



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: **Sample**

Address of Inspection: **1234 Sample Street**

SUMMARY: The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1234 Sample Street, Cato, NY 13033:

EXTERIOR

- Missing/loose siding panels were noted on the exterior of the house. These siding panels should be adequately re-secured. The overall condition of the siding was fair with repairs or replacement recommended.

FOUNDATION

- There was missing mortar in the foundation re-pointing and repairs should be made to prevent further deterioration.

INTERIOR

- The seals on a representative number of windows (2-3+) in the home had failed causing a loss of vacuum between the panes and a resulting loss of insulation value. The most noticeable result of this failure is condensation and fogging between the panes of glass.

ELECTRICAL

- Corrosion was observed in the main electric panel. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel.
- There were circuit breakers in the main electric panel that had two attached circuits. Each circuit should have its own dedicated breaker to prevent nuisance tripping and good terminal contact. One of the wires should be removed and connected to its own appropriately sized breaker by a licensed electrician.

SAFETY

- For safety reasons the sump pit should be covered at all times, the sump pit lacked a proper cover.

Please read this entire report, from beginning to end, before the home inspection contingency period expires. Once the home inspection contingency period expires, you may not be able to cancel your purchase contract based upon the results of this or any other inspection

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Any requested repairs or estimates should be performed by a licensed contractor before closing and a receipt or an estimate be left for your records and protection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. 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 inspected property consisted of a two story wood-framed structure with vinyl siding that was occupied at the time of the inspection. There were no major visual defects on the visible portions of the siding. It is important to maintain all exterior wood products with paint and seal all areas where moisture could penetrate the surface with caulk.

The approximate temperature at the time of the inspection was 52 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection. The buyer was present during the inspection. The home was situated on a level lot.

The general grade around the home appeared to be adequate to direct rain water away from the foundation. If possible the grade around the house should be raised; this along with the extension of the gutter downspouts will help divert water away from the homes foundation. All the trees and shrubs need to be trimmed away from the house. The age of the home, as reported by the MLS sheet was said to be over one hundred years old.

There was a stone paver walkway leading to a wood porch in the front of the home. There were no major visual defects observed in the walkway or the porch.



Loose siding panels



Old vines and window with broken seal



Several damaged siding panels



Wood fascia deteriorated, repairs needed



Caulking needed

Missing/loose siding panels were noted on the exterior of the house. These siding panels should be adequately re-secured.

The exterior caulking around the exterior doors and windows is cracked or missing in one or more areas. This caulking should be replaced to ensure the exterior of the home remains weather and water tight.



Vines have damaged siding



Remove overgrowth

Extensive plant growth was observed against the home, in the back and left side area of the house. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.

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The porch deck was covered with carpet at the time of the inspection, this limited visibility. It was recommended that the carpet be removed as it will hold moisture and cause the wood deck to prematurely fail.

DRIVEWAY

There was a gravel driveway in the front of the home which led to the house and detached garage. There were no major visual defects observed in the driveway.

The detached garage was designed for two cars and storage, with access provided by two overhead-style door. The Chamberline brand electric garage door openers (2) were tested and found to be functional. The automatic safety reverse on the garage doors were tested and found to be functional. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

A second detached structure was also present on the property. This building was in overall good condition with some **safety concerns**. The stairs leading to the second level should be considered for replacement. Also the second level flooring needs to be adequately secured with all holes filled in. The roof/wall structure did have a bow in it, repairs will be necessary.

ROOF STRUCTURE

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from roof top. The age of the roof covering, as reported by the seller, was approximately 7 years. 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 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 visual defects detected on the exterior of the roof.

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of cleaning at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. It is important to keep all downspouts extended away from the homes foundation. There were no visual defects observed on the visible portions of the gutters or downspouts. The most effective way to be sure a drainage system is functional is to inspect the system during a heavy rain.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation and the downspouts should be securely attached to the property. Downspouts that carry roof water far from the house are the most important part of the foundation drainage system. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

CHIMNEY

There were three chimneys. Observation of the chases exterior was made from roof top. There were no major visual defects observed on the exterior.



No cap.



This chimney appears to have been eliminated

There was no rain cap on the chimney. This device will help to prevent rainwater and snow from entering the flue and causing water damage.

FOUNDATION

The foundation was constructed of field stone and concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

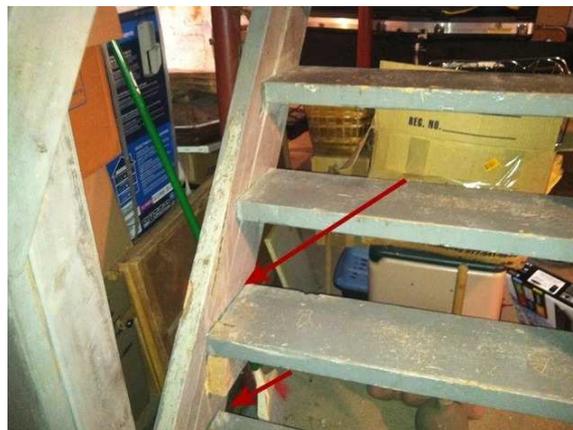
There were several minor, stairstep cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection.

There was missing mortar in the foundation re-pointing and repairs should be made to prevent further deterioration.

BASEMENT (LOWER LEVEL)

The partial basement plus crawlspace was unfinished, and contained the following mechanical systems: furnace and water heater.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.



Treads have separated from stringers.

The basement stair stringers are separating from the stair treads. This condition could lead to stair tread failure. Additional fasteners should be added to the stair system.

CRAWL SPACE

The crawl space was not accessible at the time of the inspection, and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space due to its size and configuration. A crawl space should have a polyvinyl vapor barrier covering the surface. There were no visual defects observed in the crawl space.



The surface of the ground was not entirely covered with a moisture barrier. A polyvinyl (minimum 6 mil) moisture barrier should completely cover the ground to keep the crawlspace dry. Crawlspace moisture can lead to wood rot and/or mold growth that could damage the floor property and pose health risks.

The insulation in the floor structure in the crawl space has fallen out of place and will need to be re-installed.

Because the sub-floor above the crawlspace was insulated and therefore not visible, the inspector was not able to inspect it or determine its condition.

FLOOR STRUCTURE

The visible floor structure consisted of a tongue and groove subfloor, supported by two-inch by ten-inch wood joists spaced twenty four inches on center. There was a 8x8 -inch wood timber center beam and three-inch steel posts for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

Additional posts and support beams have been added to the original floor structure. These additional post and beams should be monitored and adjusted if necessary. It is also possible to have additional support posts installed if needed.

Because the sub-floor above the basement was insulated and therefore not visible, the inspector was not able to inspect it or determine its condition.

PLUMBING

The visible water supply lines throughout the home were copper and CPVC pipe. The water was supplied by a well and pump. The visible waste lines consisted of PVC and cast iron pipe. The home 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 the pump and found to be 30 to 50 (from the pump) pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.



No trap below bathroom sink.



Leaks present at both valves

SUMP PUMP

There was a sump pump located in the basement. The sump pump was functional.

The sump pump float needs to be adjusted to adequately discharge the excess water.



No cover

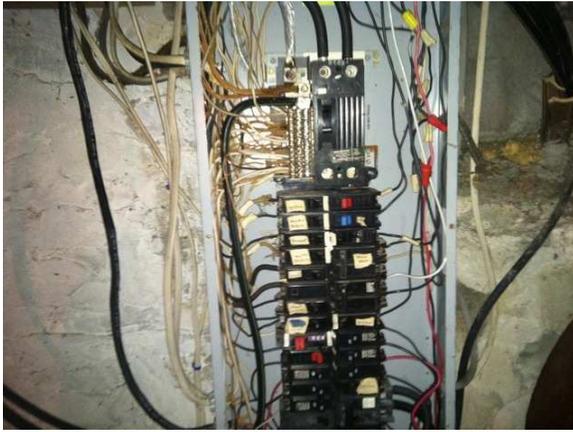
For safety reasons the sump pit should be covered at all times, the sump pit lacked a proper cover.

WATER HEATER

There was a 40 gallon capacity, electric water heater located in the basement. The water heater was manufactured by Whirlpool, information on the water heater indicated that it was manufactured 4 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 not present. It did not terminate close to the floor (if not present a drip leg should be added to the pressure relief valve and extend to within six inches of the floor). Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was observed to be functional.

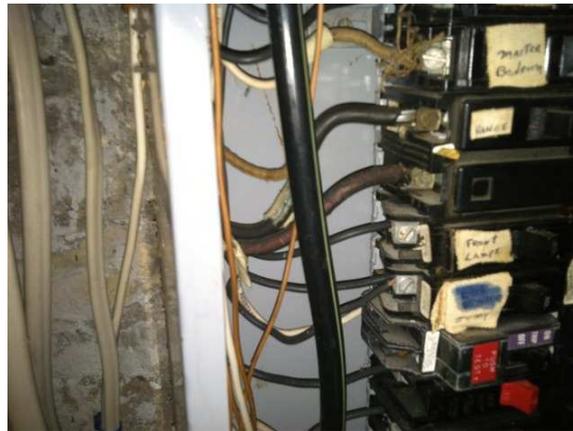
ELECTRIC SERVICE

The overhead electric service wire entered the home on the front wall. The electric meter was located on the exterior wall. It is important to maintain caulk where the entry cable enters the house. The service wire entered a Cutler Hammer service panel, located on the basement 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 breaker 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.



Corrosion on main lugs

Corrosion was observed in the main electric panel. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. It is recommended that a licensed electrician evaluate the condition of the service panel.



There were circuit breakers in the main electric panel that had two attached circuits. Each circuit should have its own dedicated breaker to prevent nuisance tripping and good terminal contact. One of the wires should be removed and connected to its own appropriately sized breaker by a licensed electrician.

SWITCHES AND RECEPTACLES

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 no GFCI protected circuits located in the house. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

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 major visual defects observed in the electrical system.

SMOKE ALARMS

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested 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.

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CARBON MONOXIDE DETECTORS

There were carbon monoxide detectors found in the house. For safety reasons, the carbon monoxide detectors should be tested 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.

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 vinyl replacement and wood, double hung and casement style, with insulated glass. It is important to maintain all exterior window and door frames with caulk. All exterior doors were operated and found to be functional. 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 major defects observed in the windows or doors.



The seals on a representative number of windows (2-3+) in the home had failed causing a loss of vacuum between the panes and a resulting loss of insulation value. The most noticeable result of this failure is condensation and fogging between the panes of glass.

LIVING LEVEL

The first level consisted of a kitchen, laundry room/porch, family room, living room, full bathroom, office and one bedroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level. The interior wall and ceiling surfaces were finished with drywall and lath and plaster. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

Safety Note: The home has closets that have overhead lights installed. Objects should be kept 12 to 18 inches away from the lights to avoid a potential fire hazard.

KITCHEN

The visible portions of the cabinets and counter tops were in good condition. It is important to maintain caulk along the backsplash and any other areas where moisture may be present. 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:

APPLIANCES

The Bosch electric free standing 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.

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The Bosch refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Bosch dishwasher was observed through a rinse cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The Bosch microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

SECOND LEVEL

The second level of the home consisted of two bedrooms and a full bathroom. There were no major visual defects observed on the second level.

BATHROOM CAULKING

Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection. Some of the caulk was missing from around the tub and floor. These areas should be re-caulked to prevent moisture penetration.

FIREPLACE GAS

A LP gas log fireplace was located in the bedroom. The fireplace was tested and found functional.

WOOD STOVE

There was a wood-burning stove (insert) located in the living room. For safety reasons, the wood-burning stove and the chimney or pipe to which it is vented should be cleaned and re-inspected before using as there may be hidden defects not fully visible at the time of the inspection. We recommend a Certified Safety inspection by an independent chimney inspector before closing. Although not actually tested, the stove appeared to be functional. No major visual defect was observed. The stove appeared to have adequate clearances from combustible materials. The specifications for this make and model should be reviewed to insure safe operation.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the upstairs hallway. The attic above the living space was insulated with loose-fill insulation, approximately 4-6-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24+ inches on center and wood planks and plywood sheathing. Because of the configuration of the catwalk or lack thereof, 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 major visual defects observed in the attic or roof structure.

The attic inspection was limited due to the amount of clutter in the attic at the time of the inspection.

HVAC INSPECTION REPORT

The heating, cooling and ventilating systems were inspected by a certified home inspector. This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. Annual maintenance of the heating equipment is essential for safe and efficient performance, which will maximize the system's useful life. No indoor air quality or mold testing was performed. The results of our visual and operational inspection of the heating and venting systems are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The home was heated by a Carrier fuel oil forced air furnace, model number 58VLR120-11120 and serial number 0708V90212 which was manufactured 5 years ago. The unit was located in the basement of the home. It has an approximate net heating capacity of 99,000-127,000 BTUH. NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The heating system was found to be functional.

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It is recommended that the furnace be cleaned and serviced before (closing) or the next season of use.

The electric outdoor air conditioner condensing unit was a Rheem, the unit is located in the back of the home. This unit is approximately (unknown) years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The cooling system was visually inspected but was not operated due to cool or cold exterior temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, extended operation of the cooling system could damage the compressor. The compressor was operational but the Freon levels could not be checked and will need to be further evaluated when the outside temperature is above 60 degrees. It is recommended that the system be cleaned and serviced in the spring.

The maximum breaker size rating on the name plate was 30 amps. The circuit breaker in the main electric panel is rated at, 30 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 house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

FILTER TYPE

The disposable (16x20x1) 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.

CONTROLS

The control for the heating system was a 24 volt thermostat located on the living room wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

(HVAC Inspector) Mason And Grant
Air Handling, Inc.
Wayne Mason (315) 252-5261