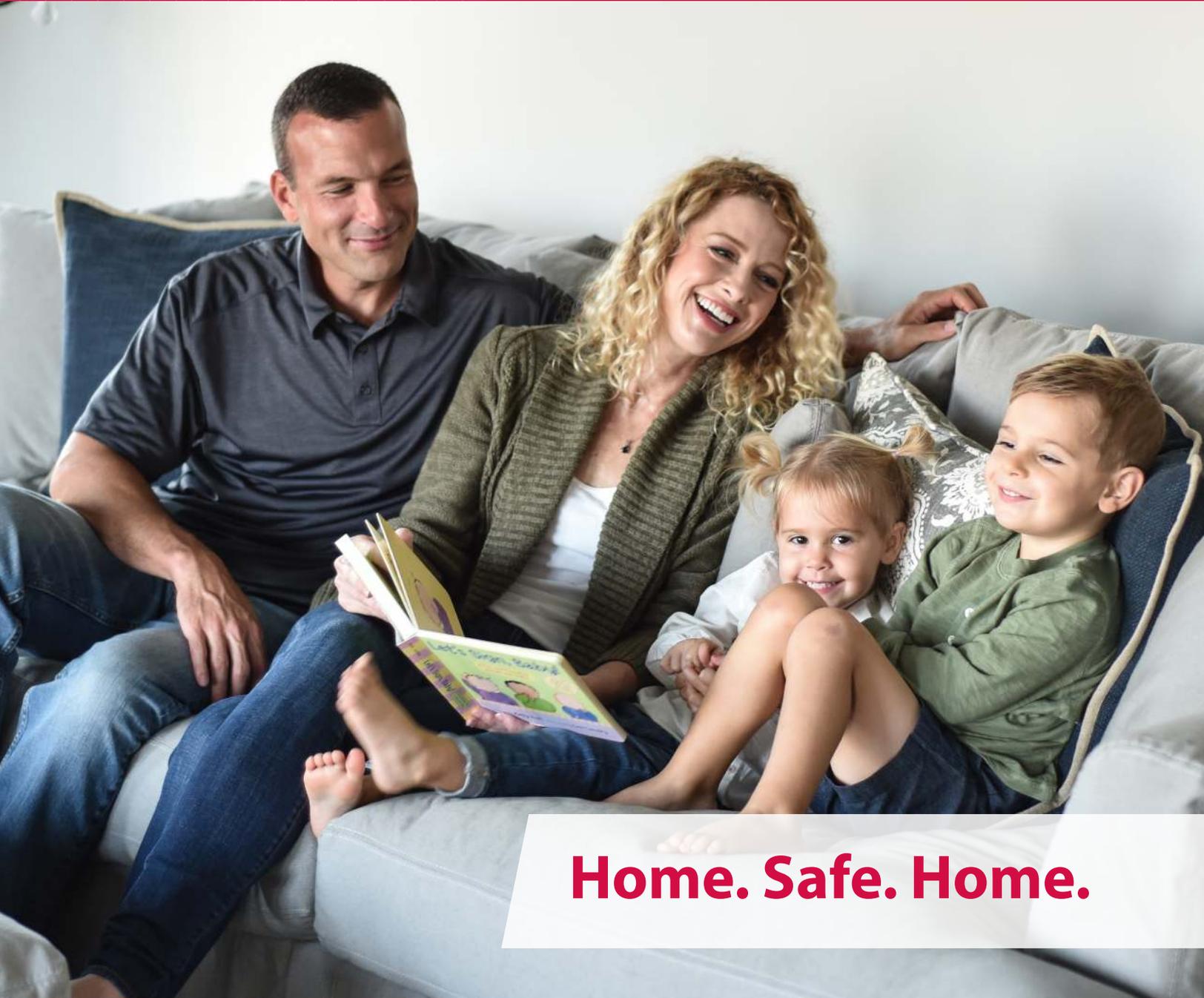




HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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 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. A "material defect" is any single defect in a system or component of the property that cannot be corrected, repaired or replaced for \$1,000 or less.

Material 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.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

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 property as viewed from the street. The term "material defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. 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. Any requested repairs should be performed by a licensed contractor before closing and a receipt should be left for your records and protection. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material defects as defined in the Inspection Agreement. Conditions that are not visible, hidden damage (especially under flooring or slabs, inside wall cavities, under roofing materials and behind exterior siding and fascia boards) are not within the scope of inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The home was partially occupied at the time of the inspection. The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was misty and wet. The buyers and their agent were present during the inspection.

The inspected property consisted of a one story block structure with stucco covering the exterior of the home. There were no material defects observed in the visible portions of the siding .

The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The age of the structure was reported to be 24 years old.

There was a concrete walkway leading to the brick paver entry way in the front of the home. There were no material defects observed in the visible portions of the walkway and the front entry way .



The home was occupied with furniture and stored items that made some wall surfaces, windows, electrical receptacles, under sink plumbing traps, closets, etc. not accessible for inspection. Our inspectors are not allowed to move furniture or personal belongings. The conditions under the flooring or baseboards cannot be inspected for any hidden conditions as the inspectors are not allowed to remove carpeting or other flooring.



There was a brick pavers driveway on the left side of the home which led to the garage . There was no unusual settlement or movement observed to the brick pavers. There were no material defects observed in the visible portions of the driveway .



GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. The Genie electric garage door opener was functional. The automatic safety reverse on the garage door was tested and found to be functional. The concrete garage floor was in good condition. There were no material defects observed in the visible portions of the garage or the door mechanisms .



FOUNDATION

The foundation was constructed of concrete. A single inspection cannot determine whether movement of a foundation or wall structure has ceased. Any exterior cracks should be patched and monitored regularly for movement. There were no material defects observed in the visible portions of the foundation .

SLAB ON GRADE

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. Hairline and settlement cracking, if not excessive under existing flooring, is considered normal. There were no material defects observed in the visible portions of the slab .

TYPES OF CRACKS

There were several minor hairline cracks observed in the masonry elements. The cracks were 1/16-inch or less in width with no change in vertical plane. These cracks are typical of Florida masonry and did not appear to have any structural significance at the time of the inspection.

ROOF STRUCTURE

The roof was a gable, hip and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars and a walk on inspection. The age of the roof covering was reported to be 7 years old. There was one layer of shingles on the roof at the time of the inspection.

There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life. There were no material defects observed in the visible portions of the roof .

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. Please note that the water proofing membrane on top of the roof sheathing cannot be viewed from a visual inspection.



The roof drainage system consisted of aluminum gutters and downspouts (at the rear only) which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no material defects observed in the visible portions of the gutters and downspouts .

There was one chimney. Observation of the chimney exterior was made during our roof inspection. There were no material defects observed on the exterior of the chimney .



ATTIC STRUCTURE

The attic was accessed through a pull down ladder in the garage. The attic above the living space was insulated with blown insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and strandboard sheathing. There was no moisture visible in the attic space . There were no material defects observed in the visible portions of the attic and roof structure .



Because of the configuration of the trusses and the ductwork, which limited access, it was not possible to inspect all areas of the attic.



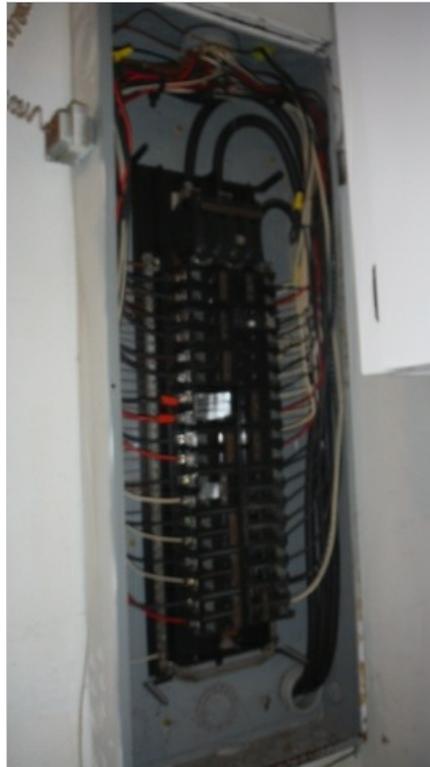
PATIO/LANAI

There was a brick pavers located in the back of the home. There were no material defects observed in the visible portions of the patio .



ELECTRIC SERVICE

The underground electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall.. The system was properly grounded to a footer The service wire entered a Siemens 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. These branch circuits and the circuit breakers to which they were attached did appear to be appropriately matched.The main shut off was located at the service panel.The visible wiring consisted primarily of the Romex type and appeared to be in good condition.



The electric panel is surrounded by cabinets and is not immediately accessible. This could create an unsafe condition in the event of an emergency.



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 six 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 located kitchen, bathrooms and garage.

There was an open J-box under the master bathroom sink. Recommend installing a cover.

There was a capped wire under the patio sink that was capped and appeared to not have power.



OPEN J-BOX



CAPPED WIRE UNDER PATIO SINK

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 material defects observed in the visible portions of the electrical system .

SMOKE ALARMS

There were smoke alarms found in the property. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced on an annual basis and the smoke alarms should be tested on a monthly basis. Safety experts recommend that there be a detector in each room and recommend having a fire evacuation plan and periodic fire drills. Smoke alarms should be replaced every 7 years per most industry experts.

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 was reported to be connected to a public sewer system. The HomeTeam does not test for the presence of a septic tank, HomeTeam recommends that buyers of homes verify that the home is connected to a public sewer system or septic tank. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. The condition of any pipes (in slabs, under insulation, and behind walls etc.) that can not be observed is not within the scope of the home inspection. Water flow throughout the home was average. Water pressure was tested on the exterior wall and found to be 60-65 pounds per square inch. No water quality or biological testing was performed. There were no material defects observed in the visible portions of the plumbing system .

The cold water knob on the laundry room sink leaks when turned on. Recommend replacing seals and tightening.



LEAKS

There was a 50 gallon capacity, electric water heater located in the garage. The water heater was manufactured by General Electric, serial number 1009B25522 information on the water heater indicated that it was manufactured 6 years ago. The water heater was functional.



PUMP AND TANK

There was an electric pump located in the left yard and a pressure tank located in the garage. The pump was for lawn irrigation and functioned properly.



LAWN IRRIGATION

The home was equipped with a lawn irrigation system. The system did activate when turned on in the manual mode. Testing of timers and control devices are not within the scope of the inspection. Adequacy of the system coverage is not evaluated in this inspection. Sprinkler systems should be maintained on a regular basis to ensure proper coverage and check for broken heads.



The water meter was located in the front yard of the home. The main water shutoff valve for the home was located at the meter of the home.

The gas tank was buried on the left side yard. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.



WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum, a single hung style, with double pane glass. All exterior doors were operated and found to be functional.

The exterior door locks should be changed or re-keyed upon occupancy. Periodic caulk maintenance is recommended around the exterior window frames to prevent water intrusion. Possible problem areas may not be identified if the windows or doors have been recently painted.

There were no material defects observed in the visible portions of the windows and doors .

The front office window had a sprung spring on the left side.

The two left side bedroom doors would not latch when closed. Recommend adjusting the catch latch.



SPRUNG SPRING



WOULD NOT LATCH CLOSED

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 material defects observed in the visible portions of the interior walls and ceilings .

There was a small water mark in the living room above the sliding glass door. It appears to be possibly coming from the vent pipe directly above. Recommend sealing the vent pipe and if the mark appears to get bigger contact a qualified licensed roofing contractor to further evaluate.



WATER MARK

FLOOR PLAN

The basic floor plan consisted of the kitchen, living room, dining room, family room, master bedroom/bath, bedrooms, bathrooms, and laundry room. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. There were no material defects observed in the living area .



The visible portions of the cabinets and counter tops were in good condition.

In keeping with the State of Florida Standards of Practice for Home Inspectors, HomeTeam uses the normal controls to verify the primary function of connected appliances. 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 Kitchen Aid electric oven/range was inspected and did activate at the time of the inspection. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The range hood and microwave combination was activated and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Kenmore refrigerator was inspected and was functional. The temperature setting and ice maker, if present, and performance testing of the refrigerator are not within the scope of the inspection.

The Kitchen Aid dishwasher did activate. Performance testing, accessories, the condition of the interior and the operation of the timer and controls are not within the scope of our inspection.

The In-Sink-Ertor disposal was activated and did appear to be functional. The efficiency rating is not within the scope of the inspection.

The General Electric microwave oven was inspected and did activate. The accuracy of the clocks, timers and settings are not within the scope of this inspection. Microwave performance testing is not within the scope of the home inspection.

WASHER/DRYER

There was a General Electric washer and Maytag dryer in the home which was briefly activated and did appear to be functional. The operation of the washer and dryer without clothes may not give an accurate evaluation of the equipment. The connections to the water supply, washer discharge piping and dryer venting may not have been observed as our inspectors are not allowed to move appliances. Performance testing of the washer/dryer is not within the scope of our inspection.

FIREPLACE

A gas fireplace was located in the family room. There were no cracks observed in the firebox or visible portions of the chimney. For safety reasons, a fireplace and the chimney or pipe 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. The fireplace was not tested for operation or function.



A home inspection of the fireplace and chimney is limited to the readily visible portions only and the fireplace was not operated. The inner reaches of a flue is mainly inaccessible. Our view was not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary, using specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.

HEATING AND AIR CONDITIONING UNIT

The electric outdoor heat pump condensing unit was a Carrier, Serial Number 2604E25575. The unit is located on the left side of the home. This unit is approximately eleven years old. There was a disconnect present. The refrigerant line was insulated.

The air handler was a Carrier, Serial Number 2904A73202. The unit is located in the garage. This unit is approximately eleven years old. The condensate lines appeared to be properly installed. Temperature differentials (TD) were determined by calculating the difference in the temperature at the warm air return against each cold air supply vents. The TDs were: 14* to 19* F. The ideal range is from 13* to 19* F. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was found to be functional.





DUCT WORK, FILTERS, AND THERMOSTAT

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

The 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.

The control for the heating and air conditioning system was a 24 volt thermostat located on the dining room wall of the home. The thermostat was found to be in working order.

HEATING AND AIR CONDITIONING

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind or an estimate on the remaining life of the system. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design or air flow balance. **No indoor air quality or mold testing was performed.**

The heating, and air conditioning system was working within industry standards at the time of our inspection. No components are taken apart or panels opened per State of Florida Standard of Practice for Home Inspectors. A full maintenance and cleaning service (air handler coils) with a check of the refrigerant charge is recommended for maximum energy efficiency and sanitation.

POOL INSPECTION

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This inspection does not eliminate the need for routine maintenance, or purport to evaluate the system design. The condition of the pool and spa system is listed below.



The in-ground pool was constructed of gunite. The deck surrounding the pool was constructed of brick. There were no material defects observed in the visible portions of the pool .



Pool light illuminated

The Marathon pool circulating pump was operational at the time of the inspection.



Pump

The pool pump was louder than normal. This could indicate failing bearings.



Pump

The Hayward pool cartridge filter was operational at the time of the inspection. The efficiency of the filtration system is not within the scope of the inspection.

The Hayward pool electric heat pump heater was NOT OPERATIONAL at the time of the inspection. No panels were opened on the unit. A complete inspection and service by a qualified technician is recommended before closing and use. No panels are opened. Performance testing of such equipment is not within the scope of the home inspection.

The pool heater control panel activated when the fuse was inserted in the on position. The heater did not activate.

The screen cage over the pool was constructed of aluminum. There were two access doors. There were no material defects at the time of the inspection.

This inspection does not include testing the pool's chemical balance. This testing is considered routine pool maintenance. No analysis was performed to determine if the pool (or spa if present) is leaking. No test of the water quality, including the bacterial level was conducted.



SUMMARY:

This summary provides a quick overview of the results of the inspection performed on 8/3/2015 at 123 Sample Drive, Homosassa, FL 34446:.

Read the full body of the inspection report; it contains important details and recommendations that are not included within this summary. Any additional evaluations recommended in the report must be completed prior to the conclusion of the inspection contingency period.

Safety Concerns

- The electric panel is surrounded by cabinets and is not immediately accessible. This could create an unsafe condition in the event of an emergency.
- A home inspection of the fireplace and chimney is limited to the readily visible portions only and the fireplace was not operated. The inner reaches of a flue is mainly inaccessible. Our view was not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary, using specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this be done prior to use.
- There was an open J-box under the master bathroom sink. Recommend installing a cover.
There was a capped wire under the patio sink that was capped and appeared to not have power.

Other Observations

- The pool pump was louder than normal. This could indicate failing bearings.
- The pool heater control panel activated when the fuse was inserted in the on position. The heater did not activate.
- The front office window had a sprung spring on the left side.
The two left side bedroom doors would not latch when closed. Recommend adjusting the catch latch.
- There was a small water mark in the living room above the sliding glass door. It appears to be possibly coming from the vent pipe directly above. Recommend sealing the vent pipe and if the mark appears to get bigger contact a qualified licensed roofing contractor to further evaluate.
- The cold water knob on the laundry room sink leaks when turned on. Recommend replacing seals and tightening.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem."

There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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