

File Number: **XXXX**
Address of Inspection: **123 Sample Drive**



(734) 420-4611

E-mail: cleer@hometeam.com

HomeTeam[®]
INSPECTION SERVICE

Wednesday, May 30, 2018

123 Sample Drive
RE: Anytown, MI 55555
Inspection #: XXXX

Dear Bill Sample,

On 5/30/2018 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

HomeTeam Inspection Service



GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The photographs included in this report are representative only and they should not be construed as a comprehensive pictorial representation of the components and/or defects in the home.

When major defect, safety concerns, issues-defects are observed, we recommend you consult with a qualified contractor prior to the conclusion of the inspection contingency period. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in our report, cost estimates are advised.

This report is not a technically exhaustive inspection. We can help arrange for additional specialist inspections, (for a fee) should you the client request one. The HomeTeam inspects for evidence of structural failure and safety concerns only.

We can give an excellent overview of the property but may not find every defect, whether visible or not. We will not eliminate risk. We can not predict the future or inspect items we can not see.

Moving furniture, any dismantling (other than the service panel cover should it be accessible) or lighting gas pilots is not within the scope of the inspection. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., may not be addressed. All conditions are reported, as they existed at the time of the inspection.

Clients are urged to perform a full walk-through before closing. Checking areas not visible at the time of the inspection due to snow, area rugs, furnishings, or other lack of access is strongly recommended. Also operating appliances, plumbing, etc. are recommended.

If items are deemed inaccessible, not tested, not visible or snow covered we can return, for a fee, or you should contact a licensed contractor to inspect these areas or items once they are made accessible, visible or uncovered. These areas should be evaluated prior to the conclusion of the inspection contingency period. Return visits start as low as \$175.00.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance, cosmetic and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The approximate temperature at the time of the inspection was 80-85 degrees Fahrenheit, and the weather was partly clear. The utilities were on at the time of the inspection.

The buyer and buyer's agent were present at the time of the inspection.

The inspected property consisted of a two-story wood-framed structure with brick and composite board siding that was vacant (no furniture) at the time of the inspection. The age of the home, as reported by the buyer agent, was said to be 21-25 years old. There were major visual defects on the visual portions of the siding. Some loose, rotted, dented and thin cracking, of building materials is common and ordinarily considered a part of routine maintenance.

There were major visual defects at the siding on the exterior of the home. Damaged siding was noted on one or more areas of the home. The siding was faced nailed in several areas. Corrections will help prevent future damage. Damage areas behind the siding could exist but may not be visible.



Extensive plant growth was observed against the home, in one or more area(s). Recommend removing this growth away from the siding to prevent possible damage including insect infestation. Damaged areas may not be visible.



Seal around suction line where it enters the home.



Several ants were noted on the exterior of the home near the rear windows. Further evaluation is recommended prior to closing.

There was a concrete walkway leading to a brick/concrete cap porch in the front of the home. Surface defects in walkways/porches develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no major visual defects observed in the walkway or the porch.

As a safety precaution, porches and stairs should have guard rails. Surfaces that pitch towards the home increase the probability of water infiltration. When any small cracks in the driveway or walkway are found, cosmetic repair is advised or the cracks could get larger and become an issue. Any large cracks or differential separation (lifting), on the property would be a safety hazard for which the property owner may be responsible. All cracks should be repaired.

The home was situated on a level to sloped lot. The general grade around the home appeared to be inadequate in a few places to direct rainwater away from the foundation.

The grade around the home, when possible should slope away from the foundation, at about a half inch per foot for about three to six feet from the foundation. Directing water away from the home can help with water entry into the home.

The general grade around the home appeared to be inadequate in a few places to direct rainwater away from the foundation.



There was a concrete driveway on the right side of the home, which led to the attached garage. There were no major visual defects observed in the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard.

The gas meter was located on the left exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, and penetrations was performed at ground level only. The age of the roof covering, as reported by the sellers agent, was approximately 13-14 years. There appears to be one layer of shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life. There were valleys on this home and they appeared to be satisfactory. The wood soffit and fascia was inspected and was in satisfactory. There were no major visual defects detected on the exterior of the roof, soffit, flashing or eaves.

The inspector is not required to walk on the roof in unsafe conditions such as snow covered, frost or when they are wet. When shingles are deemed to be nearing or at the end of their useful life you should budget for new shingles. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. It is possible leaks may develop in the future.

The flashing at the dormer needs to be sealed. (At the garage valley). Water damage could occur.



The roof drainage system consisted of aluminum gutters and downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

All downspouts should terminate away from the building foundation area, by use of splash blocks or underground drainage pipe. Downspouts and gutters can become loose over time for several reasons. Monitor and keep secured to allow them function properly. Wood rot behind the gutters can occur but is not always visible. keep gutters clear to allow the water to through freely.

One or more downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation. Directing water away from the home can help with water entry into the home.



The gutters need to be cleaned. Clogged gutters can cause roof drainage water to back up and cause damage to the structure, soffit and fascia. Keeping gutters clean will help move water away from the foundation which could lead to basement water problems.



GARAGE

The attached garage was designed for three cars with access provided by two overhead-style doors. The Lift Master brand electric garage door opener was tested and found to be functional. There was an automatic (electric eye) safety reverse present on the overhead door. The automatic (electric eye) safety reverse on the garage door was tested and found to be functional. The auto-reversing system (a secondary system) was not tested as this could damage the door or the garage door opener. If you have any concerns about the auto-reversing system you should check your owner's manual or contact the opener manufacturer about specific (and sometimes different) procedures. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection. The concrete garage floor was in good condition. There were no major visual defects observed in the garage, garage floor or the door mechanisms. The fire separation walls, ceilings and doors between the dwelling unit and the attached garage were in satisfactory.

We suggest you keep attic hatches closed, repair any holes or damage that exist or occur and not create openings between the home and garage. This is to help keep the migration of smoke or fire from entering the house in the event of a fire in the garage.

PATIO

There was a concrete patio located in the back of the home. The patio surface did not pitch towards the home. There were no cracks or settlement to the patio surface. There were no major visual defects observed to the patio. Surfaces that pitch towards the home increase the probability of water infiltration.

FIRST LIVING LEVEL

The first level consisted of a kitchen, family room, dinning room, office, laundry room and a half bath. There were no

major visual defects observed on the first level. Ventilation for the bathroom(s) was provided by a fan that was functional at the time of the inspection.

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Because leaks can occur at any time, plumbing should be checked regularly. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grout and caulk should be replaced at once. Heated floor tile and its controls are beyond the scope of the inspection.

The visible portions of the cabinets and countertops were in good condition.

We perform a visual check of built-in appliances. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen/basement contained the following appliances:

The electric built-in oven and counter top range was inspected and was not tested. The breaker was shut off. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.



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

The dishwasher was not tested although it did appear to be functional, it was brand new but the water line was turned off.



The microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

The microwave oven did not vent to the exterior of the home. The exhaust capacity is not within the scope of this

inspection. Cleaning the fan and filter may increase the exhaust capability.

SECOND LIVING LEVEL

The second level of the home consisted of three bedrooms, a full bath and a master bedroom with a master bath. There were no major visual defects observed on the second level. The second floor stairway was inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

The control for the heating and air conditioning system was a 24 volt thermostat located on the hallway wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

DRYER CONNECTIONS AND VENT

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them.

There was a gas hook up for a clothes dryer the laundry area. The gas valve for the dryer was visible. Consult with a qualified contractor if the desired type of connection is not available. A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be adequate for venting to the exterior of the home. There was a rigid exhaust pipe was being used at the time of the inspection. We suggest using rigid, smooth metal exhaust pipe for dryer exhaust as flexible/plastic pipe has been indicated in house fires.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of wood, sliding, casement and double hung style with insulated glass. Exterior doors were operated and found to be functional. There were major defects observed in the windows or doors. The exterior door locks should be changed or rekeyed upon occupancy. All deadbolt locks should be thumb latch type and not keyed on the inside of the home as injury could occur during a fire. Possible problem areas may not be identified if the windows or doors have been recently painted.

The casement windows in the dinning room and office, along with the master bath slider window were painted shut and could not be operated to verify operation or check for defects. Also egress could be an issue. The window(s) need maintenance to free them for opening and further inspection.



There were major visual defects at the windows on the exterior of the home. There was wood rot at one or more windows. Wood rot could lead to the window not functioning or leaks. Corrections will help prevent future damage. Damage areas could exist but may not be visible. To determine exactly how many areas or the extent of the rot further evaluation would be needed



The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted or are covered with wallpaper. These areas would be considered not visible. There were no major visual defects observed in the interior walls or ceilings.

FIREPLACE

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A direct vent gas fireplace was located in the family room. Direct vent fireplaces usually exhaust directly out the back of the unit to a wall mounted vent on the exterior of the home. The unit was visually inspected and did appear to be functional. The gas pilot was lit at the time of the inspection. There were no major visual defects observed on the gas fireplace.

Many of these units are controlled by a wall mounted switch. Some direct vent fireplaces operate by remote control, while others are controlled from the base of the unit. Be sure to read and understand the operating procedures prior to operating the unit.

As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of the fireplace and chimney. For safety reasons, a fireplace, "B" vent and the chimney or pipe to which it is vented should be cleaned and re-inspected before using, as there may be hidden defects, not fully visible at the time of the inspection. The fireplace, vent pipe and chimney if any were not tested for operation or function. Annual maintenance is recommended.

When a fireplace has been altered from its original state such as adding gas logs to a natural fireplace, drafting could become an issue. Further testing and evaluation would be recommended.

SMOKE ALARMS/CARBON MONOXIDE DETECTORS

There were smoke detector(s) found in the house. There were no carbon monoxide detector(s) found in the house.

For safety reasons, the smoke detector(s) and carbon monoxide detector(s) should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. We suggest you install smoke detector(s) and carbon monoxide detector(s) according to the manufacturer's instructions. It is recommended that smoke detectors be installed in all bedrooms and in the hallway outside the bedrooms.

ATTIC STRUCTURE

The attic was accessed through an opening in the bedroom closet. The attic above the living space was insulated with loose-fill and batted fiberglass insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by gable, soffit and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and strand board sheathing. Because of the configuration of the trusses, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. There were no major visual defects observed in the attic or roof structure.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction and the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

It appears there are or has been Bat(s) in the attic. Bat droppings were noted in an isolated area, in the garage attic. Bat droppings may be a health concern. Bats are a protected species.

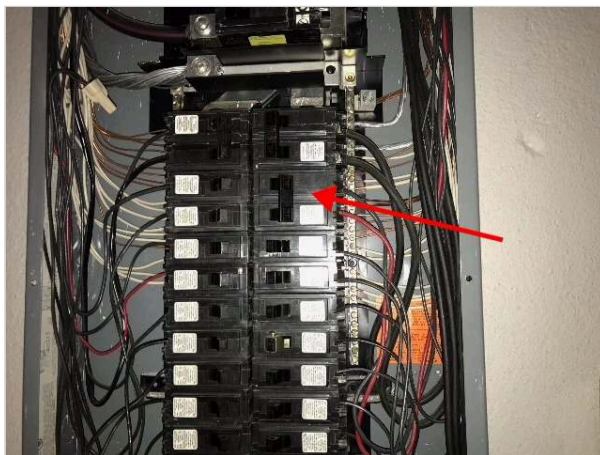


ELECTRIC SERVICE

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

The service wire entered a Square D service panel, located on the basement wall with a 200-amps and 120/240 volt rated capacity. The main service disconnect switch was located in the main panel. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The service panel appeared to be adequate by today's standards.

The breaker to the stove top was off at the time. The stove top was not tested. Consult the seller as to why the breaker was off. Further evaluation may be needed.



The visible house wiring consisted primarily of the romex type and appeared to be in good condition. An electric service grounding system was present.

Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. There were GFCI protected circuits located in the kitchen and bathroom(s).

The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly.

The electrical service appeared to be adequate. There were no major visual defects observed in the electrical system.

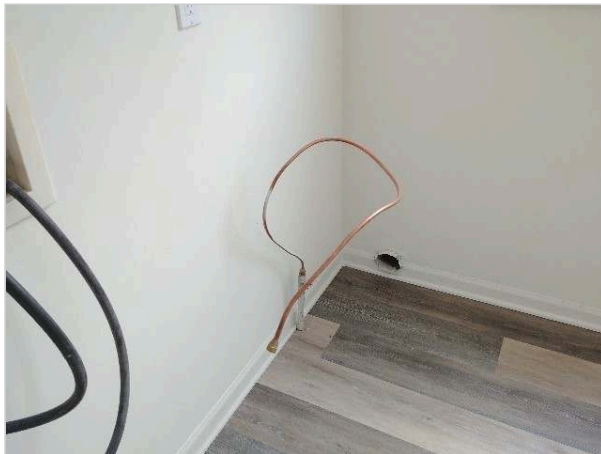
Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

PLUMBING

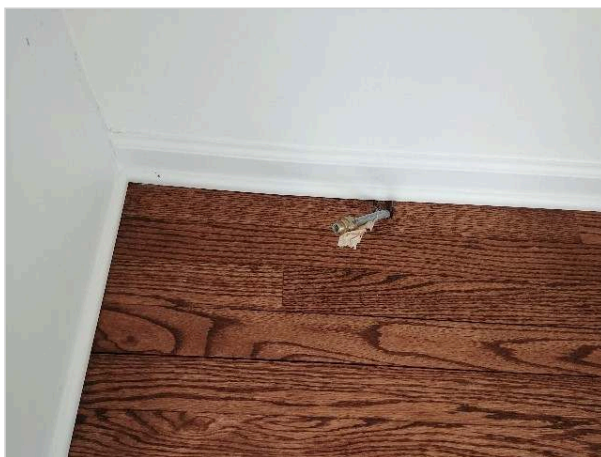
The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. Water flow throughout the home was average.

Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

The dryer gas line was not capped. Gas lines need to be capped after a shut off valve to prevent the loss of gas or injury could occur.



The refrigerator water line was not capped. Water lines need to be capped after a shut off valve or leaks could occur.



The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection.

The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home. There were hose faucet(s) on the exterior of the home. There were no major visual defects observed in the visible portions of the plumbing system.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. This report is not intended to be an exhaustive list of minor plumbing issues. Once you move in we suggest installing an anti-siphon device on the utility tub faucet and all exterior spigots, to reduce the chances of dirty water back flow into

the drinking water. This is an inexpensive upgrade.

The water meter was located in the basement. The main water shutoff valve for the home was located at the meter. The water meter ground jumper wire was not present at the time of the inspection.

Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated.

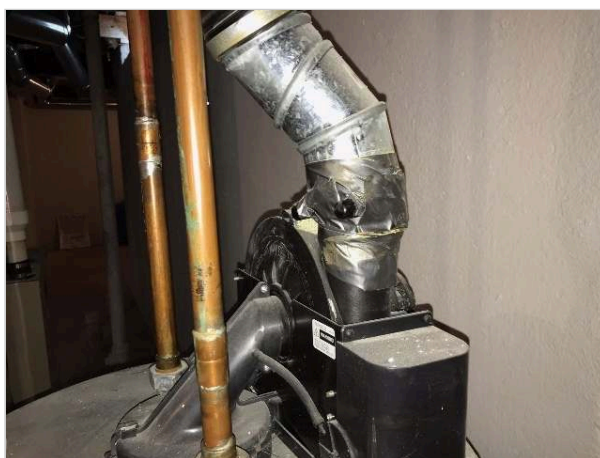
The ground wire was missing or not properly attached at the water meter. Grounding provides a path back to earth ground and helps prevent fire and shock.



There was a 50- gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White. Information on the water heater indicated that it was manufactured about 14 years ago. The water heater was functional. The average life of a water heater is 15 years.

There was an adequate venting system from the water heater to the exterior of the house. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow tube was present. It did terminate close to the floor. An overflow tube should terminate 4 to 6 inches from the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor.

The water heater exhaust pipe was taped. Carbon monoxide could be expelled into the home when these conditions exist.



The T&P valve on the water heater was leaking at the time of the inspection. If the water pressure and temperature within the unit are within the normal range the valve may defective.



FLOOR STRUCTURE

The visible floor structure consisted of a plywood sub floor, supported by two-inch by twelve -inch wood joists spaced sixteen inches on center. A eight-inch steel flange center beam and four-inch steel posts or piers were present for load bearing support. There were no major visual defects observed in the visible floor structure.

FOUNDATION

The foundation was constructed of poured concrete. There were no major visual defects observed on the visible portions of the foundation. Any foundation walls that were finished/covered; are not visible, a complete inspection of the foundation would not be possible.

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

There were several minor, settlement cracks observed on the foundation. The cracks were 1/8-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection. All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

BASEMENT: (LOWER LEVEL)

The full basement was unfinished, and contained the following mechanical systems: furnace, water heater and sump pump. The basement appeared to be dry at the time of the inspection. The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often do to shrinkage and settlement. There were floor drains located in the basement. Water in the floor drain trap should be replenished periodically to eliminate the possibility of sewer gas venting into the basement. There were no major visual defects observed in the basement or basement stairway. There were no egress window(s) in the basement. A functional egress window would allow for escape to safety in case of a fire.

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

There was a sump pump located in the basement. The sump pump was functional.

It appears the discharge line for the sump is plugged. Water was running through the overflow pipe.

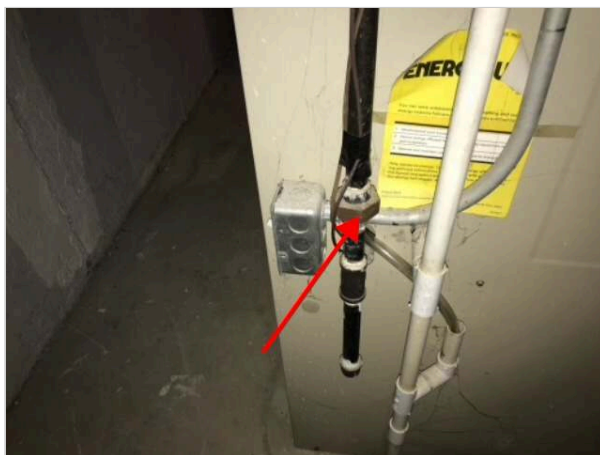


HEATING SYSTEM FORCED AIR

The results of our visual and operational inspection of the heating system is described below:

The home was heated by a Lennox natural gas forced air furnace, which appears to be approximately 19 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 125,000 BTUH. The flue and vents for the heating unit did appear to be functional. One or more of the safety switches did appear to be functional. The heating system was found to be functional. The average life of most gas furnaces is 18-20 years. Budget for a new furnace when nearing or above the age of 18- 20 years.

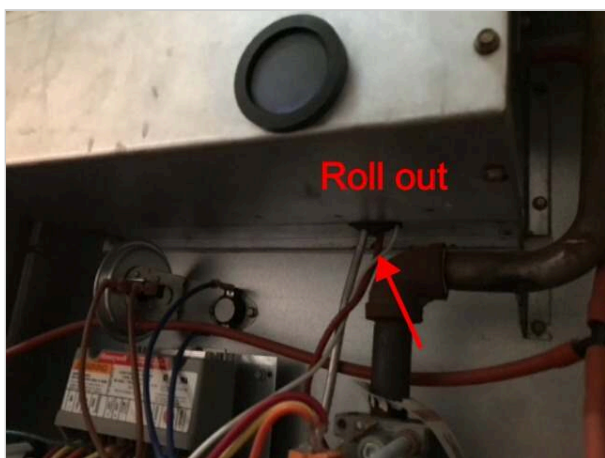
There was a gas odor detected at the gas supply line to the furnace. Further evaluation is recommended as to the cause of the odor.



Although the heating system was operational, there was rust and metal rusted debris in the bottom of the combustion chamber. This limited our view and service is recommended.



When the burners fired up there was roll out (flames). The burners may be plugged. The safety switch in the blower housing sticks. Further evaluation is recommended prior to closing.



There were missing PVC parts to th exhaust system for the furnace.



Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. Without removing the burners to gain complete access, and with limited viewing area of the heat exchanger a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test

or buried fuel tank inspection.

The condensate line for the furnace did appear to be functional at the time.

There was a disposable filter being used. Filters should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

A central humidifier was installed. The humidifier was manufactured by Lennox. The humidistat was turned to maximum to see if the unit responded to a call for humidification. The humidifier did appear to be functional. The water supply valve to the unit appeared to be functional. The humidistat was located on the cold air return. Use care when raising the humidity setting for the home. Too much humidity in the air can create undesirable conditions and help promote mold growth.

There was a prior leak at the humidifier. Monitor this area.



The electric outdoor air conditioner condensing unit was a Lennox. The unit is located on the left side of the home. This unit is approximately 22 year old. The cooling system was functional. The average life of most Air Conditioners is 18-20 years. Budget for a new air conditioner when nearing or above the age of 18- 20 years.

Periodic preventive maintenance is recommended to keep this unit in good working condition. The unit should be kept clean and free of debris. An air conditioner should be level and plant growth kept at least eighteen inches away to allow for proper ventilation. Air Conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night see our agreement. Additionally, some units have built-in heaters and can be damaged if operated before power has been restored for 12-24 hours.

All visible rooms did appear to have a heat source.

There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

SUMMARY:

Summary:

THIS SUMMARY SHOULD NOT BE SOLELY RELIED UPON AND THE REPORT SHOULD BE READ IN ITS ENTIRETY. THE SUMMARY IS NOT INTENDED TO BE ALL-INCLUSIVE OR CONTAIN DETAIL, WHICH CAN BE FOUND IN THE NARRATIVE. CATEGORIZATION OF ITEMS IS SUBJECTIVE IN NATURE, AND THE CLIENT(S) SHOULD REACH THEIR OWN DETERMINATION OF PRIORITIES. While we strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to compile an exhaustive, complete, or definitive list of defects and areas of concern in these circumstances due to the time-limited nature and generalizations inherent with a home inspection, as well as areas of the property not being visible, not being accessible, or being considered dangerous and unsafe. The information contained in this report should not be construed as an exhaustive, complete, or definitive list of defects and areas of concern. Recommended repairs and/or renovation of this structure, or any part of this structure, as well as issues/defects and/or safety issues listed in the report, may expose additional defects or needed upgrades that could affect your evaluation of the property. We recommend that you act upon the stated issues and recommendations during the negotiations timetable. A home inspection is not designed to eliminate all risk, and cannot be relied upon to discover all defects that are not disclosed by the sellers. The home inspection is not a 'code inspection'. All homeowners should anticipate normal problems and expenses as a normal part of home ownership. Things will go wrong in a home, appliances will malfunction, and you will discover additional 'problems' over time; to expect otherwise is not realistic ... that is a guarantee we can provide you without hesitation. For that reason, a home inspection should not be considered an insurance policy. This report is not transferable, and The HomeTeam will not be held responsible for use of misinterpretation of the inspection report by third parties. The applicable copyright laws protect this report, and it may not be reproduced in any manner without written permission from The HomeTeam Inspection Service. The following is a summary of the inspection performed at 123 Sample Drive, Anytown, MI 55555:

ISSUES-DEFECTS

- The dishwasher was not tested although it did appear to be functional, it was brand new but the water line was turned off.
- One or more downspout (s) were draining at or too close to the base of the foundation.
- There were major visual defects at the siding on the exterior of the home. Damaged siding was noted on one or more areas of the home. The siding was faced nailed in several areas. Corrections will help prevent future damage. Damage areas behind the siding could exist but may not be visible.
- The dryer gas line was not capped.
- The refrigerator water line was not capped. Water lines need to be capped after a shut off valve or leaks could occur.
- The casement windows in the dining room and office, along with the master bath slider window were painted shut and could not be operated to verify operation or check for defects.
- The general grade around the home appeared to be inadequate in a few places to direct rainwater away from the foundation.
- Although the heating system was operational, there was rust and metal rusted debris in the bottom of the combustion chamber.
- The electric built-in oven and counter top range was inspected and was not tested. The breaker was shut off. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.
- There were major visual defects at the windows on the exterior of the home. There was wood rot at one or more windows. Wood rot could lead to the window not functioning or leaks. Corrections will help prevent future damage. Damage areas could exist but may not be visible. To determine exactly how many areas or the extent of the rot further evaluation would be needed.
- There was a prior leak at the humidifier. Monitor this area.
- The breaker to the stove top was off at the time. The stove top was not tested. Consult the seller as to why the breaker was off. Further evaluation may be needed.
- The T&P valve on the water heater was leaking at the time of the inspection.
- It appears there are or has been Bat(s) in the attic. Bat droppings were noted in an isolated area in the garage attic. Bat droppings may be a health concern. Bats are a protected species.
- The flashing at the dormer needs to be sealed. (At the garage valley). Water damage could occur.
- The gutters need to be cleaned.
- Seal around suction line where it enters the home.

File Number: **XXXX**

Address of Inspection: **123 Sample Drive**

- Several ants were noted on the exterior of the home near the rear windows. Further evaluation is recommended prior to closing.
- There were missing PVC parts to the exhaust system for the furnace.
- It appears the discharge line for the sump is plugged. Water was running through the overflow pipe.

SAFETY CONCERNS

- The ground wire was missing or not properly attached at the water meter.
- There was a gas odor detected at the gas supply line to the furnace. Further evaluation is recommended as to the cause of the odor.
- The water heater exhaust pipe was taped. Carbon monoxide could be expelled into the home when these conditions exist.