



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "material defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable material defects as defined in the Home Inspection Agreement. 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. The approximate temperature at the time of the inspection was 65 to 70 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyers was present during the inspection. The home was occupied at the time of the inspection. The age of the home, as reported by the MLS sheet, was said to be ten to twenty years old.

SITE

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

DRIVEWAY

There was a concrete driveway in the front of the home which led to the garage. There were no material defects observed in the driveway.

WALKWAYS

There was a concrete walkway leading to a concrete porch in the front of the home. There were no material defects observed in the walkway or the porch.

PATIO

There was a concrete patio located in the back of the home. There were no material defects observed to the patio.

CLADDING

The inspected property consisted of a two story wood-framed structure with brick veneer and vinyl. There were no material defects on the visible portions of the siding.

LOOSE SOOFIT: There were areas of the soffit that are loose on the rear of the home. Missing or loose soffit can also allow birds or rodents to enter the attic space. Recommend repair of the areas to prevent moisture intrusion.



The windows on the front of the home need to be caulked. This will prevent water intrusion and help with energy efficiency.



Missing caulk on front window

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. The Lift Master brand electric garage door opener was tested and found to be functional.

The automatic safety reverse on the garage door functional. The concrete garage floor was in good condition. There were no material defects observed in the garage or the door mechanisms.

ROOF STRUCTURE

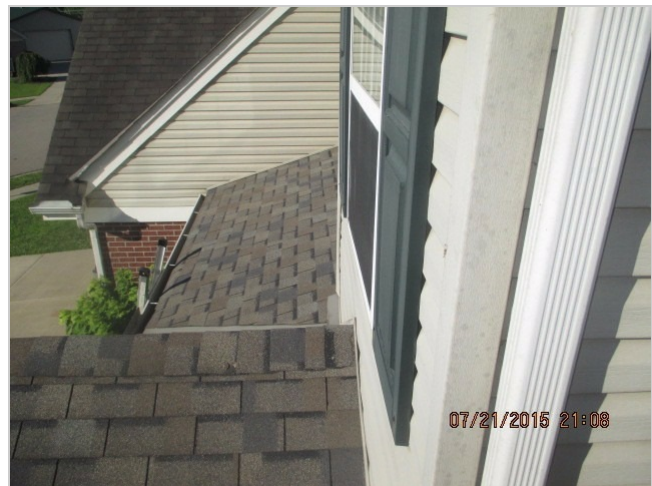
The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the roof edge and ground with binoculars. The age of the roof covering, as reported by the MLS sheet, was approximately (unknown) years. There was one layer of shingles on the roof at the time of the inspection. There was light curling and moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no material defects detected on the exterior of the roof.



Garage roof



Right side roof



Porch roof

There was an area of loose flashing above the porch roof that should be secured to prevent water intrusion.



Loose flashing

There was an open area where the front right gable roof meets the primary gable roof that should be sealed to prevent small animals or water intrusion.



Seal opening



Opening from attic side

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.

The downspout on the rear were draining at or too close to the foundation. All roof drainage should be directed at least six feet from the base of the foundation. Downspouts that carry roof water far from the house are the most important part of the foundation drainage system. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components. Recommend installing splash blocks or pipe extensions to help move water away from the foundation.



Rear downspout

ATTIC STRUCTURE

The attic was accessed through a scuttle in the closet. The attic above the living space was insulated with loose-fill insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by gable, soffit and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing. Because of the configuration of the trusses, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no material defects observed in the attic or roof structure.



Garage attic



Front attic

Right attic



EXTERIOR ELECTRIC

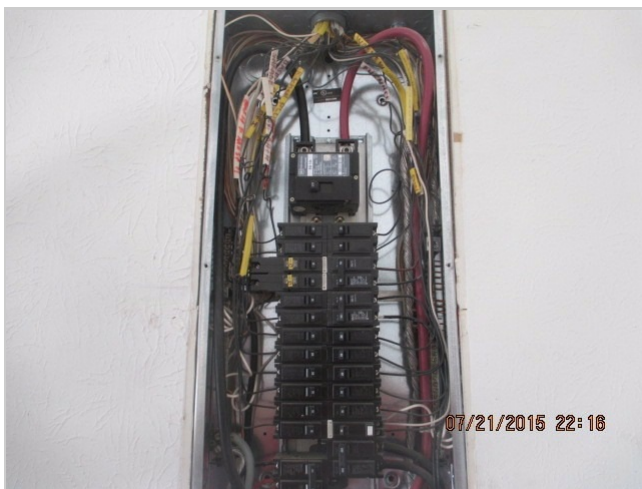
The underground electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall.



Meter base

ELECTRIC SERVICE

The service wire entered a Cutler Hammer service panel, located on the garage wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

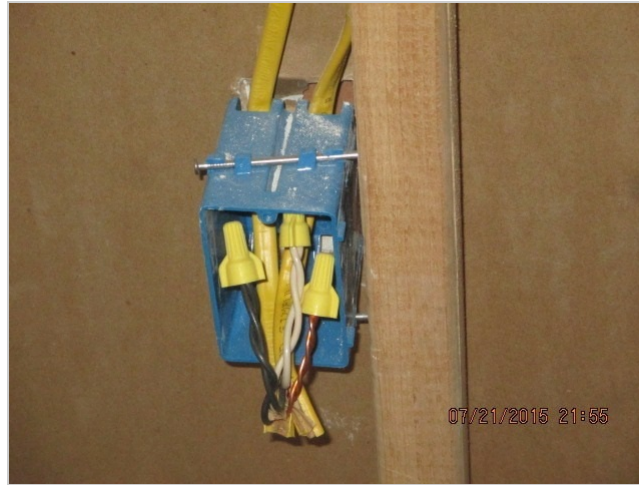


Electric panel



Basement panel

OPEN SPLICED WIRING: There was at least one open splice(s) noted in the basement level of the home. Open splices consist of junction boxes with missing cover plates, and wires joined together outside of a junction box. An open splice is unprotected joining of electrical wires and should be repaired by a licensed electrician. This is a safety hazard.



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.

OUTLETS AND SWITCHES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the kitchen and bathroom(s). The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

HOT NEUTRAL REVERSE: There were several receptacles in the basement where the presence of hot and neutral wires were reversed. This is a safety concern and should be repaired by a licensed electrician.

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.

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. There were no major visual defects observed in the basement. 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. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

BASEMENT LOWER LEVEL

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

FLOOR STRUCTURE

The visible floor structure consisted of OSB (waferboard) subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There floor joists were supported by a 5X8 steel flange center beam and 3-inch steel posts 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 copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested hose bib and found to be 50 to 60 pounds per square inch. There were no material defects observed in the visible portions of the plumbing system.

The laundry tub is loose and should be secured to the floor or wall to avoid accidental damage to the plumbing that is holding the tub in place.

TOILET FILL VALVE: The fill valve in the lower-level bathroom toilet toilet was not functioning properly at the time of the inspection. Recommend a qualified plumber to repair or replace the fill valve.

The hot and cold water supply were reversed for the master bathroom shower and lower bathroom sink.

DRAIN PIPING LEAKS: There were leaks in the Lower-level bathroom sink drain piping at the time of the inspection. Water leaks can cause damage to the cabinet and/or floor and can be a source of mold growth. Recommend a qualified plumber to repair the drain pipe leaks to prevent water damage.



Bathroom sink drain line not glued and leaking

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.



GAS METER

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



SUMP PUMP

There was a sump pump located in the basement. The sump pump was functional. There was not a battery backup system in the sump pit. Recommend having a qualified plumber install a battery back up sump pump to help protect against water intrusion.



Sump pump

WATER HEATER

There was 50 gallon capacity, natural gas water heater located in the utility room. The water heater was manufactured by A. O. Smith.

Model number GCV50300

Serial number 1129A009217

Information on the water heater indicated that it was manufactured approximately 4 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.

The drain valve on the water heater was leaking and should be repaired by a qualified plumber.



Leaking drain valve on water heater

LIVING LEVEL

The living level consisted of a family room, dining room, breakfast room, one bedroom, full bathroom, laundry room, half bathroom and a kitchen. The HomeTeam inspects for evidence of structural failure and safety concerns only. The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings. 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.

LOWER LEVEL: The lower level of the home consisted of a recreation room, one bathroom, exercise room, storage room, utility room. There were no major visual defects observed on the lower level.

SMOKE ALARMS: There were no working smoke alarms found in the basement level of the home. 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.

SECOND LIVING LEVEL

SECOND LEVEL The second level of the home consisted of three bedrooms and one bathroom. There were no material defects observed on the second level.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, single hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no material defects observed in the windows or doors.

FAILING WINDOW SEALS: The insulated window pane(s) in the sliding glass doors 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.

GAS FIREPLACE

A gas fireplace was located in the family room. The gas fireplace was tested and found to be functional. Recommend obtaining operational instructions before lighting gas fireplace.

KITCHEN CABINETS AND APPLIANCES

The laminate counter tops in the kitchen were in good condition. The kitchen cabinet doors and drawers were inspected and appear to be functional.

The General Electric electric free standing range was inspected and did appear to be functional.

The General Electric 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.

The General Electric refrigerator was inspected and did appear to be functional.

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

The Insinkerator disposal was inspected and did appear to be functional.

HVAC INSPECTION REPORT

The heating, ventilating and air conditioning systems were inspected by a HomeTeam inspector. 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 and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The home was heated by a Tempstar natural gas forced air furnace,

Serial Number A032200220.

Model Number NSMPN075B12A1 which is approximately 12 years old.

The unit was located in the utility room of the home.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

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.

FILTER TYPE: 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.

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

Water was noted leaking on the outside of the furnace compartment. The water is most likely caused by a condensate leak in the furnace and/or air conditioning condensate drain lines. The water can also be caused by a leaking humidifier if one is installed. Water inside the furnace compartment can damage the furnace cabinet or other operational components and should be repaired. Consult with a qualified heating contractor to determine the source of the water and correct the issue.



Rear furnace

AIR CONDITIONER The electric outdoor air conditioner condensing unit was an International Comfort

Model Number NAC030AKA5.

Serial Number E033144013.

This unit is approximately 12 years old.

The unit is located on the right side of the home.

Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was found to be functional.

DAMAGED AC UNIT: The cooling fins on the air conditioner condensing unit are damaged which will restrict proper air flow across the unit. Recommend a qualified HVAC contractor to evaluate and repair or replace the unit as necessary.



Damaged A/C fins

PEST INSPECTION

The pest inspection was performed by Select Pest. Their report is sent under separate cover

SUMMARY: The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. The following is a summary of the inspection performed.

Safety Concerns

- **SMOKE ALARMS:** There were no working smoke alarms found in the basement level of the home. 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.

Electrical

- **HOT NEUTRAL REVERSE:** There were several receptacles in the basement where the presence of hot and neutral wires were reversed. This is a safety concern and should be repaired by a licensed electrician.
- **OPEN SPLICED WIRING:** There was at least one open splice(s) noted in the basement level of the home. Open splices consist of junction boxes with missing cover plates, and wires joined together outside of a junction box. An open splice is unprotected joining of electrical wires and should be repaired by a licensed electrician. This is a safety hazard.

Plumbing

- **TOILET FILL VALVE:** The fill valve in the lower-level bathroom toilet toilet was not functioning properly at the time of the inspection. Recommend a qualified plumber to repair or replace the fill valve.
- The drain valve on the water heater was leaking and should be repaired by a qualified plumber.
- **DRAIN PIPING LEAKS:** There were leaks in the Lower-level bathroom sink drain piping at the time of the inspection. Water leaks can cause damage to the cabinet and/or floor and can be a source of mold growth. Recommend a qualified plumber to repair the drain pipe leaks to prevent water damage.

Heating and Cooling

- Water was noted leaking on the outside of the furnace compartment. The water is most likely caused by a condensate leak in the furnace and/or air conditioning condensate drain lines. The water can also be caused by a leaking humidifier if one is installed. Water inside the furnace compartment can damage the furnace cabinet or other operational components and should be repaired. Consult with a qualified heating contractor to determine the source of the water and correct the issue.
- **DAMAGED AC UNIT:** The cooling fins on the air conditioner condensing unit are damaged which will restrict proper air flow across the unit. Recommend a qualified HVAC contractor to evaluate and repair or replace the unit as necessary.

Exterior

- **LOOSE SOOFIT:** There were areas of the soffit that are loose on the rear of the home. Missing or loose soffit can also allow birds or rodents to enter the attic space. Recommend repair of the areas to prevent moisture intrusion.
- The windows on the front of the home need to be caulked. This will prevent water intrusion and

help with energy efficiency.

- **The downspout on the rear were draining at or too close to the foundation. All roof drainage should be directed at least six feet from the base of the foundation. Downspouts that carry roof water far from the house are the most important part of the foundation drainage system. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components. Recommend installing splash blocks or pipe extensions to help move water away from the foundation.**

Interior

- **FAILING WINDOW SEALS: The insulated window pane(s) in the sliding glass doors 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.**

Roof

- **There was an area of loose flashing above the porch roof that should be secured to prevent water intrusion.**
- **There was an open area where the front right gable roof meets the primary gable roof that should be sealed to prevent small animals or water intrusion.**