HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

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CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

GENERAL DESCRIPTION

The approximate temperature at the time of the inspection was 45 to 50 degrees Fahrenheit, and the weather was cloudy. The age of the home, as reported by the buyer's agent was said to be built in 1993. The square footage of the home as reported by the buyer was said to be approximately 4000 square feet. The utilities were on at the time of the inspection. The buyers and their agent were present during the inspection.

EXTERIOR SIDING

The inspected property consisted of a two story wood-framed structure with brick, T1-11 wood siding and stucco over wood panels that was occupied at the time of the inspection.

Peeling paint/deteriorated wood

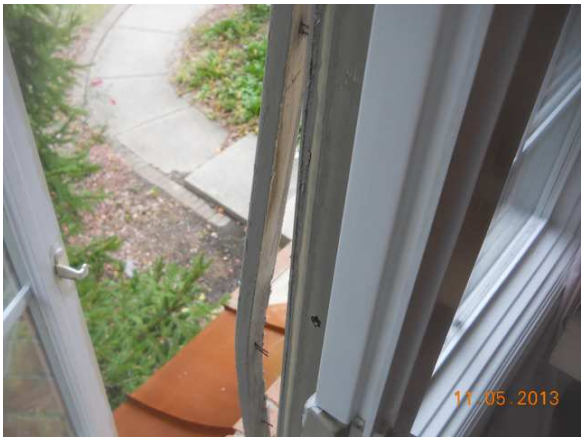

Peeling paint

Moisture damage


Damage (typical)


Deterioration


Moisture damage




Missing cover

- Peeling paint and weathered/deteriorated wood was noted in multiple areas of the windows, trim and siding.Recommend consulting with a qualified contractor to gain an understanding of options and costs for repair or replacement.
- The exterior caulking around the is cracked or missing in one or more areas. The caulking should be replaced to ensure the exterior of the home remains weather and water tight.
- One or more of the steel lintels above the windows on the exterior of the home were noted to be rusting. lintels support masonry materials above the doors and windows. keeping the lintels sealed and painted will prevent rusting and expansion. expanded lintels lead to cracks ion the masonry on the outside of the home.
- One or more outlets were not properly covered. Outlet covers designed for use in wet locations should be installed on all exterior outlets.

SITE AND GRADE

The home was situated on a level to sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The grade around the home, when possible should slope away from the foundation, at about one-inch per foot for five to eight feet from the foundation.

Overgrowth

- Tree branches were observed against the home, on the left side area of the house. Recommend removing this growth away from the siding and roof to prevent possible damage including insect infestation.

DRIVEWAY

There was a concrete driveway on the left side of the home which led to the side entry garage. The driveway was in serviceable condition with some surface and edge wear typically observed in driveways of this type and age, but with no evidence of excessive or unusual deterioration. When cracks in the driveway up to 1/4-inch are found, cosmetic repairs are advised.

GARAGE

The attached garage was designed for three cars with access provided by two overhead style door and one service entry door. The Craftsman and genie brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors was tested and found to be functional. The concrete garage floor was in good condition.

Damaged weather-strip(s) typical

- Automatic garage door opener remote controls, keyed or keyless entry systems are not tested.
- The vertical weather-strips on the door frames were damaged and in need of replacement.
- The concrete garage floor contained floor cracks. However, this condition does not appear to compromise the serviceability of the garage.

- The garage did have many stored items and/or shelves at the time of inspection, therefore areas of the interior wall structure and floor were not visible and were unable to be inspected.

PATIO

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

ROOF STRUCTURE

The roof was a complex gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, drain waste vents and flashing was performed from ground and eaves level with the aid of binoculars. The age of the roof covering was unknown. There was one layer of shingles on the roof at the time of the inspection.

There was minimal curling and light surface wear observed on the roof shingles at the time of the inspection. The shingles were flexible. The shingles were well adhered in areas checked. Visible roof surface shows normal wear for its age and type and appears to be in serviceable condition. 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 average life span of a composition roof in this region is 15-18 years, with on-going monitoring and maintenance. Factors such as shingle quality, weather, ventilation and installation methods can affect wear rate. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or certification.

CHIMNEY/CHASE

There was one chimney. The chimney was constructed of brick and was located in the rear of the home. Observation of the chimney exterior was made from the ground, with the aid of binoculars. There were no major visual defects observed on the exterior.

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional but in need of cleaning at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure.

Not connected to drain

Gutters need cleaning

- The downspouts on the left side of the home terminated at or adjacent to the foundation. Installing downspout extensions to direct water away from the foundation is recommended.
- Water flow from downspout extensions or splash blocks should be carried several feet from the foundation and the downspouts should be securely attached to the property. 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.

- The gutters were in need of cleaning at the time of the inspection. Clogged gutters can cause roof drainage water to drain at the base of the foundation, causing basement water problems. The gutters should be cleaned.

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 major visual defects observed on the visible portions of the foundation.

There were several minor, vertical cracks observed on the foundation. The cracks were 1/8-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection. Since a single examination visit cannot determine if movement has abated, these cracks should be sealed and monitored for change. Cracks in a poured concrete foundation which are diagonal or vertical and which are generally uniform in width, or which taper to an irregular hairline form are usually shrinkage cracks and should not be ongoing nor of structural significance, though they may invite water entry through the wall.

BASEMENT (LOWER LEVEL)

The full basement was finished, and contained the following mechanical systems: furnace and (2) water heaters.

Although some cracks were noted, the poured concrete basement floor appeared to be in satisfactory condition.

The basement has floor drainage. Water in the floor drain trap should be replenished periodically to eliminate the possibility of sewer gas venting into the basement.

Note: The interior walls of the basement were finished; therefore, a complete inspection of the foundation was not possible. Inspection for signs of water penetration is inconclusive with only an exterior inspection and interior finishing may hide current or future leakage.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. The most common cause of basement water problems is inadequate surface grading and drainage. Most of the water problems in basements are a result of improper grading and neglected gutters and downspouts. Masonry/concrete materials are not waterproof, unless treated with waterproof materials.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There was a 6x12 -inch steel flange center beam and four-inch steel posts or piers for load bearing support.

- Because the ceiling in the basement was finished, the entire floor structure was not visible at the time of the inspection.

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 functional drainage of the drain waste lines were adequate. The home was connected to a public sewer 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 visual home inspection. Simply running water into the floor drains will not verify the condition of the waste line infrastructure under the home. Consult a qualified plumber for a camera inspection of the sewer laterals if there is any concern as the 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 laundry tub and found to be 30 to 40 pounds per square inch. There were hose bib(s) (sillcocks) located on the exterior of the home.The hose bib was tested and found to be operational.

- Note: Supply valves such as those on the toilet supply lines, laundry room hose bibs, faucet supply lines under sinks, and dishwasher supply lines, are not tested due to the fact that many of these valves have not been used in some time and may be prone to leaking if turned off and on. Laundry room drains are not tested.
- Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

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

The gas meter was located on the right exterior wall. The main cutoff is at this meter. 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.

There were (2) a 50 gallon capacity, natural gas water heaters located in the basement. The water heaters were manufactured by A. O. Smith, model numbers RSG 50 and serial numbers MA0100661, D06A102. Information on the water heaters indicated that they were manufactured 12 and 7 years ago. Temperature and pressure relief valves (T & P) were present. Because of the lime build-up typical of T & P valves, we do not test them. Overflow legs were present. They 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 metal exhaust flues were inspected and appeared to be in satisfactory condition. The water heaters were functional

- Water heaters have a typical life expectancy of 10-12 years. One of the water heaters has reached the average life expectancy and may have limited life remaining. Anticipate replacement.

ELECTRIC SERVICE

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

The main electrical disconnect was located at the panel. The service wire entered an unknown brand service panel, located on the basement wall with a 150 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.

Panel cover missing

- There was no semi-permanent metal panel cover installed. For safety, the panel should be covered to prevent possible contact with an energized portion of the panel. Corrections are advised. Consult an electrician.

The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

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 on the exterior, kitchen, bathroom and garage. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with a functional GFCI. The installation of GFCI's in the kitchen, bathroom(s), garage, basement, outdoors and any other high risk area increases the overall safety of the electrical system.

Missing cover (typical)

- Note: There were missing receptacle and/or switch plate covers. For safety, the receptacles and/or switches should be properly covered to prevent possible contact with an energized portion of the receptacle/switch.

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.

SMOKE ALARMS

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of wood, casement style, with insulated glass. Accessible windows and 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.

Latch missing

- Multiple windows showed signs of exterior deterioration, peeling paint and weathered wood. Recommend consulting with a qualified contractor to gain an understanding of options and costs for repair or replacement.
- The window crank mechanism in the Jack and Jill bathroom was defective. A window latch was missing from a front bedroom window.

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.

LIVING AREA

The first level consisted of a kitchen, nook, dining room, family room, living room, den,laundry room and 1/2 bath. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., is not addressed.

Because leaks can occur at any time, the plumbing should be checked regularly. We advise that floors, tiles edges and walls that come in contact with water be sealed to prevent moisture penetration. All missing/damaged tile, grout or caulk should be replaced. We also suggest using rigid, smooth metal exhaust duct for the dryer. It is known that flexible pipe metal or plastic can trap lint and has been indicated in house fires.

STAIRS

The stairways in the home were inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

The kitchen contained the following:

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

The (2) General Electric built in ovens and Viking natural gas cook-top were 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 Kitchen Aire 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 General Electric 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 Bosch dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The Kitchen Aid disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

SECOND LEVEL

The second level of the home consisted of (4) bedrooms, 2.75 baths and loft

WHIRLPOOL TUB 2ND LEVEL

The whirlpool tub was filled to a level above the water jets and operated to check that the motor operated and the jets moved water. These items were operable at the time of the inspection.

FIREPLACE

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

A gas-log fireplace was located in the family room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

Our inspection of the fireplace and chimney is limited to the readily visible portions only. Our inspection of the fireplace and chimney is limited to the readily visible portions only. Gas in not turned on in the event of possible leaks. The inner reaches of the flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. The fireplace was tested and appeared to be operational.

ATTIC STRUCTURE

The attic was accessed through scuttles in the 2nd floor closet and garage. The attic above the living space was insulated with batted fiberglass insulation, approximately 6-inches in depth. Ventilation throughout the attic was provided by soffit and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing. Because of the configuration of the framing and absence of a catwalk, 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..

Effective attic ventilation is a system of intake and exhaust that creates a flow of air through the attic. This flow can be created naturally or mechanically through powered systems. Natural ventilation relies on the thermal effects-warmer (lighter) air rising as cooler (heavier) air falls and wind. The most efficient system allows the warm air to be removed from the attic through exhaust vents at or near the ridge. Natural circulation is created when the balance of intake vents at the lowest point, typically the soffits, allow cooler air to enter and exhaust through the higher vents. The wind, as it moves over and against the home's exterior surface, aids in the flow of ventilation.

- Attic ventilation appeared to be adequate. There were rafter vents/baffles (which are designed to channel air-flow) installed between the trusses/rafters in the overhang.
- Increasing the amount of insulation to meet R-49 may result in lower heating/cooling costs and increase the comfort level in the home.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by the HomeTeam. 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 Bryant natural gas forced air furnace, Serial Number 0210A03127, Model Number 355CAV060120 which is 11 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 120,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The heat exchanger was not visible by design. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were not trapped. HVAC condensate lines must not be in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

The PVC exhaust flue was inspected and appeared to be in satisfactory condition.

The heating system was found to be functional.

Due to the seriousness nature of combustion air requirements and carbon monoxide hazards associated with gas fired equipment, we recommend these tests be performed by certified heating and ventilating specialists.

- There was a General brand humidifier installed on the furnace. The unit was tested and found to be operational. The water pad should be replaced on a regular basis to maintain the efficiency of the unit.

AIR-CONDITIONER

The electric outdoor air conditioner condensing unit was a Comfortmaker, Model Number AJ060 and Serial Number L941382460. The unit is located in the back of the home. This unit is approximately 19 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The air-conditioner was visually inspected but not tested due to cold exterior temperatures . When outdoor temperatures have been below 60 degrees Fahrenheit within the past twenty four hours, extended operation of the cooling system could damage the compressor..

The maximum breaker size rating on the name plate was 60 amps. The circuit breaker in the main electric panel is rated at 60 amps. The cooling/heating capacity of this unit was adequate for a fifteen degree temperature differential between the return and supply air.

DUCTWORK

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.

FURNACE FILTERS

The 20x25x5-inch disposable filter appeared to be serviceable at the time of the 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.

- Although equipped for an electronic air cleaner, the unit was not in service at the time of the inspection.

FURNACE THERMOSTAT

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