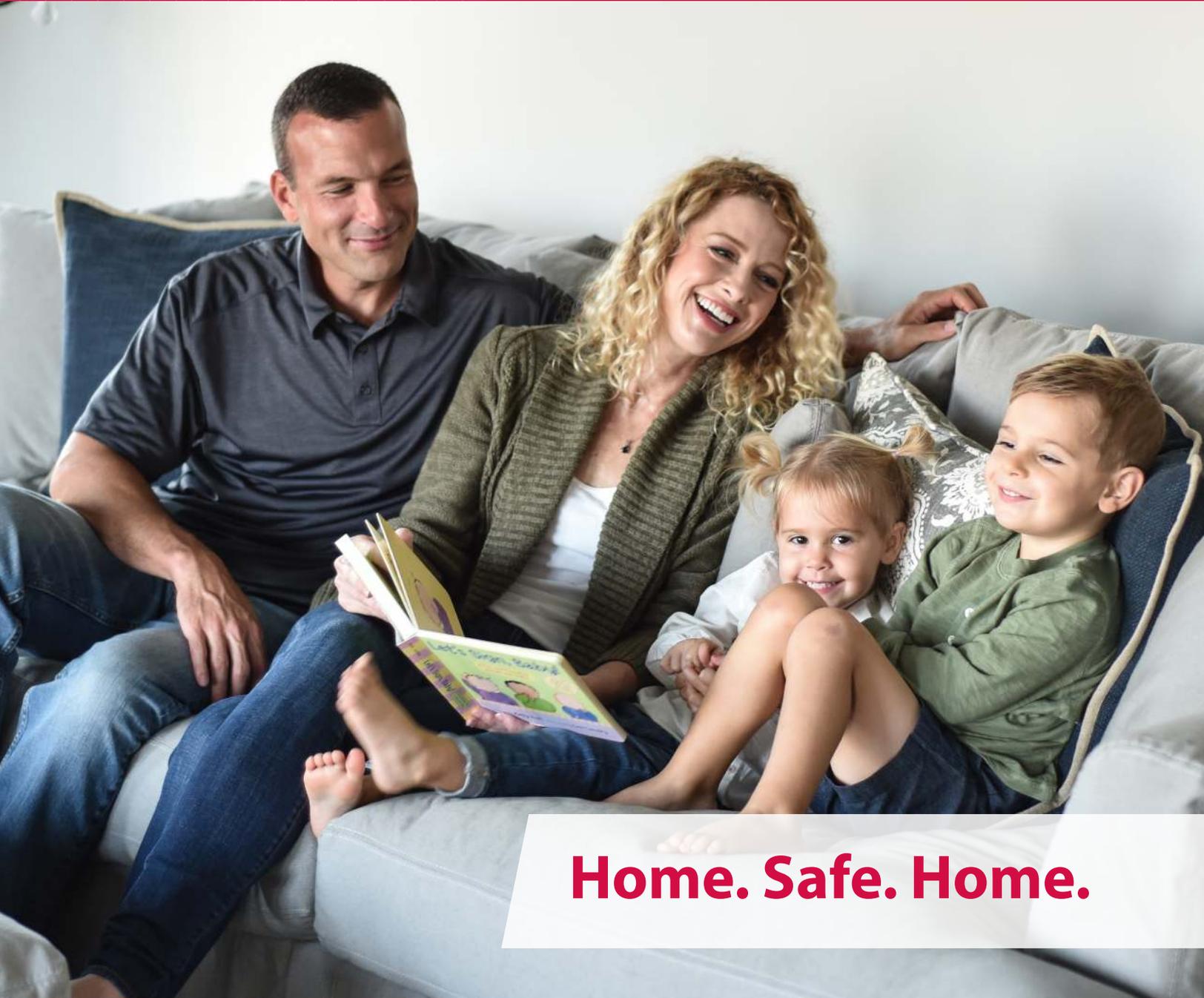




HomeTeam[®]

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



TRUSTED



ACCURATE

File Number: **XXXX**
Address of Inspection: **123 Sample Drive**



800 Comanche Court Ashland, KY 41102
(606) 324-4547
www.hometeam.com/
ashland@hometeam.com

HomeTeam[®] INSPECTION SERVICE

123 Sample Drive
Anytown KY, 41102

Dear Bill Sample,

On 1/8/2019 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 is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

HomeTeam Inspection Service
John D. Gambill, Kentucky HI-102533

PREFACE:

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any material / major defects (*) noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

* Material / Major Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. **A system or component has a significant visual deficiency if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000.** The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. *All conditions are reported as they existed at the time of the inspection.* Routine maintenance and safety items are not a requirement within the scope of this inspection unless they otherwise constitute major or significantly deficient, visually observable defects. Although some maintenance and/or safety items may be disclosed as a matter of reference or convenience, this report does not include all maintenance or safety items, and should not be relied upon for such items. Any pictures within the body of this report are, as a general rule, limited to significant defects, necessary for clarification to all parties, or are of items/areas that are not generally considered to be easily accessed or common areas that a buyer would see; such as but not limited to crawl space, attic, roof, etc...

PROPERTY DESCRIPTION

The inspected property consisted of a bi-level wood-framed structure with brick veneer and vinyl siding that was vacant with furniture. There were no significant visual deficiencies observed in the visible portion of the siding.

Exterior Notes: There were common settlement cracks noted in the brick veneer above the corners of the garage door. Any cracks should be sealed with an appropriate sealant to prevent potential moisture penetration. Brick veneer siding is not a structural component of the home.

The home was situated on a light to moderately sloped lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation.

Grounds Notes: Due to the grade at the left rear it appears that water is directed toward the rear left patio. Minor landscaping should be done in this area to direct water away from the patio.



The approximate temperature was 60 to 65-degrees Fahrenheit, and the weather was sunny. The soil condition was damp. The utilities were on. The buyers were present. According to information obtained on Realtor.com the home was built in 1989.

There was a concrete walkway leading to the concrete stoop at the front. There were no significant visual deficiencies observed in the visible portion of the walkway or stoop.

Stoop Notes: There was no handrail present on the stoop. A railing or handrail, compliant with today's standards, should be installed for safety.



There was a concrete driveway at the right side that led to the two-car garage. There were no significant visual deficiencies observed in the visible portion of the driveway.

Driveway Notes: Typical settlement cracks were noted at various places in the driveway. Any settlement cracks should be sealed with an appropriate sealant to prevent further deterioration and to keep water from getting under the slab and causing further deterioration.

GARAGE

The lower level garage was designed for two cars with access provided by two overhead-style doors. The Genie brand electric garage door openers were tested and were functional. The beam safety reverse on the garage doors were tested and were functional. The concrete floor was in good condition with typical settlement cracks noted. Any settlement cracks should be sealed with an appropriate sealant. There were no significant visual deficiencies in the garage or door mechanisms.

Garage Notes: The mechanical down force on both doors was tested and both are in need of minor adjustment or repair for safety. There were no safety cables present in the garage door springs. You should consider having cables installed for safety.



The door going into the home from the garage is wood and does not appear to be fire rated. You should consider having a fire rated door installed for safety. There was an excessive amount of storage at the right and rear that limited our visual inspection.

PATIO

There was a cement paver patio located at the rear. There were no significant visual deficiencies observed in the visible portion of the patio.

DECK

There was a wood deck located at the rear. There did not appear to be significant deterioration to the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no significant visual deficiencies observed in the visible portion of the deck or support structure.

Deck Notes: *The deck is in need of routine cleaning/sealing, which is considered a part of annual maintenance.*

ROOF STRUCTURE

The roof was a gable design covered with fiberglass composition shingles. Observation of the roof surfaces and flashing was performed from ground level and by carefully walking on the roof. The age of the roof covering was unknown.

There was one layer of shingles on the roof. There was no curling and no surface wear observed on the roof shingles. These conditions indicate the roof shingles were at the beginning of their useful life.

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 kept well painted with a paint specially formulated for the use. There were no significant visual deficiencies observed in the visible portion of the roof.

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts that appear to be functional. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no significant visual deficiencies observed in the visible portion of the gutters and downspouts.

Gutter Notes: *There are screens present on the gutters that appear to be in serviceable condition. Some of the screens are collapsed and need repair/replacement.*



Front right

CHIMNEY

There was one chimney. The chimney was located at the left. Observation of the chimney exterior was made from the ground level and by carefully walking on the roof. There was no rain hat on the chimney. There were no significant visual deficiencies observed in the visible portion of the chimney.

Chimney Notes: *There was no rain hat on the chimney flue. You should consider having a rain hat or spark screen to keep debris and/or animals/birds from entering. There were several cracks in the chimney wash that should be sealed to prevent moisture penetration. Cracks in the wash can lead to water penetration into the chimney interior and/or damage to the brick around the exterior.*



There was typical sealant/patching visible around the chimney/flashing area. Any areas where patching has occurred is an indication of past/active leaks and should be monitored periodically for drying out or cracking of the sealant used.



FOUNDATION

The foundation was constructed of block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no significant visual deficiencies observed in the visible portion of the foundation.

Foundation Notes: Most of the foundation walls were not visible due to the exterior walls being below ground level and the interior walls being finished.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood sub-floor; supported by two-inch by ten-inch wood joists spaced sixteen inches on center. The main beam/beams consisted of a twelve-inch steel I-beam and a framed wall for load bearing support. There was 6-1/4 inches of batted insulation present in the floor structure. There were no significant visual deficiencies observed in the visible portion of the floor structure.

Floor Structure Notes: Most of the floor structure was not visible due to the lower level being finished.

LOWER LEVEL

The lower level was finished and contained the furnace and water heater. The lower level was dry. Because the lower level is below grade, there exists a vulnerability to moisture penetration after heavy rains. The lower level consisted of a family room, one bathroom, utility room and garage. There were no significant visual deficiencies observed in the visible portion of the lower level.

Lower Level Notes: The steps have a non-typical tread/rise at the landing. Care should be taken on them for safety. Cracked tiles were visible in the bathroom.



UTILITIES

The water meter was located in the front yard. The main water shutoff valve appeared to be located adjacent to the

water service entry point under the stairs however this could not be confirmed due to excess storage in the closet.



The gas meter was located at the rear exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected. Gas lines are not tested for leaks or electrical bonding. Such testing is beyond the visual scope of an inspection.

PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home, according to the MLS sheet, was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outside spigot and found to be approximately 65-pounds per square inch. Unless otherwise noted; all toilets were flushed a minimum of three times, all sinks were filled to capacity, all bathtubs were filled to a minimum of 3/4 full and all showers were ran a minimum of three to five minutes. There were no significant visual deficiencies observed in the visible portion of the plumbing.

Homes that have not been occupied for a period of time may present unique problems when they are re-occupied. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction or present maintenance issues soon after being placed back into daily service. Plumbing systems will quite often present maintenance issues when the systems are returned to regular use. Leaks may develop; usually minor in nature at faucets and other supply connections and at drain fittings which can be caused by excess sediment settling in supply lines and by seals and washers drying out in valves and drain fittings.

Plumbing Notes: *The toilet is loose at the floor in the lower level bathroom and should be secured.*

WATER HEATER

There was a 30-gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by Whirlpool, Serial Number 0910T402755 and Model Number BFG1F3030S3NOV. Information on the water heater indicated that it was manufactured approximately ten years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present however it was short and did not terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water temperature was 105-degrees. The water heater was functional. There were no significant visual deficiencies observed in the visible portion of the water heater.

Water Heater Notes: *A properly sized overflow pipe should be installed to within 6-inches of the floor for safety.*



There was no sediment trap present on the gas line. You should consider having one installed to help prevent potential debris from entering the gas valve.



ELECTRIC SERVICE

The underground electric service wire entered the home on the right rear wall. The electric meter was located on the exterior wall. The service wire entered a Square D service panel, located on the garage wall with a 200-amp and 120/240-volt rated capacity. The branch circuits within the panel were copper, with aluminum in the 240-volt circuits. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within three feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the kitchen, main level bathrooms and rear exterior.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no significant visual deficiencies observed in the visible portion of the electrical system.

Electrical Notes: You should contact qualified electrical contractors for further evaluation, estimates and/or repairs to the following items prior to closing. The polarity is reversed on a receptacle in the kitchen.



A cover is missing and should be installed for safety on a junction box in the garage.



A light switch was intermittent and in need of replacement in the family room (rear lights) and ceiling fan.

There were smoke alarms present that appear to be incorporated into the security system therefore they were not operated.

No carbon monoxide detectors were found in the home. Carbon monoxide detectors should be installed in the appropriate locations due to the presence of gas fired appliances and attached garage. After installation detectors should be tested on a monthly basis.

WINDOWS, DOORS, WALLS AND CEILINGS

The primary windows were constructed of wood, casement and double hung style, with insulated glass. A representative number of accessible windows were operated and found to be functional. All of the windows were opened during the inspection. There were no significant visual deficiencies noted in the windows.

All exterior and interior doors were operated and were functional unless otherwise noted. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no significant visual deficiencies observed in the visible portion of the doors.

Door Notes: *Doors need minor repair/adjustment (won't latch, hardware issues) at the left bedroom closet and utility room.*

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no significant visual deficiencies observed in the visible portion of the interior walls or ceilings.

Wall and Ceiling Notes: *Typical settlement cracks were visible on walls and/or ceilings at various places, most notably on the family room ceiling below the area where the wall has been removed. These cracks appear to be normal stress cracks and do not appear to be of structural concern.*



Past patching/repairs were visible at the garage ceiling at the rear left.



MAIN LEVEL

The main level consisted of a living room/dining room/kitchen combination, three bedrooms and two bathrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no significant visual deficiencies observed in the visible portion of the main level.

Main Level Notes: The balusters on the overlook railing are more than 4-inches apart, which can be a safety hazard for small children. If you have small children or pets you should consider having properly spaced balusters installed for safety. The steps have a non-typical tread/rise at the top. Care should be taken on them for safety.

CABINETS AND APPLIANCES

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances.

The General Electric natural gas oven/range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric range hood and microwave combination was inspected and was functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The General Electric refrigerator was inspected and was functional. The temperature setting and ice-maker, if present, are not within the scope of the inspection. The temperatures in the refrigerator and freezer were approximately 40 and 5 respectively.

The General Electric dishwasher was functional. It was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The Badger disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

Appliance Notes: *The flexible gas line to the oven/range goes through a wall in the garage before connecting to the appliance. Solid pipe should be run into the room near the appliance with any flexible lines located in the same room and near the appliance they supply.*



FIREPLACE

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A wood-burning fireplace was located in the basement family room. *There is an insert installed in the firebox therefore we were unable to view any portion of the firebox, damper or chimney flue.* The damper on the insert was operated and was functional. There was visual evidence of creosote buildup in the firebox of the insert. There was no rust noted in the firebox of the insert.



Fireplace Notes: *You should contact a qualified chimney specialist for cleaning and further evaluation prior to using.*

For safety reasons, a fireplace and the chimney or chase to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. Inspection of the flue/chase is beyond the scope of a home inspection. The only areas of the flue/chase inspected were from the top of the chimney if accessible and there was no rain hat or other blockage present, and the area around the damper visible from the firebox. The wood-burning fireplace was not tested for operation or function.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the bedroom closet. The attic above the living space was insulated with batted insulation, approximately 6-1/4-inches in depth. Soffit, ridge, static and thermostatically controlled power vents provide ventilation throughout the attic. The roof structure consisted of two-inch by six-inch wood rafters spaced 16-inches on center and plywood sheathing.

Because of the configuration of the framing, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no significant visual deficiencies observed in the visible portion of the attic or roof structure.

Attic Notes: *There were stains and damage visible around one of the waste vent stacks. These conditions appear to be from leaks prior to the present roof being installed, however this cannot be confirmed within the scope of a home inspection.*



Close up of damage

HVAC INSPECTION REPORT

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 inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition

THERMOSTAT

The control for the heating and air conditioning system was a digital thermostat located on the hallway wall. The thermostat was manufactured by Honeywell and was found to be in working order. The thermostat settings were heat, fan auto and a temperature setting of 62. The HVAC system was operated and returned when completed.

HEATING SYSTEM

The home was heated by a Goodman natural gas furnace. This unit was located in the garage. According to the information available, Serial Number 1809050995, Model Number GMH80804BNBD, it appears to be approximately one year old. It has an approximate net heating capacity of 80,000 BTUH.

The temperature differential between the supply and return air was approximately 50-degrees when operated. *Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. Dismantling or removing more than the front access panels is outside the scope of a home inspection.* Termination of HVAC condensate line was raised above the floor drain or drain inlet. There were no significant visual deficiencies observed in the visible portion of the heating system.

COOLING SYSTEM

The electric outdoor air conditioner-condensing unit was a Goodman. According to the information available, Serial Number 1809187536 and Model Number GSX140361KD, it appears to be approximately one year old. This unit was located at the rear center. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The air conditioning system is a 3-ton unit with a seer rating of approximately 14. There were no significant visual deficiencies in the cooling system.

Cooling Notes: *The cooling system was turned on momentarily to insure it was mechanically functional. It was not operated long enough to evaluate its efficiency due to the low outside temperatures. You should not operate a cooling system when the temperatures have been below 60-degree in the past 24-hours due to possible damage to the components.*

The maximum breaker size rating on the nameplate was 30-amps. The circuit breaker in the main electric panel is rated at 40-amps. The cooling/heating capacity of this unit was adequate for a fifteen-degree temperature differential between the return and supply air.

DUCTWORK

Airflow throughout the home may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. The visible ductwork consisted of duct board trunk lines, with sheet metal runs that appeared serviceable.

Ductwork Notes: *Most of the ductwork throughout the system was not visible due to the lower level being finished.*

The 16 X 20 X 1 disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

When we're not specific - (The following examples are not necessarily associated with this particular home). When we're not specific about where a problem is or we do not give specific details, it is not because we're trying to be evasive or that we didn't make specific notes about your home. There is a reason for reporting in this manner. When we are specific about a problem, it is because the problem is not common and is not expected to re-occur once it has been resolved. An example of being specific would be if we state that a hot water faucet in the master bathroom did not work. When that is corrected, it is not expected to re-occur in the near future, and such an abnormal condition is not common. An example of not being specific would be if we state that receptacles were ungrounded at various places throughout the home. We would not note which specific receptacles because if the ones found were in random areas it should be expected that others are present that were not accessible. Additionally, in a furnished home, it is often not possible to see all common problems because furnishings, storage, etc. may obscure them. When we are not specific, it is our goal to prompt you or your repair professional to examine all similar areas when access is available or possession is taken and then take appropriate action for the conditions described generally in our report, which you might see upon your inspection of similar areas. We realize that at times this can be confusing, so if you have any questions about an item or area where we were not specific, please call us. We will be more than happy to review our notes, refresh your memory as to what may have been discussed in detail during the walk through if you were present, and provide you with any detailed information needed.

TERMITE INSPECTION

Standard Exterminating performed the wood-destroying insect inspection. Their report is attached.