



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



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CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

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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

Master Inspector: **Bill Sample**

Address of Inspection: **123 Sample Drive, Louisville, KY**



Bill Sample

123 Sample Drive, Louisville, KY

SUMMARY

The following is a summary of our findings. Many of the findings presented below do not rise to the level of a major discrepancy but are listed as a service to the client in order to give a fuller picture of the state of the home.

Safety Concerns

- At least one of the smoke alarms is missing a battery
- Some of the rooms in the home were missing smoke alarms
- The GFCI outlet located in the upstairs bathroom is defective
- Exposed live wires were observed in the upstairs right bedroom

Exterior

- Cracks were present on the brick cladding of the home
- Rotted wood was present around the front door
- Holes were noted on the back and right sides of the home's exterior
- Exterior light fixtures are loose
- The dryer vent cover is missing

Plumbing

- The drain line under the kitchen sink leaks

Electrical

- Missing outlet covers were observed in the garage
- A light fixture in the master bedroom is loose
- A loose outlet was observed in the upstairs left rear bedroom
- One or more exterior outlets were not properly covered, allowing rainwater to enter the circuit

Interior, Windows, Doors

- A broken baluster located on the stair case leading to the second floor
- The rear exterior door has a broken deadbolt
- A substance with the characteristics of mold is visible in one or more areas of the property

Kitchen

- The disposal is not operable

HVAC

- The furnace requires cleaning and servicing by a professional HVAC technician
- The HVAC system air filter is extremely dirty

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

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important for clients to work closely with their REALTOR in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

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

* Major Visual Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or 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.

CONFIDENTIALITY

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.

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 walkthrough 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. Our recommendations for repair may, in the opinion of another professional, require replacement of the part, component, or item. In some cases, replacement is the more feasible option given various other factors, such as component and labor costs and depreciated value.

Any recommendations to clean or service the heating and air conditioning systems are understood to include an assessment of HVAC components at that time. Servicing generally includes cleaning the systems, replenishing refrigerant, and performing more detailed analysis and assessment which may reveal further needed repairs.

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

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 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 major, 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. Common cosmetic items, such as nail pops, tape lifts, and settlement or drywall cracks and damage are not addressed in this report. The client should be aware that one of the most common and serious causes of deterioration to a home is water intrusion from both exterior and interior sources. HomeTeam looks for evidence of damage as well as clues that damage may have occurred or is imminent. However, many factors, including recently painted or obscured areas or periods of recent dryness/lack of rain, may hide those clues from us at the time of the inspection. Additionally, some areas may only show signs of leakage during rainy periods (exterior water) or prolonged usage (plumbing). It is imperative that the buyer remain vigilant for any water intrusion, and if any is experienced, that it be repaired as soon as possible. Routine regrading of exterior landscaping should be accomplished at least annually to help ensure proper drainage away from the home's foundation. Generally, proper grading is approximately 5 percent, or about six inches decline in the first ten feet away from the home. 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 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.

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. Consult with your Home Warranty provider to determine if any specific components require a more detailed inspection than that provided by ASHI standards.

As a reminder, according to the firm of HSH Associates, typical annual maintenance costs for a home are a minimum of approximately one percent of purchase price.

Structures that have not been occupied for a period of time may present unique problems when they are re-occupied. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction or present maintenance issues soon after being placed back into daily service, including plumbing systems and disposals. We run lots of water during the inspection; we stop up sinks and tubs looking for leaks; we flush toilets a minimum of 3 times. Nevertheless, a vacant home comes with a certain amount of risk associated with it: leaks may develop and are often at dishwashers, faucets and other supply connections and lines and at drain line connections. These are sometimes caused by excess sediment settling in supply lines and drain lines and by seals and washers drying out in valves, drain fittings, and other areas. Flapper valves and other internal parts of toilets may be deteriorated and fail. Although somewhat rare, sewer lines can become obstructed and back up several days after the home is re-

occupied. Sediment that hardens inside a drain line or sewer pipe that has been dry for an extended period of time can break loose and clog the line. This is usually remedied by routine sewer auguring service. HomeTeam recommends carefully monitoring supply and drain lines, and waiting at least one week before placing personal items under sinks to ensure any latent leakage problems manifest during the initial time of occupancy. Any slow drains observed during initial occupancy should be monitored and cleared as needed.

There was a significant amount of deferred maintenance present throughout the property and exterior grounds at the time of the inspection. This property probably needs significant renovation, remodeling, refurbishment, or rehabilitation. 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. Renovation of this property, or any part of this property, may expose additional defects, which were not noted or were not visible at the time of the inspection.

The approximate temperature at the time of the inspection was 75 to 80 degrees Fahrenheit, and the weather was cloudy. The utilities were not on at the time of the inspection. The age of the home appeared to be 11 years.

LOT AND GRADE

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

STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with brick and vinyl cladding that was vacant at the time of the inspection.

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

NOTE- steel lintels above the windows on the exterior of the home is rusting and appears to have expanded. Lintels support masonry materials above doors and windows. Keeping the lintels sealed will help prevent rusting and expansion. Expanded lintels can lead to cracks in the masonry on the outside of the home. The affected lintels should be properly sealed to prevent further expansion.

Rotted wood was present on the front door . The areas should be repaired and further evaluated at the time of repair.

Photo 1



example of rotted wood around the front door

Cracks were present on the brick veneer of the home. The cracks were located on the front. The cracks are common and do not usually have any structural significance. No structural concern on the brick veneer was noted. All cracks should be monitored for significant changes in characteristics. The cracks should be sealed to prevent water intrusion behind the brick.

Photo 2



mortar crack

Holes were noted on the right and back sides of the home's exterior. This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water intrusion.

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Photo 3



example of damaged siding

Photo 4



example of damaged siding

NOTE- Exterior hose bibs did not function when tested. During winter months and times of colder temperatures, homeowners often turn off hose bibs from the interior to prevent pipes from freezing and bursting. Due to the possibility of uncontrollable leaks at the faucet handle if activated, HomeTeam does not activate shutoff valves. Once temperatures remain safely above freezing the client should check the hose bibs for proper operation.

NOTE- the doorbell did not function when tested.

Exterior light fixtures are loose and should be secured.

The dryer vent cover is missing. The vent cover should be repaired or replaced to prevent birds or other small animals from entering the home.

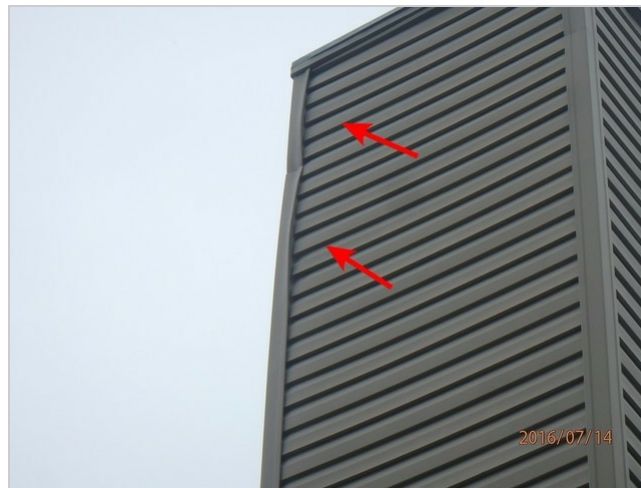
Photo 5



missing dryer vent cover

NOTE- Although the vinyl on the flue chase is not loose there are areas that appear to be buckled. These areas should be monitored for any needed repairs and repaired as necessary

Photo 6



buckled vinyl

GAS METER

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

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

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

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

Photo 7



gutters

Several downspouts were draining at or too close to the base of the foundation. To reduce the likelihood of water problems at the base of the home, all roof drainage should be directed at least six feet from the base of the foundation.

Photo 8



several downspouts are draining adjacent to the foundation

ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from a ladder at the eaves due to excessive pitch, and with the aid of an aerial drone. There was one layer of shingles.

The roof shingles exhibited light curling and moderate surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

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

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or major damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion regarding the roof. Due to recent large insurance losses in Kentucky and Indiana, many insurance providers have begun to require roof replacements or significant repairs prior to insuring a roof. Unless the roof is only a few years old, it is prudent to have your insurance provider look at the roof to confirm insurability. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 9



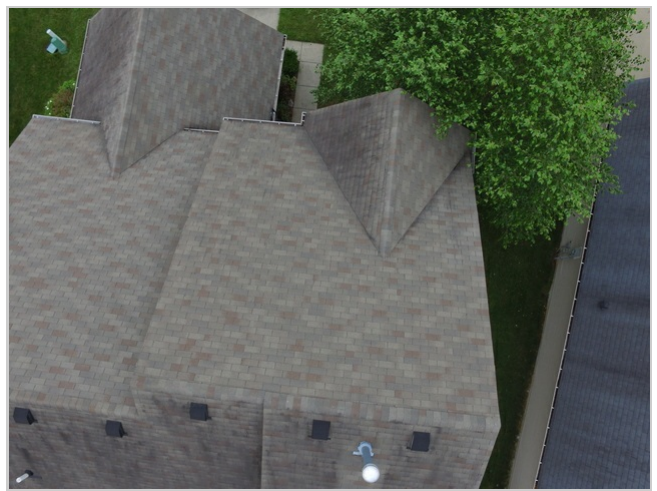
Photo 10



Photo 11



Photo 12



CHIMNEYS AND FLUES

The home had one flue chase. Observation of the flue chase was made from the ground with the aid of binoculars. The flashing around the roof penetration point was not observable.

DRIVEWAY

A concrete driveway is present in the front of the home. Cracks and spalling were observed on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. The garage floor was in fair condition.

The automatic garage door opener was not tested. The motor was not connected to the garage door at the time of the inspection. The garage door was opened manually and was functional.

ATTIC STRUCTURE

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

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

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

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

There was no moisture visible in the attic space.

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

Photo 13



Photo 14



Photo 15



Photo 16



Parts of the attic show signs of previous water intrusion. The areas were dry at the time of the inspection. The buyer should maintain vigilance in monitoring the areas for any recurrence of the previous issue and should rectify any issues immediately upon observing them.

ELECTRIC SERVICE

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

The service wire appeared to be 120/240 volt and 200 amp and entered a Square D service panel, located on the right garage wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper and aluminum. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

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

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

Photo 17



A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

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

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

The GFCI outlet located in the upstairs bathroom is defective and should be replaced.

Missing outlet covers were observed in the garage. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by a qualified electrician.

Exposed live wires were observed in the upstairs right bedroom. The wires should either be disconnected at the source or properly terminated in an approved, covered electrical box. Consult with a qualified electrician for repair and further assessment.

Photo 18



Exposed live wires.

A loose outlet was observed in the upstairs left rear bedroom. This could be a shock hazard due to exposed electrical contacts. The affected outlet(s) should be replaced by a qualified contractor.

One exterior outlets were not properly covered, potentially allowing rainwater to enter the circuit. Outlet covers designed for use in wet locations should be installed on all exterior outlets.

Photo 19



outlet is not properly covered

FOUNDATION

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

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no major visual defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection. Due to the nature and expense of these items, HomeTeam recommends having drain lines scoped by a plumber. This is particularly important in older homes since drain line problems are hidden from view.

PLUMBING

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

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

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure appeared to be adequate.

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

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

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

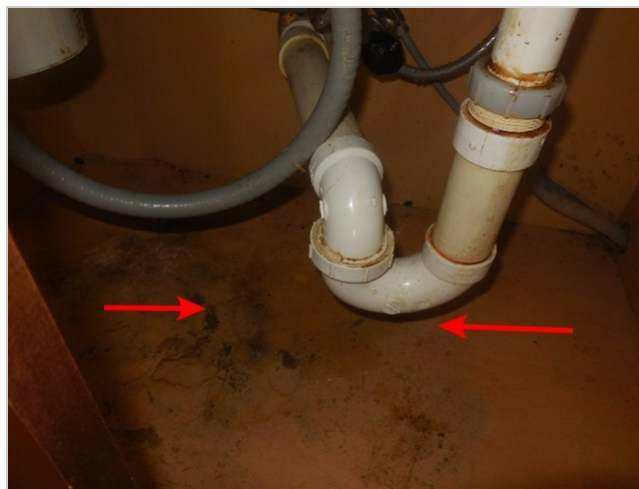
BATHROOMS AND MISC PLUMBING

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

The drain line under the kitchen sink leaks and should be repaired to prevent further water intrusion. At

the time of repair, all drain lines should be further assessed.

Photo 20



Drain line leaks under the kitchen sink.

NOTE- the toilet in the hall bathroom runs. This may be due to an improperly seated flapper valve or some other component that is not properly sealed. Exterior leakage was not observed at the time of the inspection.

WATER METER

The main water shutoff valve for the home was located adjacent to the water service entry point above the water heater in the closet. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated.

Photo 21



Main water shut off.

WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the closet. The water heater was manufactured by A. O. Smith, model number GCV50100 and serial number B05A046455. Information on the water heater indicated that it was manufactured 11 years ago. Hot water temperature was approximately 95 degrees F.

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

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

Photo 22



GENERAL INTERIOR

The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

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

www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html and www.iaqcouncil.org

Water stains were present on the ceiling of the home (garage, laundry room and hallway closet). The stains appeared to be dry at the time of the inspection and should be monitored for any future moisture.

Mold-like growth is visible in the structure (garage). The EPA has helpful information that may assist the buyer (<http://www.epa.gov/mold/moldresources.html>). HomeTeam recommends having the areas tested to determine presence, type and relative concentration of mold spores, and professionally remediated by a reputable mold remediation company, which may include removing and replacing affected segments. A mold remediation company may uncover additional areas or issues requiring repair or remediation.

Photo 23



mold like growth in the garage

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were not present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

The tested smoke alarm did not have a 10-year lithium battery installed. The inspected smoke alarm did appear to be wired into the homes' electrical system. HomeTeam tests a representative smoke alarm for battery type, wiring, and functionality.

At least one of the smoke alarms is missing a battery. Prior to occupancy, ensure all smoke alarms have appropriately charged and functioning batteries and are tested for proper functionality.

Some of the rooms in the home were missing smoke alarms. Operable smoke alarms should be installed in the appropriate places prior to occupancy.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, single hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

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

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

A light fixture in the master bedroom is loose and should be secured.

Photo 24



Loose light fixture.

A broken baluster located on the stair case leading to the second floor, the baluster should be replaced for safety.

The rear exterior door has a broken deadbolt. A functioning deadbolt should be installed for appropriate function of the door.

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

Peeling paint was observed on the walls in the master bathroom. The peeling paint did appear to be caused by water (moisture). There was no evidence of an active leak at the time of the inspection. Any damaged areas should be scraped, repaired, leveled and primed prior to applying a finish coat of paint. Unpainted surfaces are highly susceptible to water intrusion and damage.

NOTE- Previous repairs are evident in the home's ceiling (laundry room). The presence of repairs does not indicate any current or ongoing issue. However, HomeTeam is not able to see behind areas of repair and is unable to determine if the cause of the previous damage has been corrected. Monitor and correct as needed.

FIREPLACE

There was one fireplace in the home. A home inspection of the fireplace and chimney is limited to the readily visible portions only; per ASHI standards of practice, the flue is not inspected. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary using specialized tools, testing procedures, mirrors, and video cameras as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this service prior to use. The results of such an inspection may reveal needed or recommended repairs.

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

A vented fireplace insert with natural gas fuel supply was located in the family room. The chimney/flue was metal material. The unit was operated and was functional. Be sure to read and understand the operating procedures prior to operating the unit. There were no major visual defects observed on the gas fireplace. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur.

Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.

KITCHEN

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

NOTE- kitchen cabinet door hinges are in need of adjustment. These adjustments are usually relatively simple and only require the tightening of screws or alignment of a variable adjustment hinge.

NOTE- kitchen cabinet doors were missing during the time of the inspection.

The dishwasher was tested and did appear to be functional.

NOTE- The dishwasher could not be ran through a full cycle due to the drain lines leaking.

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

The disposal is not operable. Consult with a qualified plumber for repair or replacement.

WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed.

A drain for a washing machine was present.

HEATING SYSTEM- NATURAL GAS

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

The home was heated by a Payne natural gas forced air furnace, model number PG8MAA042090, serial number 4104A26848 which is 12 years old. The temperature split was measured at several locations and was approximately 30 degrees F, which is normal.

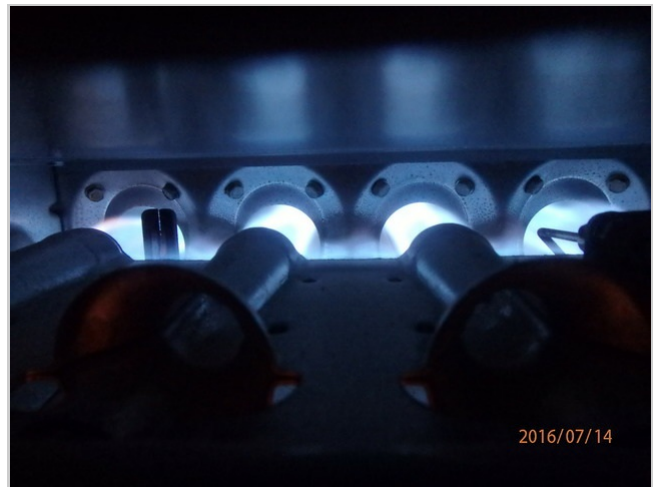
The unit was located in the attic of the home. The flue vent appeared to be configured in such a way as to properly vent the flue gases.

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

Photo 25



Photo 26



Because of its condition and performance at the time of the inspection, **the furnace requires cleaning and servicing by a professional HVAC technician.** At that time, the technician will test refrigerant levels, service the equipment to improve its performance, and perform other tests beyond the scope of the home inspection to assess and identify any additional areas that may require attention.

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Payne, Model Number PA10JA036C and Serial Number 4104E13255. The unit is located on the left side of the home. This unit is approximately 12 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

Photo 27



The temperature split for the air conditioner was measured at several locations and was approximately 10 degrees F, which is normal.

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

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

The air filter is extremely dirty and should be replaced. Prolonged operation of an HVAC system with a dirty filter can cause internal damage to the compressor valves that may not be observable during the home inspection; operating with a dirty filter may also damage the air handler. HomeTeam recommends having the HVAC system cleaned and serviced for this reason.

PEST INSPECTION

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

The pest inspection was performed by Black Diamond. Their completed report is sent under separate cover

RADON TEST

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

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

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

The radon test was not complete at the time of the inspection. The test must run for a minimum of 48 hours. The radon test results will be sent under separate cover.

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.

Master Inspector: **Bill Sample**

Address of Inspection: **123 Sample Drive, Louisville, KY**

- **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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