HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT INSPECTIONS & FAST REPORTS

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

PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

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

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

This inspection report includes a description of any material defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

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

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

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

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

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

INTRODUCTION:

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

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

WE ARE PROUDLY AFFILATED WITH:

- **City-Bluegrass Association of REALTORS©**
- American Society of Home Inspectors (ASHI)
- Consumer Product Safety Commission
- International Association of Certified Home Inspectors (InterNACHI)
- National Home Inspector Exam
- Women's Council of Realtors (WCR)

Dear Jane & John Sample,

On Sunday, August 28, 2022 The HomeTeam Inspection Service made a visual inspection of 123 Sample Street, City, ST 12345. On the following pages please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (859) 509-5820. Thank you for choosing **HomeTeam Inspection Service.**

Sincerely,

Steve Cunningham
HomeTeam Inspection Service
Kentucky Home Inspector KY License #103537

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 64 years in age and it was occupied.

The temperature at the time of the inspection was about 80 to 90 degrees Fahrenheit.
The weather conditions were sunny and dry.
The utilities were functional.

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

Photo# 1

Photo# 2

Photo# 3

Photo# 4

Photo# 5

Photo# 6

EXTERIOR:

The inspected structure was a one and one-half 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.

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, but in need of minor repairs.

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

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.

NEVER APPLY SILICONE-TYPE CAULKING TO THE EXTERIOR OF THE STRUCTURE. THE ELASTICITY WILL NOT PERFORM WELL UNDER CHANGING TEMPERATURES.

CLICK HERE FOR INFO ON EXTERIOR CAULKING WITH SUPERIOR ELASTICITY.

Photo# 7

Photo# 8

Photo# 9

Photo# 10

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# 11

The retaining wall brick was spalling.

Photo# 12

Photo# 13

ROOF SURFACE COMPONENTS:

The main roof structure was a combination design covered primarily with composition shingle-type material and composition rolled-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 moderate overall wear on the roof surface covering material. The granule wear, granule loss, edge wear and curling appeared to be moderate.

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# 14

Photo# 15

Photo# 16

Photo# 17

Photo# 18

Photo# 19

Photo# 20

Photo# 21

Photo# 22

Photo# 23

GUTTER and DOWNSPOUT SYSTEM:

The gutters and downspouts were primarily painted metal components that were functional, however, some gutters were sagging and should be sloped to the nearest downspout.

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# 24

Photo# 25

Photo# 26

Some sections of the gutters were slightly damaged and/or not securely attached to the structure. The damaged components should be repaired or replaced as necessary to help provide adequate drainage of the roof surface water away from the structure.

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

Photo# 27

MASONRY CHIMNEY:

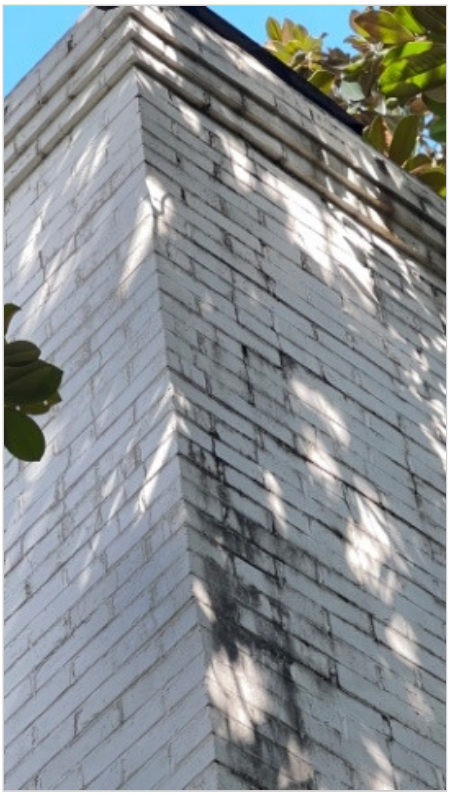
The visible exterior of the masonry chimney structure and the related components were inspected.

There were cracks in the bricks.

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# 28

Photo# 29



Photo# 30

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# 31

FOUNDATION:

The foundation of the structure was primarily constructed of concrete blocks and was a 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 moderately sloping.

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..

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 about six-inches of vertical fall for every ten-feet of horizontal distance.***

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.

There was a planter at the back by window area. It should be removed to help prevent water penetration at the wall.

Photo# 32

MAIN STRUCTURE UNDERFLOOR CRAWL SPACE:

There was a crawl space under the wooden floor structure at the main structure.

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

The underfloor crawlspace did not have at least 24-inches of vertical clearance between the components and the ground.

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

The crawl space had a vapor barrier (plastic film) , however, it was covering only part of 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 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# 33

Photo# 34

Photo# 35

Photo# 36

Photo# 37

Photo# 38

Photo# 39

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# 40

The front half of the naib structure crawl space had a headroom of less than 12-inched and could not be accessed for inspection. There was an excessive amount of debris and fallen insulation which should be removed.

MASTER BEDROOM UNDERFLOOR CRAWL SPACE:

There was a crawl space under the wooden floor structure at the master berdroom.

The access opening was at the right exterior 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 damp. 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# 41

Photo# 42

Photo# 43

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 eight-inch steel flange type girders and stone piers for load-bearing support.

The floor system was 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# 44

PLUMBING SYSTEM:

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

The visible water waste lines in the structure were primarily cast iron and 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.

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.

Photo# 45

1. The master area water heater was 11 years in age and the outer case was rusting.
2. The main area water heater was 14 years in age.
3. It is recommended to replace bot water heaters due to their age.
4. The first level bathroom tub drain was not connected in the crawl space.
5. There was a leaking copper pipe over the master area water heater.

Photo# 46

Photo# 47

Photo# 48

The second level bathroom sink drain was leaking and the tub and sink drains were clogged.

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. It is suggested that a licensed plumber be consulted before closing to fully inspect and electronically scope the plumbing system for damage, clogs leakage, ect.

Photo# 49

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.

WATER METER:

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

The public water pressure was taken at an exterior hose bibb with a water pressure gauge. The reading 60 +,- PSI.

With all the water supply faucets of the structure in the off position, the potable water meter was checked. There were no concerns.

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.

CLICK HERE FOR INFO ON PROTECTIVE CAGE FOR DRYER VENT

Photo# 50

GAS SUPPLY:

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

Photo# 51

ELECTRICAL SYSTEM:

The overhead electrical service wire entered the structure on the left exterior wall. The electrical service wire entered an ITE service panel, located on the master bedroom wall and appeared to have a rated capacity of 125 amps 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 did not appear to be appropriately matched.

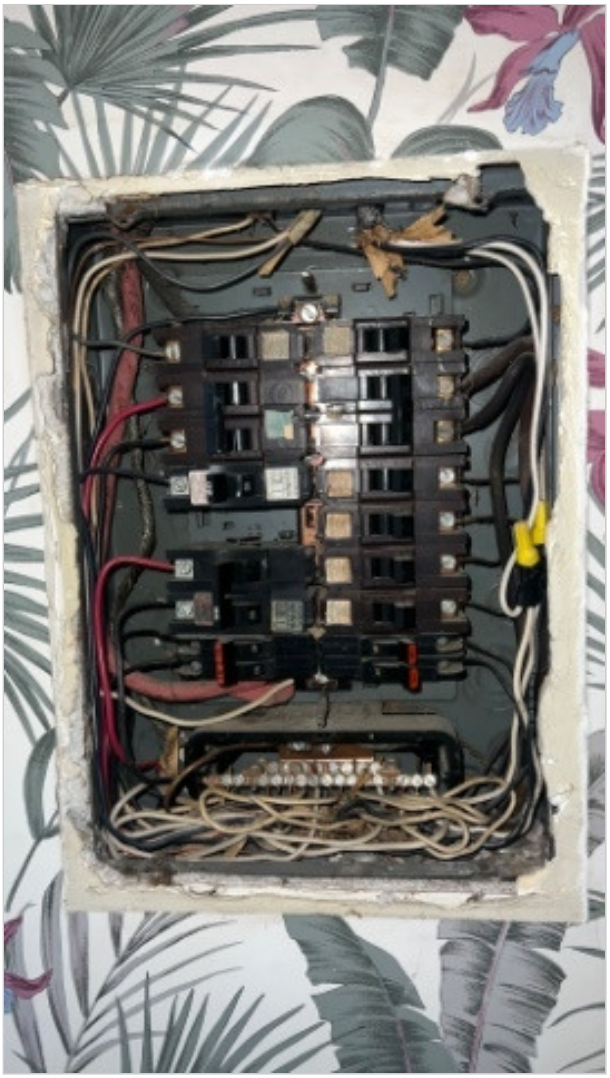
The visible wiring of the structure consisted primarily of the nonmetallic (romex) type. The electrical service appeared to be grounded by means of a copper wire from the service panel to a metallic cold water pipe.

Photo# 52

Photo# 53

The breakfast room electrical panel was an FPE (Federal Electric Pacific) brand electrical service panel and the Stab-Lok circuit breakers located in the structure should be considered a safety defect and the service panel and breakers should be replaced. Based on reported incidents involving Stab-Lok panels, the panel is considered a latent fire hazard. This means that the circuit breakers may not trip in response to an overload or a short circuit. The presence of this type of panel alone does not initiate an unsafe condition. The unsafe condition occurs when a short circuit or overload occurs; and the equipment may or may not provide the expected protection. The end result can be an overheated wire , which could lead to an electrical fire and/or personal injury. A licensed electrician should be consulted to evaluate the safety of this system.

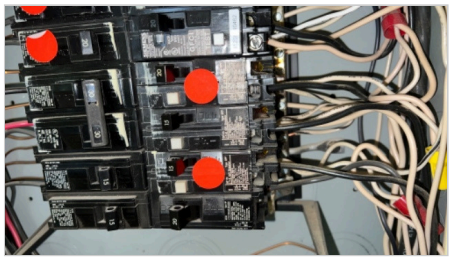
Photo# 54



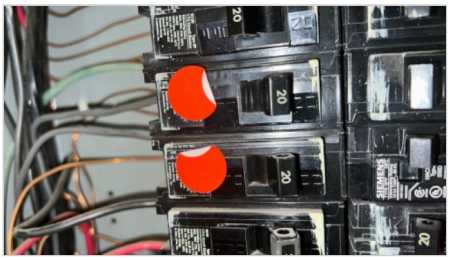
Photo# 55

1. The electric panel in the game room evidently was an active panel. It was not inspected.
2. In the 125 amp ITE electrical panel in the master bedroom, there were two 20 amp circuits breakers that over-rated and two GFCI circuit breakers that would not reset after testing.
3. There was NO MAIN CIRCUIT BREAKER for the electrical system.

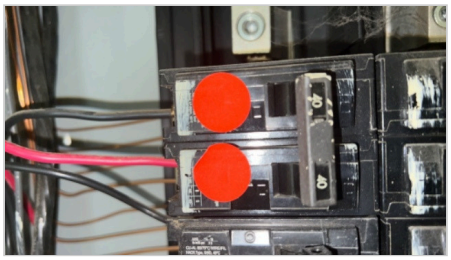
Photo# 56



Photo# 57



Photo# 58



1. The electrical power line to the carport is mounted too lose. It should be 12-ft of of the ground.
2. The front entry door bell was not functional.

OPEN-GROUND-TYPE (TWO-PRONG) ELECTRICAL SYSTEMS and/or RECEPTACLES: Two prong electrical receptacles were found in the structure. At the time of construction, the two-prong type electrical receptacles were the standard electrical components for residential construction. However, the two-prong receptacles were not grounded (open-ground), and are not recognized to meet the safety standards of modern residential electrical wiring systems. The installation of ground fault circuit interrupter protection devices (GFCI's) in the kitchen, bathrooms, garages, basements, exterior receptacles, and/or other suitable areas, may increase the overall safety of the existing electrical system of the structure. This type of electrical wiring should be replaced for safety. A qualified, licensed electrician should be consulted when servicing or updating the electrical system in the structure.

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 no 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.

Photo# 59

The master bathroom ceiling mounted heater did not appear to be functional.

WINDOWS and DOORS:

Most of the window units were primarily constructed of painted wood and were a double-hung type type design. The primary glazing of the window units was single pane 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..

he 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.

1. The window glazing compound was cracked and deteriorated. The window glass panes should be re-glazed to maintain the functional integrity of the window units.
2. Some storm windows were missing parts or entire windows.

INTERIOR LIVING AREAS:

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

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.

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.

KITCHEN CABINETS and APPLIANCES:

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

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

1. The dishwasher could not be tested for operation due to lack of water supply.
2. The disposer was damaged and leaking.
3. The range hood was not fully functional.

ROOF STRUCTURE:

The roof structure consisted primarily of two-inch by six-inch wooden rafters spaced sixteen 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.

ATTIC SPACE and VENTILATION:

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

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 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. . 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# 60

Photo# 61

Photo# 62

There did not appear to be adequate ventilation at the attic space, which may be significantly deficient. The back gable vent was blocked and there were no soffit vents. It is recommended to provide ventilation to the attic space to help maintain the longevity of the roofing structure and roofing shingles. 3- electric powered attic vents should be installed with a thermostat and a humidistat. (approx cost $500 each installed).

Photo# 63

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).

1. The second level HVAC system was about 2-3 years in age and was functional.
2. The main area and master area HVAC systems were 23 and 33 years in age and had exceeded their normal useful operating life. Plus, the main area cooling system was not functional.
3. Both HVAC condensate lines were draining to the crawl space. An electric condensate pump should be installed.
4. The main structure HVAC coil appeared to be leaking.

Photo# 64

There was a possible gas odor at he master bedroom area and the upper level of the structure. The local gas supplier or a licensed plumber should be consulted for further analysis.

The direct vent gas fireplace at the master bedroom appeared to be mal-functioning. The ignitor button is not functional.

A reliable tech should be consulted for further analysis.

A section of HVAC duct was unattached and the main trunk line was damaged at the master areae crawl space.

Photo# 65

Photo# 66

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".

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.

FOR MORE INFORMATION CLICK ON THE FOLLOWING LINKS:

American Cancer Society

Centers for Disease Control

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.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

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

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

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

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

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

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

HVAC CONCERNS:

1. The second level HVAC system was about 2-3 years in age and was functional. The main area and master area HVAC systems were 23 and 33 years in age and had exceeded their normal useful operating life. Plus, the main area cooling system was not functional. Both HVAC condensate lines were draining to the crawl space. An electric condensate pump should be installed.The main structure HVAC coil appeared to be leaking.

   Photo# 64

2. A section of HVAC duct was unattached and the main trunk line was damaged at the master areae crawl space.

   Photo# 65

   Photo# 66

EXTERIOR CONCERNS:

1. Excessive vegetation was contacting the structure.
Photo# 11

2. The retaining wall brick was spalling.
Photo# 12

Photo# 13

ROOF SURFACE CONCERNS:

1. Some sections of the gutters were slightly damaged and/or not securely attached to the structure. The damaged components should be repaired or replaced as necessary to help provide adequate drainage of the roof surface water away from the structure.
2. The downspouts were directing roof surface water toward the foundation and the walkway.
Photo# 27

FOUNDATION 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# 40

2. 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.

UNDERFLOOR CRAWL SPACE CONCERNS:

1. The front half of the naib structure crawl space had a headroom of less than 12-inched and could not be accessed for inspection. There was an excessive amount of debris and fallen insulation which should be removed.

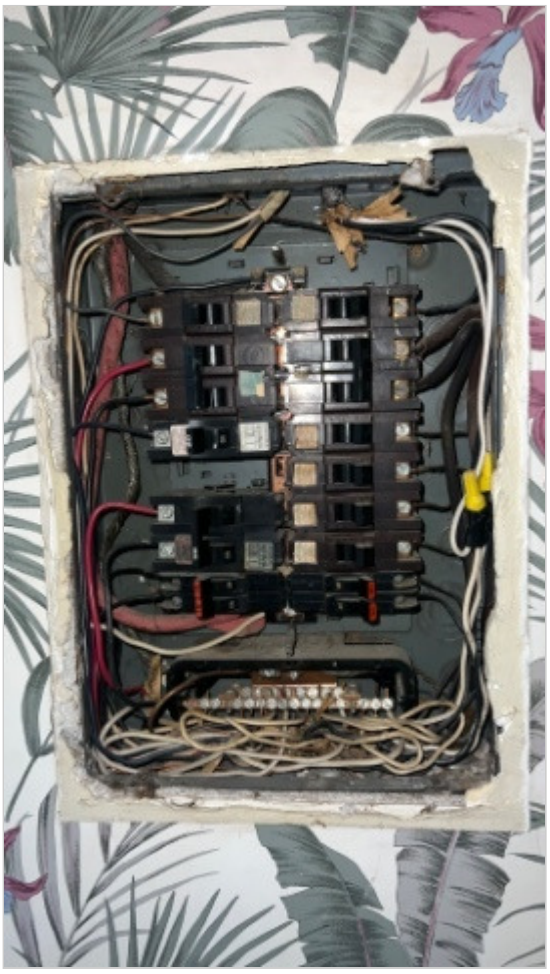
PLUMBING and BATHROOM CONCERNS:

1. The second level bathroom sink drain was leaking and the tub and sink drains were clogged.

ELECTRICAL CONCERNS:

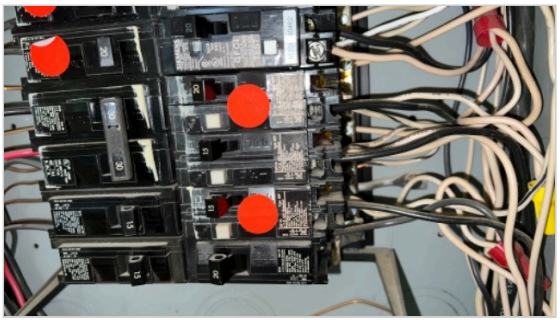
1. The breakfast room electrical panel was an FPE (Federal Electric Pacific) brand electrical service panel and the Stab-Lok circuit breakers located in the structure should be considered a safety defect and the service panel and breakers should be replaced. Based on reported incidents involving Stab-Lok panels, the panel is considered a latent fire hazard. This means that the circuit breakers may not trip in response to an overload or a short circuit. The presence of this type of panel alone does not initiate an unsafe condition. The unsafe condition occurs when a short circuit or overload occurs; and the equipment may or may not provide the expected protection. The end result can be an overheated wire , which could lead to an electrical fire and/or personal injury. A licensed electrician should be consulted to evaluate the safety of this system.

Photo# 54 Photo# 55

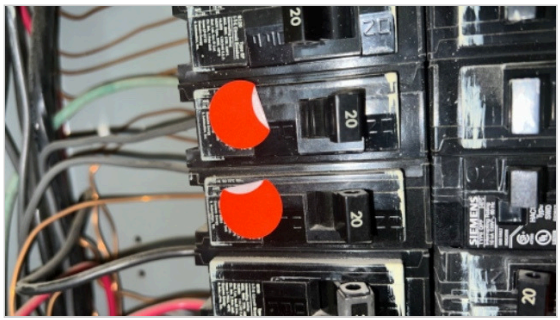


2. The electric panel in the game room evidently was an active panel. It was not inspected. In the 125 amp ITE electrical panel in the master bedroom, there were two 20 amp circuits breakers that over-rated and two GFCI circuit breakers that would not reset after testing. There was NO MAIN CIRCUIT BREAKER for the electrical system.

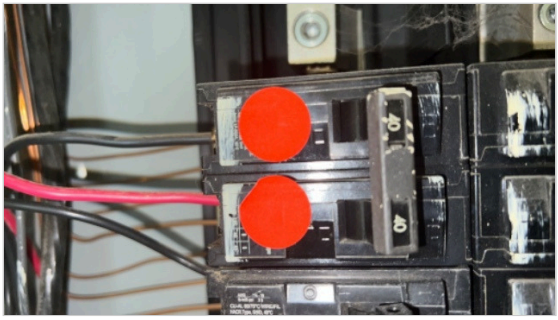
Photo# 56



Photo# 57



Photo# 58



3. The electrical power line to the carport is mounted too lose. It should be 12-ft of of the ground. The front entry door bell was not functional.
4. The master bathroom ceiling mounted heater did not appear to be functional.

WINDOW and DOOR CONCERNS:

1. The window glazing compound was cracked and deteriorated. The window glass panes should be re-glazed to maintain the functional integrity of the window units. Some storm windows were missing parts or entire windows.

KITCHEN CONCERNS:

1. The dishwasher could not be tested for operation due to lack of water supply. The disposer was damaged and leaking. The range hood was not fully functional.

ATTIC CONCERNS:

1. There did not appear to be adequate ventilation at the attic space, which may be significantly deficient. The back gable vent was blocked and there were no soffit vents. It is recommended to provide ventilation to the attic space to help maintain the longevity of the roofing structure and roofing shingles. 3- electric powered attic vents should be installed with a thermostat and a humidistat. (approx cost $500 each installed).

Photo# 63

SAFETY CONCERNS:

1. There was a possible gas odor at he master bedroom area and the upper level of the structure. The local gas supplier or a licensed plumber should be consulted for further analysis.

OTHER CONCERNS

1. There was a planter at the back by window area. It should be removed to help prevent water penetration at the wall.

Photo# 32

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