



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



Dear Bill Sample,

On Wednesday, August 1, 2018 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Anytown, MO 55555. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (636) 579-6290. Thank you for choosing HomeTeam.

Sincerely,

Steve Vogel
HomeTeam Inspection Service
ASHI 262439

SUMMARY

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

******* CLICK ON ANY SUMMARY ITEMS BELOW TO BE TAKEN TO THE DETAILS IN THE REPORT *******

INFORMATIONAL NOTE

1. One or more areas on the foundation were found to have spalling. The current condition does not create immediate concerns, but should be monitored in the future.
2. A crack or several cracks in the foundation were found in excess of 1/16th of an inch.

Deferred Maintenance

1. Several downspouts were draining at or too close to the base of the foundation.
2. Bathroom caulk and/or grout requires repair in the bathroom.

Safety Concerns

1. The garbage disposal is lacking a cable connector at the base of the unit
2. A light beam automatic safety reverse on the garage door opener was not present. This safety feature is designed to reverse its movement when the light beam is interrupted.
3. There is one instance where electrical cabling was not properly terminated at junction or outlet boxes.

Exterior

1. Holes were noted on the right, rear and left side of the structure's exterior.

Roof and Gutters

1. The flashing around the chimney requires repair.
2. Evidence of a hail event is present on the roof.
3. One or more popped nails were noted on the roof at the time of the inspection.

Material Defects

1. The fixture water pressure in the hall bathroom tub was low at the time of inspection
2. A structural specialist is recommended for further evaluation of the foundation.

HVAC

1. The HVAC system requires cleaning and servicing by a professional HVAC technician due to its condition and performance at the time of the inspection.

Interior, Windows, Doors

1. The handrail on the stairs is loose or otherwise insecure.

Misc

1. Sump pump drains too close the foundation.

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

PREFACE

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCTION

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

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

Photo 1



Front

Photo 2



Right

Photo 3



Left

Photo 4



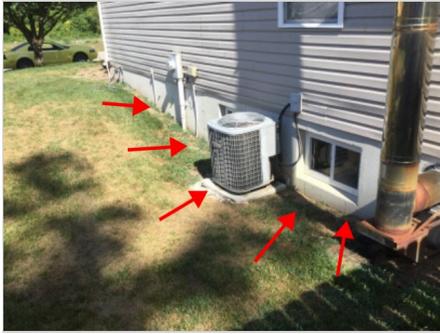
Rear or back

The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 12 years.

LOT AND GRADE

The structure was situated on a rolling lot. The general grade around the structure appeared to be inadequate on the back, left and right side to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

Photo 5



Ground slopes toward foundation

Photo 6



Ground slopes toward foundation

Photo 7



Ground slopes toward foundation

RETAINING WALL

There were no retaining walls

Vegetation

Vegetation around the house does not create a risk of contact. Vegetation in contact with the house can cause physical damage and also retain moisture. Plants and trees should not be allowed to maintain or come into contact with the home to improve the longevity of the roof, gutters, chimneys and siding.

DRIVEWAY

A concrete driveway is present in the front of the structure. Cracks and spalling were not observed on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

Photo 8



Photo 9



Walkways

There was a concrete walkway at the front side of the home. There were not physical defects in the walkway. Physical cracks and spalling were not present. Any defects in excess of 1 1/2 inches is considered hazardous.

Photo 10



Porch

A concrete porch was located at the front side of the home. Physical defects were not observed.

Photo 11



Photo 12



Patio

A concrete patio was located at the rear side of the home. Physical defects were not observed.

Photo 13



Photo 14



STRUCTURE AND CLADDING

The inspected property consisted of a ranch wood-framed structure with brick and vinyl that was occupied at the time of the inspection. There were material defects on the visible portions of the siding.

Holes were noted on the right, rear and left side of the structure's exterior. This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water intrusion.

Photo 15



Right side

Photo 16



Rear middle

Photo 17



Back left

Photo 18



Left side

ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was

performed by a HomeTeam Inspector. The inspection was conducted by walking on the roof. There was one layer of shingles.

The roof shingles exhibited light curling and light surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were observed. Evidence of a hail event was observed. Evidence of blistering was not.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the second half of their useful life.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Evidence of a hail event is present on the roof (dents in metal materials and/or bruised shingles on or near roof). Consult with a professional roofer and/or the current owner to determine if the roof has been assessed or replaced since the hail event, and if not, have the roof assessed for replacement or repair by a professional roofer. Depending on the results of this consultation, this may be a material defect.

Photo 24



Photo 25



Photo 26



NOTE: POPPED NAILS ON ROOF:

One or more popped nails were noted on the roof at the time of the inspection. A popped nail can be identified by a lifted corner on a shingle. The heating and cooling of the roof will often cause roofing nails to lift under the shingles, causing the corner to lift. While it is not likely that the condition is causing a leak, the nails should be reset and sealed to prevent wind from getting under the shingle and possibly lifting the shingle off the roof. Consult with a qualified roofer for repair.

Photo 27



Photo 28



Flashing

Flashing is designed to prevent water penetration at intersections of roof coverings at chimneys, flues, vents and points where roofing angles meet. There were not material defects noted.

Photo 29



Photo 30



CHIMNEYS AND FLUES

The structure had one chimney and one flue chase. Observation of the chimney and flue chase was made from the roof. The flashing around the roof penetration point requires repair.

The flashing around the chimney requires repair. Flashing is a critical component that helps prevent water intrusion. At the time of repair, the technician should investigate the area for any previous water intrusion or damage.

Photo 31



Right side , base of chimney

Fascia, Soffits & Eaves

The fascia on the house consisted of aluminum. Soffits consisted of vinyl. The soffits do provide ventilation to the attic. The eaves on the house were enclosed by soffits. Material defects were not observed.

Photo 32



GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Several downspouts were draining at or too close to the base of the foundation. To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.

Photo 33



Left front

Photo 34



Right front

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Heil, Model Number unknown and Serial Number unknown. The unit is located on the right side of the structure. This unit is approximately 12 years old. Periodic preventive

maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

Photo 35



Photo 36



Photo 37



Because of its condition and performance at the time of the inspection, **the HVAC system requires cleaning and servicing by a professional HVAC technician.** At that time, the technician will test refrigerant levels, service the equipment to improve its performance, and perform other tests beyond the scope of the home inspection to assess and identify any additional areas that may require attention.

Photo 38



Low pressure line freezing

Photo 39



WATER METER

The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

Photo 40



Water meter

ELECTRIC SERVICE

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

Photo 41



Right

Fuel Storage

Fuel storage on the property was not utilized on the property.

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 several minor, vertical cracks and spalling 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.

One or more areas on the foundation were found to have spalling. One of the causes of spalling is from moisture

entering behind the surface of concrete, brick or stone, freezing, and eventually causing a portion of the surface to be pushed away and break off from the foundation or siding. Although not a structural concern at this time, it is recommended that large spalling areas be patched and monitored, to prevent further damage.

Photo 42



Right side

NOTE: Evidence of previous waterproofing is present. HomeTeam recommends consulting the seller to determine who performed the waterproofing. Many times foundation/waterproofing companies offer extensive warranties that are often transferable during real estate transactions.

Photo 43



Right front basement window

GARAGE

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

Photo 44



Photo 45



Photo 46



Photo 47



A light beam automatic safety reverse on the garage door opener was not present. This safety device is typically installed on either side of the garage door and is designed to reverse its movement when the light beam is interrupted in order to keep the garage door from harming pets and small children. Adding this safety feature as an upgrade may improve the overall safety of the garage door.

GENERAL INTERIOR

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

The only way to tell the presence and relative concentration of mold is to perform a valid mold test. The presence of certain molds and mold spores in buildings can result in mild to severe health effects in people and can deteriorate the structure of the building resulting in structural damage. HomeTeam recommends that all homes be tested for mold to determine the type of mold present in the building. Clients are urged to obtain further information concerning mold and air quality from the following and other sources:

www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html and www.iaqcouncil.org

The interior wall and ceiling surfaces were predominantly 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.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI and AFCI circuit breakers should be tested monthly.

Please note that electrical codes have changed through the years. Although the home does not need to meet current

code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

One instance of electrical cabling was not properly terminated at junction or outlet boxes in the basement. Proper termination requires that the cable sheathing be secured to the box to relieve pressure from the actual wire connections, which could lead to a shock hazard.

Photo 48



The three way switch that controls the stairs to the basement lights appears to be miswired. The switch will not turn the lights on and off from both locations. Consult with a qualified electrician for repair.

Photo 49



WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, double hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

BATHROOMS AND MISC PLUMBING

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, ie, a person taking a shower or bath. Any latent deficiencies noted under these conditions once the home is occupied should be sealed to prevent water intrusion and damage.

Some of the caulk was missing from around the shower in the master bathroom. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

Photo 50



The fixture water pressure in the hall bathroom tub was low at the time of inspection

Photo 51



KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

Photo 52



Photo 53



Photo 54



Photo 55



The electric oven and range combo 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.

Photo 56



Photo 57



Photo 58



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

Photo 59



The disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

Photo 60



The garbage disposal is lacking a cable connector at the base of the unit. The purpose of the connector is to prevent pressure from the actual wire connection, which if disconnected, can lead to shock hazard.

Photo 61



The dishwasher was tested and did appear to be functional.

Photo 62



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

Photo 63



SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were not present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Photo 64



FIREPLACE

There was one fireplace in the structure. The fireplace(s) consisted of a wood burning stove fireplace. The hearth consisted of metal insert that has a metal flue.

A home inspection of the fireplace and chimney is limited to the readily visible portions only. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary using specialized tools, testing procedures, mirrors, and video cameras as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this service prior to use. The results of such an inspection may reveal needed or recommended repairs.

The visual condition at the time of the inspection was as follows:

Photo 65

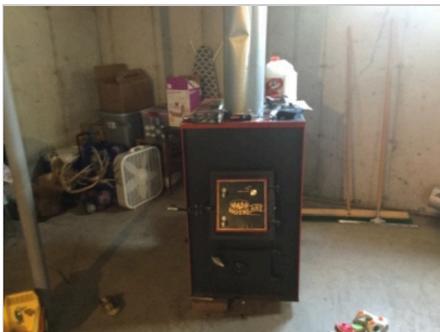


Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



There was a wood-burning stove located in the basement. For safety reasons, the wood-burning stove and the chimney or pipe to which it is vented should be cleaned by a chimney sweep and then inspected before using as there may be hidden defects not fully visible at the time of the inspection. Be advised, due to the nature of such an inspection, additional defects or maintenance items may arise. There was not any visible creosote on the flue pipe. The stove appeared to have adequate clearances from combustible materials. The specifications for this make and model should be reviewed to insure safe operation. NOTE: If the wood stove has not received routine seasonal maintenance, it is possible deficiencies may be revealed once it is cleaned. Corrosive gas and moisture can collect on the interior of the flue pipe and cause deterioration or damage. Because of these potential problems, HomeTeam recommends having wood stoves cleaned and serviced.

Stairways

The stairway leading to the basement were inspected and found to have no defects

Photo 71



The stairs leading to the basement have a handrail that is loose or otherwise not secure. The handrail should be properly secured for safety.

Photo 72



WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed.

A drain for a washing machine was present.

Photo 73



BASEMENT

The full basement was unfinished. A finished portion of the basement was not present at the time of inspection. Finished walls prevent the inspection of foundation walls, and are excluded if not visible.

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.

Small cracks were observed on the foundation. The cracks were 1/16th-inch or less in width. The homeowner should monitor these cracks for any changes, and if changes are noted, should contact a structural repair company for further analysis. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. Water staining from previous water intrusion was not visible. HomeTeam recommends sealing these cracks if a watertight basement is desired.

Photo 74



Rear right

Photo 75



Right rear

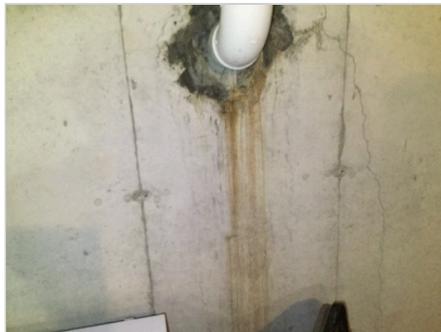
Cracks in the basement show signs of previous water intrusion. Below grade cracks are highly susceptible to water intrusion during times of heavy rain. The cracks should be monitored to determine if they are active. If a waterproof basement is required, HomeTeam recommends having the cracks sealed to prevent water intrusion.

Photo 76



Right basement wall

Photo 77



Right wall

Photo 78



Front right

Photo 79



Rear left

A crack or several cracks in the foundation were found in excess of 1/16th of an inch. Though there is no water penetration noted, it is recommended that routine monitoring of the cracks be conducted to see if cracks widen, become offset or develops water penetration. If it is found that the condition worsens, consulting with a foundation specialist is recommended.

Photo 80



Right front wall

Because of the items discussed in the foundation, it is recommend that you consult a structural specialist for further evaluation.

Crawl Space Presence

A crawl space has not be utilized in this homes' construction.

Slab on Grade Presence

Slab on grade was not utilized in the construction of this house.

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. A 4x8-inch steel I-Beam center beam and three -inch steel posts or piers were present for load bearing support.

PLUMBING

The visible water supply lines throughout the structure were copper pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak

after being operated, and we would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of PVC pipe. The home was connected to a septic tank system. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure appeared to be adequate.

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

Plumbing firebreak is missing/damaged

Photo 81



Basement

EJECTOR PUMP

An ejector pump was not present in the home.

WATER HEATER

A 50 gallon capacity, electric water heater was located in the basement. The water heater was manufactured by Rheem, model number XE50M06ST45U1 and serial number Q481619988. Information on the water heater indicated that it was manufactured 2 years ago. Hot water temperature was approximately 110 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance

but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 82



Photo 83



Photo 84



The service wire appeared to be 120/240 volt and 200 amp and entered a Cutler Hammer service panel, located on the right basement wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. 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. Proper electrical service grounding was found to be present.

The visible house wiring consisted primarily of the NM (non-metallic) type and appeared to be in good condition.

The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

Photo 85



Photo 86



There was a sump pump located in the basement. The sump pump was functional. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

Photo 87



Photo 88



Photo 89



The sump pump drains too close to the foundation. The purpose of the sump pump is to reduce the possibility of basement flooding by collecting water that is gathering near the foundation and move it away from home. The discharge pipe should terminate at least 5 to 6 feet away from the foundation, dependent upon landscaping slope.

Photo 90



HEATING SYSTEM

The heating system was inspected by a qualified HomeTeam professional. 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 are described below:

The structure was heated by a Heil electric forced air furnace, model number FSM2X3000A, serial number A062770063 which is 12 years old. The temperature split was measured at several locations and was approximately degrees F, which is XXXXXXXX.

The unit was located in the basement of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases.

NOTE: Codes change for proper furnace installation. As a reminder, this is a visual and functional check of the system only. Whenever a furnace is replaced by a licensed HVAC technician it is necessary for him to bring the setup up to the then-current code. This may include altering the current configuration of the system. This is a functional test only; if a complete and exhaustive checkout of all of the components of the HVAC system is desired, or if your warranty company requires a specific inspection from their approved HVAC vendor list, contact a reputable and licensed HVAC company prior to closing.

Photo 91



Photo 92



Photo 93



The ductwork in the house consisted of sheet metal, fibrerboard and flexible with insulated exterior ducts.

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 air filter should be replaced or cleaned, as appropriate, on a regular basis to maintain the efficiency of the system.

ATTIC STRUCTURE

The attic was accessed via a scuttle in the garage and was entered.

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

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

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

There was moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.

Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Vapor Barriers

Vapor barriers are beneficial to structures to either prevent the intrusion of water, or to allow it to be released once it has entered an area. The visible and inspectable areas for barriers throughout the house were inspected and found to be in acceptable condition.

PEST INSPECTION

The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc.

The pest inspection was performed by Eagle Pest Control. Their completed report is sent under separate cover.

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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