



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### *HOME INSPECTION REPORT*



**Home. Safe. Home.**



**HomeTeam<sup>®</sup>**  
INSPECTION SERVICE



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





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(571) 765-2357

**HomeTeam**<sup>®</sup>  
INSPECTION SERVICE

**Joe Brown**  
**123 Main Street**  
**Anywhere, VA 11111**



**Dear Joe,**

On 6/29/2018, 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 will help you make an informed decision. If I can be of any assistance, please feel free to call me at (571) 765-2357.

Sincerely,  
Owner/Inspector - Carl Craig

Inspector:  
Paulo Narduche  
3331001651 VA Lic #

## **PREFACE:**

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

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

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

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

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 defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

**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 that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

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



## SUMMARY:

*This summary provides a simplified overview of the results of the Friday, June 29, 2018 inspection at 123 Main Street, Anywhere, VA 11111. 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.*

### Safety Concerns

- The laundry room lacks GFCI protection. HomeTeam recommends consulting a licensed electrician to install GFCI outlets in ALL "wet" areas.
- Cracks were present in the firebox of the fireplace located in the basement.
- **Trip hazards were present on the walkways** around the house. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.
- There were smoke alarms found in the house, but not in the recommended number and locations. The National Fire Protection Association (NFPA) recommends installing smoke alarms inside every bedroom, outside each sleeping area, and on every level of the home. For safety reasons, the smoke 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 life expectancy of a smoke alarm is generally no more than 10 years, after which the sensors may lose sensitivity. Moreover, the test button only confirms that the battery, electronics and alert systems are working - it does not mean that the smoke sensor is working. Therefore, HomeTeam recommends replacing any smoke alarm that is 10 year old or older.

### Foundation and Structure

- The basement recently had all of the finished walls and flooring removed due to a serious water infiltration issue. There were stains on the exposed slab and walls where water entered the basement. There was a musty, damp odor and dehumidifiers were present in the basement. Mold-like substance was identified in numerous locations in the basement. The exterior window wells have small sump pumps there to assist in removing water. However, the lip of the exterior guard is at the same level as the ground, thus allowing water to enter the well easily. This water infiltration event required the entire finished basement to be removed due to water damage and will continue to be a problem unless it is addressed. HomeTeam recommends consulting a waterproofing company for recommendations and repairs.

### Interior, Windows, Doors

- **Mold-like growth is visible in the structure.** 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.
- The balusters on the second floor handrail were spaced greater than four inches apart, creating a potential safety hazard for small children. An alternative solution to wide balusters can be found here: [LINK](#)
- Minor cracks were noted on the ceiling around the return air duct. HomeTeam recommends consulting a handyman or licensed contractor for repairs to ensure the duct cover remains securely mounted.
- A minor crack was observed on the vinyl sash on one window in the living room, but did not appear to prevent the window from functioning properly. HomeTeam suggests monitoring the affected area for signs of continuous damage or consulting a handyman or licensed contractor for repairs. Marked with blue tape.
- Vinyl flooring squares in the hallway bathroom have gaps between the tiles that could allow water into the subflooring. HomeTeam recommends consulting a flooring specialist for recommendations.

### HVAC

- The air conditioner may be past its design life of 16-18 years. Unless noted otherwise, the system was functional at the time of the inspection. As with a light bulb that functions normally one day but the next may not turn on, a system's age is a helpful factor that assists in budgeting for eventual replacement.
- HomeTeam identified a manual damper in the HVAC ducting. The damper is designed to optimize heating and cooling in different seasons. HomeTeam recommends consulting a licensed HVAC service to identify the damper, ensure it is working properly and provide the homeowner with directions on its use.

## Plumbing

- NOTE: Evidence of previous water intrusion is present under the kitchen sink.
- The toilet in the master bath is loose. Failure to secure the toilet may lead to leakage around the wax ring.
- The sump pump primary pipe is 1.5 inches and flows into a reduced 1 inch pipe. This is contrary to sump pump operations and should be corrected by a licensed plumber or handyman. There is also excess loose sediment in the pump croc that should be removed to prevent damage to the pump.

## Electrical

- **Missing switch or outlet covers were observed in the basement.** All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by a qualified electrician.
- NOTE: The main panel is a "split bus" panel, meaning there is no main breaker. To turn off all electricity to the home it is necessary to remove power from both buses individually.

## Kitchen

- The range does not have an anti-tip device installed. This is a safety issue and should be corrected. HomeTeam suggests consulting a handyman to install an anti-tip device on the range.

## Exterior

- **Missing mortar was evident on the brickwork on the back of the home.** There were also loose bricks noted. Small amounts of missing mortar are usually inconsequential. Extensive amounts of missing mortar can permit water intrusion. Consult with a qualified masonry contractor for repair estimates.
- **Missing siding was observed on the back of the home.** Consult with a qualified contractor for replacement.
- **Extensive plant and/or tree overgrowth was observed against the home.** HomeTeam recommends trimming or removing this growth to prevent possible damage including insect infestation, moisture buildup, and impact damage to the roof and home.

## Roof and Gutters

- One downspout is draining directly onto the roof surface. This decreases the life of the roofing shingles dramatically. HomeTeam suggests extending the downspout to a lower gutter.
- **At least one exterior downspout is not properly secured to the structure** and should be secured to prevent downspout and gutter damage.
- **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 structure, all roof drainage should be directed at least six feet from the base of the foundation.

## Misc

- HomeTeam recommends installing a battery backup system for the sump pump. A battery backup will provide electricity to the sump pump when the electrical system in the home has failed. A sample battery backup system can be found here: [LINK](#)
- Because the home inspection is a visual inspection and the ability to examine the interior of the fireplace from the hearth to the top of the chimney is limited, HomeTeam always recommends a Level II fireplace/chimney inspection.

## GENERAL DESCRIPTION

All conditions are reported as they existed at the time of the inspection.

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

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. 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.

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.

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.

## CONDITIONS

At the time of the inspection, the approximate temperature was 85 to 90 degrees Fahrenheit, and the weather was sunny and clear. The buyer and his agent were present. The utilities were on. According to the MLS sheet the home was built in 1979. The inspection started at 12 pm and was finished by 2 pm

## BUILDING TYPE AND SIDING

The inspected property consisted of a two story wood-framed structure with aluminum siding that was partially occupied at the time of the inspection. There were no material defects on the visible portions of the siding.



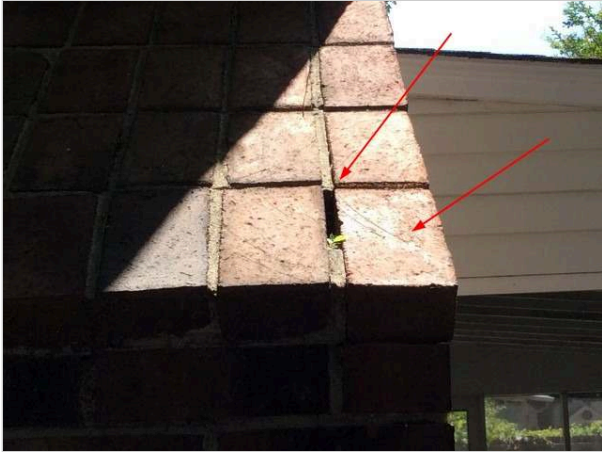




**Missing mortar was evident on the brickwork on the back of the home.** There were also loose bricks noted. Small amounts of missing mortar are usually inconsequential. Extensive amounts of missing mortar can permit water intrusion. Consult with a qualified masonry contractor for repair estimates.





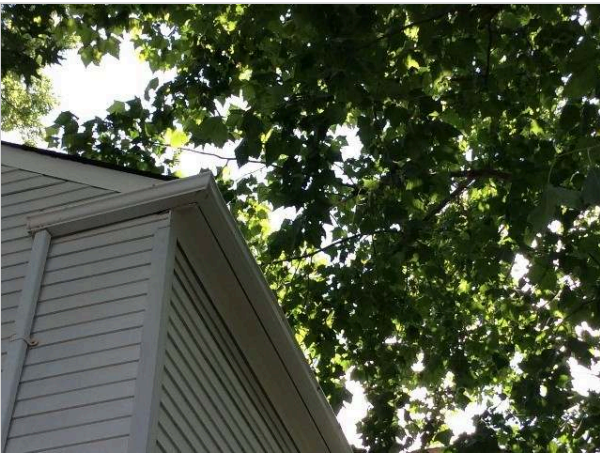
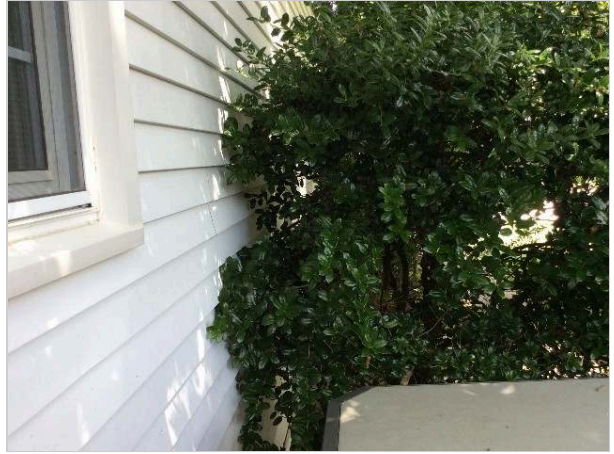


**Missing siding was observed on the back of the home.** Consult with a qualified contractor for replacement.



**Extensive plant and/or tree overgrowth was observed against the home.** HomeTeam recommends trimming or removing this growth to prevent possible damage including insect infestation, moisture buildup, and impact damage to the roof and home.





## **LOT AND GRADE**

The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

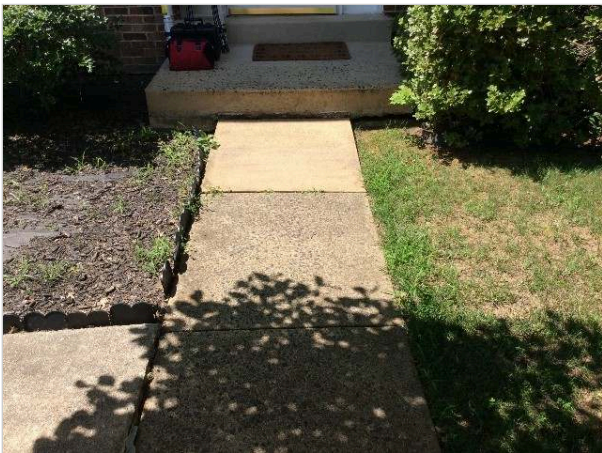






## WALKWAY AND PORCHES

There was a concrete walkway leading to a concrete entry way in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the walkway or the entry way.



**Trip hazards were present on the walkways** around the house. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.







Walkway on left of home to back gate

## **GARAGE**

The attached garage was designed for two cars with access provided by one overhead-style door. Safety cables were not required on this type of door.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in fair condition. There were no material defects observed in the garage.







For better storage management in your garage, HomeTeam suggest researching these garage storage solutions here: [LINK](#)

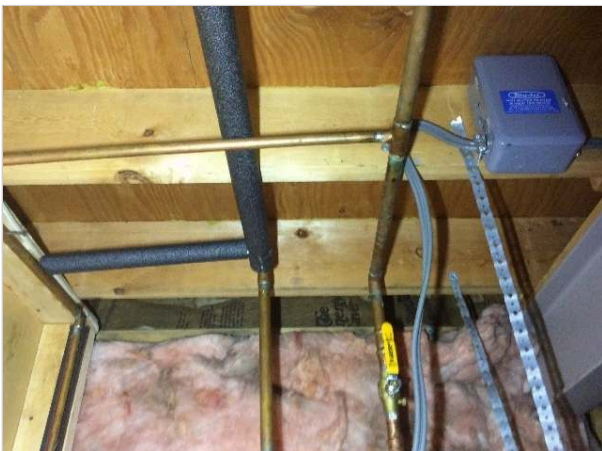
## **GARAGE DOOR OPENER**

The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection.



## **FLOOR STRUCTURE**

The visible floor structure consisted of a plywood sub-floor, supported by two-inch by eight-inch wood joists spaced sixteen inches on center. There was a 4x10-inch steel flange center beam and 4x4-inch steel posts or piers for load bearing support. There were no material defects observed in the visible portions of the floor structure.







## PATIO

There was a concrete patio located in the back of the home. There were no material defects observed to the patio.



## PATIO COVER

There was a low-slope roof over the patio. There were no material defects observed on the patio cover or its supports.





## DRIVEWAY

There was a concrete driveway in the front of the home which led to the attached garage. There were minor cracks noted 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. There were no material defects observed in the driveway.







## ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from the ground level with the aid of binoculars.

The wood soffits and fascia were inspected and found to be in good condition.

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.

The age of the roof covering, as reported by the inspector, was approximately fifteen to twenty years.



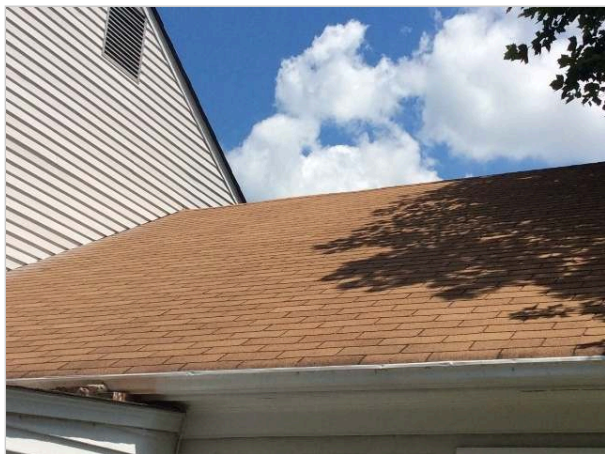
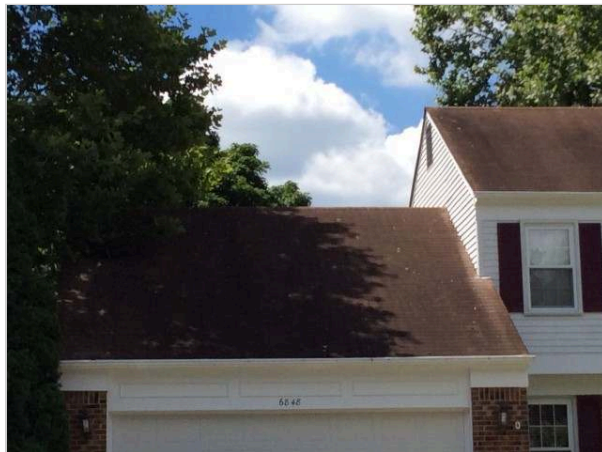
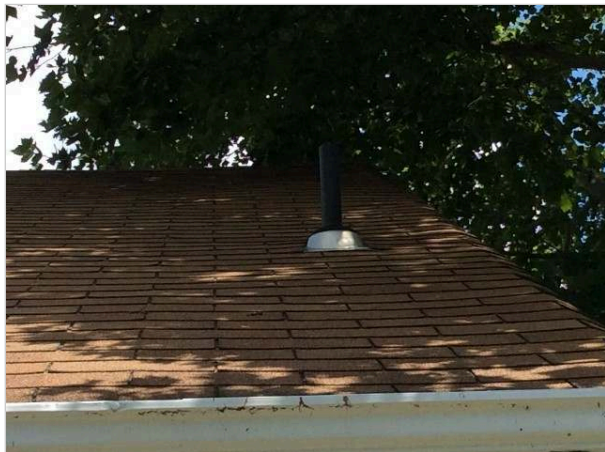
## ROOF COVERING - SHINGLES

There was 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 no material defects detected on the exterior of the roof.



## CHIMNEYS AND FLUES

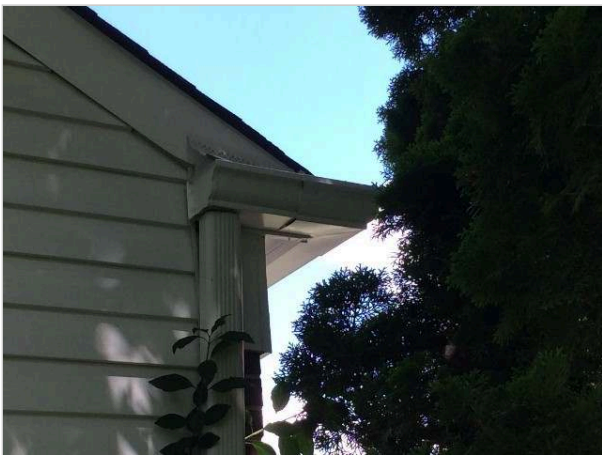
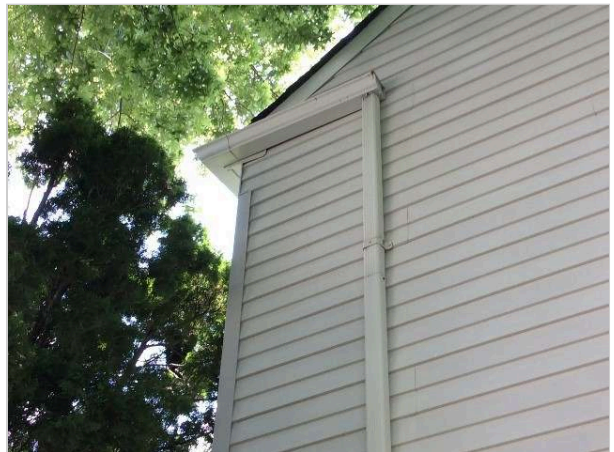
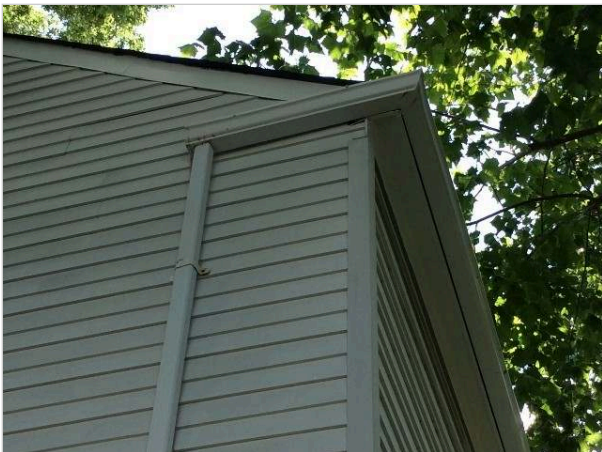
Our inspection of the fireplace and chimney is limited to the readily visible portions only. Gas is not turned on in the event of possible leaks. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace and chimney flues have not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this be done prior to the close of purchase negotiations. There was one chimney. Observation of the chimney exterior was made from the ground with the aid of binoculars. There were no material defects observed on the exterior.





## GUTTER TYPES

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



One downspout is draining directly onto the roof surface. This decreases the life of the roofing shingles dramatically. HomeTeam suggests extending the downspout to a lower gutter.





**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 structure, all roof drainage should be directed at least six feet from the base of the foundation.



**At least one exterior downspout is not properly secured to the structure** and should be secured to prevent downspout and gutter damage.





## ATTIC 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, 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.

The attic was accessed through a scuttle in the bedroom closet.

The attic above the living space was insulated with loose-fill insulation, approximately six-inches in depth.

Ventilation throughout the attic was provided by gable and ridge vents. The attic ventilation appeared to be adequate. A thermostatically controlled attic fan was not installed. Attic fans are usually not tested as part of the home inspection.

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

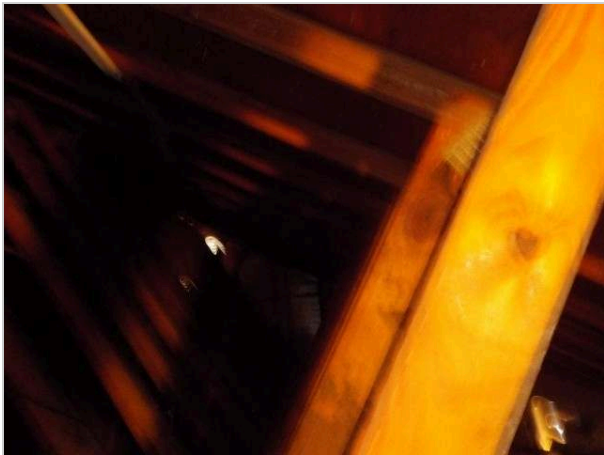
The ceiling structure consisted of two-inch by four-inch rafters spaced 24-inches on center.

There was no moisture visible in the attic space.

There were no material defects observed in the attic or roof structure.







## FOUNDATION

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no material defects observed on the visible portions of the foundation.



## BASEMENT

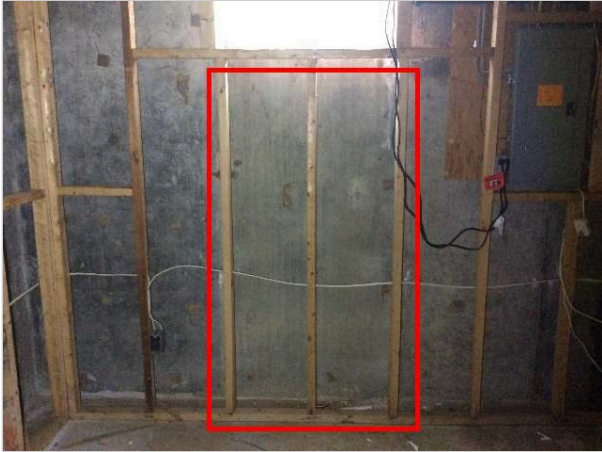
The full basement was unfinished, and contained the following mechanical systems: furnace, water heater and sump pump.

The basement was dry at the time of the inspection. **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 waterproofing.**

The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support. There were no material defects observed in the basement.

The basement recently had all of the finished walls and flooring removed due to a serious water infiltration issue. There were stains on the exposed slab and walls where water entered the basement. There was a musty, damp odor and dehumidifiers were present in the basement. Mold-like substance was identified in numerous locations in the basement. The exterior window wells have small sump pumps there to assist in removing water. However, the lip of the exterior guard is at the same level as the ground, thus allowing water to enter the well easily. This water infiltration event required the entire finished basement to be removed due to water damage and will continue to be a problem unless it is addressed. HomeTeam recommends consulting a waterproofing company for recommendations and repairs.





Evidence of water and mud infiltration to the basement was visible under all three basement windows.



Basement was dug out and a French drain system installed to counter the water issues.



Water stains on the floor and mud and water stains on the wall below window



Small sump pumps were identified in the window well area to assist the removal of excess water

**Mold-like growth is visible in the structure.** 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.







## **SLAB ON GRADE**

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were indications of moisture present. There were no material 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 duct work, are not within the scope of the inspection.

## **BASEMENT/ENTRY LEVEL STAIRS**

The basement stairway was inspected and there were no visual defects or visual safety concerns observed with the steps, stairways or handrails.



## **SUMP PUMP**

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





HomeTeam recommends installing a battery backup system for the sump pump. A battery backup will provide electricity to the sump pump when the electrical system in the home has failed. A sample battery backup system can be found here: [LINK](#)

HomeTeam recommends installing an audible GFCI outlet where the sump pump or battery backup to the sump pump is located. The audible alarm will notify you if the power is out at that outlet and the battery backup or sump pump itself is no longer powered. [LINK](#)

The sump pump primary pipe is 1.5 inches and flows into a reduced 1 inch pipe. This is contrary to sump pump operations and should be corrected by a licensed plumber or handyman. There is also excess loose sediment in the pump croc that should be removed to prevent damage to the pump.



## PLUMBING

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





## **WASTE LINES**

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



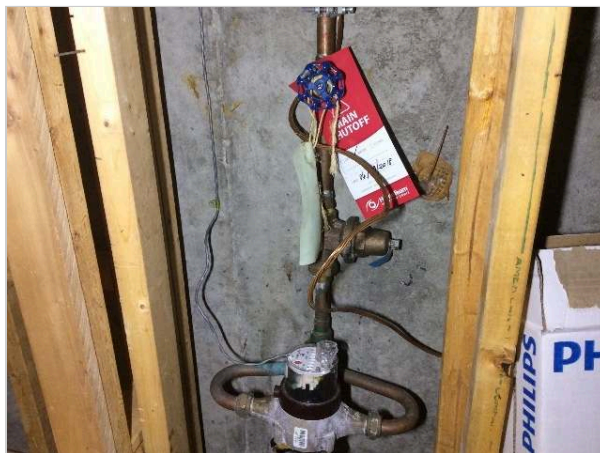
## **FIXTURES AND PRESSURE**

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. 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. There were no material defects observed in the visible portions of the plumbing system.



## **WATER METER**

The water meter was located in the basement. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement. 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 only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.



## **ELECTRIC SERVICE**

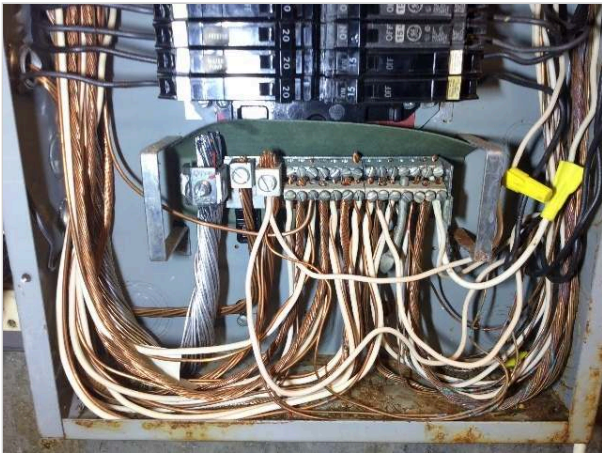
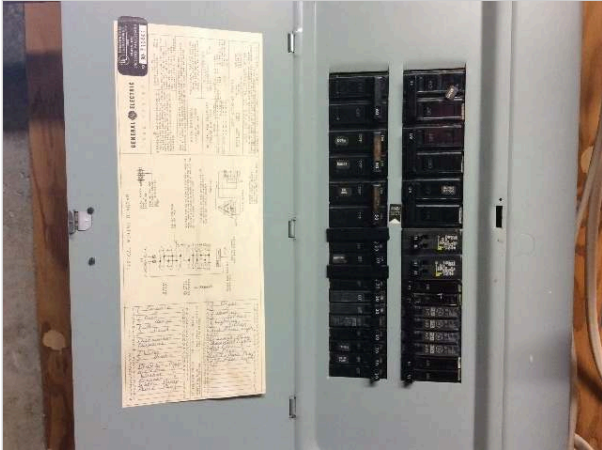
The underground electric service wire entered the home on the left rear wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 200 amps.



## **MAIN ELECTRICAL PANEL**

The service wire entered a General Electric service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. There was no main service disconnect switch. The main service disconnect switch was located N/A. The branch circuits within the panel were copper. 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.





NOTE: The main panel is a "split bus" panel, meaning there is no main breaker. To turn off all electricity to the home it

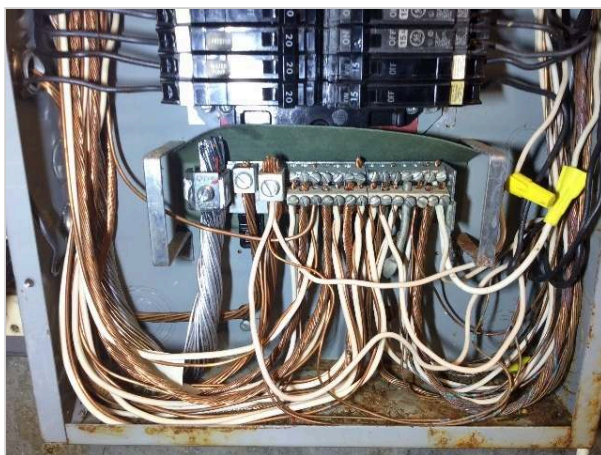


is necessary to remove power from both buses individually.

NOTE: The main electric service panel is populated to capacity. Any additional electrical circuits in the home may require an upgrade or addition to the service panel. This statement is provided for informational purposes only and is not intended to indicate a problem.

## WIRING

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



## SWITCHES AND RECEPTACLES

All of the installed lighting fixtures, switches, and receptacles that were accessible at the time of the inspection 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. 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. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional







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





The laundry room lacks GFCI protection. HomeTeam recommends consulting a licensed electrician to install GFCI outlets in ALL "wet" areas.



## **ELECTRIC SERVICE ADEQUATE**

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no material defects observed in the electrical system.

## **SMOKE ALARMS**

There were smoke alarms found in the house.





There were smoke alarms found in the house, but not in the recommended number and locations. The National Fire Protection Association (NFPA) recommends installing smoke alarms inside every bedroom, outside each sleeping area, and on every level of the home. For safety reasons, the smoke 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 life expectancy of a smoke alarm is generally no more than 10 years, after which the sensors may lose sensitivity. Moreover, the test button only confirms that the battery, electronics and alert systems are working - it does not mean that the smoke sensor is working. Therefore, HomeTeam recommends replacing any smoke alarm that is 10 year old or older.

HomeTeam recommends acquiring a fire escape ladder for your multiple story home. A sample fire escape ladder and other fire safety equipment can be found here: [LINK](#)

## **WINDOWS, DOORS, WALLS AND CEILINGS**

All of the accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, double hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.





A minor crack was observed on the vinyl sash on one window in the living room, but did not appear to prevent the window from functioning properly. HomeTeam suggests monitoring the affected area for signs of continuous damage or consulting a handyman or licensed contractor for repairs. Marked with blue tape.



Corner Window - Front of Home



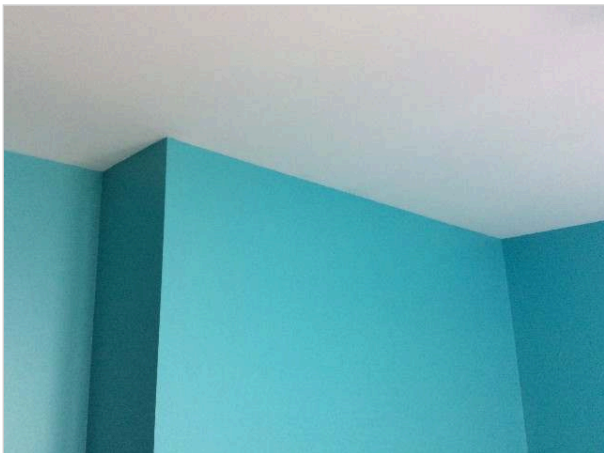
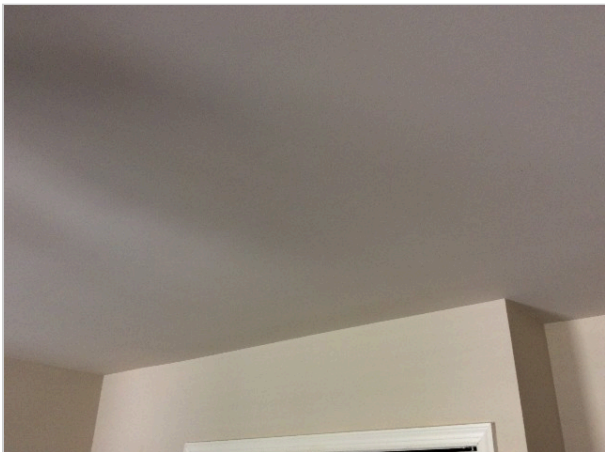
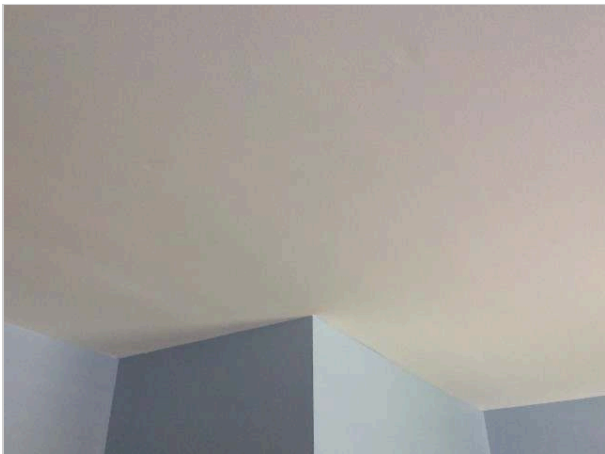
Hairline Crack

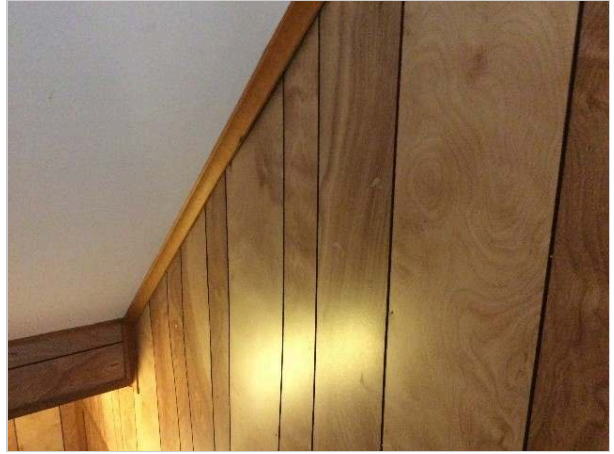
## INTERIOR WALLS AND CEILING

HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The interior wall and ceiling surfaces were finished with drywall. There were no material defects observed in the interior walls or ceilings.

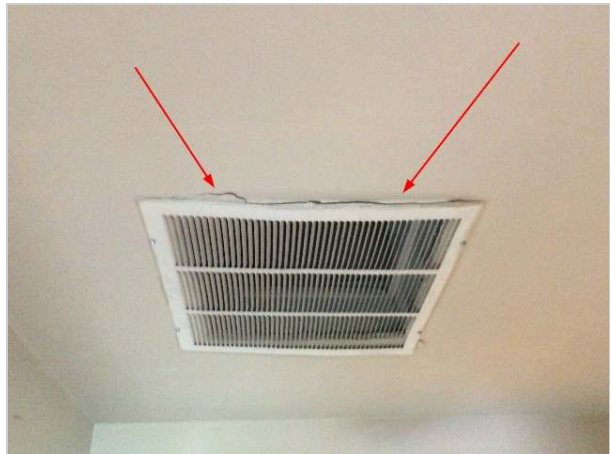








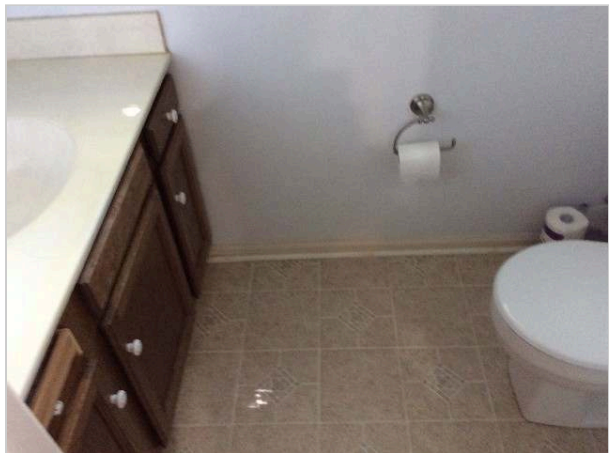
Minor cracks were noted on the ceiling around the return air duct. HomeTeam recommends consulting a handyman or licensed contractor for repairs to ensure the duct cover remains securely mounted.



## LIVING AREA

The first floor consisted of a kitchen, a dining room, a family room, living room a laundry room and a half bathroom. There were no material defects observed on this floor.





## 2nd FLOOR

The second floor consisted of three bedrooms and three bathrooms. There were no material defects observed on this floor.

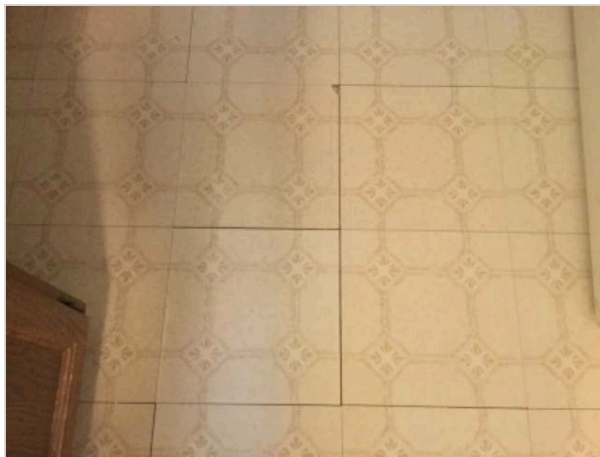


**The toilet in the master bath is loose.** Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured.



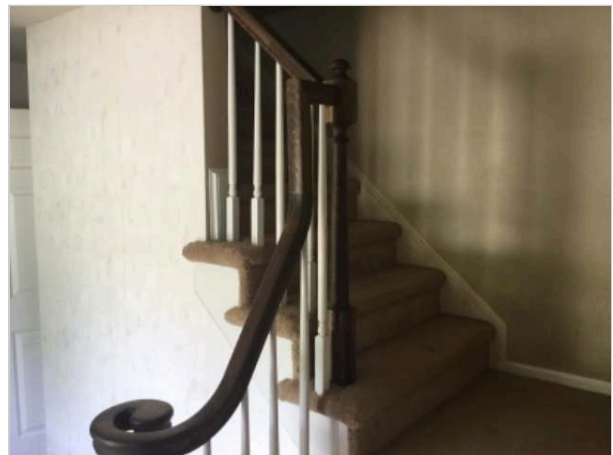
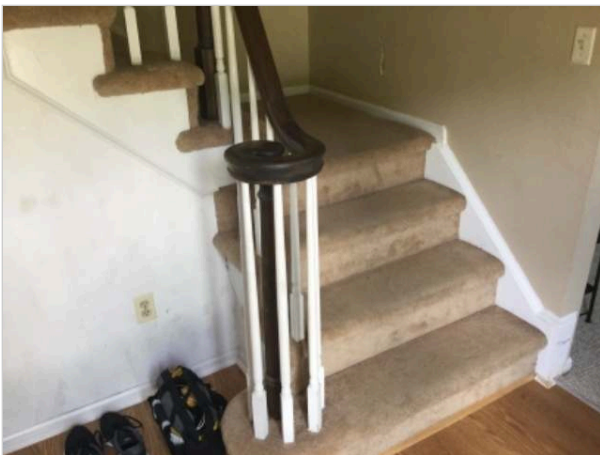


Vinyl flooring squares in the hallway bathroom have gaps between the tiles that could allow water into the subflooring. HomeTeam recommends consulting a flooring specialist for recommendations.



## **STAIRWAY FRONT/MAIN**

The main stairway was inspected and there were material defects or visual safety concerns observed with the steps, stairways or handrails.



**The balusters on the second floor handrail were spaced greater than four inches apart, creating a potential safety hazard for small children.** Generally accepted construction techniques provide for balusters to be installed vertically and spaced no greater than four inches apart. Larger baluster spacing can also be a safety concern. Consult with a general contractor for cost estimates for additional balusters.



7 inches between balusters

For a less expensive alternative to replacing wide balusters, HomeTeam suggests visiting this sample solution here: [LINK](#)

NOTE: Wall damage was identified in the main stairway.



Wall on the right at the first landing



Overhead drywall at base of stairs

## KITCHEN

The visible portions of the kitchen cabinets and countertops were in good condition. 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 contained the following appliances:







NOTE: Evidence of previous water intrusion is present under the kitchen sink.





## **DISPOSAL**

The Badger 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.



## **DISHWASHER**

The Whirlpool dishwasher was tested and did appear to be functional.



## **REFRIGERATOR**

The Frigidaire refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.





## RANGE

The General Electric electric built in range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.



The range does not have an anti-tip device installed. This is a safety issue and should be corrected. HomeTeam suggests consulting a handyman to install an anti-tip device on the range.

## HOOD FAN

The Samsung range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.



## MICROWAVE

The Samsung 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.



## 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. A 240 volt 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. The washer and dryer were tested and did appear to be functional.

A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be functional and adequate for venting to the exterior of the home.







Dryer vent hose appears damaged and should be replaced

NOTE: Dryer vent hose appears to be damaged and may need to be replaced.

## **FIREPLACE**

There was one fireplace in the home. 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 and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. For this reason, HomeTeam always recommends a Level II fireplace inspection when buying a new home. The fireplace was not tested for operation or function. The visual condition at the time of the inspection was as follows:



Because the home inspection is a visual inspection and the ability to examine the interior of the fireplace from the hearth to the top of the chimney is limited, HomeTeam always recommends a Level II fireplace/chimney inspection. A level II Fireplace/Chimney inspection will be performed by a licensed chimney sweep. They will use cameras and do a bottom-up and top-down inspection of the interior of the chimney and fireplace to give the homeowner a very detailed analysis of the health of the chimney and fireplace.

## **WOOD STOVE**

There was a wood-burning stove located in the basement. For safety reasons, the wood-burning stove 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. Although not actually tested, the stove appeared to be functional. A material defect was observed. The stove appeared to have adequate clearances from combustible materials. The specifications for this make and model should be reviewed to insure safe operation.



**Cracks were present in the firebox of the fireplace located in the basement.** Generally, firebox cracks are acceptable unless they are wide enough to fit a quarter into. The bricks and mortar inside the firebox are designed to act as a heat and spark shield and should be free of any voids. The firebox should be repaired and further assessed by a qualified chimney and fireplace service.



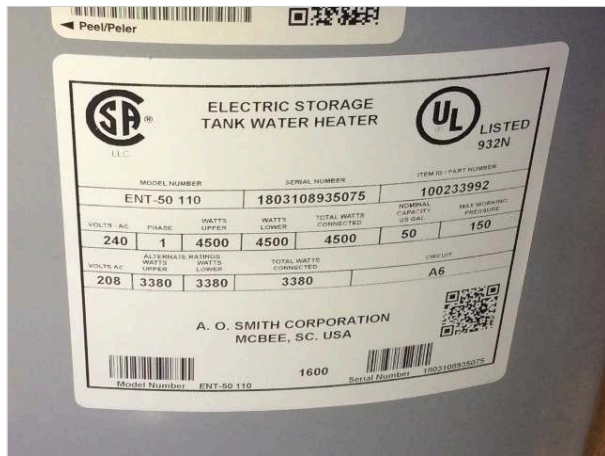
## **WATER HEATER**

There was a 50 gallon capacity, electric water heater located in the basement. The water heater was manufactured by A. O. Smith, model number ENT50110 and serial number 1803108935075. Information on the water heater indicated that it was manufactured 1 years ago.

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 leg was present. It did terminate close to 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 was functional.







## HEATING SYSTEM

The heating system was inspected by HomeTeam. 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 is described below:

The home was heated by one heating system(s). The primary heating system was an electric HVAC Heat pump and was located in the basement.



## HVAC - ELECTRIC HEATPUMP

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. The electric heating elements can and will fail. Heating elements fail just like light bulbs; they are working one minute and not the next. The symptom of a failed heating element is usually lukewarm heat. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check. The system was identified by an external data plate. The data plate indicated the following information; Model Number TWE040E13FB0 and Serial Number Z092DD41V. The unit was determined to be approximately 17 years old.

Termination of HVAC condensate lines was not raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. The heating system was found to be functional. The furnace does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.



## HUMIDIFIER

A central humidifier was installed. The humidifier was a Aprilaire. 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 off. The humidistat was located on the return air plenum at the furnace.. Use care when raising the humidity setting for the home. Too much humidity in the air is can create undesirable conditions.

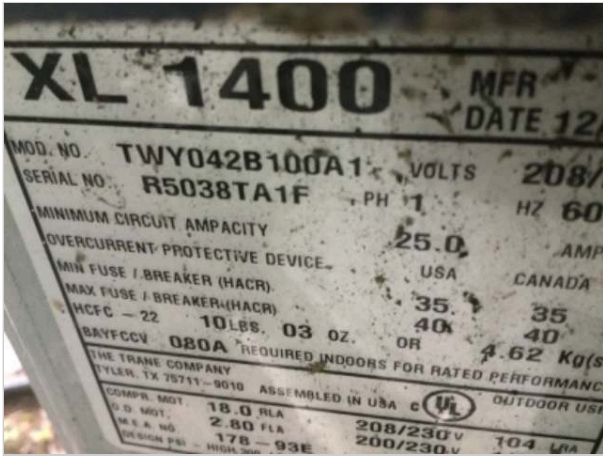




## Cooling System

The home was cooled by one cooling system(s). The primary cooling system is an electric outdoor air conditioner / heat pump condensing unit that was manufactured by Trane, Model Number TWX042B100A1 and Serial Number R5038TA1F. The unit is located on the left side of the home. This unit is approximately 18 years old.





The air conditioner may be past its design life of 16-18 years. Unless noted otherwise, the system was functional at the time of the inspection. As with a light bulb that functions normally one day but the next may not turn on, a system's age is a helpful factor that assists in budgeting for eventual replacement.

## DUCTWORK AND HVAC FILTER

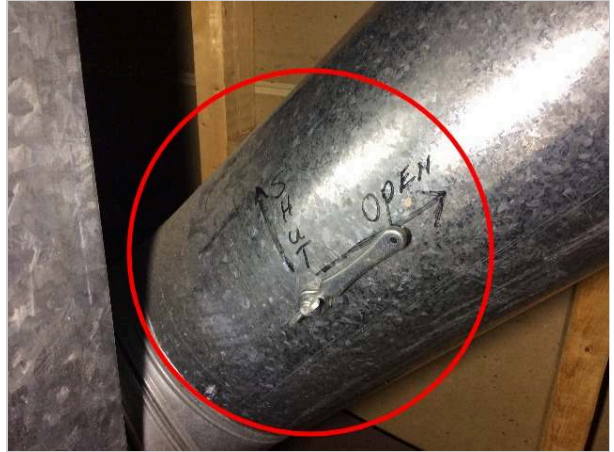
There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency,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

The disposable HVAC filter 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.



HomeTeam identified a manual damper in the HVAC ducting. The damper is designed to optimize heating and cooling in different seasons. HomeTeam recommends consulting a licensed HVAC service to identify the damper, ensure it is working properly and provide the homeowner with directions on its use.





## CONTROLS

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



## RADON TEST

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 test you requested was performed by a HomeTeam licensed technician. The radon inspection report will follow under separate cover upon completion of the test period



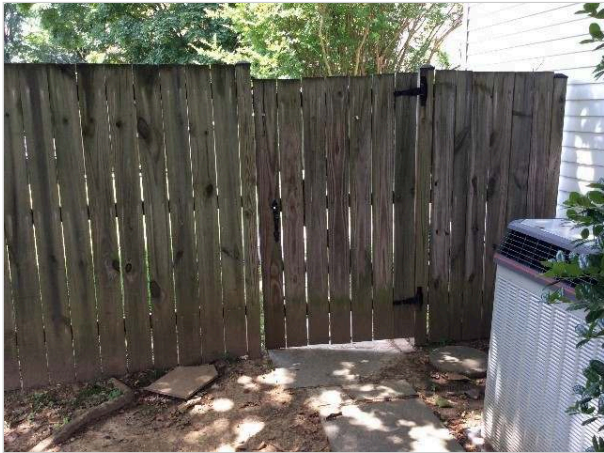


**PEST INSPECTION**

The purpose of the pest inspection is to determine if there are active wood destroying insects present in the home. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc. The pest inspection was performed by a state licensed technician. Their completed report will be provided under separate cover.

**FENCING AND GATING**

The fencing was in serviceable condition and the gating was functional at the time of the 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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