



# 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





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## HomeTeam<sup>®</sup>

### INSPECTION SERVICE

Thursday, December 5, 2019

**Bill Sample**  
**123 Sample Dr**  
**Anytown, KY 12345**  
**Reference Number: XX-XX-XX**

Dear **Bill Sample**,

On 12/5/2019 HomeTeam Inspection Service made a visual inspection of **123 Sample Dr, Anytown, KY**. The following pages are a written, narrative report of our findings in accordance with the terms of our HomeTeam Inspection Agreement. We use the American Society of Home Inspectors STANDARDS OF PRACTICE. 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 and may convey concerns. Please review all the photos for additional comments and/or concerns.

**NOTE: When you click your mouse on a concern in the SUMMARY SECTION, it will automatically direct you to that concern within the body of the report, which may have MORE detail regarding the concern.**

If you find any errors in the report or need assistance regarding the information in the report, **PLEASE EMAIL: [lexington@hometeam.com](mailto:lexington@hometeam.com)**

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 contact the above email address**. Please feel free to refer our professional services to your friends and colleagues.

Our TEAM appreciates your business!

HomeTeam Inspection Service

**Steve Cunningham**

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

**Kentucky Home Inspector KY License #103537**





## **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.

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

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

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

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

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

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**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.

## **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 and/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, WE DO NOT REMOVE RUGS OR MOVE FURNITURE.

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 inspected structure was estimated to be about 50 years in age and it was occupied.

The temperature at the time of the inspection was about 50 to 60 degrees Fahrenheit.  
The weather conditions were sunny but damp from recent rains.  
The utilities were functional.

The buyer and the buyer's real estate professional were present during the FACETIME part of the inspection.

## **EXTERIOR:**

The inspected structure was a one story 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 painted wood.

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 was pitting and cracking at sections of the asphalt driveway.

General information: Concrete and/or asphalt will normally pit, settle and crack from weather exposure. This is very



*common for 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, separations and or expansion.*

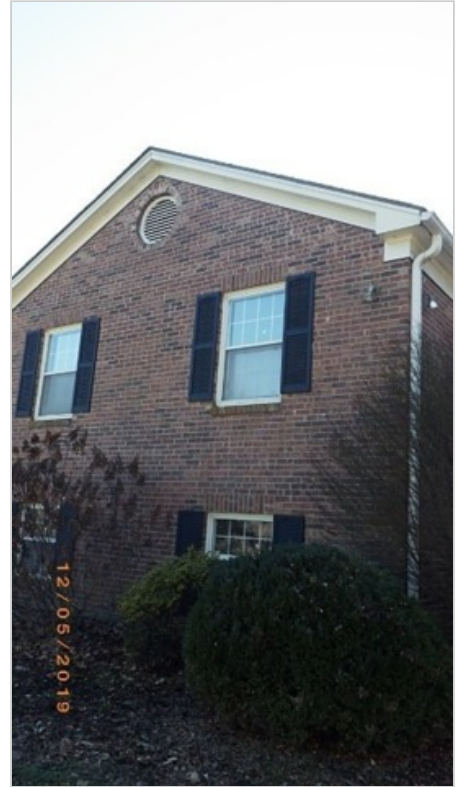
**Photo# 1**



**Photo# 2**



**Photo# 3**



**Photo# 4**



**Photo# 5**



**Photo# 6**



**Photo# 7**



**Photo# 8**

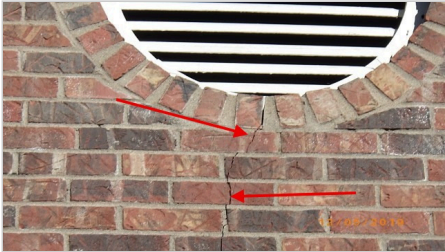


There were brick and mortar separation-type cracks observed at the brick veneer. All cracks in the masonry should be sealed to help prevent further cracking from the freezing and thawing effects of ice.

**Photo# 9**



**Photo# 10**



**Photo# 11**



**Photo# 12**



Excessive vegetation was contacting and/or close to the structure. The vegetation may damage the structure and cause water retention at the foundation and should be trimmed or removed.



Photo# 13



Photo# 14



The steel lintels (metal angle irons) were rusting. Lintels support masonry material above windows and doors. Keeping the lintels sealed painted will prevent rusting and expansion, which could lead to cracks in the masonry near the windows and doors.

Photo# 15



### **GARAGE STRUCTURE:**

The accessible areas of the attached garage were visually inspected.

The garage door(s) and the mechanical components of the garage door(s) were inspected and were found to be operable.

The interior walls of the garage may not have been fully accessible for inspection due to personal items or shelving against the interior walls.



The garage door opener(s) were functional.

There were no major visual defects observed on the visible portions of the garage structure, the garage doors or the mechanical components.

General Information: Concrete garage floors will normally settle and the surface may crack and pit. Safety beams may need regular adjustment. Garage door tracks need regular lubrication.

The fire separation components of the walls, doors, and ceiling at the interior of the garage were inspected and had a small opening in the ceiling. Which could allow a potential fire to spread to other parts of the structure. It should be repaired with a fire rated product.

**Photo# 16**



The garage door was functional at the time of the inspection, however, a support on the bottom panel was damaged. Please repair or replace as necessary.

**Photo# 17**



## **ROOF SURFACE COMPONENTS:**

The main roof structure was a gable design covered primarily with composition 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.

Metal roof edging material was installed.

There appeared to be light overall wear on the roof surface covering material. The granule wear, granule loss, edge wear and curling appeared to be light.

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

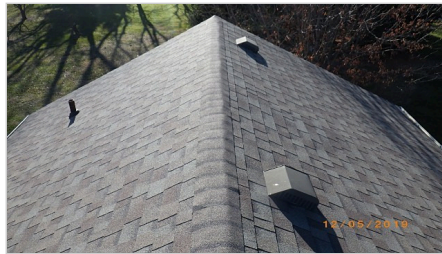
**The inspection could not determine if any non-visible components were deficient. Dormers and overhang area flashings can generally not be visually accessed for inspection, THEREFORE, a licensed roofing contractor should be consulted for further analysis and a complete professional inspection of the 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. Any roof surface metal, especially the flashings and valley materials should be kept well protected with a coating specifically formulated for that purpose.*

**Photo# 18**



**Photo# 19**



**Photo# 20**



**Photo# 21**



**Photo# 22**



**Photo# 23**





**Photo# 24**



**Photo# 25**



decorative cupola

The metal step and counter flashing components (all around the roof surface) where the shingles contacted the vertical walls were not adequately sealed. The flashing had open gaps in the caulking or had pulled away from the wall. Repair or replacement should be made to help prevent water penetration into the structure.

**Photo# 26**



**Photo# 27**



**GUTTER and DOWNSPOUT SYSTEM:**

The gutters and downspouts were primarily painted metal components that were functional, however, several of the downspouts were directing water toward the foundation and should be extended at least 10 feet away from the foundation wall.

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.*



**Photo# 28**



Some of the gutter downspouts were connected to under-ground drainage pipes. The adequacy and capacity of the drainage pipes were not part of the inspection. After occupancy, please determine the exit point of the drainage pipes.

**Photo# 29**



**MASONRY CHIMNEY:**

The visible exterior of the masonry chimney structure and the related components were inspected.

There appeared to be no cracks in the bricks.

The chimney flashing was in need of repairs.

General Information: *The inspection of the fireplace and chimney was limited to the readily visible portions of the*

*components. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and inspected by a qualified chimney sweep or masonry contractor, as there may be hidden defects, not readily visible at the time of the inspection.*

**Photo# 30**



**Photo# 31**



**Photo# 32**



The metal flashing at the base of the chimney structure had pulled away from the chimney structure and was not adequately caulked. The flashing should be repaired or replaced as necessary to help prevent water penetration into the structure.

The unsealed concrete at the top of the masonry chimney could absorb water that may seep into the interior of the chimney structure. Moisture present in the interior of a chimney structure may increase the possibility of mortar deterioration and brick/stone spalling (the face of the brick/stone surface falling away). The concrete crown should be sealed with a brush-able tar-based product to help prevent water absorption into the concrete crown and the interior of the chimney structure.

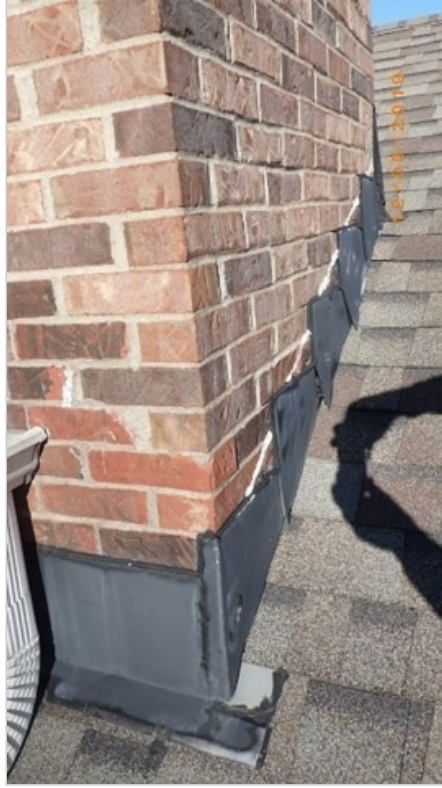
The unsealed concrete at the top of the masonry chimney could absorb water that may seep into the interior of the chimney structure. Moisture present in the interior of a chimney structure may increase the possibility of mortar deterioration and brick/stone spalling (the face of the brick/stone surface falling away). The concrete crown should be sealed with a brush-able tar-based product to help prevent water absorption into the concrete crown and the interior of the chimney structure.



Photo# 33



Photo# 34



Photo# 35



Photo# 36



Photo# 37



Photo# 38



**Photo# 39**



**Photo# 40**



## **FOUNDATION:**

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

A complete inspection of the foundation and footing was not possible due to the lack of visual access. Most concrete footings are covered with soil or vapor barrier, which limits complete visual access.

**Only a technically exhaustive inspection by a structural engineer and/or a reliable foundation company 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 noted and monitored regularly for any further movement.*

## **GRADE of the SOIL:**

The general grade of the lot appeared to be mostly level.

The general grade of the **soil at the lot surrounding the structure** 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 wall (within about 6 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..

There was a negative grade of the soil around the perimeter of the structure. It appeared to be significantly deficient. 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 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 about six-inches of vertical fall for every ten-feet of horizontal distance.**

**Photo# 41**



### **UNDERFLOOR CRAWL SPACE:**

There was a crawl space under the wooden floor structure.

The access opening was at the interior closet and it was at least 16-inches by 24-inches in size.

The underfloor crawlspace did have at least 24-inches of vertical clearance between the components and the ground.

It appeared mostly dry. Because of the configuration, all areas of the crawl space were not completely accessible to the inspection.

The crawl space did not have a vapor barrier (plastic film) covering the ground surface. The purpose of a vapor barrier is to help keep the natural ground moisture vapors from penetrating into the structure.

The crawl space did not appear to be adequately ventilated. The purpose of properly placed ventilators is to help to dissipate natural ground moisture through adequate airflow.

*General Information: Water penetration and accumulation in a crawl space 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, possible water concerns in a crawl space may be eliminated.*

*Other contributors to water accumulation in a crawl space are: (1) downspouts that exit near the foundation, (2) HVAC condensate lines that drain in the crawl space 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.*

*Please leave the crawl space ventilators open all the time. Adequate ventilation in the crawl space is actually more important in the winter season than in the summer season. (Note: when is the defroster generally operated on your automobile?) Ventilators in the crawl space should remain fully open at all times, however, during the coldest parts of the winter the ventilators that are nearest water pipes can be temporarily closed.*

**ALL UNDERFLOOR CRAWL SPACES WILL HAVE SOME DEGREE OF FUNGUS GROWTH PRESENT UNLESS IT IS 100% DRY AND COMPLETELY CONDITIONED WITH HEATING AND AIR CONDITIONING THE YEAR AROUND IN ALL SEASONS.**



**Photo# 42**



**Photo# 43**



**Photo# 44**



**Photo# 45**



**Photo# 46**



The crawl space did not have a vapor barrier (usually a 6-mil plastic material) covering the majority of the ground in the crawl space. Vapor barrier helps prevent ground moisture from penetrating the insulation and floor structure and causing possible damage to the wooden framing components and decreasing the efficiency of the insulation.

**Photo# 47**



Some of the crawl space ventilators were closed or blocked closed. Crawl space ventilators should remain fully open at all times.

**Photo# 48**



## **BELOW GRADE BASEMENT:**

The below grade basement had indications of moisture penetration (efflorescence and/or dampness) and should be monitored for future water entry.

The below grade basement walls were finished and they were not fully visible due to personal items stored against the walls. Please check those areas before closing.

*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.**

A floor drain was installed at the basement and at the exterior of the basement entry door of the structure. The function and adequacy of the floor drain was not checked. Please test the drain for proper operation upon taking possession of the structure. Floor drain outlets may backup and/or overflow at times of heavy rains or snow melts and should be monitored for continued and safe operation.

**Photo# 49**



**Photo# 50**



**Photo# 51**



## **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.

There were six-inch by ten-inch wooden built-up type girders and concrete block piers for load-bearing support.

The floor system was not insulated.

**It is typical for a wooden floor structure to have uneven and/or raised areas. This is generally the result of normal settlement and/or loose nails.**



There were no major visual defects observed on the visible portions of the floor structure components.

**Photo# 52**



**Photo# 53**



**Photo# 54**



**Photo# 55**



**Photo# 56**



The floor structure had been supported with additional vertical 2 x 4- inch boards under the family room and maybe the kitchen area. The purpose of the supports appeared to be bouncing floors. Footers were not installed under the supports. The supported area should be monitored for any structural movement and a reliable building contractor should be consulted for further analysis.

**Photo# 57**



**Photo# 58**



**Photo# 59**



**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 galvanized and cast iron 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.

**SEPTIC SYSTEM NOTE: If the structure is connected to a residential septic system, please check with the seller to determine if periodic maintenance was performed on the system. The inspection of a septic system should only be performed by a licensed professional before closing. A RELIABLE SEPTIC COMPANY MUST BE CONTACTED TO INSPECT THE SEPTIC SYSTEM BEFORE CLOSING.**

Cast iron plumbing was installed in the structure. It has a tendency to crack after it ages and these cracks are not usually visually observable. A licensed plumber should be consulted before closing to fully inspect and electronically scope the plumbing system for damage, or other concerns.

**Photo# 60**





Galvanized plumbing pipes will corrode, rust and clog with calcium over time. The water pressure may vary at certain faucets due to the age and condition and number of supply pipes in use simultaneously. Repair or replacement should be made as necessary to maintain adequate water supply pressure.

Main sewer line clean out at the front yard. Check with the sellers or a licensed plumber on information on the age and/or condition of the main sewer line.

**Photo# 61**



### **BATHROOM COMPONENTS:**

The visually accessible plumbing fixtures and water supply faucets that were not attached to a household appliance were operated and inspected for visible leaks.

The inspected bathrooms had a exterior window for moisture ventilation or an operating exhaust fan unless noted.

### **WATER METER:**

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

The **main water supply shut-off valve** for the structure was located at the control meter in the yard.

The location of the main water supply shut-off valve should be noted by all occupants in case of an emergency situation concerning the water supply.

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

The visible sections of the clothes dryer exhaust vent piping and exterior cover were inspected and it appeared to extend to the exterior, 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 on a regular basis 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 dryer for the first time to make sure that it is not clogged with lint.*

**Photo# 62**



**Photo# 63**



**GAS SUPPLY:**

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

**Photo# 64**



**ELECTRICAL SYSTEM:**

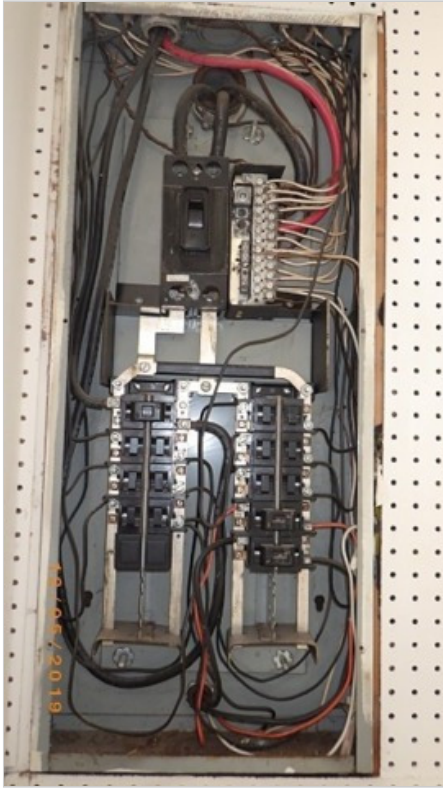
The underground electrical service wire entered the structure on the back exterior wall. The electrical service wire entered a ITE service panel, located on the back basement wall and **had ONLY a 100 amp rated capacity and 120/240 volts.**

The branch circuits within the panel appeared to be copper. The branch circuits and the circuit breakers to which they were attached contained one or more double tapped circuits.

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 electrical sub panels located in the garage and the basement.

Photo# 65



Photo# 66

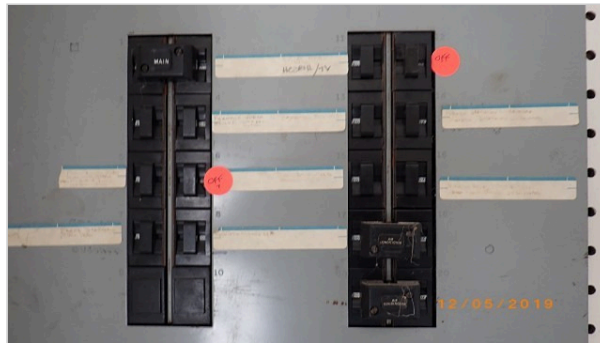


Photo# 67



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

Photo# 68



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

A representative number, not all, of the accessible (not hidden or blocked with furniture or other items) installed electrical lighting fixtures, switches, and receptacles located in 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 WANT TO DISCONNECT AN ESSENTIAL COMPONENT.)

There were some 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.*

There did not appear to be a sufficient amount of GFCI receptacles installed throughout the structure. Install as considered necessary.

There were three-prong type electrical receptacles in the structure that were not grounded. Electrical devices that require adequate grounding should not be connected to ungrounded three-prong type receptacles.

There did not appear to be a sufficient amount of smoke alarms installed throughout the structure. It is recommended to install more smoke alarms for safety.

The living room ceiling fan did not appear to be functional. However, it may be on a remote. Repair or replacement should be made as necessary.

The exhaust fan at the guest bathroom ceiling did not appear to be functional and should be repaired or replaced as necessary.

## **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 Bradford White. The model number was MI5036LN10 and the serial number was NM8067267. Information on the water heater indicated that it was manufactured approximately 22 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 discharge pipe was attached to the pressure relief valve, which did terminate close to the floor.

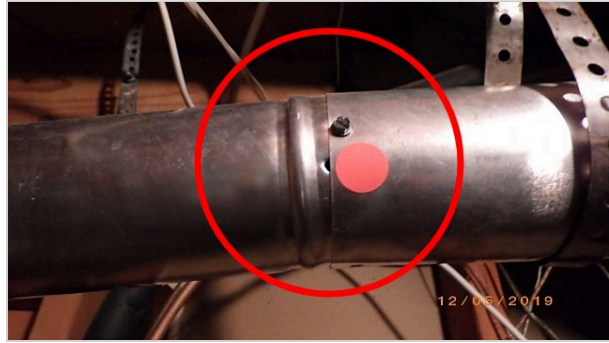
The water heater was functional at the time of the inspection, however, it had exceeded its normal useful operating life and should be monitored for continued operation.

**NOTE: ANY WATER HEATER OVER 10 YEARS IN AGE SHOULD BE REGULARLY MONITORED FOR PROPER OPERATION AND LEAKAGE.**

Photo# 69



Photo# 70



**WINDOWS and DOORS:**

Most of the window units were primarily constructed of vinyl-clad wood and were a double-hung type type design. The primary glazing of the window units was double pane insulated-type glass with an attached storm panel.

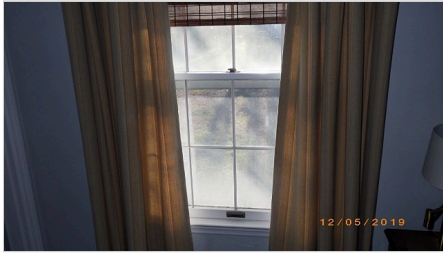
**A representative number** of normally accessible windows are inspected, **not all windows could be accessed or opened (due to furniture, blinds, curtains or distance from the floor). Window balances and condensation/ broken seals of insulated glass are not within the scope of the inspection, however, 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..

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

*General information: Door and window latch adjustments are common and are needed on doors and windows that will not latch. Minor holes and scratches on doors and windows are also common.*

**Photo# 71**



**Photo# 72**



**Photo# 73**



**Photo# 74**



The ANDERSEN windows were in good condition, however, some of the windows were in need of cleaning, caulking and general maintenance. Some of the windows did not have storm windows attached. Some of windows had broken balances. Please contact the ANDERSEN window representative for further information and/or analysis of the windows.

The wooden frame at the back patio door door was slightly damaged from the effects of the weather. Repair or replacement should be made as necessary.

**INTERIOR LIVING AREAS:**

Most of the interior wall and ceiling surfaces were primarily covered with drywall and wooden-type paneling.

**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.

Flooring components that were covered with carpet, vinyl, tile, throw rugs or any other materials could not be fully inspected due to being covered. Carpets, throw rugs and furniture were NOT moved from floors and/or walls.



General Information: *Seam cracks, corner cracks and nail pops are normal and generally occur 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, pictures, paintings, posters, paneling, etc.*

The inspection of the interior wall of the basement was limited due to the wooden type paneling covering the walls. There were indications of water intrusion present on the paneling due to the negative grade of the soil surrounding the foundation.. It is suggested to remove the paneling and replace the damaged components (if any). Wooden components should not come in contact with the foundation wall and an adequate air space should e maintained between the foundation wall and the stud wall (air must be able to circulate).

**Photo# 75**



**Photo# 76**



**Photo# 77**



**Photo# 78**

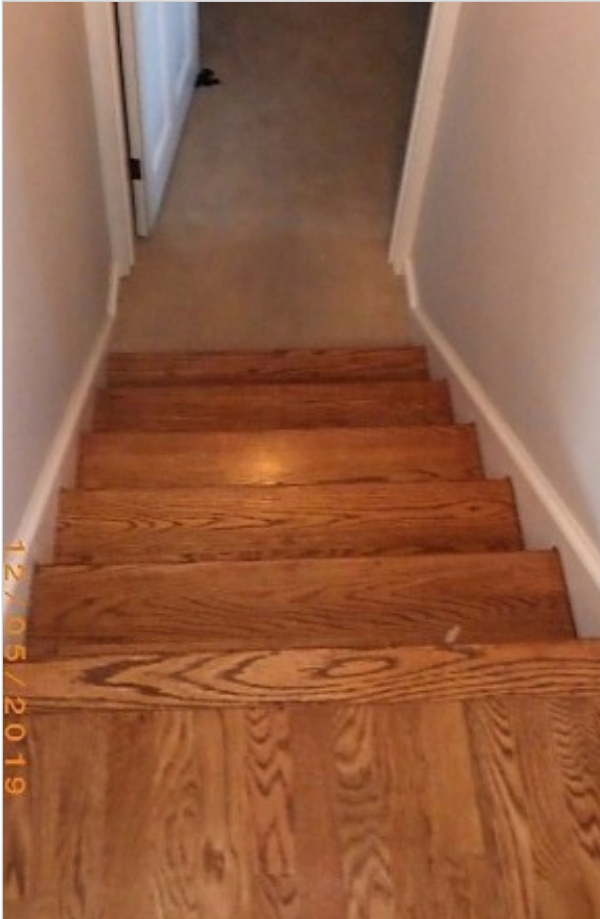


**Photo# 79**



The safety railing at the first level to the basement and at the exterior basement entry were not installed. For your safety, adequate railing should be installed.

**Photo# 80**



**Photo# 81**



**KITCHEN CABINETS and APPLIANCES:**

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

The permanently installed built-in type appliances were checked for operational function only.

*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.*

**FIREPLACE:**

There was a gas-fueled log equipped masonry fireplace located in the family room. The damper was damaged and was not functional appear to be functional. There was visual evidence of a creosote buildup in the firebox. There were no cracks observed in the firebox.

*General Information: The inspection of the fireplace and chimney was limited to the readily visible portions of the components. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and inspected by a qualified chimney sweep or masonry contractor, as there may be hidden defects, not readily visible at the time of the inspection. The fireplace was not tested for operation or function.*

**Photo# 82**



The masonry fireplace damper was not fully operable and there was an excessive amount of creosote in the firebox and flue. The masonry fireplace should be inspected by a qualified chimney sweep and make any necessary repairs.

**Photo# 83**



**GAS LOG at FIREPLACE:**

A gas log was located in the family room which was not tested for operation due to safety concerns.

**SUGGESTION: REPLACE THE FIREPLACE GAS LOG WITH A MODEL THAT HAS BUILTIN SAFETY DEVICES INSTALLED.**

**ROOF STRUCTURE:**

The roof structure consisted primarily of two-inch by six-inch wooden rafters spaced twenty-four inches on center and wooden boards 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.*



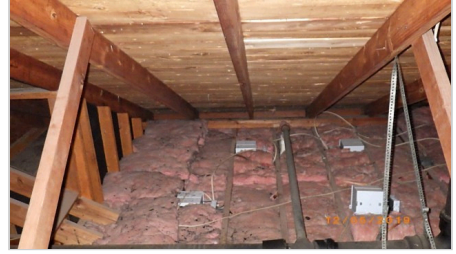
**Photo# 84**



**Photo# 85**



**Photo# 86**



**Photo# 87**



The lower roof structure collar tie components were not installed. The collar ties act to "tie" the rafters to the ridge board and help in preventing the roof structure from spreading at the base where it meets the vertical wall. An adequate number of collar ties should be installed.

A couple of roof sheathing board were damaged and should be repaired to help prevent someone stepping through the shingles.

**Photo# 88**



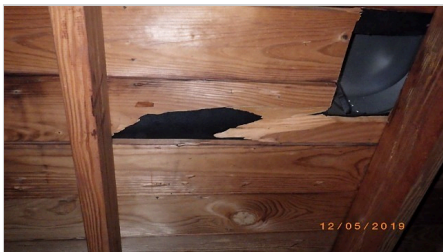
**Photo# 89**



**Photo# 90**



**Photo# 91**



**ATTIC SPACE and VENTILATION:**

The attic space over the primary living area was accessed through a folding stairway in the garage.

The insulation over the main living area was mainly fiberglass type, which varied in thickness but was approximately four to six-inches in depth.

Ventilation for the attic space appeared to be provided by gable 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.*

**Photo# 92**



**Photo# 93**



**Photo# 94**



**Photo# 95**



**Photo# 96**



**Photo# 97**





**Photo# 98**



**Photo# 99**



**Photo# 100**



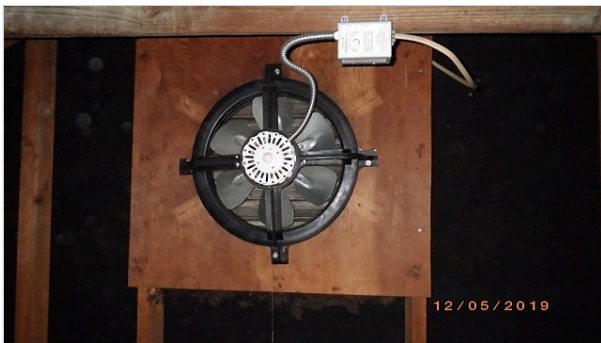
The insulation above the living areas appeared to be inadequate (the thickness was less than six inches in depth) which appeared to be significantly deficient. An evaluation should be made by a qualified energy specialist and additional insulation should be installed as necessary.

**Photo# 101**



The 2 electric powered attic ventilation fans in the attic space were not functional and should be repaired or replaced.

**Photo# 102**



**Photo# 103**



The bathroom exhaust vent pipe(s) 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 and reducing the effectiveness of the insulation.



**Photo# 104**



The attic folding stairway bottom legs were not cut at the proper angle for safety. It should be repaired or replaced as necessary.

**Photo# 105**



**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 fall short of normal industry standards.*

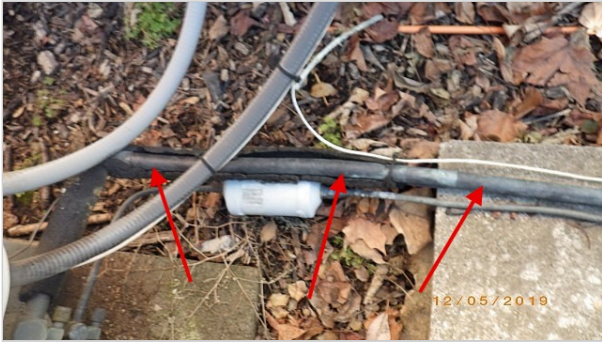
**Cooling systems CANNOT be tested for operation if the outdoor temperature is or has been below about 60 degrees F for the previous 24 hours.**

*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 MUST be inspected and serviced by a licensed heating and cooling technician. It is very important that this service is completed and then repeated seasonally to ensure the proper operation of the HVAC system(s).**

The HVAC refrigerant line was missing some of the insulation at the exterior unit. At the interior, the insulation helps keep it from sweating; at the exterior, the insulation helps retain hot or cold liquid. Repair should be made and completely covered with insulation.

**Photo# 106**



**Photo# 107**



The exterior HVAC unit appeared to have an inadequate airflow due to the vegetation surrounding the unit, which could reduce the efficiency of the system.

**FIRST LEVEL GAS HEATING SYSTEM:**

The gas-fueled, forced-air heating system was manufactured by Amana. The unit was located at the crawl space of the structure. The unit was approximately 29 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, but had exceeded its average normal operating life.

The heating system was functional at the time of the inspection, but had exceeded its average normal operating life and should be monitored for continued operation.

**Photo# 108**



The first and second level heating systems were functional at the time of the inspection, but had exceeded their average normal operating life and should be monitored for continued operation.

The second level cooling system was not tested for operation due to the low outdoor temperature which was below 60 F. It had also exceeded its average normal operating life and should be monitored for continued operation.

The first level gas-fueled furnace exhaust pipe was rusting. Holes in the exhaust vent pipe may cause combustion



gases to seep into the living areas of the structure. The rusting pipe should be monitored and repaired or replaced as necessary.

**Photo# 109**



**Photo# 110**



**SECOND LEVEL GAS HEATING SYSTEM:**

The gas-fueled, forced-air heating system was manufactured by Tempstar. The unit was located at the basement of the structure.. The unit was approximately 22 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, but had exceeded its average normal operating life.

The heating system was functional at the time of the inspection, but had exceeded its average normal operating life and should be monitored for continued operation.

**Photo# 111**



The second level heating system contained a humidification component that adds moisture to the supply air in the ductwork. The operation and functionality of the humidification component was not within the scope of the inspection. A reliable, licensed HVAC technician should be consulted for concerns or for further consultation.

**Photo# 112**



**FIRST LEVEL COOLING SYSTEM:**

The electric air-conditioner condensing unit was manufactured by (unknown). The unit was located at the back exterior

of the structure. The unit was approximately 6 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 floor drain.

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

**Photo# 113**



**Photo# 114**



The first level condensate line was not properly sloped for adequate drainage.

**SECOND LEVEL COOLING SYSTEM:**

The electric air-conditioner condensing unit was manufactured by Tempstar. The unit was located at the back exterior of the structure. The unit was approximately 22 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 floor drain.

The cooling system was not tested for operation due to the low outdoor temperature which was below 60 F. It had also exceeded its average normal operating life and should be monitored for continued operation.



**Photo# 115**



**HEATING and COOLING SYSTEM FILTERS:**

The first level XXXXXXXX filter was located XXXXXXXX.

The second level 20 x 25 x 1-inch disposable filter was located at the coil/air-handler unit in the basement.

They should be replaced on a regular basis.

The second level 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.

**Photo# 116**



**HEATING and COOLING - 2 SYSTEM CONTROLS:**

The thermostat control for the first level heating and cooling system was located on the family room wall of the structure.

The thermostat control for the second level heating and cooling system was located on the hallway wall of the structure.

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

The second level HVAC thermostat display would dim when using the controls. Repair or replace.

**Photo# 117**



**IMPORTANT INFORMATION about MILDEW, MOLD, FUNGUS and/or ENVIRONMENTAL HAZARDS:**

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

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

If there is an underfloor crawl space or a basement in the structure, you WILL have the presence of and/or the possibility of mildew, mold, fungus-type organisms, organic growth and/or ENVIRONMENTAL HAZARDS.

If you are concerned about the possibility of the presence of ENVIRONMENTAL HAZARDS and/or 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, FUNGUS and/or ENVIRONMENTAL HAZARDS and WAS NOT within the scope of this inspection.

**CARBON MONOXIDE DETECTORS:**

*General Information: When gas-fueled and/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.*



**RADON MONITORING INFORMATION:**

A separate radon test was performed on the structure. The report will be in a separate email. The email will be from our radon equipment supplier. Please look for an email from "NORAD".

This separate email will normally arrive within a couple of days of the inspection report.

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.

**Photo# 118**



**IMPORTANT INFORMATION ON 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). 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.

**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 photos are your VISUAL notice of concerns.

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.

**MAJOR DEFECTS**

1. There was a negative grade of the soil around the perimeter of the structure. It appeared to be significantly deficient. 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 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 about six-inches of vertical fall for every ten-feet of horizontal distance.

Photo# 41



2. The inspection of the interior wall of the basement was limited due to the wooden type paneling covering the walls. There were indications of water intrusion present on the paneling due to the negative grade of the soil surrounding the foundation.. It is suggested to remove the paneling and replace the damaged components (if any). Wooden components should not come in contact with the foundation wall and an adequate air space should e maintained between the foundation wall and the stud wall (air must be able to circulate).

Photo# 75



Photo# 77

Photo# 76



Photo# 78





Photo# 79



**FOUNDATION and STRUCTURE CONCERNS:**

- 1. The crawl space did not have a vapor barrier (usually a 6-mil plastic material) covering the majority of the ground in the crawl space.

Photo# 47



- 2. The floor structure had been supported with additional vertical 2 x 4- inch boards under the family room and maybe the kitchen area. The purpose of the supports appeared to be bouncing floors. Footers were not installed under the supports. The supported area should be monitored for any structural movement and a reliable building contractor should be consulted for further analysis.

Photo# 57

Photo# 58



Photo# 59





3. Some of the crawl space ventilators were closed or blocked closed. Crawl space ventilators should remain fully open at all times.

Photo# 48



**ROOF SURFACE CONCERNS:**

1. The metal flashing at the base of the chimney structure had pulled away from the chimney structure and was not adequately caulked. The flashing should be repaired or replaced as necessary to help prevent water penetration into the structure. The unsealed concrete at the top of the masonry chimney could absorb water that may seep into the interior of the chimney structure. Moisture present in the interior of a chimney structure may increase the possibility of mortar deterioration and brick/stone spalling (the face of the brick/stone surface falling away). The concrete crown should be sealed with a brush-able tar-based product to help prevent water absorption into the concrete crown and the interior of the chimney structure. The unsealed concrete at the top of the masonry chimney could absorb water that may seep into the interior of the chimney structure. Moisture present in the interior of a chimney structure may increase the possibility of mortar deterioration and brick/stone spalling (the face of the brick/stone surface falling away). The concrete crown should be sealed with a brush-able tar-based product to help prevent water absorption into the concrete crown and the interior of the chimney structure.

Photo# 33

Photo# 34





Photo# 35



Photo# 36



Photo# 37



Photo# 38





Photo# 39



Photo# 40



Photo# 26



Photo# 27

2. The metal step and counter flashing components (all around the roof surface) where the shingles contacted the vertical walls were not adequately sealed. The flashing had open gaps in the caulking or had pulled away from the wall. Repair or replacement should be made to help prevent water penetration into the structure.



## EXTERIOR CONCERNS:

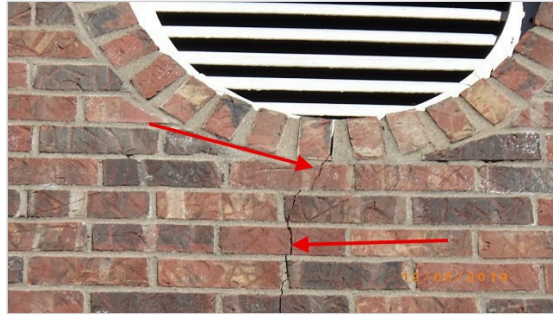
1. There were brick and mortar separation-type cracks observed at the brick veneer.



Photo# 9



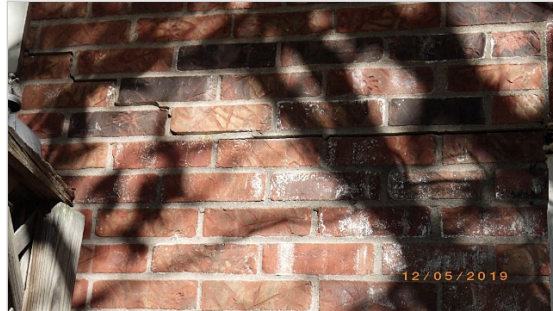
Photo# 10



Photo# 11



Photo# 12



2. Excessive vegetation was contacting the structure.

Photo# 14



Photo# 13



**GARAGE CONCERNS:**

1. The garage door was functional at the time of the inspection, however, a support on the bottom panel was damaged. Please repair or replace as necessary.

Photo# 17



**PLUMBING and BATHROOM CONCERNS:**

1. Cast iron plumbing was installed in the structure. It has a tendency to crack after it ages and these cracks are not usually visually observable. A licensed plumber should be consulted before closing to fully inspect and electronically scope the plumbing system for damage, or other concerns.

Photo# 60



2. Main sewer line clean out at the front yard. Check with the sellers or a licensed plumber on information on the age and/or condition of the main sewer line.

Photo# 61

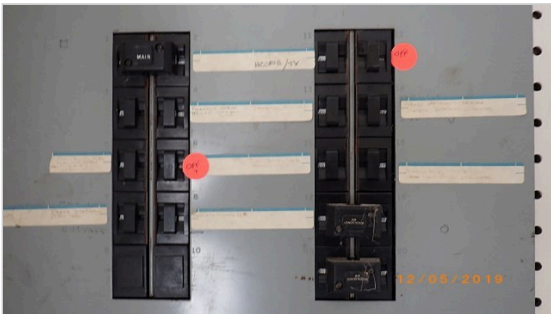




- 3. The exhaust fan at the guest bathroom ceiling did not appear to be functional.

**ELECTRICAL CONCERNS:**

- 1. There were circuit breakers in the main electrical service panel that had two attached circuits (double wired)  
Photo# 68



- 2. The living room ceiling fan did not appear to be functional. However, it may be on a remote. Repair or replacement should be made as necessary.
- 3. There were three-prong type electrical receptacles in the structure that were not grounded.

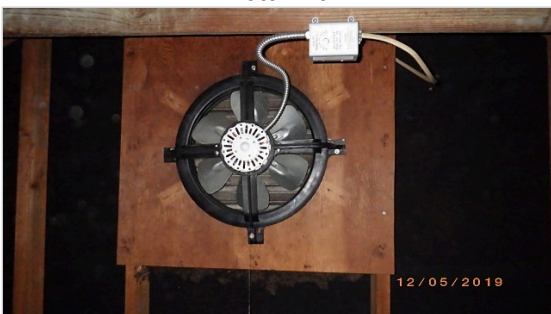
**WINDOW and DOOR CONCERNS:**

- 1. The ANDERSEN windows were in good condition, however, some of the windows were in need of cleaning, caulking and general maintenance. Some of the windows did not have storm windows attached. Some of windows had broken balances. Please contact the ANDERSEN window representative for further information and/or analysis of the windows.
- 2. The wooden frame at the back patio door door was slightly damaged from the effects of the weather.

**ATTIC and ROOF STRUCTURE CONCERNS:**

- 1. The 2 electric powered attic ventilation fans in the attic space were not functional and should be repaired or replaced.

Photo# 102



Photo# 103



- 2. The lower roof structure collar tie components were not installed. The collar ties act to "tie" the rafters to the

ridge board and help in preventing the roof structure from spreading at the base where it meets the vertical wall. An adequate number of collar ties should be installed. A couple of roof sheathing board were damaged and should be repaired to help prevent someone stepping through the shingles.

Photo# 88



Photo# 89



Photo# 90



Photo# 91



- 3. The bathroom exhaust vent pipe(s) were vented to the attic space.

Photo# 104



- 4. The insulation above the living areas appeared to be inadequate (the thickness was less than six inches in depth) which appeared to be significantly deficient. An evaluation should be made by a qualified energy specialist and additional insulation should be installed as necessary.

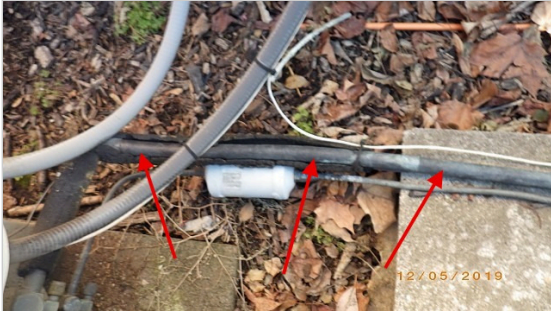
Photo# 101



**HVAC CONCERNS:**

1. The first and second level heating systems were functional at the time of the inspection, but had exceeded their average normal operating life and should be monitored for continued operation. The second level cooling system was not tested for operation due to the low outdoor temperature which was below 60 F. It had also exceeded its average normal operating life and should be monitored for continued operation.
2. The first level condensate line was not properly sloped for adequate drainage.
3. The HVAC refrigerant line was missing some of the insulation at the exterior unit.

Photo# 106



Photo# 107



4. The second level HVAC thermostat display would dim when using the controls. Repair or replace.

Photo# 117



5. The second level 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.

Photo# 116





**SAFETY CONCERNS:**

1. There did not appear to be a sufficient amount of GFCI receptacles installed throughout the structure. Install as considered necessary.
2. There did not appear to be a sufficient amount of smoke alarms installed throughout the structure. It is recommended to install more smoke alarms for safety.
3. The masonry fireplace damper was not fully operable and there was an excessive amount of creosote in the firebox and flue. The masonry fireplace should be inspected by a qualified chimney sweep and make any necessary repairs.

Photo# 83



4. The first level gas-fueled furnace exhaust pipe was rusting. Holes in the exhaust vent pipe may cause combustion gases to seep into the living areas of the structure. The rusting pipe should be monitored and repaired or replaced as necessary.

Photo# 109

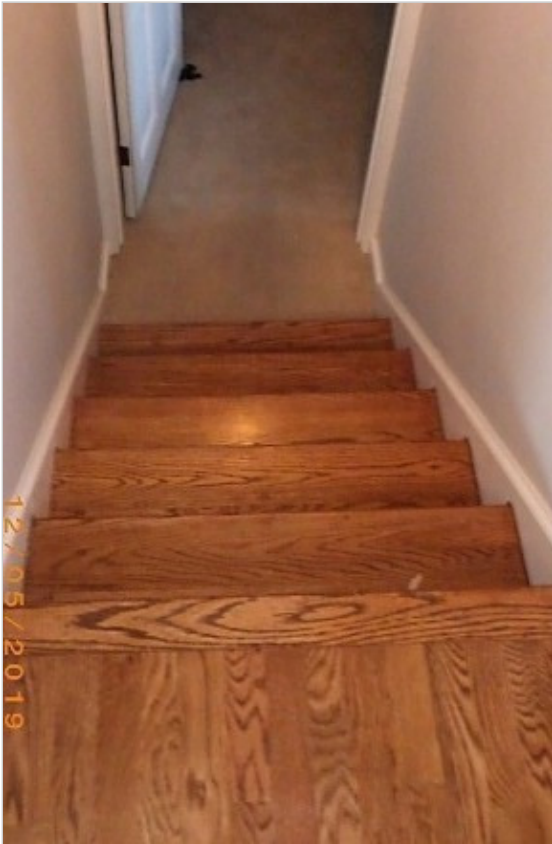
Photo# 110



5. The safety railing at the first level to the basement and at the exterior basement entry were not installed. For your safety, adequate railing should be installed.

Photo# 81

Photo# 80



6. The fire separation components of the walls, doors, and ceiling at the interior of the garage were inspected and had a small opening in the ceiling. Which could allow a potential fire to spread to other parts of the structure. It should be repaired with a fire rated product.

Photo# 16



7. The attic folding stairway bottom legs were not cut at the proper angle for safety. It should be repaired or replaced as necessary.

Photo# 105



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

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