate the gutters and repair as required.

Electrical

1. This home has a gas-fired emergency electric generator. These are not part of the home inspection scope. This unit does have an automatic transfer switch. The unit did not cycle on during this inspection. Often, permanently installed generators with automatic functions will be on a test-run cycle (weekly/monthly/etc.). Ask the seller for full disclosure on the set-up and operation of this unit and for all operating and parts manuals or have a qualified electrical contractor evaluate and advise.
2. Throughout the home, several lights were inoperable. These include the garage rear exterior, the front porch, the left attic and one bulb in the master ceiling fan. These may be blown bulbs. Replace any defective bulbs and, if still inoperable, have a qualified electrician repair as required.
3. The guest bath exhaust fan was not operable at the time of the inspection. In the absence of an operable window, a working exhaust fan, ducted to the exterior of the home, should be installed. Insufficient ventilation can lead to development of mold and mildew. Contact a qualified contractor for repair or replacement.
4. On the master screened porch, the ceiling fan makes a loud scratching/rubbing sound when operated. This indicates an out-of-balance condition. Have a qualified contractor evaluate and repair or replace the fan.

Windows & Doors

1. At the garage rear door, daylight can be seen through the weather stripping. This will waste energy and allow pests access to the home. Have a qualified contractor repair as required.
2. In this home, two windows could not be opened using reasonable force at the time of the inspection. These include one at the kitchen sink and at the laundry sink. This condition could be caused by paint, obstructions or lack of use. For safety reasons, it is important that at least one window opens in each room of the home. Consult with a qualified contractor to evaluate and repair as required.

Interior

1. At the living room, there is evidence of moisture staining on one beam at the left end. Ask for seller disclosure on the history of leakage and repair in this area or have a qualified contractor evaluate and repair as required.

Bathroom

1. In the master bathroom, around the base of the shower, some of the grout exhibited shrinkage. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls. Have a qualified contractor re-grout this area to prevent moisture penetration.

Appliances

1. On this gas range, the broil function was inoperable. Have a qualified appliance contractor repair or replace as required.

Crawl Space

1. In the crawl space, there is evidence of possible microbial growth on the floor structure. This is evidence of higher than normal moisture levels at some point. Higher moisture levels can lead to harmful mold and fungus and makes the wood more susceptible to wood destroying insects. Have a qualified contractor mitigate the conditions and perform any necessary repairs.
2. In the crawlspace, there is scrap wood. This material can attract wood destroying insects and organisms. Have this material removed from the crawlspace.

Structural

1. On the rear of the home, the foundation is cracked. This crack is not open and there is no differential movement.. There was no apparent structural movement in the living space above. Have a qualified structural engineer evaluate and advise.
2. At the left end of the home, it appears the walk-in closet was added on to the home. The foundation for this area is deck-like and the space closed with attached panels. This may not be structurally sufficient. Have a qualified structural engineer evaluate the foundation here and advise..

3. At the door from the concrete slab space to the dirt crawl, the wood frame is in contact with the ground. Wood to ground contact provides a path for wood destroying insects to enter the home. Have a qualified contractor reconfigure this area as required.

HVAC

1. In the crawl space, the right side HVAC indoor unit secondary drain line exits to the vapor barrier. If the primary drain becomes inoperable, this will drain condensate into the crawl space. A functional secondary drain, with a means to drain to the exterior, is essential for proper functioning of this unit. Have a qualified HVAC contractor evaluate and repair as required.

Plumbing

1. The water pressure and flow seemed deficient in the home. When running multiple fixtures at the same time, the flow drops off considerably. Have a qualified plumbing contractor evaluate the water flow in the home and adjust or repair as required
2. At the kitchen sink, the filtered water dispenser operates as if the filter is clogged. that is, there is good flow for a couple of seconds and then the flow diminishes greatly. Have a qualified plumbing contractor evaluate and repair as required.
3. In the kitchen and underneath storage room, there was a whole house water filter/water softening system and whole house water filter. These systems are not within the scope of this home inspection. Ask the seller for disclosure on any operational or maintenance information for these devices.

Limitations

1. The garage floor and wall inspection was limited by the presence of stored equipment and material. If concerned, once the area is clear, have a qualified contractor evaluate and advise
2. Due to the yellow jacket activity in the area, it was not possible to access and inspect all areas under the master shower in the crawl space. A spot check was made at a couple of spots. If concerned, have a qualified contractor eliminate the pests and complete the perimeter inspection of the master shower area.

GENERAL DESCRIPTION

The intent of this report is to provide the client with an understanding of the property conditions at the time of the home inspection. Unless otherwise listed as a limitation, this inspection covers all readily visible and readily accessible installed systems and components described in the North Carolina Home Inspector Licensure Act Standards of Practice.

The primary purpose for a home inspection is to identify material defects and safety concerns. The condition of paint, wall coverings, carpeting, window treatments, etc., are not addressed. Routine maintenance items are not within the scope of this inspection unless they otherwise constitute visually observable defects.

Where material defects or safety concerns are observed, this report strives to 1) describe the system or component, 2) state how the condition is defective 3) explain the implications of the defect and 4) direct the client to a course of action for repair, further investigation by a specialist, or subsequent observation.

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

conditions

At the time of the inspection, the approximate temperature was 70 to 75 degrees Fahrenheit, and the weather was sunny and clear. The buyer and her agent were present. The utilities were on. According to the buyers agent the home was built in 2006.

EXTERIOR





lot and grade

HomeTeam visually assesses the lot and grading around the home to make sure the soil is sloped away from the house to prevent water penetration. There were no concerns observed with the vegetation/grading around the home.

walkways and driveway

Walkways and driveways are inspected for potential trip hazards and major cracking/spalling. Minor cracking and spalling in walkways and driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were concerns observed in the walkway and/or driveway.

The driveway has cracked and settled unevenly. This condition may deteriorate further and can be a tripping hazard. Have a qualified contractor evaluate and repair as required.





porch(es)

There were no concerns observed on the porch(es) of the home.



deck

The deck of the home was attached to the house. There were concerns observed on deck(s).





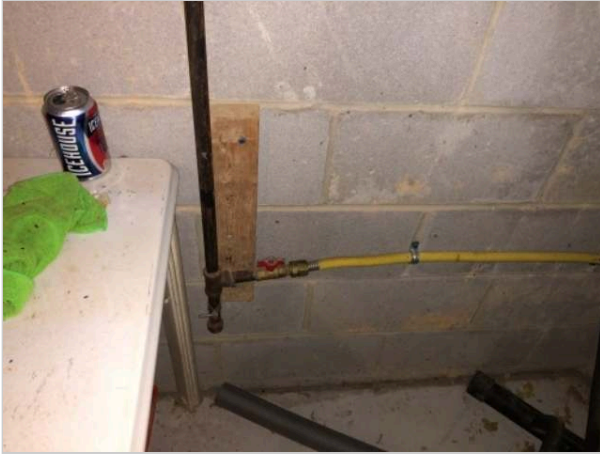
At the lower deck, there are attachment bolts with no hardware. This may impact stability. Have a qualified contractor install and tighten all hardware as required.



propane tank and piping

The home had gas service provided by propane. The propane tank was present and all visible gas piping was inspected. There was Corrugated Stainless Steel Tubing (CSST) in the home and the gas piping system did not have additional bonding to the electrical grounding system. The gas piping system consisted of copper tubing, steel pipe and CSST. Sections of pipe that were buried did not have a visible tracer wire. There were concerns observed in the gas meter or piping.





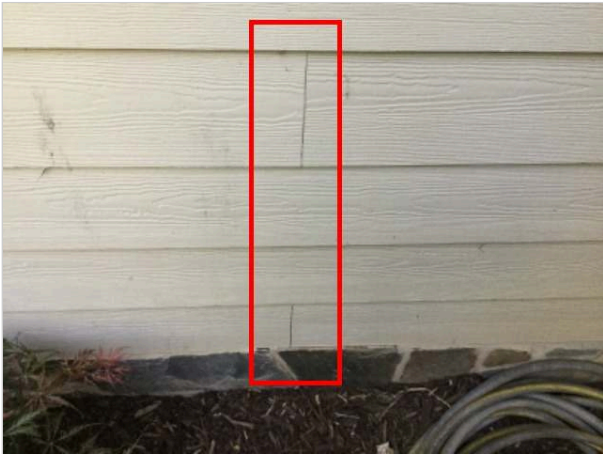
The gas piping in this home includes corrugated stainless steel tubing (CSST). The gas piping was not bonded to the electrical grounding system of the home. Though not required when this home was constructed, it is a valid safety enhancement with CSST installed. Bonding the gas piping to the electrical system grounding adds protection to the gas line and equipment during an electrical storm. Have a qualified electrical contractor install bonding to the gas line of this home.

siding

The inspected property's exterior siding consisted of stone veneer and fiber cement board. Trim materials at the home consisted of wood. There were concerns observed on the visible portions of the siding, trim, eaves, soffits, and/or fascias.

The exterior caulking around the siding and trim is cracked or missing in numerous areas. Failed or missing caulk can allow moisture to infiltrate siding and structural components and lead to mold or rotted wood. Have a qualified contractor rework the caulking everywhere required.







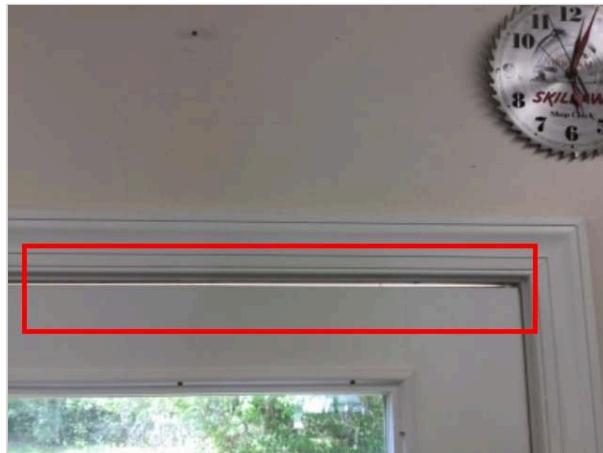
Loose siding was noted on the right side of the home. If left, this condition can allow water infiltration behind the siding. Have a qualified contractor repair the siding.



entry doors & window exteriors

All entry doors were inspected to determine fit and seal and general condition. All windows are inspected from the exterior to determine fit, any breakage and trim condition. There were concerns observed on the exterior/entry doors and exterior window surfaces.

At the garage rear door, daylight can be seen through the weather stripping. This will waste energy and allow pests access to the home. Have a qualified contractor repair as required.



exterior columns/piers

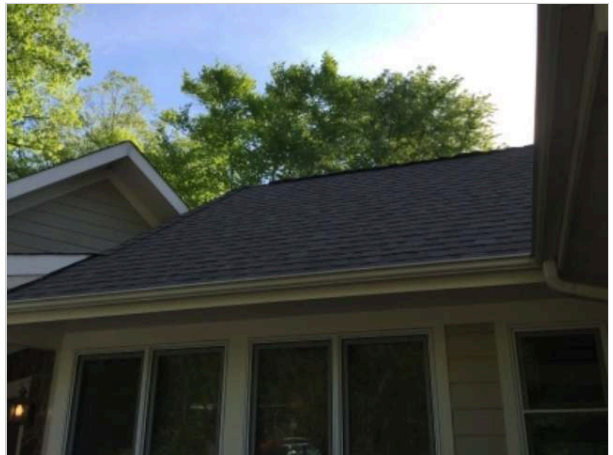
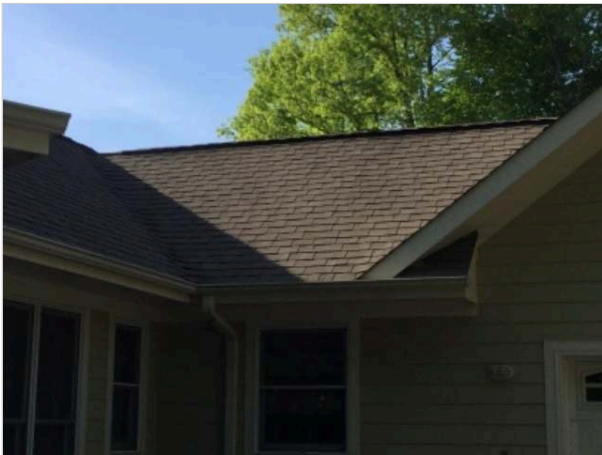
Columns and piers located around the outside of the house were constructed with wood. There were no concerns observed on columns/piers.

ROOF

The roof was a gable design covered with asphalt / fiberglass shingles and standing seam metal . Observation of the roof surfaces, flashing and penetrations through the roof was performed from the ground level with the aid of binoculars. Inspectors are not required to get on the roof, and will only walk on surfaces that are determined by the inspector to be safe and accessible.

Roof flashings are not fully visible and may be concealed in areas. Client may wish to review further if adverse conditions are observed. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be maintained for the life of the roof.

There were concerns observed on the roof and/or roof penetrations.



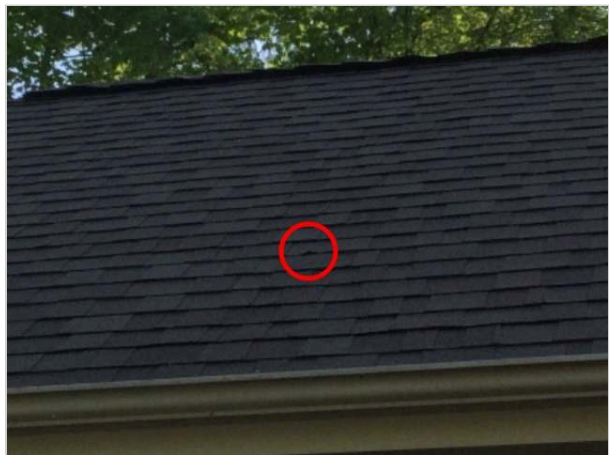




On this roof, one shingle appeared to be in poor condition. Further, there was one curled shingle and one that appeared to be pushed up by a nail. Broken, loose curled and/or cracked shingles can allow the infiltration of water and lead to damaged structural components. Have a qualified contractor to evaluate and repair as required.



Front left



Front center



Rear

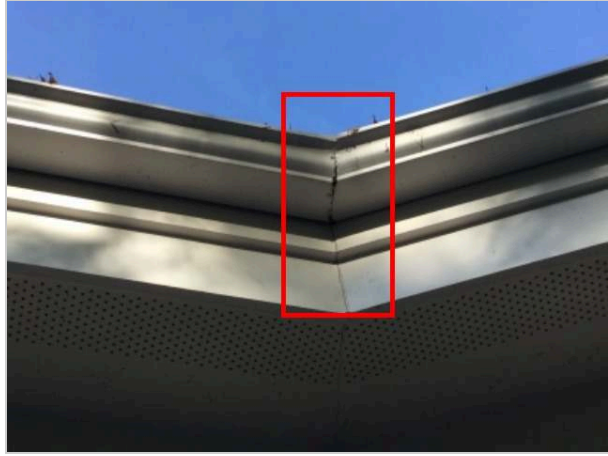
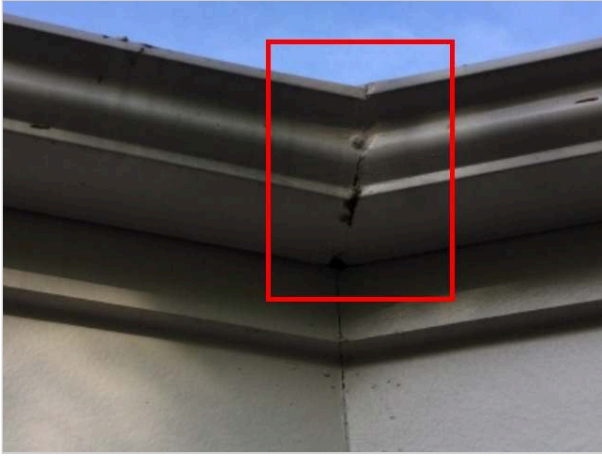
gutters

Gutters and downspouts are visually inspected. HomeTeam cannot determine the draining capabilities of gutter systems, but will look for visible signs of any issues. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were concerns observed on the visible portions of the gutters or downspouts.

At the rear, under the deck,, the gutter downspout flow is creating erosion in this part of the yard. If left, this erosion will worsen. Have a qualified contractor install a flexible drain pipe to move this water away from the foundation and to an area that will not erode.



At the the rear, over the deck, area, the gutter seams show corrosion. Today they were dry but this indicates leakage at the seams. Have a qualified contractor evaluate the gutters and repair as required.



chimneys and flues

Chimneys and flues are inspected visually for proper structure and clearances. Interior condition of chimney/flues are not inspected/determined during a standard home inspection. Only an exterior inspection is performed as applicable. Client may wish to have further review prior to usage if of a concern. There were no concerns observed with the chimney(s)/flue(s).

ATTACHED GARAGE

There was an attached garage at the house. The garage door was tested using installed controls, and tested for reversal when met with reasonable resistance. The functionality of remote transmitters, keyless entry, or other opening devices are not tested during the home inspection. There were no concerns observed in the garage.



The garage floor and wall inspection was limited by the presence of stored equipment and material. If concerned, once the area is clear, have a qualified contractor evaluate and advise



ELECTRIC SERVICE

Inspection of the electrical system of the house includes: service entrance conductors and equipment, grounding equipment, main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors and compatibility of their ampacities, operation of a representative number of lighting fixtures/switches/outlets inside house, garage, and exterior walls, polarity and grounding of all receptacles within 6 feet of plumbing fixtures, operation of GFCI devices, inspection of visible wiring and presence of smoke and carbon monoxide detectors.

service entrance

The underground electric service wire entered outside of the home on the rear wall. The service entrance cable consisted of stranded aluminum with an estimated amperage of 200 amps. Typical grounding methods were visible. Grounding wires/rods are concealed and not visible in areas.



This home has a gas-fired emergency electric generator. These are not part of the home inspection scope. This unit does have an automatic transfer switch. The unit did not cycle on during this inspection. Often, permanently installed generators with automatic functions will be on a test-run cycle (weekly/monthly/etc.). Ask the seller for full disclosure on the set-up and operation of this unit and for all operating and parts manuals or have a qualified electrical contractor evaluate and advise.



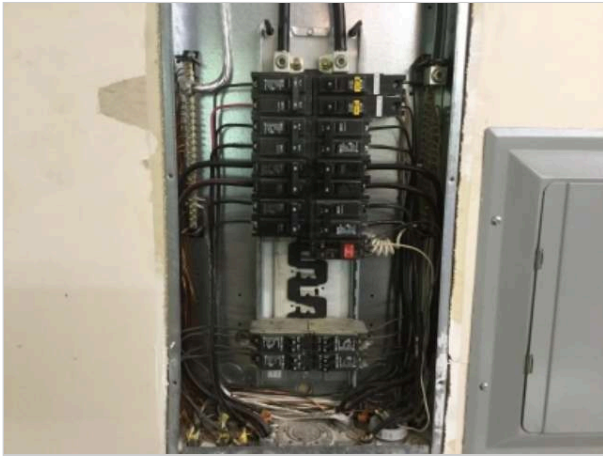
main panel

The main service panel is located on the exterior wall with a 200 amp and 110/220 volt rated capacity. The main service disconnect switch was located in the main panel. The 110v branch circuits within the panel were copper. The 220v branch circuits were aluminum and copper. These branch circuits were attached to breakers. There were no concerns observed within the main panel.



left sub panel

The left subpanel is located on the garage wall with a 200 amp and 110/220 volt rated capacity. The panel disconnect switch was located in the main panel. The 110v branch circuits within the panel were copper. The 220v branch circuits were aluminum and copper. These branch circuits were attached to breakers. There were no concerns observed within the sub panel.



right sub panel

The right subpanel is located on the garage wall with a 125 amp and 110/220 volt rated capacity. The panel disconnect switch was located in the main panel. The 110v branch circuits within the panel were copper. The 220v branch circuits were copper. These branch circuits were attached to breakers. There were no concerns observed within the sub panel.



electric switches, receptacles & fixtures

A representative number of lighting fixtures, switches and outlets inside the house, garage (when present), and exterior walls, are checked during the inspection. Also, the presence and operation of ground-fault interrupter (GFCI) outlets, where recommended, are confirmed. There were concerns observed with the switches, receptacles and fixtures.

Throughout the home, several lights were inoperable. These include the garage rear exterior, the front porch, the left attic and one bulb in the master ceiling fan. These may be blown bulbs. Replace any defective bulbs and, if still inoperable, have a qualified electrician repair as required.

The guest bath exhaust fan was not operable at the time of the inspection. In the absence of an operable window, a working exhaust fan, ducted to the exterior of the home, should be installed. Insufficient ventilation can lead to development of mold and mildew. Contact a qualified contractor for repair or replacement.

On the master screened porch, the ceiling fan makes a loud scratching/rubbing sound when operated. This indicates an out-of-balance condition. Have a qualified contractor evaluate and repair or replace the fan.

electric wiring

Where visible, the electrical wiring and junction boxes were inspected. There were no concerns observed with the electrical wiring or junction boxes.

smoke/carbon monoxide detectors

All smoke detectors and carbon monoxide monitors found in house were tested during the inspection. Further, the absence of smoke detectors or CO monitors, where needed, is noted. For safety reasons, the alarms should be tested again upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. There were concerns found in the smoke detectors and/or carbon monoxide monitors in the house.

There are no carbon monoxide monitors in this home. For safety, any home with an attached garage and or fireplace, gas appliance, or anything that uses combustion of a fuel should have a carbon monoxide monitor centrally located in the living quarters. Have a qualified technician install CO monitors as required.

INTERIORS

interior floors walls & ceilings

HomeTeam inspects the interior for visible areas of concern and safety. The condition of cosmetic items such as: paint, wall coverings, carpeting, window treatments, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted/covered. Inspections are often limited in the interior by storage/belongings/furniture, wall paper, area rugs, and any occupied rooms. HomeTeam does not move furniture or personal belongings during the inspection. The structural components of the walls and ceilings were not inspected as they were not visible due to wall/ceiling coverings (drywall, etc.). There were no concerns observed at the interior floors, walls or ceilings.

At the living room, there is evidence of moisture staining on one beam at the left end. Ask for seller disclosure on the history of leakage and repair in this area or have a qualified contractor evaluate and repair as required.



interior windows and doors

A representative number of interior doors were inspected to determine fit and general condition. A representative number of windows were inspected from the interior to determine fit and function, any thermal seal failure, any breakage and trim condition. There were concerns observed on the interior doors and/or the interior window surfaces.

In this home, two windows could not be opened using reasonable force at the time of the inspection. These include one at the kitchen sink and at the laundry sink. This condition could be caused by paint, obstructions or lack of use. For safety reasons, it is important that at least one window opens in each room of the home. Consult with a qualified contractor to evaluate and repair as required.

bathrooms

The bathroom(s) of the home were inspected for functional flow and drainage, presence of hot/cold water, proper installation of piping/fixtures, any visible leaks and proper ventilation. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent, or intermittent plumbing issues may not be apparent during the testing

period.

The bathroom(s) were vented by a combination of exhaust fans and windows.

There were issues of concern in the bathroom(s).

In the master bathroom, around the base of the shower, some of the grout exhibited shrinkage. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls. Have a qualified contractor re-grout this area to prevent moisture penetration.

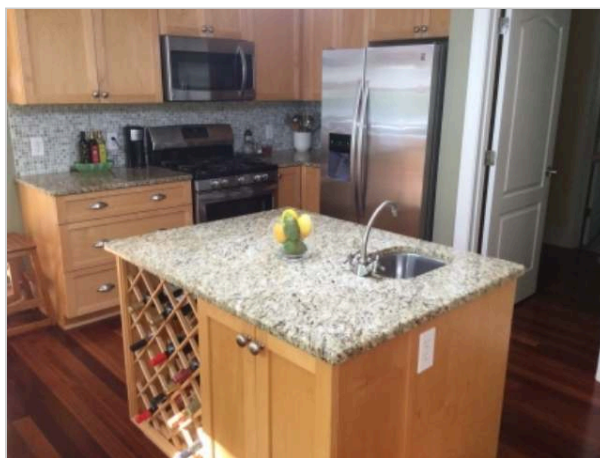


insulation at unfinished spaces

It is vital that a home be properly insulated, not only for energy efficiency but also to prevent unwanted condensation at surfaces due to temperature differentials at floor/crawlspace, ceiling/attic and wall/exterior surfaces. Temperature differentials across these surfaces can create condensation leading to mold, mildew and wood rot. All visible unfinished spaces at conditioned surfaces were insulated.

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The built-in appliances were turned on to check operational function only. Inspector did not check the functionality of any clocks or timers. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.



refrigerator

There was an operating refrigerator installed in the kitchen.

dishwasher

The installed dishwasher was run through a normal cycle during the inspection and operated properly.

disposal

There is no disposal installed in the kitchen sink.

range

There was a gas range installed in the kitchen. The cooktop was operable but the oven was inoperable.

On this gas range, the broil function was inoperable. Have a qualified appliance contractor repair or replace as required.

kitchen exhaust

The kitchen was found to have microwave integrated, exterior venting exhaust source. The exhaust capacity is not within the scope of this inspection.

microwave

There was a microwave oven permanently installed in the kitchen. It was operable. Only permanently installed microwaves are tested during the inspection.

trash compactor

There was no trash compactor.

FIREPLACE

The inspection of fireplaces inside the house is not technically exhaustive. The fireplace inspection is visual and does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, or airflow. Consult with a reputable chimney and fireplace professional if a full evaluation is desired. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and checked again for any visible concerns. The conditions of the fireplace(s) found in the home are as follows:



gas fireplace

The direct-vent gas fireplace was visually inspected and operated. This unit is operated by a wall mounted switch. These units usually come with an instruction plate that is attached to the unit inside the control access panel. Be sure to read and understand the operating procedures prior to operating the unit. HomeTeam does not light any pilot lights during inspection. There were no concerns observed on the gas fireplace.

ATTIC STRUCTURE

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

The attic was inspected from the installed decking, with a camera and flashlight. The attic above the living space was insulated with batted and loose fill insulation. Ventilation throughout the attic was provided by soffit and ridge vents. An attic fan was not installed. The roof was framed with rafters and OSB sheathing.

There were no concerns observed in the attic or roof structure.







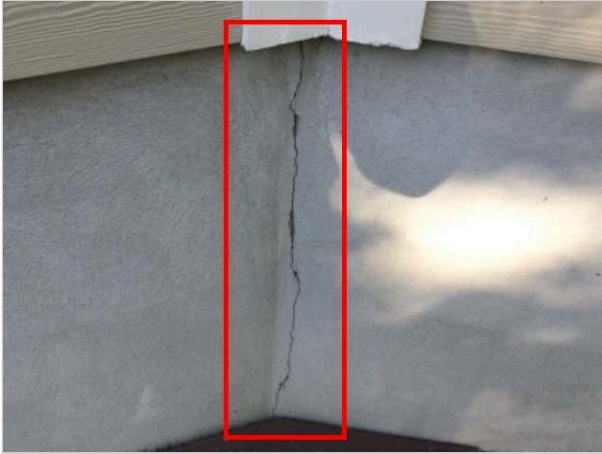
FOUNDATION

The house was built on a crawl space type foundation. Conditions of the foundation are as follows:

On the foundation wall around the home, there are several places where the mortar parge coat exhibits shrinkage cracking. The foundation wall in the crawl space did exhibit damage but not at each of these. This parge coat is cosmetic but moisture entering the cracks and freezing may contribute to further damage. Have a qualified contractor seal or repair this parge coat as required.







Foundation cracked here



crawl space

The inspector entered the crawl space at the access point. Crawl space was visually inspected with a flashlight, probe, moisture meter, and camera in all accessible areas. The crawl space was fully accessible. In areas that were not accessible, inspector viewed as best he could from a distance with a flashlight.

A vapor barrier is installed. Crawl space was insulated with blanket/batt insulation. There were concerns observed in the crawl space.

On the rear of the home, the foundation is cracked. This crack is not open and there is no differential movement.. There was no apparent structural movement in the living space above. Have a qualified structural engineer evaluate and advise.





At the left end of the home, it appears the walk-in closet was added on to the home. The foundation for this area is deck-like and the space closed with attached panels. This may not be structurally sufficient. Have a qualified structural engineer evaluate the foundation here and advise..



At the door from the concrete slab space to the dirt crawl, the wood frame is in contact with the ground. Wood to ground contact provides a path for wood destroying insects to enter the home. Have a qualified contractor reconfigure this area as required.



Wood to ground

In the crawlspace, there is scrap wood. This material can attract wood destroying insects and organisms. Have this material removed from the crawlspace.



Due to the yellow jacket activity in the area, it was not possible to access and inspect all areas under the master shower in the crawl space. A spot check was made at a couple of spots. If concerned, have a qualified contractor eliminate the pests and complete the perimeter inspection of the master shower area.

crawl space environmental conditions

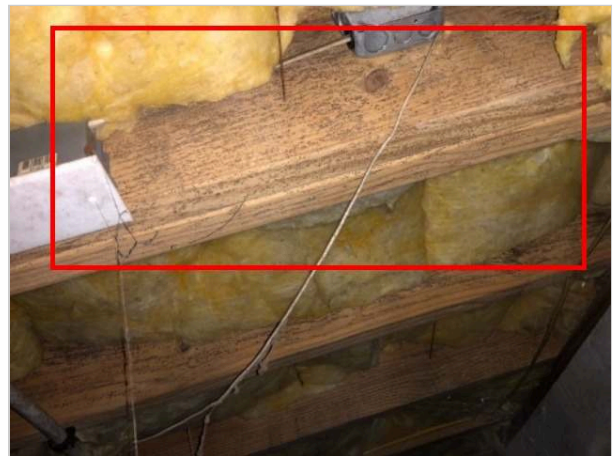
In the crawl space, the moisture content of the wood structure was checked during the inspection using a moisture meter. High wood moisture levels, over time, support an environment conducive for wood destroying insects, fungal growth, and wood damage/rot. Client should note that moisture levels could be high or low based on the prevailing conditions throughout the year. Client should take measures to ensure foundation areas are as dry as possible.

- There was no evidence of efflorescence on the crawl space facing side of the foundation wall(s).
- There did not appear to be evidence of active moisture accumulation on the crawl space facing side of the foundation wall(s).
- The ground beneath the vapor barrier was noted to be damp.
- Metal items (including nails, piping and equipment) did not present signs of excessive corrosion.
- Wood moisture content was measured to be less than 16%.
- Microbial growth was observed in the areas investigated (typically around plumbing or HVAC ductwork contact with wood structure).

There were concerns regarding the presence of excessive moisture in the crawl space..



In the crawl space, there is evidence of possible microbial growth on the floor structure. This is evidence of higher than normal moisture levels at some point. Higher moisture levels can lead to harmful mold and fungus and makes the wood more susceptible to wood destroying insects. Have a qualified contractor mitigate the conditions and perform any necessary repairs.



FLOOR STRUCTURE

The floor structure was visible from the crawl space. Flooring was supported by traditional framing on top of piers. There were no concerns observed in the visible portions of the flooring and/or the supports.



HVAC SYSTEM

The heating and cooling system was evaluated by HomeTeam. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational evaluation of the system is described below:

The left end of the home was heated and cooled by a Goodman electric heat pump & air conditioner split system . The units were located in the crawlspace and outside of the home. These units are approximately 14 years old.

The right end of the home was heated and cooled by a Goodman electric heat pump & air conditioner split system . The units were located in the crawlspace and outside of the home. These units are approximately 14 years old.

Heat and cooling were distributed through the home by a duct system.



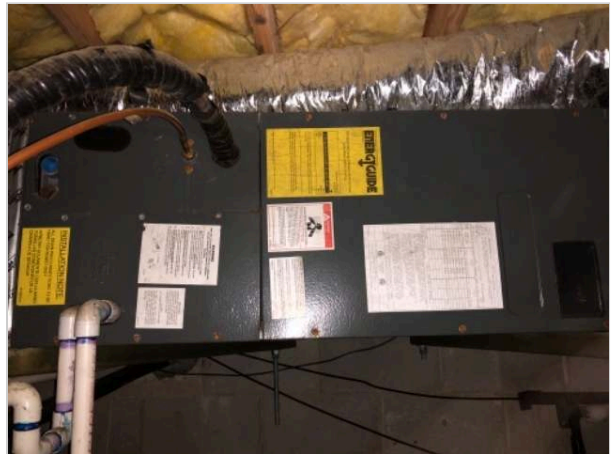
Left side outdoor unit



Left side indoor unit



Right side outdoor unit



Right side indoor unit

hvac: heat pump

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. The electric heating elements can and will fail. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, or installation compliance check.

The heat pump systems were tested and evaluated for proper functions including: operation under normal operating controls, check of automatic safety controls, distribution systems, and presence or absence of heat and cooling source in each habitable space.

There were no concerns observed with the heat pumps.

hvac: air conditioning

NOTE: Air conditioning systems are not operated if the outdoor temperature is below 65 degrees Fahrenheit at the time of the inspection. Operating an air conditioning system in lower ambient temperatures may result in damage to the system.

The electric air conditioners were visually evaluated for defects and operated. If operated (using normal operating controls), the inspector also visually evaluated distribution system, and checked for the presence or absence of cooling in each habitable space.

Periodic preventive maintenance is recommended to keep these units in good working condition. The home inspection does not include a cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

There were concerns observed in the air conditioners.

In the crawl space, the right side HVAC indoor unit secondary drain line exits to the vapor barrier. If the primary drain becomes inoperable, this will drain condensate into the crawl space. A functional secondary drain, with a means to drain to the exterior, is essential for proper functioning of this unit. Have a qualified HVAC contractor evaluate and repair as required.



Open to ground



Pump at other system

ductwork

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

The air filters should be replaced or cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. There were no concerns observed with the ductwork in the house.

PLUMBING

The home was connected to a well. The water lines throughout the home were PEX. Water shutoff valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection. There were no concerns observed in the plumbing supply and distribution.



In the kitchen and underneath storage room, there was a whole house water filter/water softening system and whole house water filter. These systems are not within the scope of this home inspection. Ask the seller for disclosure on any operational or maintenance information for these devices.





waste lines

The home was connected to a septic tank system. The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The underground drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual home inspection. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.







main water shutoff

The main water shutoff valve for the home was located at the well expansion tank in the crawl space . Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. This is for your information.



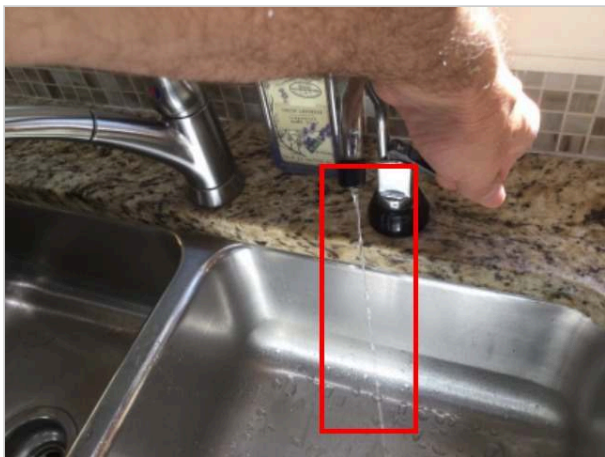
fixtures and pressure

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was below average. Water pressure was tested at an outdoor faucet and found to be 30 pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were defects observed in the visible portions of the plumbing system.



The water pressure and flow seemed deficient in the home. When running multiple fixtures at the same time, the flow drops off considerably. Have a qualified plumbing contractor evaluate the water flow in the home and adjust or repair as required

At the kitchen sink, the filtered water dispenser operates as if the filter is clogged. that is, there is good flow for a couple of seconds and then the flow diminishes greatly. Have a qualified plumbing contractor evaluate and repair as required.



washer/dryer

Washer and dryer units are not inspected or operated as part of a standard home inspection. A visual inspection of connections, vents, and visible leaks are made when possible.



The dryer vent outlet cover appears to be partially clogged. A clogged dryer vent can overheat and lead to fire. Have a qualified contractor replace the vent outlet cover and clean the vent hose.



LEFT WATER HEATER

There was a 30 gallon capacity, electric water heater located in the crawl space beneath the living room. The water heater was manufactured by American Water Heater , and appeared to be 13 years old. Client should note that water temperature greater than 120 degrees presents a scalding/burn concern.

A temperature and pressure relief valve (TPRV) is not tested as part of a standard home inspection as leakage from valve can occur from testing. Your safety depends on the presence of a TPRV valve and an overflow leg terminating close to the floor.

There were no concerns observed with the hot water heater.



RIGHT WATER HEATER

There was a 50 gallon capacity, LP gas water heater located in the storage room under the guest room. The water heater was manufactured by American Water Heater , and appeared to be 13 years old. Client should note that water temperature greater than 120 degrees presents a scalding/burn concern.

A temperature and pressure relief valve (TPRV) is not tested as part of a standard home inspection as leakage from valve can occur from testing. Your safety depends on the presence of a TPRV valve and an overflow leg terminating close to the floor.

There were no concerns observed with the hot water heater.

