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.

SPOKANE, WA
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HomeTeam INSPECTION SERVICE

Saturday, December 8, 2018

Bill Sample
123 Sample Rd
Anytown WA, 55555

Dear Bill,

On 12/8/2018 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

Randy and Rob Jorgenson
HomeTeam Inspection Service
Home Inspector 735 & 1665

PREFACE:

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

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

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

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

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

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

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

The majority of home inspections are performed on pre-existing structures. The age of these structures vary from just a few years to over 99 years old. Building techniques have changed dramatically over the years. These changes are what bring character to the neighborhoods, and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a home.

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

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

File Number: **XXXX**
Address of Inspection: **123 Sample Road**

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

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

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

The approximate temperature at the time of the inspection was 30 to 35 degrees Fahrenheit, and the weather was cloudy. The buyer was present part of the time at the inspection. The utilities were on at the time of the inspection. The age of the home, as reported by the MLS sheet was said to be 15 years old.

The inspected property consisted of a multi level wood-framed structure with
composition wood, wood shingle and stone veneer siding that was occupied at the time of the inspection. There were no material defects on the visual portions of the siding.

- The front door bell was missing at the time of inspection. It is recommended that repairs be made.

- Minor plant growth was observed against the home, on the left rear side of the house. It is recommended that all plant growth be removed at least 18 inches away from the siding to prevent possible damage including insect infestation.

- There were minor cracks observed in the stone veneer exterior on the right side of the home. It is recommended that all cracks be sealed and repaired to help prevent further cracking and seperation.

LOT AND GRADE

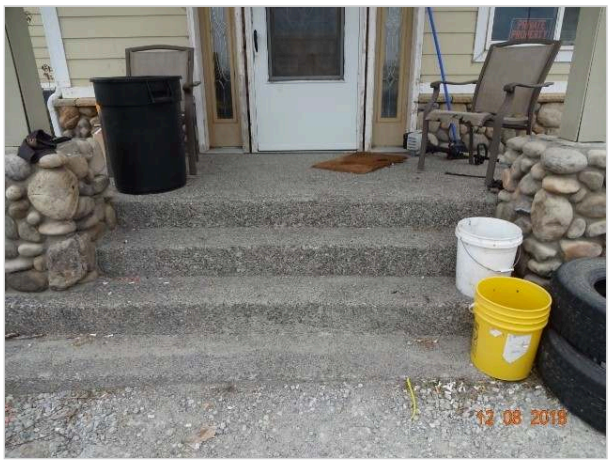
The home was situated on a level to sloped lot. The general grade around the home appeared to be inadequate on the back to direct rain water away from the foundation.

- The property sloped toward the foundation in one or more areas on the rear sides. It is recommended that all soil should slope away from the foundation to prevent potential moisture intrusion into the basement area.

Corrective action is usually a simple process, which requires basic landscaping methods to help direct away the water from the home. In addition to landscaping, installing gutters, downspouts and a complete roof drainage system is also an effective way to keep roof run off and ground water directed away from the home.

WALKWAY AND PORCHES

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



There was a concrete patio located on the right side of the home. There were no material defects observed in the patio.

DECK

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

- NOTE: Areas of the deck underside were completely covered with plastic panels and was unable to be fully inspected. Any commentary made on the condition of the deck is based solely on the limited visibility of the deck and deck surface at the time of the inspection.

- The left side handrail around the deck was leaning forward, away from the deck. The handrail was mostly secured, and should be repaired. Contact a qualified contractor for further evaluation and repairs.


- There were minor damaged and cracked boards noted around the right and rear sides deck. Repairs should be made as desired.



- There was no handrail/ guard rail installed on the left side of the deck stairs. Local codes may require the installation of handrails in locations where three or more steps are present, and or anywhere there is a height of 30 inches or more off grade. Although it may not required, it is recommended that railing be installed.

DRIVEWAY

There was a gravel driveway in the front of the home which led to the attached garage. There were uneven areas noted on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the driveway.

- There were uneven areas and potholes noted on the front and rear sides of the gravel driveway. These conditions can be a trip hazard and could potentially cause damage to a vehicle. It is recommended that these areas be repaired using a suitable or similar surfacing material to "feather" the out-of-level conditions to make a smooth transition. Contact a qualified contractor for further recommendations and repairs.

ROOF

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed by walking on the roof.

The age of the roof covering, as reported by the visual inspection, was approximately ten to fifteen years. There was one layer of shingles on the roof at the time of the inspection. There was light curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were near the middle of their useful life.

The composite soffit and fascia was inspected and was in fair condition. There were no material defects detected on the exterior of the roof.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- The rubber boot sealant around the drain vent flashing on the left rear roof was cracked and split. Consult with a qualified roofer for repair.

- There were torn, missing and damaged shingles observed on the roof that should be repaired to help prevent water intrusion into the attic space. Contact a qualified contractor for repairs.

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. There were no material defects observed on the visible portions of the gutters or downspouts.




- All of the downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.





ATTIC STRUCTURE

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

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

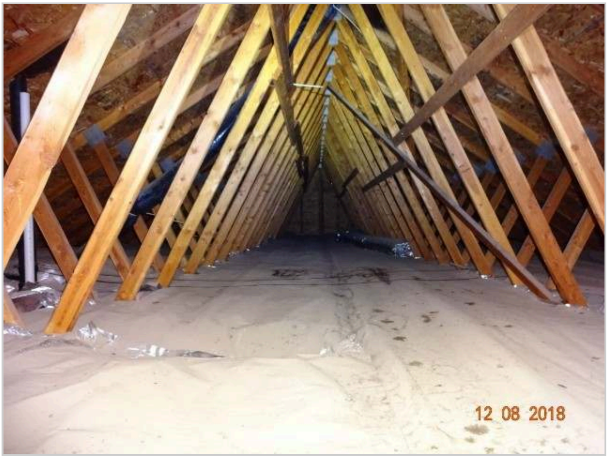
The attic above the living space was insulated with batted insulation, approximately eight-inches in depth.

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

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

There was moisture visible in the attic space.

There were no material defects observed in the attic or roof structure.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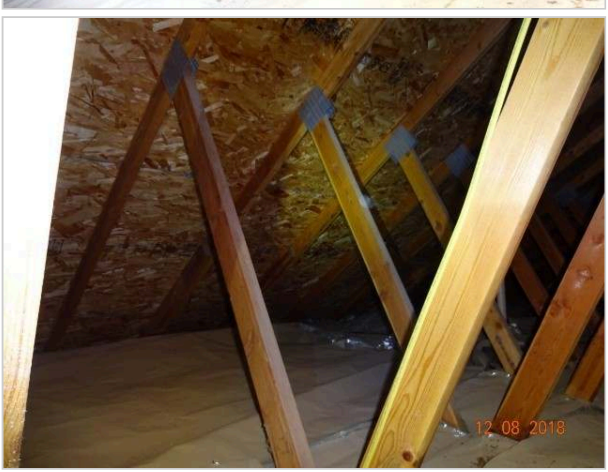
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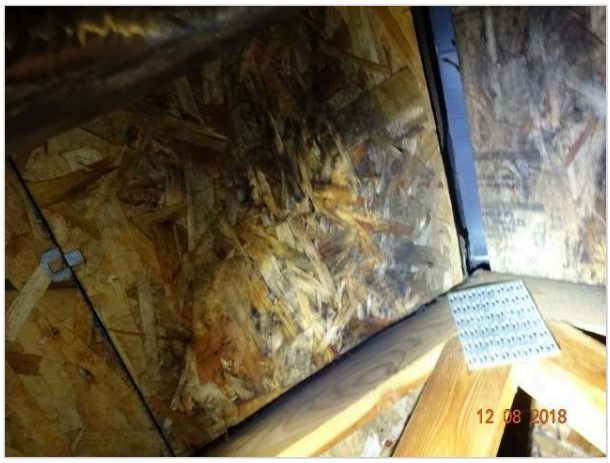
- Water marked or damaged roof decking was noted in the attic. The marks appear to be the result of previous leaks. Repairs to the affected areas are not required. No immediate action is necessary. It is recommended that the attic be monitored for further leaks and be repaired as needed.

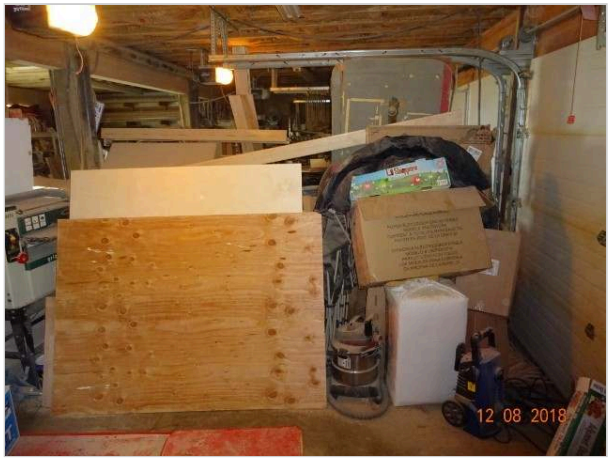
- A substance with the characteristics of mold is visible in the attic. Since the attic is not a part of the living space, the condition may not have any affect on those that are sensitive to mold. The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the structure of the dwelling resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take many more. The EPA (http://www.epa.gov/mold/moldresources.html) advises consumers that areas less than ten square feet of coverage can usually be controlled using readily available household products. In the event the substance cannot be controlled, a certified mold testing and remediation firm should be contacted for a recommended course of action.



GARAGE

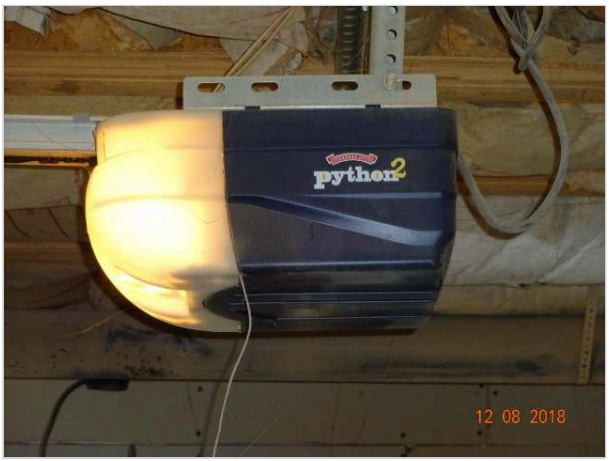
The attached garage was designed for three cars with access provided by three overhead-style doors. Safety cables were installed inside the door springs.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in fair condition. There were no material defects observed in the garage.

- NOTE: There was limited visibility and or limited access in one or more areas in the garage. The limited visibility was due to the garage being cluttered with some stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.



- There were minor cracks in the concrete garage floor. It is recommended that all cracks be repaired to help prevent further cracking and a potential trip hazard.

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



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

The Overhead Door brand electric garage door opener was not able to be tested. The automatic safety reverse on the garage door was not tested because the garage door opener was not functional at the time of inspection. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection.

- NOTE: The right side overhead garage door opener could not be tested because there was debris stored against the door blocking the door from opening.

FOUNDATION

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

There were several minor, settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width.

These cracks are common and usually insignificant. All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

BASEMENT

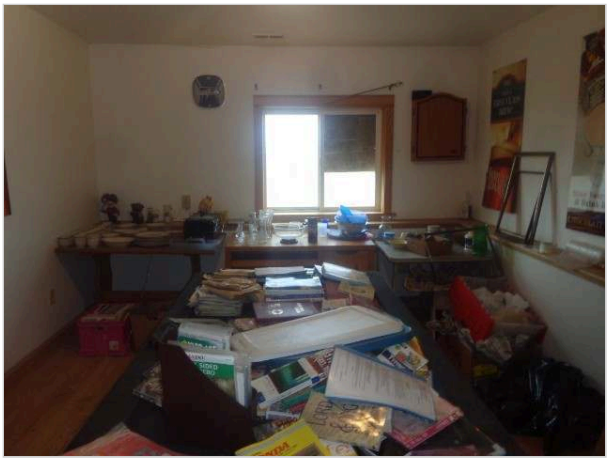
The full basement was finished, and contained the following mechanical systems: furnace.

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.

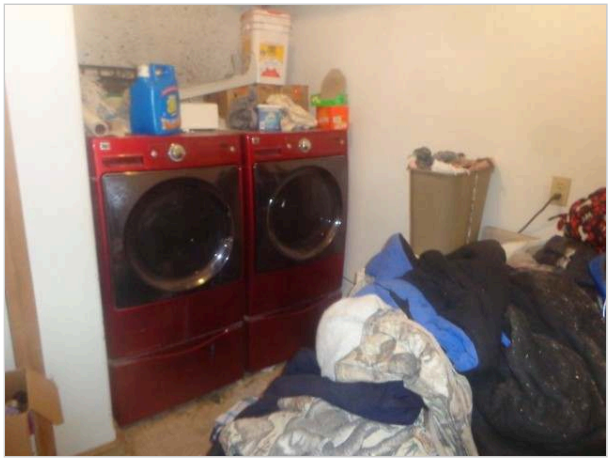
The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support.There were no material defects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

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

The finished basement area included a family room, bathroom, game room, laundry room and three bedrooms. The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no material defects observed on the visible portions of the foundation.

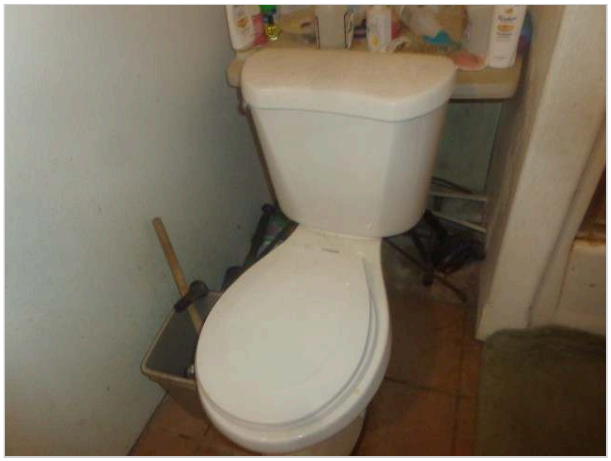






- There was not a drain present in the basement laundry room. The basement should have a drain and trap present, it is recommended that a qualified plumbing contractor be contacted for installation.
- The basement bathroom sink drains slowly. The trap could need to be cleaned out or there could be a minor blockage in the pipe. If cleaning the trap out or using a drain cleaner does not remedy the problem then it is recommended you contact a licensed plumber for service,

- The basement toilet was loose in the floor. It is recommended the toilet be properly secured and sealed to help prevent leaking.



- An incomplete patch repair was noted in the basement bedroom ceiling. Although cosmetic, it is recommended thar the patch repair be completed.

- Minor settlement cracks were noted in the family room wall. This typical of homes as settling normally occurs. It is recommended that repairs be made.

FLOOR STRUCTURE

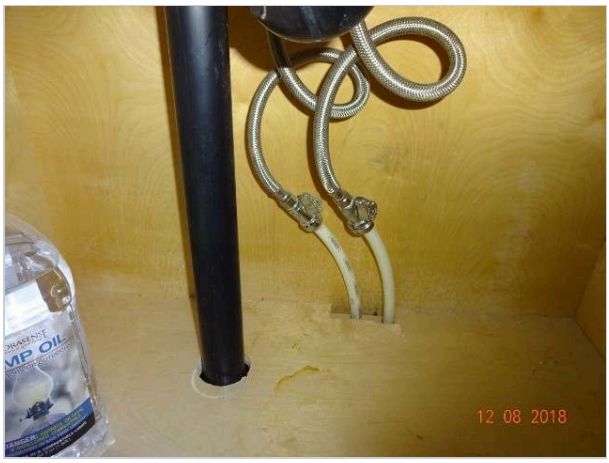
The visible floor structure consisted of an OSB subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. There was a 2x4 in wall for load bearing support. There were no material defects observed in the visible portions of the floor structure.

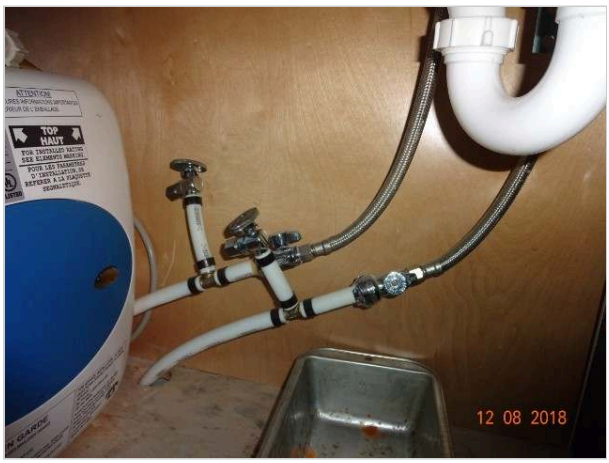
PLUMBING

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

The visible waste lines consisted of ABS plastic pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a septic tank system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a 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 was tested at the kitchen sink and found to be 40 to 50 pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were no material defects observed in the visible portions of the plumbing system.

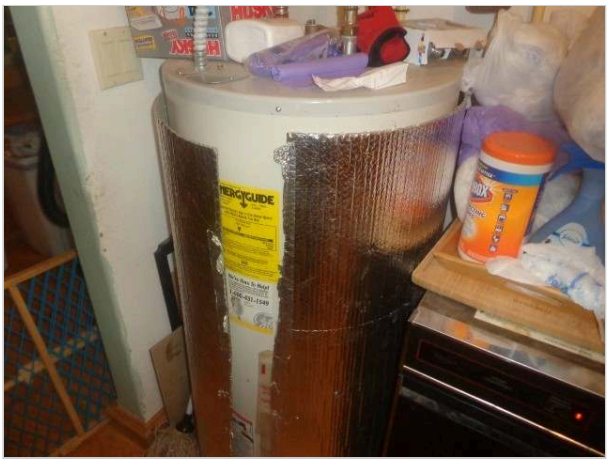




WATER HEATER 1

There was a 50 gallon capacity, electric water heater located on the closet. The water heater was manufactured by General Electric, model number PE50M9A and serial number GE0803214492. 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. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional but seismic restraints were not present.



- NOTE: Although completely functional at the time of inspection, due to the age of the water heater (being more then 10 years old), it could be a candidate for replacement sometime in the near future.
- No seismic restraints (earthquake straps) were present. It is recommended that water heaters be double strapped with a heavy gauge metal for added stability. The straps should be installed on the upper third and lower third of the tank.

WATER HEATER 2

There was a 4 gallon capacity, electric water heater The water heater was manufactured by General Electric, model number GL 4 and serial number N/A. Lack of information on the water heater prevented estimation of the units age.

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 not present. It did rest 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 but seismic restraints were not present.

- There was no drip leg installed on the T&P valve of water heater #2 . The drip leg directs water from the T&P valve toward the floor. A drip leg terminating within six-inches of the floor should be installed.

ELECTRIC SERVICE

The underground electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded copper rated for 400 amps.

There were two service panels, located on the basement wall, each with a 200 amp and 120/240 volt rated capacity. The main service disconnect switch was located inside each panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does

not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

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. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional.

- One or more of the exterior outlets were not GFCI protected at the time of inspeciton. It is recommended that GFCI outlets are present in all kitchen outlets, bathroom outlets, exterior outlets, basement outlets(if applicable),at least one garage outlet, and any outlet within six feet of a water source.

- The GFCI outlet located on the exterior , to the right of the garage is defective and should be replaced by a qualified electrician.

- One or more missing switch or outlet covers were noted in the basement. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical related repairs should be performed by a qualified electrician.

- One or more exterior outlets were not properly covered. Outlet covers designed for use in wet locations should be installed on all exterior outlets.

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

SMOKE ALARMS

Most of the smoke alarms were missing 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. Check with the local code enforcement officer for the requirements in your area. 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.

- There were missing smoke detectors found in many areas of the home. Smoke detectors are required in WA State. It is recommended that smoke detectors be in each bedroom for safety reasons.

There were no carbon monoxide detectors found in the home. It is now required that homes with gas appliances be equipped with carbon monoxide detectors for safety reasons. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance.

- There were no carbon monoxide detectors found in the home at the time of inspection. It is recommended that there be at least 2 in the home for safety reasons.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, sliding style, with double pane glass. All exterior doors were operated and found to

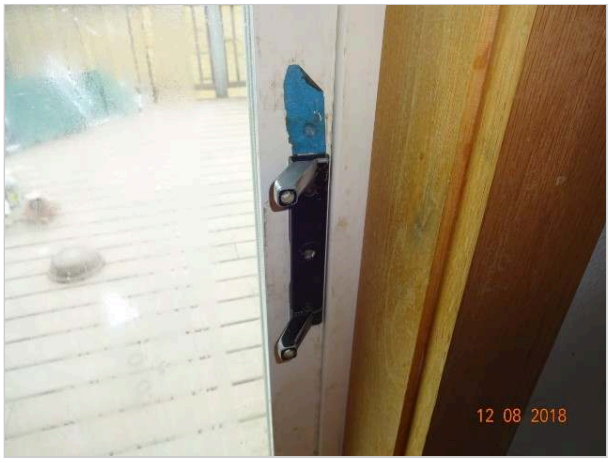
be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

- Cracked glass was noted on the basement window(s). For safety and security all cracked and broken glass should be replaced.

- One or more of the insulated window panes throughout the home had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel.

- The front and left screen doors were torn and damaged at the time of inspection. It is recommended that repairs be made.

- There were missing, loose or damaged doors, and or door hardware noted around the home. Repairs should be made as desired. All repairs should be completed by qualified contractors.



The interior wall and ceiling surfaces were finished with drywall. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no material defects observed in the interior walls or ceilings.

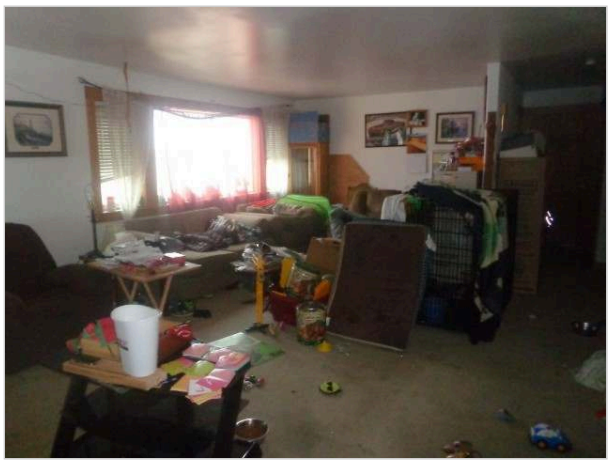
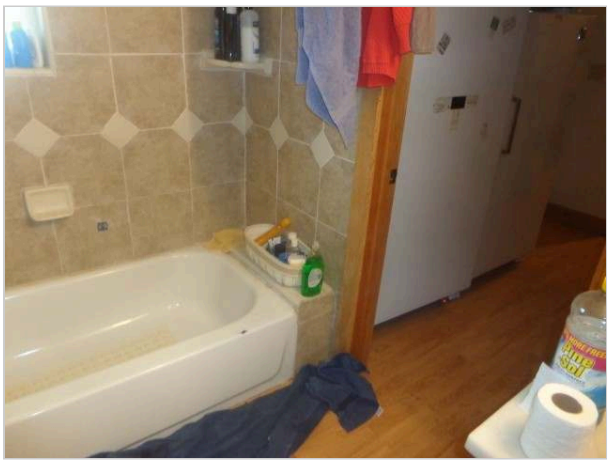
- Minor holes/damage was noted in the flooring, stairs, ceilings and walls throughout the home. It is recommended that repairs be made.

- Minor settlement cracks were noted in the living room wall. This typical of homes as settling normally occurs. It is recommended that repairs be made.

FIRST LEVEL

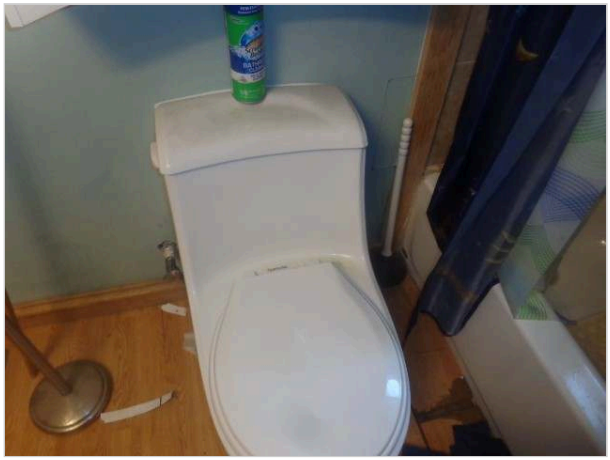
The first level consisted of a living room, two bedrooms, kitchen, dinning room, and two bathrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no material defects observed on the first level.




- All of the toilets on the main level are not fully secured to the floor. It is recommended they be properly

secured to help prevent water damage from potential leaks.



- Water marks with minor surface damage was noted on the main level bathroom floor. The water marks appeared to be the result of previous leaks. Consult with a qualified contractor for evaluation and repairs as required.

- One or more minor cracks were noted in the bathroom mirror. It is recommended that repairs be made.

- Missing or cracked grout or caulk was noted in one or more of the main level bathrooms. It is recommended that these areas be re-grouted or re-caulked to help prevent moisture intrusion.

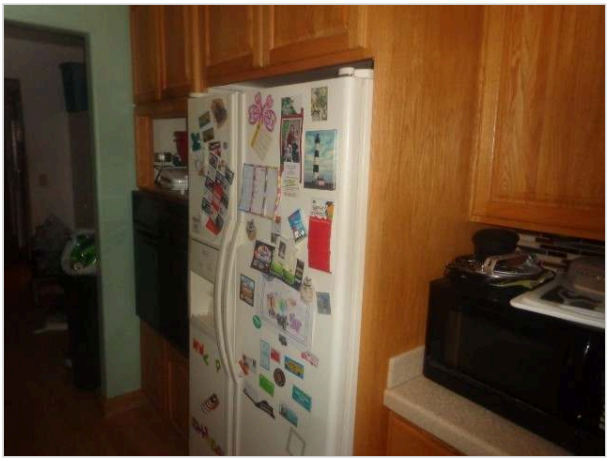
KITCHEN

The visible portions of the kitchen cabinets and counter tops were in serviceable condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

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

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



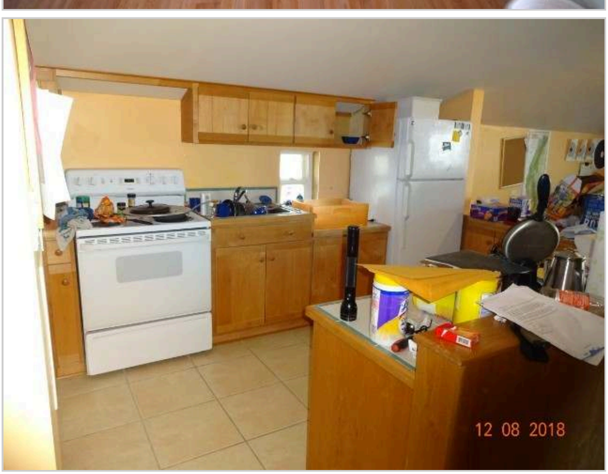
The Kenmore dishwasher was tested and did appear to be functional.

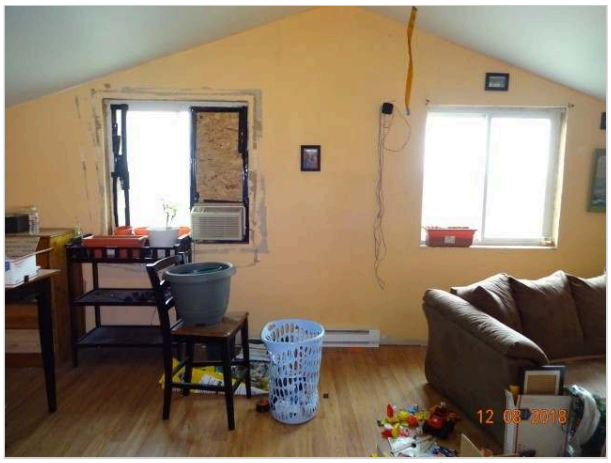
- The dishwasher was noisy while operating. It is recommended the dishwasher be serviced by a licensed appliance repair company.

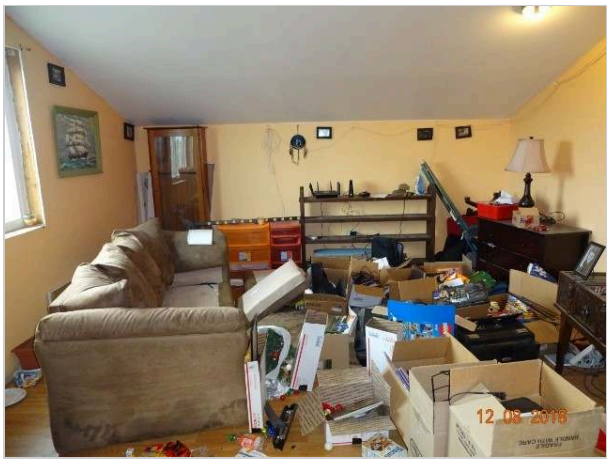
SECOND LEVEL

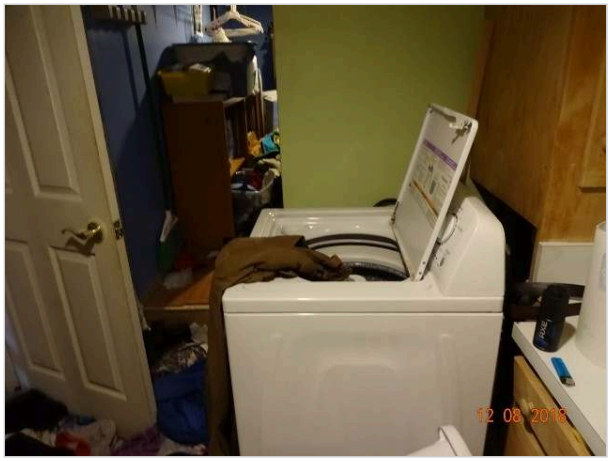
The second level of the home consisted of two bedrooms, a storage room, a utility room/ bathroom, kitchenette, a dinning area and a living room. There were no material defects observed on the second level. The second floor stairway was inspected and there were no material defects or visual safety concerns observed with the steps, stairways or handrails.

File Number: **XXXX**
Address of Inspection: **123 Sample Road**









- The second floor bathroom toilet is not fully secured to the floor. It is recommended it be properly secured to help prevent water damage from potential leaks.

- The second floor bathroom sink has extremely low volume and water pressure. Consult with a licensed plumber for repair.

KITCHENETTE

The visible portions of the second floor kitchen cabinets and counter tops were in fair condition. The second floor appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

- The sprayer on the second floor sink was melted and was not functional when tested. Repairs should be made.

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

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

DRYER CONNECTIONS AND VENT

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

A dryer vent was not installed. The visible portion of the dryer vent was inspected and appeared to be inoperable and insufficient for venting to the exterior of the home.

- There was no visible dryer vent installed. Clothes dryers should be vented to the exterior of the home. Consult

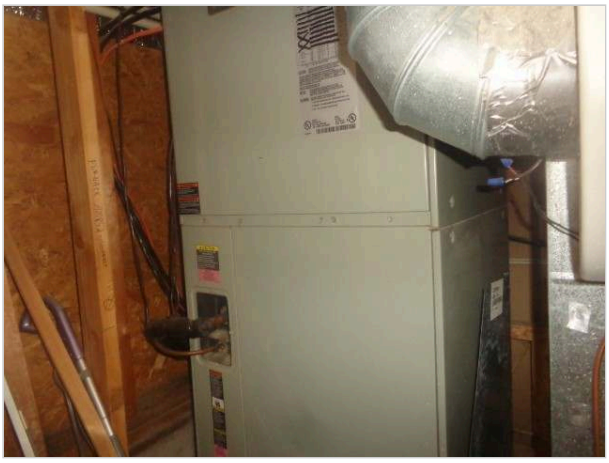
with a qualified contractor for installation.

As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of the fireplace and chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

HEATING SYSTEM

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

The home was heated by a Trane electric forced air furnace, serial number 2015 NYA2V, model number 4TEE3F65A1000AA which is 16 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 100,000 BTUH.



Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. The electric heating elements can and will fail. Heating elements fail just like light bulbs; they are working one minute and not the next. The symptom of a failed heating element is usually lukewarm heat. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check.

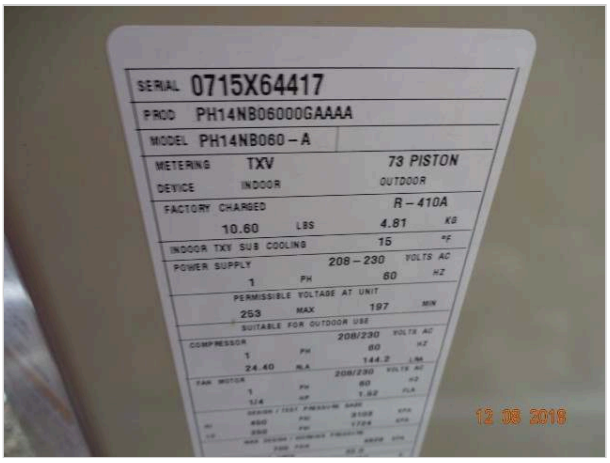
Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. The heating system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

- There was no recent service record for the HVAC system at the time of inspection. It is recommended that the furnace be serviced by a licensed HVAC contractor before continued use and on an annual basis thereafter.

The heating system on the second level, consisted of electric baseboard units controlled by either wall-or unit mounted thermostats in one or more locations. The thermostats were turned up during the inspection and appeared to be functional. Electrical heating units require minor servicing and upkeep. The metal fins within the units should be kept clean and the surrounding area should be left open to allow for sufficient airflow.

AIR CONDITIONING

The electric outdoor air conditioner / heat pump condensing unit was a Payne, Model Number PH14NB060-A and Serial Number 0715X64417. The unit is located on the right side of the home. This unit is approximately 3 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air heating and cooling system the heat pump was tested and found to be functional, however the A/C setting was not tested because the outside temperature was below sixty degrees within the last twenty four hours. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.



- The heat pump unit appeared to be have leaked prior to the time of inspeciton. Due to the cold temperature, the water has frozen over and the unit was surrounded by ice. If the unit continues to function in this state, severe damage to the unit could occur. It is highly recommend that a licensed HVAC contractor be contacted for further evaluation and repair recommendations before further use.

- NOTE: There was an air-conditioner/ heat pump unit installed as part of the homes heating system(s). Most heat pumps can be effective heating the home by itself, until temperatures get around or below **25 to 30 degrees Fahrenheit**. At that point, it is recommended that a secondary, supplemental heat source is used to heat the home. Supplemental heat can be provided by either a furnace, an air handler or electric baseboard and wall mounted units. After temperatures drop below the heat pumps efficacy specifications, the supplemental heat will kick in and help heat your home. For further information regarding your heating system and efficiency specifications, check the manufactures user guide or contact a licensed HVAC contractor.

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

The disposable 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.

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

CONDUCIVE CONDITIONS TO WDO'S

There was no visible evidence of wood destroying organisms at the time of the inspection. There were conducive conditions present.

- Vegetation contact with siding of the home is considered a conducive condition to wood destroying organisms and should be remedied.

SUMMARY:

This summary provides a simplified overview of the results of the Saturday, December 8, 2018 inspection at 123 Sample Road*, Spokane, WA 99224. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we'verecommended must be performed prior to the conclusion of the inspection contingency period.*

Maintenance Items

- There was no recent service record for the HVAC system at the time of inspection. It is recommended that the furnace be serviced by a licensed HVAC contractor before continued use and on an annual basis thereafter.
- Minor plant growth was observed against the home, on the left rear side of the house. It is recommended that all plant growth be removed at least 18 inches away from the siding to prevent possible damage including insect infestation.
- Missing or cracked grout or caulk was noted in one or more of the main level bathrooms. It is recommended that these areas be re-grouted or re-caulked to help prevent moisture intrusion.

Minor Defects

- The dishwasher was noisy while operating. It is recommended the dishwasher be serviced by a licensed appliance repair company.
- One or more of the insulated window panes throughout the home had a defective thermal seal.
- The property sloped toward the foundation in one or more areas on the rear sides. It is recommended that all soil should slope away from the foundation to prevent potential moisture intrusion into the basement area. Corrective action is usually a simple process, which requires basic landscaping methods to help direct away the water from the home. In addition to landscaping, installing gutters, downspouts and a complete roof drainage system is also an effective way to keep roof run off and ground water directed away from the home.
- The basement bathroom sink drains slowly. The trap could need to be cleaned out or there could be a minor blockage in the pipe. If cleaning the trap out or using a drain cleaner does not remedy the problem then it is recommended you contact a licensed plumber for service,
- The left side handrail around the deck was leaning forward, away from the deck. The handrail was mostly secured, and should be repaired. Contact a qualified contractor for further evaluation and repairs.
- The basement toilet was loose in the floor. It is recommended the toilet be properly secured and sealed to help prevent leaking.
- There were minor damaged and cracked boards noted around the right and rear sides deck. Repairs should be made as desired.
- There were uneven areas and potholes noted on the front and rear sides of the gravel driveway. These conditions can be a trip hazard and could potentially cause damage to a vehicle. It is recommended that these areas be repaired using a suitable or similar surfacing material to "feather" the out-of-level conditions to make a smooth transition. Contact a qualified contractor for further recommendations and repairs.
- Water marked or damaged roof decking was noted in the attic.
- A substance with the characteristics of mold is visible in the attic. Since the attic is not a part of the living space, the condition may not have any affect on those that are sensitive to mold. The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the structure of the dwelling resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take many more. The EPA (http://www.epa.gov/mold/moldresources.html) advises consumers that areas less than ten square feet of coverage can usually be controlled using readily available household products. In the event the substance cannot be controlled, a certified mold testing and remediation firm should be contacted for a recommended course of action.
- Water marks with minor surface damage was noted on the main level bathroom floor. The water marks appeared to be the result of previous leaks. Consult with a qualified contractor for evaluation and repairs as required.
- All of the toilets on the main level are not fully secured to the floor. It is recommended they be properly secured to help prevent water damage from potential leaks.

- One or more minor cracks were noted in the bathroom mirror. It is recommended that repairs be made.
- There was no visible dryer vent installed. Clothes dryers should be vented to the exterior of the home. Consult with a qualified contractor for installation.
- An incomplete patch repair was noted in the basement bedroom ceiling. Although cosmetic, it is recommended thar the patch repair be completed.
- Minor settlement cracks were noted in the family room wall. This typical of homes as settling normally occurs. It is recommended that repairs be made.
- All of the downspout (s) were draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.
- There was no handrail/ guard rail installed on the left side of the deck stairs. Local codes may require the installation of handrails in locations where three or more steps are present, and or anywhere there is a height of 30 inches or more off grade. Although it may not required, it is recommended that railing be installed.
- The rear sliding screen door was torn and damaged at the time of inspection. It is recommended that repairs be made.
- The rubber boot sealant around the drain vent flashing on the left rear roof was cracked and split. Consult with a qualified roofer for repair.
- There were torn, missing and damaged shingles observed on the roof that should be repaired to help prevent water intrusion into the attic space. Contact a qualified contractor for repairs.
- There were missing, loose or damaged doors, and or door hardware noted around the home. Repairs should be made as desired. All repairs should be completed by qualified contractors.
- One or more exterior outlets were not properly covered.
- The heat pump unit appeared to be have leaked prior to the time of inspeciton. Due to the cold temperature, the water has frozen over and the unit was surrounded by ice. If the unit continues to function in this state, severe damage to the unit could occur. It is highly recommend that a licensed HVAC contractor be contacted for further evaluation and repair recommendations before further use.
- There were minor cracks observed in the stone veneer exterior on the right side of the home. It is recommended that all cracks be sealed and repaired to help prevent further cracking and seperation.
- There were minor cracks in the concrete garage floor. It is recommended that all cracks be repaired to help prevent further cracking and a potential trip hazard.
- The front door bell was missing at the time of inspection. It is recommended that repairs be made.
- The sprayer on the second floor sink was melted and was not functional when tested. Repairs should be made.
- The second floor bathroom toilet is not fully secured to the floor. It is recommended it be properly secured to help prevent water damage from potential leaks.
- The second floor bathroom sink has extremely low volume and water pressure. Consult with a licensed plumber for repair.
- There was no drip leg installed on the T&P valve of water heater #2 . The drip leg directs water from the T&P valve toward the floor. A drip leg terminating within six-inches of the floor should be installed.
- Minor holes/damage was noted in the flooring, stairs, ceilings and walls throughout the home. It is recommended that repairs be made.
- Minor settlement cracks were noted in the living room wall. This typical of homes as settling normally occurs. It is recommended that repairs be made.

Safety Concerns

- There were no smoke detectors found in the home. Smoke detectors are required in WA State. It is recommended that smoke detectors be in each bedroom for safety reasons.
- There were no carbon monoxide detectors found in the home at the time of inspection. It is recommended that there be at least 2 in the home for safety reasons.
- Cracked glass was noted on the basement window(s).
- One or more missing switch or outlet covers were noted in the basement.
- One or more of the exterior outlets were not GFCI protected at the time of inspeciton. It is recommended that GFCI outlets are present in all kitchen outlets, bathroom outlets, exterior outlets, basement outlets(if applicable),at least one garage outlet, and any outlet within six feet of a water source.
- The GFCI outlet located on the exterior , to the right of the garage is defective and should be replaced by a qualified electrician.
- No seismic restraints (earthquake straps) were present. It is recommended that water heaters be double strapped with a heavy gauge metal for added stability. The straps should be installed on the upper third and lower third of the tank.

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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