HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

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

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The 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. All conditions are reported as they existed at the time of the inspection.

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

If reference is made in the report to active leaks, moisture penetration, moisture stains and/or condensation stains it is important to be aware of the potential for mold growth as water is one of the essential factors for its growth. Mold is believed to trigger allergic reactions and even serious health problems. If you are concerned, contacting a qualified mold testing company is recommended. The HomeTeam can provide these services upon request.

The inspected property consisted of a colonial wood framed structure with stucco that was vacant at the time of the inspection. There were no major visual defects on the visual portions of the siding.

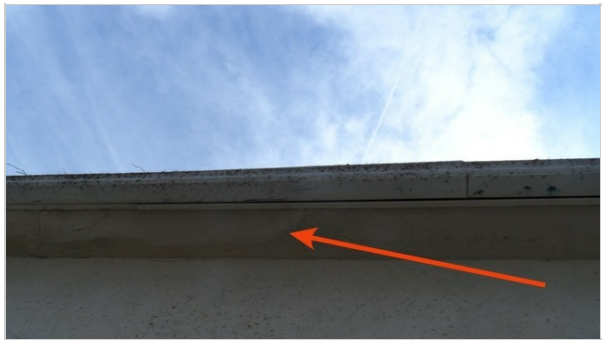
The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection.

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. The age of the home, as reported by the MLS sheet, was said to be 104 years old.

There was a concrete walkway leading to a concrete front entry way in the front of the home. There were no major visual defects observed in the walkway or the front entry way.

remediation of stucco

Minor cracking of stucco



Remediation to siding/soffit

It was pointed out that there were signs of recent remediation to the siding and trim. Monitoring for cracks and repairing promptly was suggested to help prevent deterioration of the stucco.

It was pointed out that there were trees and or vegetation near or in contact with the home at the time of inspection. Cutting back the growth was recommended.

It was noted that the front steps were of different heights. This is a potential trip hazard. Repairs are recommended.

DECKS

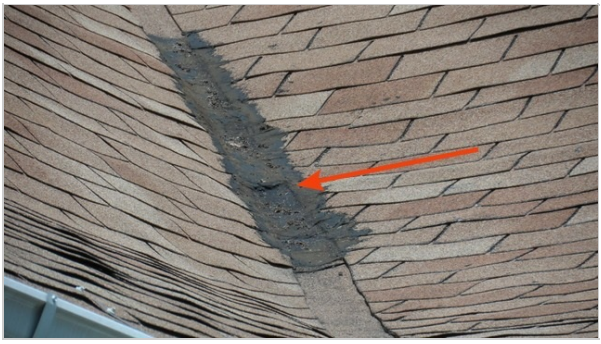
There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering, as reported by the buyer, was approximately 10 years. There were multiple layers of shingles on the roof at the time of the inspection.

There was minimal curling and moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles in the second half their useful life.

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. There were no major visual defects detected on the exterior of the roof.



It was noted that there were repairs to the rear valley of the roof at the time of inspection. This area did not appear to be leaking. A roofer would be a good resource for advisement here.

There was one chimney. Observation of the chimney exterior was made from the ground, with the aid of binoculars. There were no major visual defects observed on the exterior.

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 major visual defects observed on the visible portions of the gutters or downspouts.

Missing downspout

FOUNDATION

The foundation was constructed of concrete block. 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 several minor, hairline 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.

BASEMENT (LOWER LEVEL)

The partial basement plus crawlspace was unfinished, and contained the following mechanical systems: furnace and water heater.

Critter den

It was noted that the there was what appeared to be a past or present critter den on the front of the basement. Patching the hole in the wall was suggested.

It was noted that there was evidence of wood rot on the basement walls. These wall are not structural.

The basement was mostly dry at the time of the inspection. However, there were some signs of past moisture infiltration on the basement walls and floor, **especially in the corners.** Proper grading and gutter maintenance will help reduce moisture in the basement. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

FLOOR STRUCTURE

The visible floor structure consisted of a tongue and groove subfloor, supported by two-inch by ten-inch wood joist spaced sixteen inches on center. There was a 4x8 -inch center beam and four-inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

Support post

It was noted that there were corroded/rusted support posts in the basement. Replacement of the posts is recommended.

PLUMBING

The visible water supply lines throughout the home were plastic and copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of copper, cast iron, and PVC pipe. The home was connected to a public sewer system. 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 was tested in the kitchen and found to be adequate. There were no major visual defects observed in the visible portions of the plumbing system.

It was noted that the utility tub was not secure and in poor condition. Replacing the tub was discussed at the inspection.

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.

The gas meter was located in the basement. 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. If there are flexible gas lines in a home it is now required in some municipalities that this type of gas line be bonded (Grounded).

Behind stove

In basement for dryer

It was noted that there were open gas lines in the home. Capping the gas lines is recommended for safety reasons.

There was a 30-gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by A. O. Smith. Information on the water heater indicated that it was manufactured 12 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 should 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.

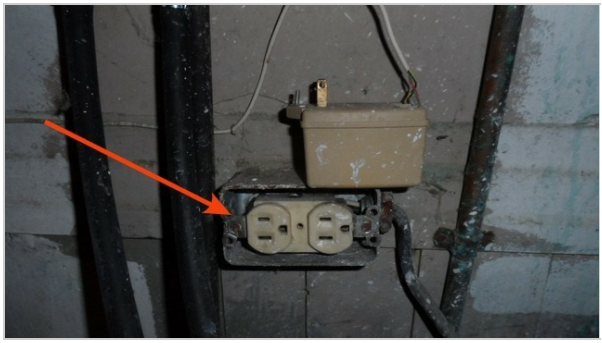
It was noted that there was water on the floor around water heater at the time of inspection. Further evaluation is needed as there was also a floor drain near the water heater. The source of the water could not be confirmed at the inspection. Contacting a plumber for advisement and repairs as needed was recommended.

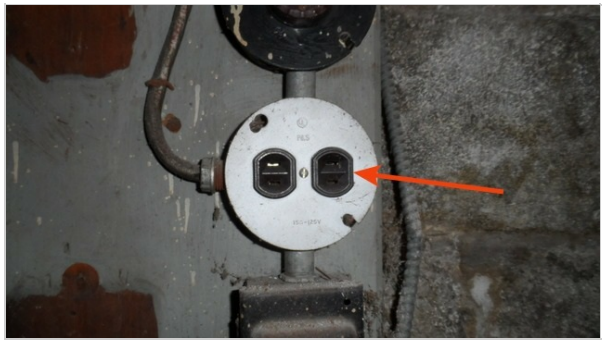
ELECTRIC SERVICE

The overhead electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall. The service wire entered a Murray service panel, located on the basement wall with a 100 amp and 120/240 volt rated capacity. 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 visible house wiring consisted primarily of the romex type and appeared to be in good condition. It is recommended that any necessary or suggested repairs be performed by a licensed electrician.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. 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 some GFCI protected circuits located in the home. The present and tested GFCIs were functional. All non-functional GFCIs should be replaced with functional GFCIs. Installing GFCI's near all water sorces is recommended.







Any open electrical boxes should be covered for safety reasons. There were also two pronged electric receptacles in the home. These receptacles are considered outdated. Upgrading to grounded, three pronged receptacles is suggested.

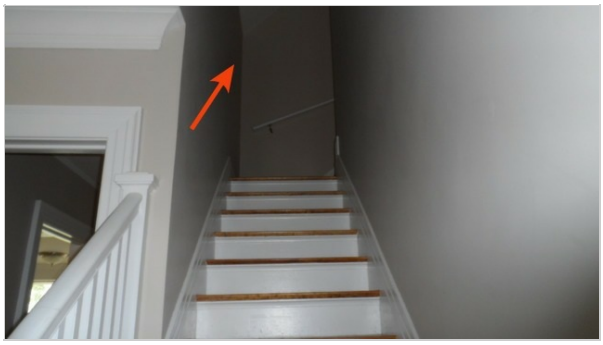
The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS

There was smoke alarms found in the house. 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.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional but in poor condition. The primary windows were constructed of wood, double hung style, with single pane 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.

There were stairs in the home that did not have hand rails or proper handrails. All stairs should have hand rails for safety reasons.

Basement door

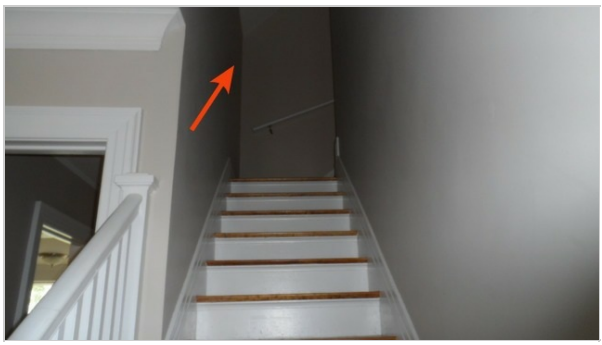
It was noted that the exterior basement door was in poor condition at the bottom.


There were several windows in the home that were painted shut, hard to open or had missing or damaged counter weight mechanisms. This is a potential safety hazard. Repairs are recommended. A window company would be a good resource here.

The interior wall and ceiling surfaces were finished with plaster. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

FIRST LEVEL

The first level consisted of a kitchen, dining room, living room, two bedrooms and a full bath. 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. There were no major visual defects observed on the first level.



There were stairs in the home that did not have proper hand rails. All stairs should have hand rails for safety reasons.

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 Kenmore natural gas free standing 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.

The Frigidaire refrigerator was inspected and did appear to be functional. The temperature setting is not within the scope of the inspection. **It was noted that there did not appear to be a water supply to the ice maker in the freezer.**

The Whirlpool dishwasher was observed through a cycle and **did not appear to be functional (No water) when set on the "wash" and "drain" cycle.**

The Nutone range hood 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.

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

SECOND LEVEL

The second level of the home consisted of three bedrooms and one full bath

There were no major visual defects observed on the second level.

FIREPLACE

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

For safety reasons, it was recommended that the fireplace and the chimney 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. The fireplace was not tested for operation or function.

ATTIC STRUCTURE

The attic was accessed through a door in the 2nd floor hallway. The attic above the living space was insulated with loose-fill insulation, approximately 4 to 6-inches in depth. Ventilation throughout the attic was provided by No venting,,,, vents. The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and spaced sheathing.

Because of the configuration of the framing, which limited access, it was not possible to inspect all areas of the attic. 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 was evidence of past moisture infiltration. There were no major visual defects observed in the attic or roof structure.

HEATING UNIT REPORT

The heating, system was inspected by The HomeTeam. Annual maintenance of the heating equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Dunkirk natural gas boiler, which, is approximately 9 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 187,500 BTUH.

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 heating system was found to be functional but dirty

Dirty bolier

DUCTWORK

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

CONTROLS

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