

HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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

SAMPLE REPORT

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed. If occupied, personal items are not able to be moved and defects may be hidden behind items. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Conditions that are not visible, hidden damage (especially inside wall cavities, under roofing materials and behind exterior siding and fascia boards) are not within the scope of inspection. 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.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION IN THE REPORT.

The inspected property consisted of a two story wood-framed structure, with a basement, that was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 50 to 60 degrees Fahrenheit, and the weather was sunny and clear.

The utilities were on at the time of the inspection. The buyer and their agent were present during the inspection. The age of the home, as reported by the MLS sheet, was said to be 94 years old.

EXTERIOR

There brick and concrete walkway leading to concrete steps and a porch on the front of the home. There were no major visual defects observed in the walkway or the steps and porch.

- **It is recommended to have handrails installed on the front exterior steps.**



- **Plant growth was observed against the front and rear of the home.** All trees and bushes should be trimmed 6-inches to 12-inches from the home. It is recommended to remove this plant growth away from the siding to prevent possible damage including insect infestation.
- **The left front corner of the front porch was damaged and should be repaired.**



- There were trip hazards located on the property. They are the number one cause of accident and injury around the home. It is recommended to use caution in areas where trip hazards exist and to eliminate trip hazards in affected areas to help ensure safety of occupants. There damaged concrete or walkway located on the front sidewalk, driveway, and rear walkway.



There was a concrete driveway on the right side of the home, which led to the detached garage. There were no major visual defects observed in the driveway.

- **The driveway had a low spot on the right side. It appeared that the water drainage from the driveway and the home on the right side of the home has caused the damage and should be repaired.**

SIDING

The home had wood lap siding. All trees and bushes should be trimmed 6-inches to 12-inches from the home. It is recommended to keep all siding, trim, and windows sealed, caulked and painted. There were no major visual defects on the visible portions of the siding. The exterior wall flashing was inspected and there were no visual defects found on the exterior flashing.

GARAGE

The detached garage was designed for one car with access provided by one standard doors. The garage door was tested and found to be functional. The concrete garage floor was in serviceable condition. It is recommended, but not required, to have a self-closing door from the house to the garage. There were no major visual defects observed in the garage or the door mechanisms.

Furnishings and storage in the garage prevented a full and complete inspection of the garage interior. It is recommended to have a re-inspection of the garage interior once vehicles, furnishings, and storage items have been removed.

DECK

There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. The railings around the deck and stairs appeared to be securely attached to the deck or stairs. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed from the roof and the ground.

The age of the roof covering was approximately five to eight years. There appeared to be two layers of shingles on the roof at the time of the inspection. There was no curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

The flashing on the gables, chimney, skylight, and sidewalls.. were painted. They did appear to be functional at the time of the inspection. There were no major visual defects found on the flashing at the time of the inspection. The plumbing vent pipe flashings appeared to be functional at the time of the inspection. There were no major visual defects found on the pipe vent flashings at the time of the inspection.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Sometimes our opinion of a roof may differ from that of the insurance adjuster or contractor. This depends greatly on which company or individual is providing insurance or opinions, as well as which adjuster is evaluating it. Some insurance providers are more particular than others when it comes to evaluating and insuring a roof. One provider might find a roof unacceptable to their standards while another finds it within their guidelines. We are there to state the overall condition of the roof and the roof is not considered defective unless there are visible leaks and/or major damage or wear that indicate failure is imminent. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specifically formulated for that use. There were no major visual defects detected on the exterior of the roof at the time of the inspection.

- **There were visual defects noted on the roof that included but were not limited to the following items. It is recommended to have a licensed roofer examine and address all roofing issues noted or found on**

the home.

- **There were damaged shingles on the front and right rear of the home that should be repaired or replaced.**



The roof drainage system consisted of metal gutters and metal downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. If the home has trees that are close to the home gutter screens or other types of filters added can prevent debris from entering the gutters. There were no major visual defects observed on the visible portions of the gutters or downspouts.

CHIMNEY CHASE

There was one chimney. Observation of the chimney exterior was made from the ground and the roof. There were no major visual defects observed on the exterior.

- **Tuck pointing is needed on the chimney.** The most common reason for tuck pointing brick masonry is to improve water penetration resistance. Tuck pointing deteriorated mortar joints is one of the most effective and permanent ways of decreasing water entry into brickwork. This is because the most common means of water entry into a brick masonry wall is through de-bonded, cracked or deteriorated mortar joints.



- **The flashing was caulked to the chimney. It is recommended to have it counter flashed to prevent leaking.**



SLAB ON GRADE

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no visual defects observed on the visible portions of the slab. Please note that the conditions of any utilities within or under a slab-on-grade, such as plumbing or duct work, are not within the scope of the inspection.

FOUNDATION

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. Note: Anytime the soil does not have a ten to one pitch away from the foundation in all directions, it is deemed inadequate. It is not possible to determine during a visual inspection if footing drains were installed by the builder and remain functional at this time. 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 major visual defects observed on the visible portions of the foundation. There were a few minor settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection.

- **Skim coating is needed on the foundation wall in the utility room.**



- **It is recommended to contact a licensed structural engineer to examine and address all foundation issues in the home. On the left side of the home behind the gas meter, there was a crack in the foundation which has been patched.**



BASEMENT - LOWER LEVEL

The lower level was finished. The basement of the home consisted of two rooms. 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. The basement contained the following mechanical systems: furnace and water heater. There were no major visual defects observed on the basement level.

- **There was not proper egress from the basement.** The minimum size for a window in the basement is 20" wide and 36" high or 30" wide and 24" high. The window sill height is maximum 44" above the floor.
- **The guardrail was too low on the basement steps. It was approximately 33 ". It should be 34-38" high.**
- **The handrail of the stairs should have a graspable surface that can be gripped on three sides with the hand for safety.**

CRAWL SPACE

The crawl space was approximately 90-95 percent accessible at the time of the inspection, and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space. A crawl space should have a polyvinyl vapor barrier covering the surface and should be adequately vented at all times.

There was adequate ventilation in the crawl space. There were no major visual defects observed in the crawl space.

- **It is recommended to have a black polyvinyl (minimum 6-mil) moisture barrier installed that completely covers the ground to keep the crawl space dry.** Crawl space moisture can lead to wood rot and/or mold growth that could damage the floor property and pose health risks.

FLOOR STRUCTURE

The visible floor structure consisted of a tongue and groove sub floor; supported by two-inch by ten-inch wood joists spaced 16 inches on center. There were 6x8-inch wood posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING

The visible water supply lines throughout the home were wirsbo pex, plastic pipe. The water was supplied by a public water supply. The visible waste lines consisted of ABS and cast iron pipe. The functional visible drainage of the drain waste lines was adequate at the time of the inspection. All accessible plumbing fixtures were operated and inspected for visible leaks.

Shower pans are visually checked for leakage but leaks often do not show except when the shower is in normal use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in the bath and shower areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future as homeowners. All plumbing in the attic or the crawl space should be insulated.

Supply valves such as those on the toilet supply lines, laundry room hose bibs, faucet supply lines under the sinks, and dishwasher supply lines, are not tested due to the fact that many of these valves have not been used in some time and are very prone to leaking if turned off and on. Laundry room drains are not tested due to the fact that many homes are vacant with no washer hooked up when inspected. For these reasons, the state standards do not require that these items be tested. It is recommended that all washing machines have a drip pan under with a drain line and stainless steel flex hose. Water flow throughout the home was average. Back flow valves for sprinkler systems, if present, should be tested every year. There were no major visual defects observed in the visible portions of the plumbing system.

The water meter was located at the street. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

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

Water pressure was tested at an outdoor sillcock and found to be 90 to 100 pounds per square inch.

- **The water pressure exceeds the plumbing guidelines maximum of 80 pounds per square inch. It would be advised to contact the Water District that has jurisdiction to ensure the regulator located outside the meter is functional.**
- **The sink in the main bathroom would not drain or was very slow and needs repair or cleaning.**
- **Recaulking and/or regrouting was needed at the sink countertop in the upstairs bathroom.** Recaulking, regrouting, caulking and/or grouting are all common homeowner maintenance. While this normally is not a cause for concern, it is in today's world of mold disclosure and mold claims. Client should understand that the time of, and reason for, the recaulking and/or regrouting cannot be determined and that moisture penetration into the structural framing might have occurred, possibly causing structural damage or promoting mold growth. Remodeling or removal of shower and/or bathtub sections could indicate moisture damage or structural damage that was concealed at the time of the inspection. Concealed defects or concealed problems are not within the scope of the home inspection.

There was a 50-gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Rheem; model number 41V50 and serial number RHNG 0999121336. Information on the water heater indicated that it was manufactured 15 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.

A drip leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and a drip leg terminating close to the floor. The water heater was functional and the seismic restraints were present.

ELECTRIC SERVICE

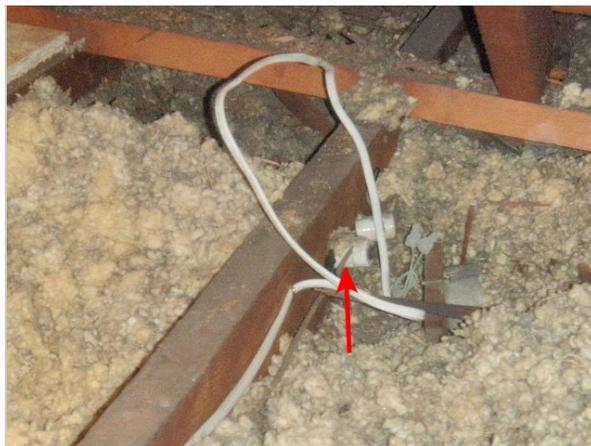
The overhead electric service wire entered the home on the left exterior wall. The electric meter was located on the exterior wall. The service wire entered a Cutler Hammer service panel, located on the basement wall with a 200 amps and 120/240 volt rated capacity.

The branch circuits within the panel were copper and aluminum multi-strand. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

- **The main incoming power lines were too low and should be at least 12' above the driveway and 18' above the roadway.**



- **This home has visible Knob & Tube (K&T) wiring.** This is the original electrical system in the home and is outdated by today's safety standards. The major problem with this system is the insulation on the wires can become brittle and in some areas may be missing. It was also not designed to be covered with any material such as attic insulation. It should be noted that some insurance companies would not insure homes that have K&T wiring. For increased safety, it is recommended to have a licensed and qualified electrician evaluate the home for replacement of all K&T wiring in the structure. It is recommended to contact your insurance provider to determine if the home can be insured with this type of wiring.





A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. We do not test the AFCI breakers in homes that have items plugged into the bedroom outlets and recommend that they be tested when moving into the home. 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. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the kitchen, bathrooms, and laundry room.

The present GFCI's were tested and all of the locations were functional. A nonfunctional GFCI should be replaced with functional GFCI's. Safety concerns dictate that GFCI or GFCI-protected outlets be present near all sources of water and where electrical appliances might typically be used.

- **The kitchen GFCI should cover all outlets within 6 ft. of the sink. The two-prong outlet to the right of the sink was not protected.**
- Two-prong open ground outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. **Two-pronged open ground outlets were found in the eating nook (rear wall), kitchen (next to sink), dining room, living room, left rear bedroom, right rear bedroom, and upstairs left bedroom (rear wall outlet) and are considered to be outdated by today's standards. A qualified electrician should be consulted when working on or updating the electrical system in your home.**
- **There was a junction box found in the laundry room that did not have a cover plate. These are required for safety.**



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 major visual defects observed in the electrical system.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and were found to be functional. Window, door, patio and pool enclosure screening is beyond the scope of the inspection. 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 doors have been recently painted. There were no major visual defects observed in the doors.

The primary windows were constructed of vinyl and wood, single hung, double hung, and casement style, with double and single pane glass. Possible problem areas may not be identified if the windows have been recently painted. There were no major visual defects observed in the windows.

- **There were pulley ropes broken in the windows in the main bathroom and left rear bedroom (rear wall right window).**
- **There were broken window in the left rear bedroom (left wall).**
- **It is recommended to have tempered glass installed in the windows in the doors in the basement stairwell.**

The interior wall and ceiling surfaces were finished with drywall. There were no major visual defects observed in the interior walls or ceilings.

If wallpaper or mirrors were present on the walls, remodeling or removal of wallpaper or mirrors could reveal defects, which were not visible at time of inspection. Concealed defects or concealed problems are not within the scope of the home inspection.

If the home is occupied with furniture and personal items, this can inhibit inspection of some wall surfaces, windows, electrical receptacles, under sink plumbing traps, closets, etc. Our inspectors are not allowed to move furniture or personal belongings, or test anything which is inaccessible at the time of inspection.

- **There was inadequate headroom on the basement and second level stairs. There should be 6' 8".**

SMOKE-ALARMS

There were smoke alarms found in the home. They were tested and were functional at the time of the inspection. Smoke alarms should be installed in all bedrooms and the hallways leading to the bedrooms as well as all levels of the home for safety. Alarms that are older than 10 years need to be replaced. There should be a manufacturer date stamp on the back of the alarm. Vacuum your alarms monthly to remove dust and cobwebs. If you have photoelectric alarms, replace the batteries with long-life batteries for enhanced reliability. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when moving into the home and tested on a monthly basis thereafter.

CARBON MONOXIDE

There were carbon monoxide detectors found in the home. These were tested and were functional at the time of the inspection. Carbon monoxide can be a byproduct of the incomplete combustion of natural gas, wood, or any carbon-based fuel. It is a clear, odorless, and tasteless gas, and can cause death if gone undetected. Extended exposure to low levels (sometimes not detected by inexpensive carbon monoxide detectors) can cause long-term health problems. Carbon monoxide detectors with a minimum sensitivity of 30 ppm (the greater the sensitivity, the better) and with no time delay should be installed. They should be installed in each bedroom or on each level with sleeping rooms and within 15 feet outside of each sleeping area. Carbon Monoxide detectors in the house will help detect any future Carbon Monoxide presence. If any level of Carbon Monoxide is detected, the HomeTeam recommends that you consult a qualified HVAC contractor or your local utility company to identify and repair the source of Carbon Monoxide. We also suggest that, if you have any questions once you get the results, that you contact the Federal or State EPA, American Lung Association, Consumer Product Safety Commission, American Medical Association or your local health department.

- **The carbon monoxide detectors were not installed properly. It is recommended to have them installed according to their manufacturer specifications.**

FIRE EXTINGUISHERS

To prevent smaller fires from growing, it is recommended that all homes have fire extinguishers. The type of fire that classifies the fire extinguishers that they are expected to fight. Know where you are going to use the extinguisher before you purchase it, and choose the fire extinguisher classification by where you plan to use it. For example, an extinguisher particularly made to fight grease and similar fires are classified for use in the kitchen. You should read the directions on the back of the extinguishers in your home, and check them monthly according to the manufacturer's instructions. It is recommended that you know how to use them.

FIRST LEVEL

The main floor consisted of seven rooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the main level.

KITCHEN

The visible portions of the cabinets and counter tops were in serviceable condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The kitchen contained the following appliances:

The GE electric- natural gas combo freestanding range was inspected and did not appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

- **There was no anti-tip device installed on the range. It is recommended to have an anti-tip device installed.** New stoves come with anti-tipping brackets. If a child opens and climbs on the oven door, the stove won't tip. If you are remodeling your kitchen, buying a new range or building a new home, make sure the installer uses the anti-tip device provided by the manufacturer. You can also buy these brackets for your current stove. Contact your range manufacturer, your appliance dealer or an authorized service for information and assistance.
- **The broil feature of the oven was not functional at the time of the inspection.**

The Nutone ceiling fan was inspected and did appear to be functional at the time of the inspection. The visible portions of the venting system were inspected and were functional at the time of the inspection. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

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

The Whirlpool dishwasher was observed through a short cycle and did appear to be functional when set on the "wash" and "drain" cycle.

- **The dishwasher drain line needs to be raised and secured using a drip loop above the drain on the disposal to prevent sewer gases from entering the dishwasher.**

The In-Sink-Erator disposal was inspected and did appear to be functional at the time of the inspection. The efficiency rating is not within the scope of the inspection.

SECOND LEVEL

The second level of the home consisted of three rooms. There were no major visual defects observed on the second level. The stairway in the home was inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

- **The guardrail was too low on the upstairs landing. It was approximately 30 ". It should be 34-38" high.**



GAS FIREPLACE

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows. A gas fireplace was located in the living room. The gas fireplace was functional at the time of the inspection.

ATTIC STRUCTURE

The attic was viewed through hatches in the second floor. The attic above the living space was insulated with batted insulation, approximately 4-6 inches in depth. Soffit and static vents provided ventilation throughout the attic. The roof structure consisted of two-inch by four-inch wood rafters spaced 24 inches on center and skip plank and plywood sheathing.

Because of the configuration of the rafters, lack of catwalk, and stored items, which limited access, it was not possible to inspect all areas of the attic. The attic was viewed from the hatch. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

- **The static vents were plugged with insulation. It is recommended to have the insulation removed for proper insulation.**



HVAC

The HomeTeam Inspection Service inspected the heating, ventilating and air conditioning systems. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. Examination of heating and cooling systems is mechanically limited since the units are not dismantled to examine interior components. The heating and cooling systems should be inspected and serviced on an annual basis. Before close of escrow, it is recommended to obtain from seller any documents concerning regular maintenance and service and/or a safety check by public utility, or a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility companies typically, but not always, provide a free safety check of all gas-using appliances. Note: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

A Payne natural gas forced air furnace, serial number unknown and model number PG9MA8036080, which is seven years old, heated the home. The unit was located in the basement of the home. It has an approximate net heating capacity of 74,000 BTUH. The heating system was found to be functional.

- **There appeared to be an asbestos type material on the heating ducts.** When it is necessary to disturb asbestos, you should contact a licensed asbestos contractor. You can also obtain a copy of "Asbestos in the Home", published by the U.S. Consumer Products Safety Commission. There is more information found on the Internet located on web site <http://www.cpsc.gov> or by calling (800-638-2772), which discusses the situation and makes recommendations. Remember, do not dust, sweep, or vacuum particles suspected of containing asbestos fibers.



The disposable 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.

FURNACE-THERMOSTAT

All heating and cooling appliances, including floor or wall heaters, wall or window air conditioners, radiant heating systems, and forced air systems are tested by operating the thermostat or controls as a user would normally operate them on a daily basis. 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 Braeburn and was found to be in working order.

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts or by adjusting the supply registers. There will be normal temperature variations from room to room and level to level, most noticeable between levels.

CADET HEATER

There was a Cadet Heater located in the upstairs bathroom of the home. It did function at the time of the inspection. For more information about cadet wall heaters, go to <http://www.cadetco.com/>.

RADON INSPECTION

Radon gas is a colorless and odorless gas released into the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon test you requested is being performed by the HomeTeam. A radon test is being performed according to the guidelines of the "Radon Screening Measurement Test Addendum to Inspection Agreement" and the EPAs' testing protocol. The test is a screening measurement to determine the average radon concentration in the home during the testing period of 48 hours. We will be sending you the actual test report taken from the testing device. This test was done with a Sun Nuclear model 1028, an EPA approved testing device. The average radon concentration will be sent when it is completed. If radon levels of 4 pCi/l or higher are detected, HomeTeam recommends that you consult your state radon office for guidance. We also suggest that, if you have any questions once you get the results, that you contact the Federal or State EPA, American Lung Association, Consumer Product Safety Commission, American Medical Association or your local health department. The HomeTeam cannot guarantee that necessary conditions were maintained during the test period in accordance with the "Declaration of Voluntary Compliance". There can be variations in any radon measurement due to changes in the weather and operation of the dwelling.

NO DRY ROT

There was no visible dry rot found at the time of the inspection.

PEST INSPECTION

The HomeTeam performed the pest inspection. There were no visual wood destroying insects found at the time of the inspection.

SUMMARY: The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1234 Fifth Street, HomeTown, OR 67890. All observations noted should be examined and addressed as necessary by licensed/qualified professionals.

EXTERIOR:

1. **It is recommended to have handrails installed on the front exterior steps.**
2. **Plant growth was observed against the front and rear of the home.**
3. **The left front corner of the front porch was damaged and should be repaired.**
4. **There were trip hazards located on the property. They are the number one cause of accident and injury around the home. It is recommended to use caution in areas where trip hazards exist and to eliminate trip hazards in affected areas to help ensure safety of occupants. There damaged concrete or walkway located on the front sidewalk, driveway, and rear walkway.**
5. **The driveway had a low spot on the right side. It appeared that the water drainage from the driveway and the home on the right side of the home has caused the damage and should be repaired.**

ROOF STRUCTURE:

1. **There were visual defects noted on the roof that included but were not limited to the following items. It is recommended to have a licensed roofer examine and address all roofing issues noted or found on the home.**
2. **There were damaged shingles on the font and right rear of the home that should be repaired or replaced.**

CHIMNEY:

1. **Tuck pointing is needed on the chimney.**
2. **The flashing was caulked to the chimney. It is recommended to have it counter flashed to prevent leaking.**

FOUNDATION:

1. **Skim coating is needed on the foundation wall in the utility room.**
2. **It is recommended to contact a licensed structural engineer to examine and address all foundation issues in the home. On the left side of the home behind the gas meter, there was a crack in the foundation which has been patched.**

BASEMENT:

1. **There was not proper egress from the basement.**
2. **The guardrail was too low on the basement steps. It was approximately 33 ". It should be 34-38" high.**
3. **The handrail of the stairs should have a graspable surface that can be gripped on three sides with the hand for safety.**

CRAWL SPACE:

1. **It is recommended to have a black polyvinyl (minimum 6-mil) moisture barrier installed that completely covers the ground to keep the crawl space dry.**

PLUMBING:

1. **The water pressure exceeds the plumbing guidelines maximum of 80 pounds per square inch. It would be advised to contact the Water District that has jurisdiction to ensure the regulator located outside the**

meter is functional.

- 2. The sink in the main bathroom would not drain or was very slow and needs repair or cleaning.**
- 3. Recaulking and/or regrouting was needed at the sink countertop in the upstairs bathroom**

ELECTRICAL:

- 1. The main incoming power lines were too low and should be at least 12' above the driveway and 18' above the roadway.**
- 2. This home has visible Knob & Tube (K&T) wiring.**
- 3. The kitchen GFCI should cover all outlets within 6 ft. of the sink. The 2 prong outlet to the right of the sink was not protected.**
- 4. Two-pronged open ground outlets were found in the eating nook (rear wall), kitchen (next to sink), dining room, living room, left rear bedroom, right rear bedroom, and upstairs left bedroom (rear wall outlet) and are considered to be outdated by today's standards. A qualified electrician should be consulted when working on or updating the electrical system in your home.**
- 5. There was a junction box found in the laundry room that did not have a cover plate. These are required for safety.**

WINDOWS, DOORS, WALLS AND CEILINGS:

- 1. There were pulley ropes broken in the windows in the main bathroom and left rear bedroom (rear wall right window).**
- 2. There were broken window in the left rear bedroom (left wall).**
- 3. It is recommended to have tempered glass installed in the windows in the doors in the basement stairwell.**

INTERIOR:

- 1. There was inadequate headroom on the basement and second level stairs. There should be 6' 8".**

CARBON MONOXIDE:

- 1. The carbon monoxide detectors were not installed properly. It is recommended to have them installed according to their manufacturer specifications.**

KITCHEN:

- 1. There was no anti-tip device installed on the range. It is recommended to have an anti-tip device installed.**
- 2. The broil feature of the oven was not functional at the time of the inspection.**
- 3. The dishwasher drain line needs to be raised and secured using a drip loop above the drain on the disposal to prevent sewer gases from entering the dishwasher.**

SECOND LEVEL:

- 1. The guardrail was too low on the upstairs landing. It was approximately 30 ". It should be 34-38" high.**

ATTIC:

- 1. The static vents were plugged with insulation. It is recommended to have the insulation removed for proper insulation.**

HVAC:

- 1. There appeared to be an asbestos type material on the heating ducts.**