



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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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



Dear Bill,

On November 19, 2016 The HomeTeam Inspection Service made a visual inspection of 123 Sample Road, Charlton, MA 01507. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (774) 249-0916. Thank your for choosing HomeTeam.

Sincerely,

Michael Caron
HomeTeam Inspection Service
MA 807

SUMMARY

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

Electrical

1. **A circuit breaker in the electric panel had two attached circuits (wires).** Each circuit should have its own dedicated breaker to prevent nuisance tripping and ensure good terminal contact, which may help prevent overheating. This situation is commonly referred to as a "double-tap". An electrician should repair this condition and further assess the panel for any additional required repairs.
2. NOTE: The main electric service panel is populated to capacity. Any additional electrical circuits in the structure 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.

HVAC

1. The HVAC system requires cleaning and servicing by a professional HVAC technician due to its condition and performance at the time of the inspection.
2. Gaps were observed around the HVAC air intake and refrigerant line.
3. The fins on the outdoor compressor unit are bent.
4. The fins on the outdoor compressor unit are bent.

Foundation and Structure

1. There were cracks in the floor in basement which show no signs of water penetration but they are larger than typical settlement cracks. One Crack had been repaired before but showed signs of moving again.

Exterior

1. Several areas of the driveway have settled.

Roof and Gutters

1. Gutters were in need of cleaning at the time of the inspection.
2. Although the roof condition is adequate and seems to be weathering well within its life expectancy; the age of the roof should be indication of a deferred expense to plan for within the next 5 years.

Garage

1. **The automatic garage door opener was not functional at the time of the inspection.** Consult with a garage door service for evaluation and repair.

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

PREFACE

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCTION

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

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

Photo 1



LOT AND GRADE

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

Photo 2



Photo 3



Photo 4



The approximate temperature at the time of the inspection was 45 to 50 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 20 years. The inspection began at 09 a.m. and was completed at about 11 a.m.

STRUCTURE AND CLADDING

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

Photo 5



DECK

A Wood and composite deck was located in the back of the structure. There did not appear to be significant deterioration of the deck surface. The handrails on the deck appeared to be secure. A wood deck should be cleaned and sealed regularly to prevent deterioration.

Photo 6



Crack in top cap of post. Non-structural - just visual impairment.

Photo 7



Cracked outdoor outlet cover should be replaced. Keeping moisture and water out of these outlets is important.

Photo 8



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 down-slope 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.

Gutters were in need of cleaning at the time of the inspection. Clogged gutters can cause roof drainage water to drain at the base of the foundation, causing basement water problems. Overflow from gutters can cause damage to fascia that is not visible or apparent at the time of the inspection. The gutters should be cleaned.

ROOF

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground level with the aid of binoculars due to inaccessibility. There was one layer of shingles.

The roof shingles exhibited no curling and light surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not 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 material 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 or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 9



Although the roof condition is adequate and seems to be weathering well within its life expectancy; the age of the roof should be indication of a deferred expense to plan for within the next 5 years.

CHIMNEYS AND FLUES

The structure had one chimney. Observation of the chimney was made from the ground with the aid of binoculars. The flashing around the roof penetration point appeared to be adequate.

Photo 10



DRIVEWAY

An asphalt driveway is present in the front of the structure. 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.

Photo 11



Photo 12



Several areas of the driveway have settled. This condition indicates a possible void under the driveway. Driveway settling has led to potential tripping hazards. The areas should be monitored and repaired as needed.

GARAGE

The attached garage was designed for two cars with access provided by two overhead-style doors. A functional electric garage door opener was present. The garage floor was in fair condition.

Photo 13



Photo 14



The automatic garage door opener was not functional at the time of the inspection. Consult with a

garage door service for evaluation and repair. Needs button replaced.

ATTIC STRUCTURE

The attic was accessed via pull down steps in the hallway and was entered.

The attic above the living space was insulated with cellulose-based batted insulation, approximately six-inches in depth.

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

The roof structure consisted of two-inch by ten-inch wood rafters spaced 16 inches on center and plywood 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.

ELECTRIC SERVICE

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

Photo 15



Photo 16

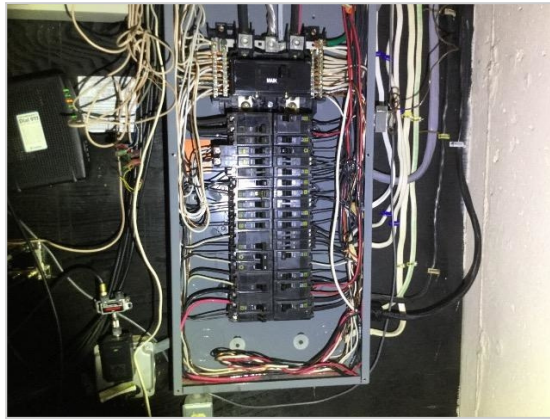


The service wire appeared to be 120/240 volt and 200 amp and entered a Square D service panel, located on the right basement wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper and aluminum. These branch circuits and 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 fair condition.

The electrical service appeared to be adequate but needs service. 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 circuit breaker in the electric panel had two attached circuits (wires). Each circuit should have its own dedicated breaker to prevent nuisance tripping and ensure good terminal contact, which may help prevent overheating. This situation is commonly referred to as a "double-tap". An electrician should repair this condition and further assess the panel for any additional required repairs.

NOTE: The main electric service panel is populated to capacity. Any additional electrical circuits in the structure 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.

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.

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.

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 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.

Photo 18



There were cracks in the floor in basement which show no signs of water penetration but they are larger than typical settlement cracks. One Crack had been repaired before but showed signs of moving again.

BASEMENT

The full basement was partially finished.

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 water proofing.

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.

PLUMBING

The visible water supply lines throughout the structure were Copper and pex 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.

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

Soot-like substance on ceilings.

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were 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.

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, double 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.

The interior wall and ceiling surfaces were predominantly finished with drywall and lath and plaster. 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.

FIREPLACE

There was one fireplace in the structure. A home inspection of the fireplace and chimney is limited to the readily visible portions only. For safe and efficient operation we recommend annual inspections by a qualified fireplace

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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:

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were turned on 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:

Due to the Mock inspection we did not operate or record all the information on the appliances.

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

The heating system consisted of an oil fired boiler (hydronic system), model number and serial number . The unit was manufactured by Crown. It has an approximate net heating capacity of 160,000 BTUH. The unit is located in the basement. The unit is approximately 20 years old. The average life expectancy of a boiler is approximately 30 years if maintained properly. The system has five zones. The oil tanks were in fair condition. The oil line was in good condition. The air filter was in Not present on a boiler condition. The boiler was functional. The combustion chamber was not visible for inspection.

The radiators were tested and found to be functional.

A visual inspection cannot determine all defects. A complete inspection would require dismantling the entire system. Chimney flues and flues attached to fuel burning devices are not inspected as part of the visual inspection. Chimney flues should be cleaned and inspected by a licensed mason or chimney sweep on a regular basis to determine their condition. Electronic air cleaners, heat exchangers and humidifiers are not within the scope of the inspection. This inspection is to determine that the existing equipment is in working order. It is not meant to indicate its adequacy. Heating units should be serviced once a year without failure.

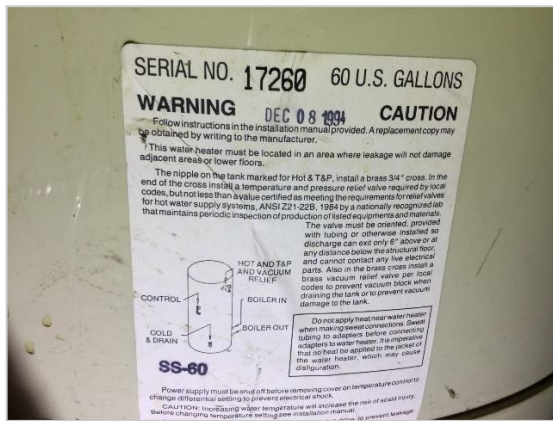
Photo 19



Photo 20



Photo 21



AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a York, Model Number and Serial Number . The unit is located on the right side of the structure. This unit is approximately 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 not tested because the outside temperature was below sixty degrees within the last twenty four hours. 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 22



Because of its condition and performance at the time of the inspection, **the HVAC system 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.

Gaps were observed around the HVAC air intake and refrigerant line. These gaps should be sealed to prevent moisture and pest intrusion.

The fins on the outdoor compressor unit are bent. Combing or straightening the fins may improve the

efficiency of the unit by aiding heat transfer.

NOTE: Although not operated in "cool" mode, the outdoor compressor unit was observed during its operation in the "heat pump" mode. The unit was functioning properly with no visual or auditory defects noted at the time of the inspection.

The second electric outdoor air conditioner condensing unit was a Heil, Model Number and Serial Number . The unit is located in the back of the structure. This unit is approximately 2 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The air conditioning system was not tested because the outside temperature was below sixty degrees within the last twenty four hours.

Photo 23



The fins on the outdoor compressor unit are bent. Combing or straightening the fins may improve the efficiency of the unit by aiding heat transfer.

Photo 24



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The Commonwealth of Massachusetts recommends that any potential Buyer of this property gather the following information from the Seller or Sellers Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

2. Has the dwelling ever been inspected and/or treated for insect infestation?

a. If so, when?

b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?

2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

1. If so, when?

2. Were any problems noted?

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

Additional Recommended Resources:

1. A copy of Massachusetts Standards of Practice for Home Inspection are available online [here](#).

2. A copy of Massachusetts Definitions for Home Inspection are available online [here](#).

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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