



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### 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

GENERAL INFORMATION REGARDING ALL HOME INSPECTIONS:

- The purpose and scope of the inspection, as it was defined in the HomeTeam Inspection Agreement, was to identify major defects. A "major defect" was any single defect in a system or component of the Property that could not be corrected, repaired or replaced for under \$1000. Although the Inspector and the Report may nonetheless have identified non-major defects, HomeTeam Inspection Service did not undertake and was not required, to identify or report any defect that could be corrected, repaired or replaced for under \$1000, or any system or component that could be rendered safe or functional for under \$1000, all of which were specifically excluded from the scope of the inspection.
- Maintenance and/or safety items are typical in most structures, and do not generally adversely affect its habitability. Although some maintenance and/or safety items discovered during the inspection may have been disclosed for the client's information and for future reference, this report does not include all maintenance items and/or safety items, and should not be relied upon for such items.
- The cosmetic condition of any of the components of the structure were not within the scope of the inspection. The inspection was not technically exhaustive and did not identify concealed conditions, latent defects or consequential damage(s).
- Identification of the integrity of the window glass seals and/or door glass seals and damaged, cracked, or missing glass in window units and/or door units along with the presence of any types of screens and/or their condition was not within the scope of the inspection. The balance mechanisms on window units were not checked for complete operation. Other possible concerns may not have been identified if the door units had been recently painted. Identification of routine operational maintenance issues such as loose hinges or knobs, doors rubbing the frame or sticking, and/or misaligned latches and strike plates are typical and usually due in part to the natural expansion and contraction of dissimilar materials. Some homes with drywall may have the type that contains high levels of hydrogen sulphide and ammonia (sometimes referred to as Chinese drywall because it was first thought to originate mostly from China). This product has been reported to cause health issues and corrosive damage to any metal in the home such as electrical wiring, plumbing, and HVAC units. The inspection for and identification of this type of material is NOT a part of this inspection.

## 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

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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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Lexington, KY 40504

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Steven Cunningham

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## HomeTeam<sup>®</sup>

INSPECTION SERVICE

February 2, 2017

**Bill Sample**  
123 SampleDrive  
Lexington, KY 40503  
Reference Number: xxxx

**Dear Bill,**

On 2/2/2017 HomeTeam Inspection Service made a visual inspection of **123 Sample Drive, Lexington, KY**. The following pages are a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report. The photos are an integral part of the inspection report. Please check the captioning of the photos for additional comments and/or concerns.

If you find any errors in the report, **PLEASE SEND AN EMAIL** to inform us of the needed correction OR to answer any questions.

We appreciate your business and truly hope that you enjoy every aspect of your new home. If you need assistance regarding the information in the report, please feel free to contact the above email address. Please feel free to refer our professional services to your friends and colleagues. Our TEAM appreciates your business!

Sincerely,

**HomeTeam Inspection Service**  
**Steve Cunningham**

A handwritten signature in black ink, appearing to read 'Steve Cunningham', is written over a light gray rectangular background.

**Kentucky Home Inspector KY License #103537**



**IMPORTANT PREFACE INFORMATION REGARDING YOUR HOME INSPECTION:**

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.

The license held by the home inspector does permit 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 inspection report includes a description of any major visual 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.

\* Major Visual 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.

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.



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## **GENERAL INFORMATION of the INSPECTION:**

The inspection was conducted according to the Standards of Practice of The American Society of Home Inspectors: The scope was to inspect the readily accessible, **visually observable**, installed systems and components of the structure. To report those inspected systems and components, that, in the professional judgment of the inspector, were not functioning properly, significantly deficient, unsafe, or were near the end of their normal service lives.

**IMPORTANT:** Please do a PRE-CLOSING walk through and double check the systems in your home that were functional at the time of the inspection, since time will have passed since this home inspection and conditions may have changed.

Systems that were functional on the day of the inspection may NOT be functional when you take possession. **It is YOUR responsibility to check all systems for function and operation BEFORE you take possession.**

**Also, all concerns noted in this report or the photos should be completed BEFORE CLOSING on the structure.**

The inspection **was not technically exhaustive** and **did not identify concealed conditions, latent defects or consequential damage(s).**

THE INSPECTION WAS A VISUAL INSPECTION OF THE SYSTEMS AND COMPONENTS - WE CANNOT SEE BEHIND, UNDER OR THROUGH COMPONENTS.

The terms: "front, back, left and right" were used in the report to describe the location of the systems and components of the structure as though **facing the main entry door from the exterior.**

**REMEMBER: All conditions were reported as they were VISUALLY observed at the time of the inspection,**

## **GENERAL DESCRIPTION of the PROPERTY:**

The temperature at the time of the inspection was about 30 to 40 degrees Fahrenheit, and it was sunny but damp from recent rains.

The utilities were functional.

The structure was estimated to be about 45 years in age and it was vacant.

The buyer and the buyer's real estate professional were present during the the informational walk-through of the structure.

## **EXTERIOR:**

The inspected structure was a split foyer design, primarily for residential use.

The general construction of the structure was primarily composed of wooden framing components.

The primary exterior siding component was brick veneer and vinyl siding.

The primary overhang area components were vinyl and painted aluminum.

The visible and accessible exterior wall flashing components were inspected and appeared to be in good condition.

There were no major defects on the visible portions of the primary exterior siding components or the primary overhang area components.

There were cracks in the concrete driveway that should be sealed.

*General information: Concrete and asphalt will normally pit, settle and crack from weather exposure. This is very common on driveways and any horizontal masonry surfaces. Any cracks or separations in these types of surfaces should be caulked or sealed to help prevent water from entering the opening and freezing in the winter season, which may cause additional cracking or separations.*

Figure Number 1



Figure Number 2



Figure Number 3



Figure Number 4



There were brick and block and mortar separation-type cracks observed at the foundation wall. All cracks in the masonry should be sealed to help prevent further cracking from the freezing and thawing effects of ice.

Figure Number 5



Figure Number 6



There was a negative grade of the soil at the front, left and right exterior. It should be graded to a gentle slope, falling away from the foundation, in order to properly drain the ground surface water away from the structure. The slope should be approximately six-inches of vertical fall for every ten-feet of horizontal distance.

The left side of the addition should be monitored for water penetration and the grade of the soil should corrected at this area.

**DECKS:**

There was a deck located at the exterior of the structure. There were no major visual defects observed on the deck surface material or the deck support structure.

*General Information: All wooden deck structures should be kept sealed with an appropriate coating at regular*

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*intervals to help prolong the useful life of the wooden components. The safety railing should be properly spaced and adequately attached to the wooden deck structure.*

The safety railing at the deck was not securely attached where the railing contacted the wall of the structure. Also, the load bearing support did not appear to be adequate at the corner post. Repair is recommended to maintain the safety of the railing.

Figure Number 7



Figure Number 8



## **ROOF SURFACE COMPONENTS:**

The main roof structure was a gable design covered primarily with asphalt shingle-type material. The visual observation of the roof surface components, the visually observable related flashings and visually observable penetrations through the roof surface was performed from the roof surface.

There appeared to be one layer of material on the roof surface. There appeared to be moderate overall wear on the roof surface covering material.

The granule wear, granule loss, edge wear and curling appeared to be moderate.

There were no major visual defects observed **on the visible portions** of the exterior of the roof surface components.

**The inspection could not determine if any non-visible components were deficient. A licensed roofing contractor should be consulted for further analysis and a complete professional inspection of the roof surface material and the related flashings and roof penetrations before closing.**

*General Information: The visual roof surface inspection was not intended as a warranty on the remaining life of the roof surface components, but simply an estimate of the remaining normal useful life based on observations.*



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*Any roof surface metal, especially the flashings and valley materials should be kept well protected with a coating specifically formulated for that purpose.*

Figure Number 9



Figure Number 10



### **GUTTER and DOWNSPOUT SYSTEM:**

The gutters and downspouts consisted of painted metal components that were functional, however, several of the downspouts were directing water toward the foundation and should be extended.

There were no major defects observed on the visible components of the roof surface drainage system.

*General Information: Downspout components should be extended approximately ten feet from the foundation and they should be securely attached to the structure. When splash blocks are used, they should be properly placed to catch the roof surface water and direct it away from the foundation.*

The downspouts were directing roof surface water toward the foundation. They should be extended farther away to help prevent erosion and water penetration.

Figure Number 11



### **FOUNDATION:**

The foundation of the structure was primarily constructed of concrete blocks and was a basement type construction.

A complete inspection of the foundation and footing was not possible due to the lack of visual access.

**Only a technically exhaustive inspection by a structural engineer can determine the exact condition of the foundation and footing.**

*General Information: A single visual inspection cannot determine whether possible movement of a foundation has occurred. Any cracks that were observed in the foundation and/or foundation walls should be monitored regularly.*

## **GRADE of the SOIL:**

The general grade of the **soil at the lot** on which the structure was situated appeared to be moderately sloping. The grade appeared to be adequate to direct ground surface water and roof surface water away from the foundation.

The general grade of the **soil next to the foundation within 3 feet** of the structure appeared to be in need of proper grading to direct the ground surface water away from the foundation. A reliable excavation contractor should be consulted for further analysis..

*General Information: **The soil at the perimeter of the foundation should be graded to a gentle slope, falling away from the foundation, in order to properly drain the ground surface water away from the structure. The slope should be approximately six-inches of vertical fall for every ten-feet of horizontal distance.***

## **BASEMENT:**

The basement appeared mostly dry.

The basement walls were finished, so a complete inspection was not possible.

*General Information: Because a basement is constructed below the grade of the surrounding soil, it is vulnerable to water penetration at any time. Heavy or extended periods of rain, flash flooding, or snow-melts could cause possible water penetration into a basement. Water penetration and accumulation in a basement is generally caused by ground and roof surface water that is directed toward the foundation. By remembering that, "WATER FLOWS DOWNHILL", and then by repairing any downhill slope or any depression around the perimeter of the foundation, a majority of the possible water concerns in a basement may be eliminated.*

*Other contributors to water penetration in a basement are: (1 downspouts that exit near the foundation, (2 HVAC condensate lines that drain in a basement or exit near the foundation, (3 water held by an excessive amount of landscaping and vegetation around the foundation, and (4 patio, walkway or driveway surfaces that slope toward the foundation.*

**ALL BASEMENTS ARE BELOW THE GROUND AND COULD FLOOD AT ANY TIME. YOU MUST BE VIGILANT IN DIRECTING ROOF SURFACE AND GROUND SURFACE WATER AWAY FROM THE FOUNDATION WALLS OF THE BASEMENT.**

## **WOODEN FLOOR STRUCTURE:**

The floor structure components that were visible consisted primarily of a plywood subfloor, supported by two-inch by ten-inch wooden joists spaced sixteen inches on center.

The girders and load bearing support were covered with drywall and were not visible for inspection.

## **PLUMBING SYSTEM:**

The visible water supply lines in the structure were primarily copper type piping.

The visible water waste lines in the structure were primarily DWV plastic type piping.

Water supply flow in the structure appeared to be adequate.

The functional drainage of the water waste lines appeared to be adequate.

The in-line water supply valves were not operated because operating could cause the valve to start leaking, however, the visually accessible in-line water supply valves were inspected for any visible leaks.



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There were no major visual defects observed in the visible portions of the accessible plumbing system at the time of the inspection.

Figure Number 12



The basement dishwasher drain was clogged.

### **BATHROOM COMPONENTS:**

The visually accessible plumbing fixtures and visually accessible water supply faucets that were not attached to a household appliance (for example: a washing machine faucet) were operated and inspected for visible leaks.

The inspected bathrooms had a exterior window or operating exhaust fan unless noted.

The hallway and basement bathroom vanity top and/or base was not securely attached and may cause accidental damage to the plumbing pipes and should be securely attached to the cabinet.

### **WATER METER:**

The control meter for the water service was located in the front yard.

The main water supply shut-off valve for the structure was located in the stairway closet.

The location of the main water supply shut-off valve has been marked with an identification tag and should be noted by all occupants in case of an emergency situation concerning the water supply.

Figure Number 13



### **CLOTHES DRYER EXHAUST VENTING COMPONENTS:**

The visible sections of the clothes dryer exhaust vent piping and exterior cover were inspected and it was functional and adequate, however, it did not have a protective screen (or cage installed at the exterior cover to help prevent pest entry.

The dryer vent pipe should be cleaned BEFORE CLOSING of any accumulated lint and kept clean for your safety (dryer lint is combustible.

*NOTE: Please check the operation of the flap(s) at the exterior cover upon taking occupancy and operating the*

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*dryer for the first time to make sure that it is not clogged with lint.*

Figure Number 14



### **GAS SUPPLY:**

The control valve for the gas supply was located at the right exterior wall. The control valve should be located by all occupants in case of an emergency situation concerning the gas supply.

Figure Number 15



### **ELECTRICAL SYSTEM:**

The overhead electrical service wire entered the structure on the right exterior wall. The electrical service wire entered a Cutler-Hammer service panel, located on the basement wall and appeared to have a rated capacity of 150 amps and 120/240 volts.

The branch circuits within the panel appeared to be copper with multi-strand aluminum in some of the 240 volt circuits. The branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched.

The visible wiring of the structure consisted primarily of the nonmetallic (romex) type. The electrical service appeared to be grounded by means of a copper wire from the service panel to the soil.

There were no major visual defects observed on the visible portions of the electrical system.

Figure Number 16



The main circuit breaker for the electrical service was not located in the service panel, but was located next to the meter base at the exterior of the structure.

Figure Number 17



### **ELECTRICAL COMPONENTS - SMOKE ALARMS - GFCI STATEMENT:**

The accessible installed electrical lighting fixtures, switches, and receptacles (**a representative number, not all**) located throughout the structure were inspected and were found to be functional.

There were a few smoke alarms found in the structure.

The smoke alarms should be checked for operation upon taking occupancy of the structure, and then checked for operation on a monthly basis thereafter.

There were no arc-fault circuit interrupters located in the electrical service panels. This type of safety device should help prevent a potential fire hazard in the attached circuits by sensing for friction or heat build up and interrupting the flow of current in the circuit. The AFCI breakers should be tested at regular intervals. (NOTE: IF THE STRUCTURE WAS OCCUPIED, THE AFCI CIRCUITS WERE NOT TESTED FOR OPERATION BECAUSE WE DID NOT

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WANT TO DISCONNECT AN ESSENTIAL COMPONENT.

There were ground fault circuit interrupters located in the structure. A ground fault circuit interrupter (GFCI) is a safety device that senses a potential shock hazard and interrupts the flow of current in the circuit. The exact location of the GFCIs was not part of the inspection.

*General information: As a safety reminder, the electrical receptacles that should have GFCI protection include: outdoor receptacles that are installed below a height of 6-feet 6-inches, most bathroom receptacles, kitchen receptacles located at counter tops that are within 6-feet of a water source, receptacles at wet bar sinks. Most garage receptacles should have GFCI protection, except for the receptacle at the garage door opener and the receptacle at a refrigerator or a freezer.*

The GFCI electrical receptacle at the laundry closet was HOT when tripped and should be replaced.

The hallway bathroom ceiling mounted heater was not functional.

Additional smoke alarms should be installed.

### **WATER HEATER:**

There was a natural gas fueled water heater, with a 50-gallon capacity, located in the basement. The water heater was manufactured by General Electric. The model number was PG50T09AVG00 and the serial number was GELN0804A22477. Information on the water heater indicated that it was manufactured approximately 13 years ago.

A pressure relief valve was present. This safety device should relieve any excess pressure that could build up inside the water heater. The pressure relief valve was not operated because operating could cause the valve to start leaking.

A safety extension pipe was attached to the pressure relief valve, which did terminate close to the floor.

The water heater was functional at the time of inspection.

Figure Number 18



The gas-fueled water heater exhaust pipe was not secured with retaining screws at each joint in the pipe sections. Retaining screws should be installed to help prevent the exhaust vent pipe from being moved away from the vent opening which could allow combustion gases to seep into the living areas of the structure.

Figure Number 19



The overflow pipe for the water heater was not within 2-inches of the floor for safety and should be extended.



Figure Number 20



## **WINDOWS and DOORS:**

The window units were primarily constructed of vinyl and were a double-hung type design. The primary glazing of the window units was double pane insulated-type glass.

A **representative number** of windows are inspected, not all windows can be accessed or opened. Window balances and condensation/broken seals of insulated glass are not within the scope of the inspection, however, they may be noted as a courtesy.

The accessible window units were found to be functional, that is, mostly operational and keeping out the weather..

There were no major visual defects observed on the accessible primary window units.

The accessible interior and exterior door units were found to be functional at the time of the inspection.

There were no major visual defects observed on the accessible primary door units.

*General information: Latch adjustments are very common and are needed on interior and exterior doors that will not latch.*

The exterior door sills at the back patio were not adequately caulked. Additional caulk should be installed to help prevent water penetration into the structure.

Figure Number 21



The front entry door latch was not fully functional and should be replaced.

Screens were not installed at all of operable window units.

Additional door stops should be installed.

There was condensation between the double pane glass at some of the window units. This indicated a broken seal that has allowed moisture between the two panes of glass. This may not be all of the windows with condensation. Please consult a specialty window company for a complete inspection. Repair or replacement should be made as necessary.

\*one window in the front right bedroom

## **INTERIOR LIVING AREAS:**

The interior wall and ceiling surfaces were primarily drywall.

There were no major visual defects observed on the visible portions of the interior wall and/or ceiling surfaces.

**The interior living areas were inspected for visual indications of structural failure and safety concerns only.**

**The cosmetic condition of the paint, walls and wall coverings, floors and floor coverings, all hardware items, lighting fixtures, moldings, windows and window coverings, and decorative items were not within the scope of the inspection, however, some verbal comments may have been made as a courtesy.**

*General Information: Any small seam cracks, corner cracks and any nail pops are normal and are generally occurring due to the natural expansion and contraction of dissimilar materials. Possible concerns such as previous repairs and water stains may not have been identified if the interior wall and ceiling surfaces had been recently painted or covered with wallpaper or paneling.*

## **KITCHEN CABINETS and APPLIANCES:**

The visible portions of the kitchen cabinets appeared to be in fair condition. The visible portions of the kitchen counter top components appeared to be in fair condition.

The permanent installed appliances were checked for operational function only.

**All appliances were functional.**

*General Information: Counter top components should be sealed with a water-resistant caulking compound at any open gaps to help prevent water penetration into the wooden components of the counter top or the cabinets.*

Figure Number 22



Figure Number 23



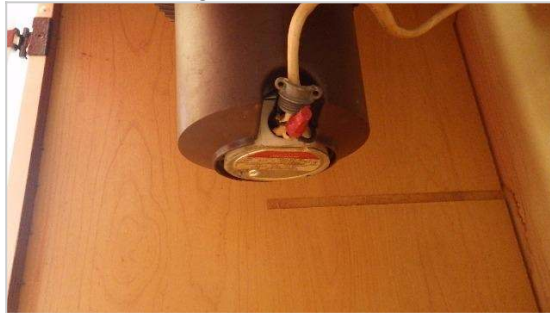
The drainage pipe located at the dishwasher in the basement appeared to be slightly clogged. Although not defective, the drainage pipe should be cleaned out for better operation.

Figure Number 24



The electrical wire at the disposer was not adequately secured with tape. The electrical wiring should be properly secured to help prevent accidental entry or shock.

Figure Number 25



#### **OTHER CONCERNS - SUGGESTIONS - POTENTIAL AREAS OF IMPROVEMENT:**

The painted baseboard and walls surfaces tested negative for lead base paint coating.

#### **ROOF STRUCTURE:**

The roof structure consisted primarily of two-inch by four-inch wooden trusses spaced twenty-four inches on center and plywood sheathing.

The sections of the roof structure that were accessible were inspected from the attic space. It was not possible to inspect all of the areas of the attic space because of the configuration of the framing components and due to the presence of insulation that was covering the majority of the roof structure components, attic flooring material and/or personal items stored in the attic space.

There were no major visual defects observed on the visible portions of the attic space or roof structure.

*General Information: The apparent absence of visible indications of moisture was not necessarily a conclusive indication that the roof structure was free from water penetration. The underneath side of the roof structure should be inspected from the attic space during extended periods of heavy rain or snow melt to be sure the roof structure does not leak at that time.*

Figure Number 26



### **ATTIC SPACE and VENTILATION:**

The attic space over the primary living area was accessed through a ceiling scuttle in the bedroom closet.

The insulation over the main living area appeared to be fiberglass type, which was eight to ten-inches in depth.

Ventilation for the attic space appeared to be provided by soffit mounted and roof mounted ventilators.

The insulation was not disturbed by the inspector, therefore, the majority of the ceiling joists, drywall and components (plumbing pipes, electrical wires, etc.) in the attic space could not be accessed for inspection.

*General Information: During the winter months, when windows and doors are usually closed because of the lower outdoor temperatures, the attic space should have adequate ventilation. Unless the water vapor produced by the use of bathtubs, showers, and appliances is removed by adequate ventilation, it could dampen insulation, which reduces its effectiveness. Proper ventilation allows the air flow to dissipate water vapor before it can condense and form water droplets. During the summer months, radiant heat from the sun can cause extreme roof surface temperatures. Prolonged exposure to high heat levels will accelerate aging and shorten the useful life of the roof system and the roof surface materials. Having a properly ventilated airflow through the attic space between the roof surface and the living space ceiling area will help offer protection against heat buildup. Proper ventilation should provide a natural draft from the bottom of the attic space to the top of the attic space. Ventilator openings should not be covered during the winter. Soffit ventilators should not be blocked by insulation. Bathroom exhausts and kitchen exhausts should be vented to the exterior of the structure and not into the attic space to help prevent excessive moisture.*

Figure Number 27



Figure Number 28



The hallway bathroom exhaust pipe and the microwave vent pipe were vented to the attic space. They should be properly vented to the exterior of the structure, which will help prevent moisture from accumulating in the attic space.

Figure Number 29



Figure Number 30



## **GENERAL INFORMATION on the HEATING and COOLING SYSTEM:**

*The heating and cooling components were tested by operating the thermostat controls as a user would normally operate them on a daily basis. We then compare the temperature differentials between the supply air and the return air and determine if the readings were within or exceed industry standards.*

*If the structure was previously occupied, please check with the seller to obtain any documents concerning regular maintenance and servicing of the heating and cooling systems. The complete examination of the heating and cooling systems was technically limited since the units were not dismantled to examine the interior components.*

**Upon taking possession of the structure, the heating and cooling systems should be inspected and serviced by a licensed heating and cooling technician. It is very important that this service is complete and then done seasonally to ensure the proper operation of the HVAC system(s).**

## **GAS HEATING SYSTEM:**

The gas-fueled, forced-air heating system was manufactured by Luxaire. The unit was located at the basement of the structure. The model number was GM9S080B12UP11H and the serial number was W0E5117836. The unit was approximately 12 years in age.

Periodic preventive maintenance is recommended to keep the unit in good operating condition.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection was not possible.

The fan motor safety switch on the unit was tested and appeared to be functional at the time of the inspection.

The heating system was functional at the time of the inspection.



Figure Number 31



### **COOLING SYSTEM:**

The electric air-conditioner condensing unit was manufactured by Luxaire. The unit was located at the right exterior of the structure. The model number was AC036X1021G and the serial number was W0G5536493. The unit was approximately 12 years in age.

Periodic preventive maintenance is recommended to keep the unit in good operating condition.

The air-handler and the coil for the air conditioner were located at the basement.

The condensation lines were draining into a condensate pump, which could not be tested for operation.

The cooling system was not tested for operation at the time of inspection due to the low outdoor temperature which was below 60 F.

Figure Number 32



### **HEATING and COOLING SYSTEM FILTER:**

The 16 x 20 x 1-inch disposable filter located at the coil/air-handler unit in the basement should be replaced on a regular basis.

Figure Number 33



The filter compartment door at the HVAC coil/air-handler unit in the basement was not installed. A roll of duct tape should be kept near the unit and used to seal the compartment to help prevent un-filtered air from being distributed throughout the structure.

### **HEATING and COOLING - 1 SYSTEM CONTROL:**

The thermostat control for the heating and cooling system was located on the hallway wall of the structure. The thermostat was in working order. It was not tested for accuracy or calibration.

General Information: There will be normal temperature variations from room to room and/or from level to level.

### **IMPORTANT INFORMATION about MILDEW, MOLD, and FUNGUS:**

Mildew, mold, and fungus-type organisms will commonly occur in areas that show evidence of, or that have the potential for water penetration (**MOST underfloor crawl spaces and some basements**), **leaking plumbing pipes and/or inadequate ventilation**.

Any area of the structure, any component, or any system that exhibits such conditions could possibly be a health hazard to some people.

The identification of these organisms was not within the scope of the inspection. If there is an underfloor crawl space or a basement in the structure, you WILL have the presence of and/or the possibility of FUNGUS GROWTH.

File Number: **xxxx**

Address of Inspection: **123 SAMPLE DRIVE**

If you are concerned about the possibility of the presence of these types of organisms in the inspected structure, it is suggested to seek further consultation. This inspection DID NOT and WAS NOT intended to identify MILDEW, MOLD and/or FUNGUS.

**CARBON MONOXIDE DETECTORS:**

*General Information: When gas-fueled or wood-fueled appliances are located in the structure, OR if there is an attached garage, HomeTeam Inspection Service advises that adequate carbon-monoxide detectors be installed. The detection devices should be installed according to the manufacturer's directions based upon the configuration of the structure and the types and locations of the gas and/or wood-fueled appliances in use.*

File Number: xxxx

Address of Inspection: 123 SAMPLE DRIVE

## **RADON MONITORING RESULTS:**

Radon gas is a colorless and odorless gas released into the ground because of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. Steve Cunningham performed the radon test you requested. The radon inspection results are below.

A radon test was performed according to the guidelines of the "Radon Screening Measurement Test Addendum to Inspection Agreement" and the EPA's testing protocol. The test is a screening measurement to determine the average radon concentration in the home during the testing period. The testing period began on 01/31/2017 and lasted until 02/02/2017 for a total of 49 hours. This test was done with a precision airborne alpha radiation detection instrument; a model CRM-510/CO, an EPA approved testing device.

The average radon concentration was 8.0 pCi/l.

If radon levels of 4.0 pCi/l or higher are detected, HomeTeam recommends that you consult your state radon office for guidance.

We also suggest that, if you have any questions once you get the results, that you contact the Federal or State EPA, American Lung Association, Consumer Product Safety Commission, American Medical Association, or your local health department. There can be variations in any radon measurement due to changes in the weather and operation of the dwelling.

[THANK YOU AGAIN FOR YOUR CONFIDENCE IN OUR SERVICES](#)

**Please read the report** in its **entirety** and **review the embedded inspection photos and their captions.** **The photos are an integral part of the report and may convey some concerns that are not in the main body of the report or in the summary.** The listing order of the concerns is random and is not intended to establish any priority. This report and summary should not be considered as a complete list of all of the concerns and should not be considered as a repair list.

### **ROOF SURFACE CONCERNS:**

1. The downspouts were directing roof surface water toward the foundation. They should be extended farther away to help prevent erosion and water penetration.



Figure Number 11

### **EXTERIOR CONCERNS:**

1. There was a negative grade of the soil at the front, left and right exterior. It should be graded to a gentle slope, falling away from the foundation, in order to properly drain the ground surface water away from the structure. The slope should be approximately six-inches of vertical fall for every ten-feet of horizontal distance.  
The left side of the addition should be monitored for water penetration and the grade of the soil should be corrected at this area.

### **PLUMBING and BATHROOM CONCERNS:**

1. The drainage pipe located at the dishwasher in the basement appeared to be slightly clogged. Although not defective, the drainage pipe should be cleaned out for better operation.



Figure Number 24

2. The basement dishwasher drain was clogged.
3. The hallway and basement bathroom vanity top and/or base was not securely attached and may cause accidental damage to the plumbing pipes and should be securely attached to the cabinet.

### **ELECTRICAL CONCERNS:**

1. The GFCI electrical receptacle at the laundry closet was HOT when tripped and should be replaced.



The hallway bathroom ceiling mounted heater was not functional.  
Additional smoke alarms should be installed.

2. The electrical wire at the disposer was not adequately secured with tape. The electrical wiring should be properly secured to help prevent accidental entry or shock.

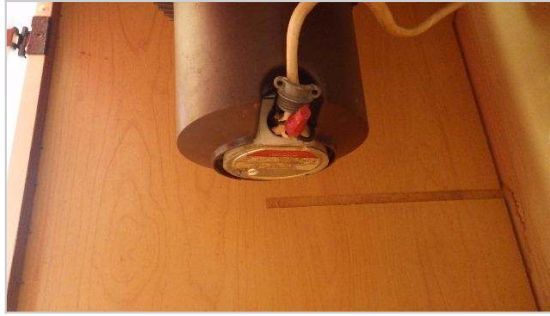


Figure Number 25

### **WINDOW and DOOR CONCERNS:**

1. The exterior door sills at the back patio were not adequately caulked. Additional caulk should be installed to help prevent water penetration into the structure.



Figure Number 21

2. The front entry door latch was not fully functional and should be replaced.
3. Screens were not installed at all of operable window units.  
Additional door stops should be installed.
4. There was condensation between the double pane glass at some of the window units. This indicated a broken seal that has allowed moisture between the two panes of glass. This may not be all of the windows with condensation. Please consult a specialty window company for a complete inspection. Repair or replacement should be made as necessary.  
\*one window in the front right bedroom

### **ATTIC and ROOF STRUCTURE CONCERNS:**

1. The hallway bathroom exhaust pipe and the microwave vent pipe were vented to the attic space. They should be properly vented to the exterior of the structure, which will help prevent moisture from accumulating in the attic space.

Figure Number 29



Figure Number 30



### **SAFETY CONCERNS:**

1. The safety railing at the deck was not securely attached where the railing contacted the wall of the structure. Also, the load bearing support did not appear to be adequate at the corner post. Repair is recommended to maintain the safety of the railing.

Figure Number 8



Figure Number 7



2. The overflow pipe for the water heater was not within 2-inches of the floor for safety and should be extended.



Figure Number 20

3. The gas-fueled water heater exhaust pipe was not secured with retaining screws at each joint in the pipe sections.



Figure Number 19

-----end of the inspection report-----