



# HomeTeam<sup>®</sup>

## 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



Dear Joe & Jane Homebuyer,

On Tuesday, April 17, 2018 The HomeTeam Inspection Service made a visual inspection of 123 Main Street, Columbus, OH 43054. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (614) 333-8335. Thank your for choosing HomeTeam.

Sincerely,  
HomeTeam Inspection Service

## SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

\*\* HYPERLINKS are ACTIVE. Click on a summary item below, and it will take you immediately to the appropriate section in the report.\*\*

### **Interior, Windows, Doors**

1. At least one of the windows in the structure had a broken thermal seal.

### **Electrical**

1. Evidence of amateur wiring was observed in the garage.
2. The ceiling fan light in the bonus room did not function at the time of inspection.
3. The remote for the mast bedroom fan and light could not be located. HomeTeam recommends that you contact the seller regarding the remote control.

### **Kitchen**

1. One of the kitchen cabinets was missing a sliding drawer.
2. The lower oven did not function.

### **Plumbing**

1. Bathroom caulk and/or grout requires repair in the bathroom.
2. Drain stoppers were missing in the hall bathroom tub and sink.

### **Exterior**

1. Peeling paint was present on the exterior of the home. Exterior wood should be properly sealed and painted to prevent deterioration.
2. Loose siding was noted on the left side of the home.
3. Rotted or weather damaged wood was present on many areas of the exterior of the home.

### **Roof and Gutters**

1. Noted at time of inspection was a disconnected downspout.

### **Safety Concerns**

1. The garage door safety pressure reverse system is not operable. This means that the door does not stop and reverse when resistance is placed at the base of the door.

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

## PREFACE

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 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.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

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 named defects and other related 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. This may require an extension of the 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 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 one 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 defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

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 is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

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 bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

## INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the home as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. 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, visually observable defects. 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. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

The approximate temperature at the time of the inspection was 30 to 35 degrees Fahrenheit, and the weather was snowy. The utilities were on at the time of the inspection. According to public records, the age of the structure is approximately 11 years.

## LOT AND GRADE

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

## STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with composite siding that was occupied at the time of the inspection.

**Peeling paint was present on the exterior of the home.** In order to preserve the life of the exterior surfaces and materials, all areas should be scraped, sealed, and painted after any damaged wood is repaired. This is a routine maintenance item.

Photo 1



Photo 2



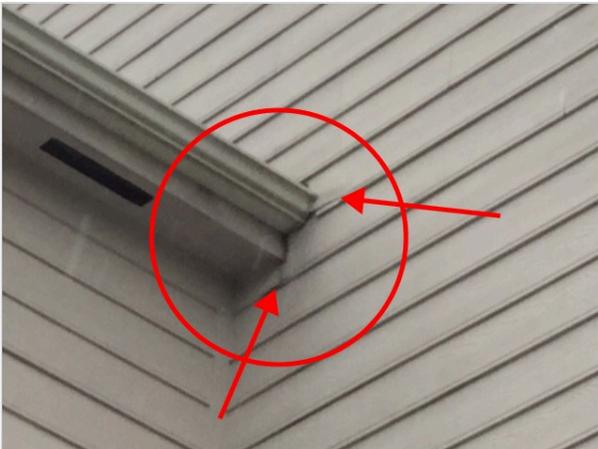
**Loose siding was present on the left side of the home.** The siding should be reattached.

Photo 3



**Rotted or weather damaged wood was present on many areas of the exterior of the home.** The areas should be repaired and further evaluated at the time of repair.

Photo 4



Rear second floor

Photo 5



Front next to garage

Photo 6



Front dormer

## DECK

A wood deck was located in the back of the structure. There did not appear to be significant deterioration of the deck surface. The handrails on the deck appeared to be secure. A wood deck should be cleaned and sealed regularly to prevent deterioration.

Photo 7



## GAS METER

The gas meter and main shutoff were located on the left exterior wall. There was no noticeable odor of gas detected at the time of the inspection.

NOTE: HomeTeam recommends that all homes with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the home's occupants.

Photo 8



## GUTTERS

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 and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Noted at time of inspection was a disconnected downspout. This condition has been known to allow water from gutters to drain near foundation causing possible moisture issues with the foundation and basement. As such, we recommend reconnecting downspout with drain as needed.

Photo 9



Photo 10



Damaged downspout

## ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground level with the aid of binoculars due to inaccessibility. There was one layer of shingles.

The roof shingles exhibited no curling and moderate surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the first half of their useful life.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



**DRIVEWAY**

An asphalt driveway is present in the front of the structure. Cracks and spalling were observed on the driveway. Surface

defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

**Photo 17**



## **GARAGE**

The attached garage was designed for three cars with access provided by three overhead-style doors. A functional electric garage door opener was present. The garage floor was in good condition.

**The garage door safety pressure reverse system is not operable.** This means that the door does not stop and reverse when resistance is placed at the base of the door. The opener should be adjusted or repaired.

The third bay door of garage could not be tested due to stored items.

**Photo 18**



The garage was cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.

**Photo 19**



## **ATTIC STRUCTURE**

The attic was accessed via a scuttle in a bedroom closet and was entered.

The attic above the living space was insulated with fiberglass batted and loose fill insulation, approximately twelve-inches in depth.

Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

There was moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.

## **ELECTRIC SERVICE**

The underground electric service wire entered the structure on the left wall. The electric meter was located on the exterior wall.

Photo 20



The service wire appeared to be 120/240 volt and 200 amp and entered a Square D service panel, located on the rear basement wall. The main service disconnect was 200-amp rated and was located in the main panel. 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 internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

The visible house wiring consisted primarily of the NM (non-metallic) type and appeared to be in good condition.

The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

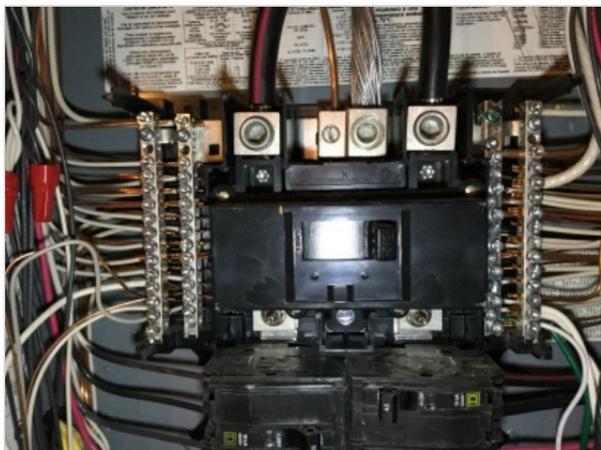
Photo 21



Photo 22



Photo 23



**Evidence of amateur wiring was observed in the garage.** Amateur wiring may not conform to standards methods and could be a safety concern. Consult with a qualified electrician for repairs and further evaluation.

Photo 24



Photo 25



A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. 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, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI and AFCI circuit breakers should be tested monthly.

Please note that electrical codes have changed through the years. Although the home does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

The ceiling fan light in the bonus room did not function at the time of inspection.

**Photo 26**



The remote for the mast bedroom fan and light could not be located. HomeTeam recommends that you contact the seller regarding the remote control.

## **FOUNDATION**

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

## **BASEMENT**

The full basement was unfinished.

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. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support.

There was a sump pump located in the basement. The sump pump was not tested because the pump has an internal activation system that is not accessible.. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

Photo 27



Exterior sump pump discharge line has a gap. Recommend to repair as necessary.

Photo 28



## FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by twelve -inch TJI joists spaced sixteen inches on center. A 4x12-inch steel I-Beam center beam and three -inch steel posts or piers were present for load bearing support.

## PLUMBING

The visible water supply lines throughout the structure were CPVC pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

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 appeared to be adequate.

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

## **BATHROOMS AND MISC PLUMBING**

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, i.e., a person taking a shower or bath. Any latent deficiencies noted under these conditions once the home is occupied should be sealed to prevent water intrusion and damage.

**Some of the caulk was missing from around the vanity countertop in the hall bathroom.** These areas should be sealed to prevent moisture penetration. 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.

Drain stoppers were missing in the hall bathroom tub and sink.

## **JETTED TUB**

The jetted tub was tested by filling the tub above the jets and engaging the on/off switch. The operation of the tub was done by verifying that water was coming out of each of the jets. The jets were run for approximately 1 minute. The tub did appear to be operable. Leaks were not observed from the jetted tub.

The GFCI for the jetted tub was located in the water closet.

**Photo 29**



## **WATER METER**

The main water shutoff valve for the structure was located adjacent to the water service entry point on the front wall in the basement. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other

water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated.

Photo 30



## WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by State, model number PR650XCVIT5 and serial number E06A157235. Information on the water heater indicated that it was manufactured 12 years ago. Hot water temperature was approximately 131 degrees F.

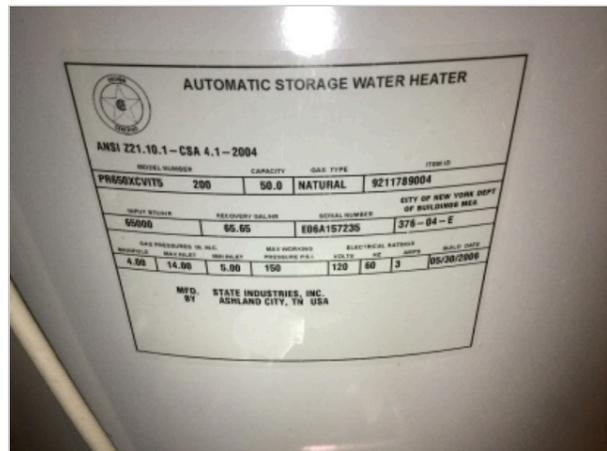
A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 31



Photo 32



The water heater may be past its design life. This is an informational note only to help give an idea of future budgeting considerations. The unit was functional unless noted otherwise. Please note that since codes change, it is possible the configuration for a water heater's flue and/or discharge may need to be altered at the time of a future replacement.

## GENERAL INTERIOR

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.

The only way to tell the presence and relative concentration of mold is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all homes be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the Environmental Protection Agency and the Ohio Department of Health.

## SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were not present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the 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.

## WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl, 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 rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

**One of the windows in the structure had a broken thermal seal.** A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.

Photo 33



Hall bathroom

The interior wall and ceiling surfaces were predominantly finished with drywall. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have

been recently painted.

## **FIREPLACE**

There was one fireplace in the structure. A home inspection of the fireplace and chimney is limited to the readily visible portions only. 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 service prior to use. The results of such an inspection may reveal needed or recommended repairs.

The visual condition at the time of the inspection was as follows:

An enclosed gas fireplace (appliance) was located in the family room. The unit was not operated. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace.

## **KITCHEN**

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

**Photo 34**



One of the kitchen cabinets was missing a sliding drawer.

Photo 35



The natural gas oven and range combo 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.

Photo 36



Photo 37



The lower oven did not function.

**Photo 38**



The range hood and microwave combination was inspected 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.

**Photo 39**



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

**Photo 40**



The dishwasher was tested and did appear to be functional.

**Photo 41**



The disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

Photo 42



### WASHER AND DRYER CONNECTIONS

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt style outlet for an electric clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed.

A drain for a washing machine was present.

Photo 43



### HEATING SYSTEM

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

The structure was heated by a Bryant natural gas forced air furnace, model number 350AAV0360BDFBSA, serial number 2907A04309 which is 11 years old. The temperature split was measured at several locations and was approximately 47 degrees F, which is normal.

The unit was located in the basement of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases.

NOTE: Codes change for proper furnace installation. As a reminder, this is a visual and functional check of the system only. Whenever a furnace is replaced by a licensed HVAC technician it is necessary for him to bring the setup up to the then-current code. This may include altering the current configuration of the system. This is a functional test only; if a complete and exhaustive checkout of all of the components of the HVAC system is desired, or if your warranty company requires a specific inspection from their approved HVAC vendor list, contact a reputable and licensed HVAC company prior to closing.

Photo 44



Photo 45



Photo 46



Photo 47



## AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Bryant, Model Number 113ANA036-B and Serial Number 2507E34703. The unit is located in the back of the structure. This unit is approximately 11 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was not tested because the outside temperature was below sixty degrees within the last twenty four hours. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

Photo 48



Photo 49



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 air filter should be replaced or cleaned, as appropriate, on a regular basis to maintain the efficiency of the system.

## PEST INSPECTION

The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc.

## **RADON TEST**

A radon test was performed according to EPA guidelines and testing protocol. The test is a screening measurement to determine the average radon concentration in the structure during the testing period. The test was accomplished with a Continuous Radon Monitor (CRM), a sophisticated EPA-approved testing device.

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into the structure through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon.

The radon inspection report will follow under separate cover upon completion of the test period. Radon levels vary over time based on many different factors, and the average concentration for the structure will change. HomeTeam recommends performing periodic, long-term radon testing once the structure is occupied.

### 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.

*Reprinted from ASHI Reporter, By Permission of Alan Carson, Carson Dunlop & Assoc.*