



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



SAMPLE REPORT

Throughout this report, the terms "right" and "left" are used to describe the home 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. The HomeTeam inspects for evidence of structural failure and safety concerns only.

If material defects are observed or minor repairs need to be made, HomeTeam recommends you consult qualified licensed professionals for further evaluations and cost estimates prior to closing. All contractors should work for you. Their evaluation/observation may make you aware of findings not listed in our report.

The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material 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 legality of any alteration or conversion of an inhabitable space in or around the dwelling, as well as any code violations is beyond the scope of this inspection.

All conditions are reported as they existed at the time of the inspection. This report is general in nature and not technically exhaustive.

Observations are numbered at the end of each section; however, you must read the entire report.

INSPECTION REPORT

At the time of the inspection, the approximate temperature was 65 degrees Fahrenheit and the weather was raining. The utilities were on and the property was occupied. The buyers and their agent were present during the inspection.

The inspected property as reported by the seller was said to be approximately 120 years old. The home consisted of a two story wood framed structure, with wood shingles covering the exterior.

There was a wood porch in the front of the home.

1. The home has gone through major renovations throughout the years. The legality of any alteration or conversion of an inhabitable space in or around the dwelling, as well as any code violations is beyond the scope of this inspection.
2. A proper walkway leading to the front porch is needed.
3. Viewing under the front porch was limited by latticework at the perimeter. You should remove the debris under the porch. The stringer at the rear left steps was rotted and it needs to be replaced. It should also be noted that the guard railing at perimeter of the porch is too low and not up to today's standards.
4. The front sidewalk was lifted and repairs are needed to help prevent a tripping hazard.
5. There were shrubs and trees growing against the structure. All growth should be cut back at least two feet from the building. This will allow the sun and air to reduce moisture at the siding and help to prevent wood destroying insects. The trees should not be growing over/leaning towards the roof and they should be trimmed back/removed by a qualified contractor.
6. The siding at the rear right corner is in direct contact with/close proximity to the ground. This condition can allow water to penetrate into the wood framing and other absorbent materials in this structure,

causing wood rot and/or wood destroying insect damage. The landscaping should be pulled back or the grade adjusted so that there is no earth to wood contact.

The building was situated on a moderately sloped lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation.

There was an asphalt driveway along the right side of the home, which led to the detached garage.

1. There were cracks in the driveway that should be sealed to help prolong the life of the asphalt.

GARAGE

The detached garage was designed for two cars with access provided by two overhead style doors. The electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors were tested and found to be functional. The visible concrete garage floor was in good condition. This wood framed structure was covered with wood shingles. The modified hip roof was covered with asphalt/fiberglass shingles. The roof was in serviceable condition.

1. The siding is in direct contact with/close proximity to the ground. As stated previously, this condition can allow water to penetrate into the wood framing and other absorbent materials in this structure, causing wood rot and/or wood destroying insect damage. This condition must be addressed as there is wood destroying insect damage present in the garage.
2. There is wood destroying insect damage at the left side sill plate, right side wall board, and in the header above the left side garage door. The left and right side finished walls must be opened by a qualified contractor and further evaluated for any hidden damage to the framing. Cost estimates for the needed repairs are necessary prior to closing. See Terminite's separate report for more information.
3. There were trees, shrubs and vines growing against the structure. All growth should be cut back at least two feet from the building. This will allow the sun and air to reduce moisture at the siding and help to prevent wood destroying insects. The trees should not be growing over/leaning towards the roof and they should be trimmed back/removed by a qualified contractor.
4. The drain at the foot of the garage door is completely clogged and this must be addressed to help move water away from the interior.
5. There was some water damaged at the garage door legs and this should be addressed by the previously mention contractor.
6. There was a missing shingle at the top left side of the roof that should be replaced.

DECKS

There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration.

1. The carpet on the floor limited viewing of the wood floor.

ROOF STRUCTURE

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

The seller reports the roof covering to be approximately 15 years old. There was one layer of shingles on the roof at the time of the inspection. There was light curling and moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life.

1. The age of the roofing system should be verified prior to closing. Verifying the roof's age will help to predict its remaining life span (typically 20 to 25 years). The seller must provide documentation or the town building department may have records (permits) that will confirm the roof's age. A twenty year old roof can leak at any time.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure.

1. The above ground downspout diverters for the home should extend at least three feet from the home. This will help remove water away from the foundation.

There was one chimney with three flues. Observation of the chimney exterior was made from the ground, with the aid of binoculars.

1. There was missing mortar and loose bricks in the chimney exterior. Prior to closing, this issue must be further evaluated by a qualified chimney contractor to determine the needed repairs. In addition, this older chimney/flues must be cleaned and inspected by the chimney contractor, as there may be additional internal hidden defects, not visible at the time of the inspection. Cost estimates for any needed repairs must be taken at this time.

FOUNDATION

The foundation was constructed of stone. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

1. There was loose and missing mortar in the foundation. The foundation needs to be re pointed/sealed by a qualified masonry contractor to stabilize the mortar and insure the integrity of the foundation. Cost estimates are advised prior to closing.

BASEMENT (LOWER LEVEL)

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

Because this floor is below grade, there exists a vulnerability to moisture penetration after heavy rains. The basement was dry at the time of the inspection.

1. The stored items limited viewing of the foundation and the slab floor.
2. There were water stains at the base of the finished walls. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of future water intrusion into the

basement. Consult with a company specializing in water proofing prior to closing if you require a guarantee of a 100% dry basement.

3. A proper handrail is needed at the stairway

FLOOR STRUCTURE

The visible floor structure consisted of a tongue and groove sub floor, supported by two inch by ten inch wood joists spaced sixteen inches on center. There was a two of 3 x 8 inch built up wood center beam and brick piers for load bearing support.

1. The stored items limited the inspection of the sub floor

PLUMBING

The visible water supply lines throughout the dwelling were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of cast iron, PVC, and galvanized 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.

1. Septic and well water were not part of this inspection. Although they may have existed at one time on the property, when city sewer and water were not available. Hence their proper closures were not verified. You should consult with your attorney regarding this matter.
2. The second floor main bathtub drain was slow and it needs to be properly cleared.

The main water shutoff valve for the home was located adjacent to the water service entry point at the meter. The water meter was located in the basement.

The gas meter was located in the basement. 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.

WATER HEATER

There was a 50 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White, and information on the water heater indicated that it was manufactured 5 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. It did 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 heater was functional.

1. There was heavy corrosion on the hot water ball valve and pipe above the tank. This should be addressed by a qualified plumber as soon as possible to avoid a leak.

ELECTRIC SERVICE

The overhead electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall.

The service wire entered a Siemens 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 breakers to which they were attached appeared to be appropriately matched.

The visible house wiring consisted primarily of the BX and 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 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.

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.

1. There was one double tap on a circuit in the main panel. These circuit breakers were designed to hold only one wire. The double tap should be corrected.
2. There were open junction boxes in the basement. All boxes must be properly covered for safety concerns.
3. There was a fuse box in the garage that should be updated/replaced with a proper circuit breaker panel.

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 wood, double hung style, with single pane glass.

1. These older windows are not up to today's standards and you should consider their replacement.

All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy.

The interior wall and ceiling surfaces were finished with drywall and plaster. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

1. There was some water damage on living room wall/ceiling at the front right corner, floor level and ceiling. The areas were dry at the time of the inspection. The seller must disclose the nature of this condition. In lieu of any information the affected wall/ceiling will need to be opened and evaluated to determine the source of moisture.

FIRST FLOOR

The first floor consisted of a living room, dining room, den, kitchen, and a powder room. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed.

KITCHEN

In the kitchen the visible portions of the 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 Viking natural gas 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 SubZero 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 General Electric dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

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

SECOND FLOOR

The second floor of the home consisted of four bedrooms and two bathrooms.

FIREPLACES

There was one fireplace in the home. The den fireplace was not operational and appears to have been for coal.

1. If you have any plans for this fireplace you should consult with the previously mentioned chimney contractor.

ATTIC STRUCTURE

The attic was accessed through a proper stairway on the second floor. The attic was quasi finished spaced. The fixed floors did not permit viewing of insulation, if any, above the living space. Ventilation throughout the attic was provided by soffit vents and two thermostatically controlled fans.

The roof structure consisted of two inch by six inch wood rafters spaced twenty one inches on center and plywood sheathing. Because of the configuration of the attic and the stored items 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.

1. The king rafter at the left side of the attic was cracked and this must be repaired. This rafter should be noted by the contractor addressing the termite damage in the garage. Cost estimates are necessary prior to closing.
2. There were water stains on the finished wall under the window in the right side center finished room. The seller must disclose any information they have regarding this condition. In lieu of any information this condition must be further evaluated to address any moisture penetration issues.

HVAC INSPECTION REPORT

The results of our visual and operational inspection of the heating and air conditioning systems are described below. Periodic preventive maintenance of the equipment is essential for safe and efficient performance and will help to maximize the system's useful life.

The home was heated by a Bryant natural gas furnace which was located in the basement of the home. Information on the unit indicates it is approximately 10 years old.

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. The flame did ignite when the temperature was raised at the thermostat. The flame burned a strong blue color. A strong blue color indicates complete combustion of the fuel. This is necessary for the safe, efficient use of this appliance. Heat is delivered via registers throughout the home.

1. Proper maintenance will help extend the lifespan of any mechanical system. The heating system should be inspected and serviced on an annual basis. You should obtain from the seller well before close of escrow any documents concerning regular maintenance.
2. An underground oil storage tank was not part of this inspection. Although one may have existed at one time on the property, when natural gas was not available. Hence its proper closure was not verified. You should have an underground oil tank search performed on this property prior to closing.

AIR CONDITIONER

There was one electric outdoor air conditioner condensing unit located on the left side of the home. The condensing unit was manufactured by American Standard and information on the equipment indicates it is approximately 5 years old. The air handler was located in the basement and it was manufactured by Bryant. Information on the equipment indicates it is approximately 10 years old. Periodic preventive maintenance is recommended to keep this equipment in good working condition. The cooling system was found to be functional.

NOTE: Examination of heating and cooling systems is mechanically limited since the units are not dismantled to examine interior components.

1. The cooling system should be inspected and serviced on an annual basis. You should obtain from the seller well before close of escrow any documents concerning regular maintenance.
2. There was a 5 year old Fujitsu split system for third floor. The condensing unit was located at the left side of the home and the blower was located on the wall of the third floor. The adequacy of this single unit to meet the demands of the third floor is beyond the scope of this home inspection.

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. 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 filter should be cleaned/replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

PEST INSPECTION

The pest inspection was performed by Terminite Inc.. Their report is attached.

RADON INSPECTION

Radon gas is a colorless and odorless gas released into the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon test you requested was performed by Radiation Data. Their radon inspection report will follow in five to seven days.