HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

FAST

TRUSTED

ACCURATE

Dear Bill Smith ,

On Thursday, July 30, 2020 The HomeTeam Inspection Service made a visual inspection of 123 Sample Dr. Anytown, USA 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 (760) 346-8668. Thank you for choosing HomeTeam.

Sincerely,

Jason Kulinski
HomeTeam Inspection Service

Table of Contents

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.

Section 01- Safety Concerns

1. One outlet has hot and neutral wires reversed (aka reversed polarity).
2. The GFCI outlet located in the kitchen is not functioning correctly (will not trip).
3. The GFCI outlet located on the exterior is not functioning correctly (still hot when tripped).
4. The water heater flue pipe is not sealed properly, which may lead to noxious fumes entering the structure.

Section 02- Priority Issues

1. Door between garage and dwelling does not properly auto-close or auto-latch for proper fire separation.

Section 03- Structure

1. Insulation in attic has area(s) where insulation has been displaced.

Section 04- Roof

1. Several downspout(s) did not have proper termination to direct runoff away from foundation of home.
2. Roof gutter(s) observed with excessive debris.

Section 05- Heating, Cooling, & Ventilation

1. Filter(s) observed to be very dirty.

Section 07- Plumbing

1. Flue pipe to water heater not properly secured.

Section 10- Structure Exterior

1. Vegetation observed in contact with the cladding, roof, or fascia.

Section 11- Garage/ Carport

1. Crack(s) observed in concrete garage, driveway, or walkway.

Section 12- External to Structure

1. Grading surrounding the structure appears to be insufficient to carry water away from the foundation in at least one location.

Section 21- Client Notes

1. Note- The hot water temperature is high and may pose a risk of burning. HomeTeam recommends adjusting the hot water temperature by turning down the water heater thermostat Sec 7- Plumbing).
2. Note- Interior door missing from it's jamb. Suggest removal of hinges (if not already removed) or replacement of door by a qualified party (Sec 9- Interior).
3. Note- Dryer vent is vertical in at least one place. This is not necessarily a deficiency, but because of this configuration the homeowner should consider having the dryer vent ductwork cleaned at regular intervals to prevent clogs (Sec 8- Laundry).

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.

PRE- INSPECTION

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 structure 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 competent and 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.

HomeTeam Inspection Service conducts all inspections in accordance with the California Real Estate Inspection Association (CREIA) Standards of Practice.

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.

CONDITIONS

The approximate temperature at the time of the inspection was 80 to 85 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 25 years. The structure was occupied and furnished at the time of the inspection

SECTION 3- STRUCTURE

(includes Foundation, Crawl Space, Basement, Wall Structure, Stairs, Balconies, Attic)

FOUNDATION (Sec 3)

The foundation was constructed of poured concrete stem wall with a slab on grade. If foundation cracks are detected, a single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no material defects observed on the visible portions of the slab.

Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection. Due to the nature and expense of these items, HomeTeam recommends having drain lines scoped by a plumber. This is particularly important in older structures since drain line problems are hidden from view.

WALL STRUCTURE (Sec 3)

The inspected property consisted of a wood-framed ranch structure which appeared to be in satisfactory condition.

Wood separation from soil appeared to be satisfactory.

The structure included one framed stucco clad columns which appeared to be in satisfactory condition.

ATTIC (Sec 3)

The attic was accessed via a scuttle in the hallway and was viewed from access.

The attic above the living space was insulated with fiberglass loose-fill insulation, approximately six-inches in depth. The insulation appeared to be uniform with area(s) that were displaced (See below). No vapor retarder was installed between the attic and the living space. The vapor retarder is not required

Ventilation throughout the attic was provided by vents in the gable and roof. 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 plywood sheathing. The roof structure appeared to be in satisfactory condition.

Evidence of moisture was not 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 1

Photo 2

> Insulation in attic has area(s) where insulation has been displaced. This typically occurs when work is being done in attic and insulation is disturbed in the process. Insulation should be of consistent depth to provide a consistent thermal barrier. Suggest that this be addressed by a qualifying party.

Photo 3

SECTION 4- ROOF

(Includes Roofing, Flues, Vents, Skylights, Chimneys, Eaves, Soffits, Fascia, Gutters, Downspouts)

SHINGLE ROOF (Sec 4)

An asphalt/ fiberglass shingle roof was present on the structure. Observation of the roof surfaces and flashing was performed by walking on the roof. There was one layer of shinglesobserved on the roof. The roof shingles exhibited no curling and light surface wear. Several areas were tested for lifted or unsecured edges and neither condition was observed. Fastener issues such as exposed fasteners or nail pops were not observed observed. Evidence of previous repairs was not observed.

These conditions indicate the roof shingles were in the first 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.

FLUES, VENTS, CHIMNEYS & SKYLIGHTS (Sec 4)

Observation of all roof penetrations was made from the roof. All roof penetrations were inspected for appropriate flashing, sealing and characteristics necessary to restrict water intrusion and promote functionality. Virtually all structures will have vents extending through the roof and structures with gas appliances will also have flues extending through the roof. The flashing/ sealing around the vent & flue roof penetration points was inspected and all appeared to be adequate.

EAVES, SOFFITS, FASCIA, GUTTERS, DOWNSPOUTS (Sec 4)

The eaves, soffits, and fascia were inspected and found to be in good condition with no areas of concern.

The roof drainage system consisted of gutters and downspouts which appeared to be in need of cleaning (see below) 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.

> Vegetation observed in contact with the cladding, roof, or fascia that could have a detrimental effect on the surface. Suggest that this vegetation be trimmed to allow at least 12 inches of space between plant and structure.

Photo 4

Back right

>Several downspout(s) did not have proper termination to direct runoff away from foundation of home. Suggest that downspouts with proper terminations be installed by a qualified party.

Photo 5

Back right

Photo 6

Front left

Photo 7

Back left

> Roof gutter(s) observed with excessive debris. Suggest periodic cleaning to insure that runoff is properly directed rather than held.

Photo 8

SECTION 5- HEATING, COOLING, & VENTILATION

(includes Air Conditioners, Heat Pumps, Furnaces, Ductwork, Filters, Thermostats, Fireplaces, and Room Ventilation)

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service. 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 inspection does not include heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, chimney draft test or buried fuel tank inspection.

The structure is served by one HVAC system(s). Each system is defined below as to the energy source and type.

The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.

AIR CONDITIONER & GAS FURNACE (Sec 5)

The HVAC system includes a natural gas forced air furnace in one area of the structure and an air conditioning unit in another area of the structure (aka "a split system").

The structure was heated by a Goodman natural gas forced air furnace with Model Number GMP050-3 REV B and Serial Number 9904628485 which is approximately 21 year(s) old. The unit was located in the utility closet of the structure. It has an approximate net heating capacity of 36,000 BTUH. The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the structure and was in good condition. The heating system was functional.

The unit does not appear to have been recently serviced. It is recommended that the indoor and outdoor units be cleaned and serviced by a qualified contractor upon taking ownership of the property (see below).

Photo 9

DUCTWORK FOR HEATING & COOLING (Sec 5)

The structure being inspected had a heating & cooling distribution system using ducts that were in good condition that did provide a heating source in every room.

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.

THERMOSTAT(S) (Sec 5)

Control for the heating and cooling systems was provided by a single 24 volt thermostat(s). The type, manufacturer, location, and condition of each thermostat is listed below:

- Thermostat #1 is a digital manufactured by White-Rodgers. This thermostat is located on the hallway wall of the home and was found to be in working order.

Photo 10

Hallway

FILTRATION (Sec 5)

Filtration for the heating and cooling systems was provided by one filter locations (some filter locations use more than one filter). The location, filter quantity, type, condition, and filter size for each filter location is listed below:

- Filter location #1 is below the furnace cabinet. There is one disposable filter(s) found to be in need of replacement (see below). For disposable filter(s), the size of the replacement filter is 12 x 24 x 1.

The disposable/ washable filter should be replaced/ cleaned on a regular basis to maintain the efficiency of the system.

Note: The efficiency rating of the filter is not within the scope of this inspection.

> Filter(s) observed to be very dirty. Clogged and dirty filters affect the performance and efficiency of the HVAC system. A clogged filter can also cause damage to the system. The filter should be replaced immediately upon taking ownership of the structure.

ROOM VENTILATION (Sec 5)

Bathrooms- Ventilation was present in each bathroom within the structure and was provided by exhaust fan(s). The ventilation appeared to be operable in all locations and in fair condition at the time of inspection.

Laundry Room- Ventilation was not present in the structure and appeared to be N/A (not present) at the time of inspection. Laundry room ventilation provided by an N/A (not present).

SECTION 6- ELECTRICAL

(includes Service, Panel(s), Wiring, Lights, Receptacles, Switches)

ELECTRIC SERVICE, PANEL(S), & WIRING

The underground electric service supplied an electric meter on the left exterior wall . There were not any adverse conditions observed with the service drop or service lateral to the main panel. The service conductors were not visible (Square D All in One) and their condition was not visible.

Photo 11

The service wire appeared to be 120/240 volt and 125 amp and entered a Square D service panel, located on the left garage wall. The main service disconnect was a single 125-amp rated circuit breaker and was located in the main panel.

The branch circuits within the panel were copper. These branch circuits were provided overcurrent protection by circuit breakers which were found to be in good condition. These overcurrent protection devices appeared to be appropriately matched to the circuits. The condition of the service panel and its internal components (e.g. main lugs, bus bars, etc) was observed to be good.

This home is not equipped with arc fault circuit interrupters in the electrical panel. AFCI breakers are typically installed in circuits that provide electricity to bedroom areas. As with GFCI breakers in the panel, all AFCI circuit breakers should be tested monthly.

The electrical service appeared to be adequate.

As a reminder, low voltage systems such as alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

Photo 12

The visible house wiring consisted primarily of the non-metallic sheathed cable type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

INTERIOR LIGHTS, SWITCHES, & OUTLETS (Sec 6)

A representative number of installed lighting fixtures, switches, and outlets located throughout the structure were tested and all were found to be in acceptable condition. The grounding and polarity of outlets within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI) protected circuits were also tested and a few were found to be in unacceptable condition (see below).

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

We do not check all light switches or outlets to determine which specific outlets or light fixtures each switch is connected to.

Please note that electrical codes have changed through the years. Although the structure 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 outlet has hot and neutral wires reversed (aka reversed polarity). This is a safety concern and should be repaired and further assessed by a licensed electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

Photo 13

Right of garage entry door

> The GFCI outlet located in the kitchen is not functioning correctly (will not trip) and should be repaired or replaced by a qualified electrician. GFCI breakers protect from shock in areas where water may be present and AFCI breakers protect from spark in other locations in the structure.

Photo 14

First outlet to the left of stovetop

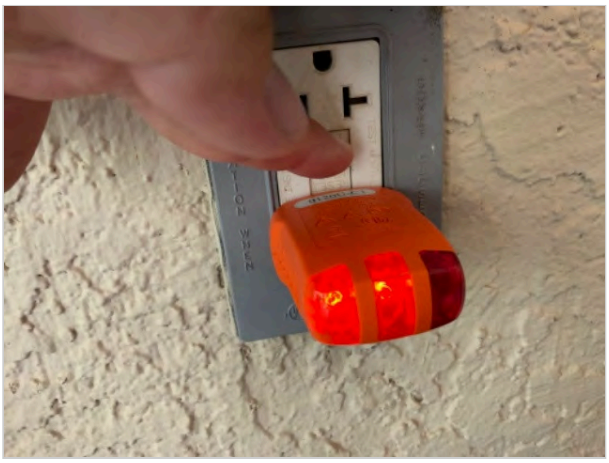
EXTERIOR LIGHTS, SWITCHES, & OUTLETS (Sec 6)

A representative number of installed lighting fixtures and switches located outside the structure were tested and all were found to be in acceptable condition. All exterior outlets were tested and one were found to be in unacceptable condition (see below).

The installation of GFCI protected circuits and/or outlets located in the garage and on the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI outlets and circuit breakers should be tested monthly.

> The GFCI outlet located on the exterior is not functioning correctly (still hot when tripped) and should be repaired or replaced by a qualified electrician. GFCI breakers protect from shock in areas where water may be present and AFCI breakers protect from spark in other locations in the structure.

Photo 15



Patio

SECTION 7- PLUMBING

(includes Water Service, Water Heater, Supply, Drain, Fixtures, Faucets, and Fuel)

WATER SERVICE (Sec 7)

The water meter was unable to be located . The main water shutoff valve for the structure was located adjacent to the water service entry point on the exterior right side.

Water pressure appeared to be adequate. The structure does have a pressure regulator.

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.

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.

Photo 16

Main shut offs

Photo 17

WATER HEATER (Sec 7)

A 40 gallon capacity, natural gas water heater was located in the garage. The water heater was manufactured by General Electric, model number GG40T06AVG01 and serial number GELNM081306517. Information on the water heater indicated that it was manufactured 7 years ago. Hot water temperature was approximately 143 degrees F. The water heater appears to be functional.

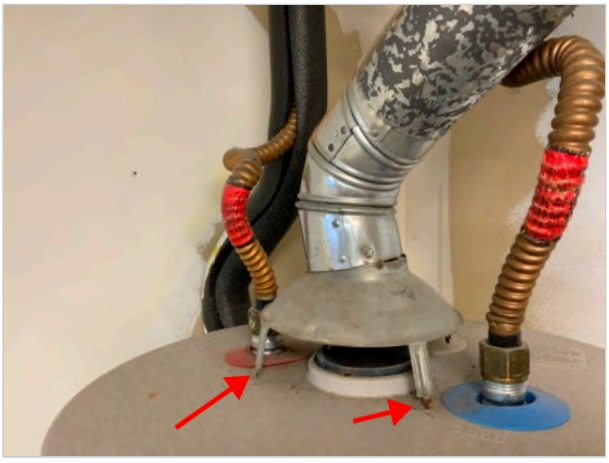
A temperature and pressure relief (TPR) valve was present with an acceptable discharge tube attached that did terminate properly. Your safety depends on the presence of a TPR valve, attached to an acceptable discharge tube with proper termination.

Gas water heaters only- Combustion air to the water heater appeared to be acceptable. There must be adequate combustion air available for the appliance. The flue from the gas water heater appeared to be unacceptable (see below).

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.

> Flue pipe to water heater not properly secured. The pipe should be secured with 3 screws at all joints to allow proper venting of gases.

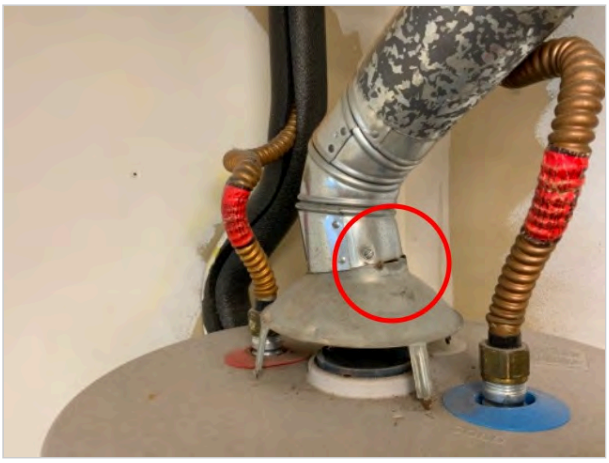
Photo 18



Water heater exhaust

The water heater flue pipe is not sealed properly to prevent noxious fumes from entering the structure, the flue connection should be properly sealed. Consult with a qualified plumber for repair.

Photo 19



Flue vent

Note- The hot water temperature is high and may pose a risk of burning. HomeTeam recommends adjusting the hot water temperature by turning down the water heater thermostat.

Photo 20

WATER SUPPLY LINES & WASTE DRAIN LINES (Sec 7)

The visible water supply lines throughout the structure were copper and the condition of those lines appeared to be good. The water supply lines did have the proper support and insulation required. The functional flow through the water supply lines appeared to be adequate. Evidence of water supply leaks was not observed.

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 and the condition of those lines appeared to be good. The functional drainage of the drain waste lines appeared to be adequate. Evidence of waste system leaks was not observed.

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 structure. 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 structure.

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.

INTERIOR PLUMBING FIXTURES & FAUCETS (Sec 7)

All toilets, sinks, tubs, showers and faucets in the structure were tested and inspected for functionality, leakage, or damage using various techniques. As a result of these inspections, there appeared to be no unsatisfactory conditions with these faucets and fixtures.

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 (e.g.- a person taking a shower or bath). Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

Cross connections are a possibility wherever supply plumbing and solid or liquid waste could come together and contaminate potable water with waste to create a serious health issue. As a result of this inspection, there were no cross connections observed.

EXTERIOR PLUMBING FIXTURES & FAUCETS (Sec 7)

All hose bibs, faucets, and supply connections (e.g. irrigation, pool, spa, etc.) were inspected and when feasible tested.

As a result of these inspections, there appeared to be no unsatisfactory conditions

Cross connections are a possibility wherever supply plumbing and solid or liquid waste could come together and contaminate potable water with waste to create a serious health issue. As a result of this inspection, there were no cross connections observed.

FUEL/ GAS- SUPPLY, STORAGE & DISTRIBUTION (Sec 7)

The structure includes natural gas service. The gas meter and main shutoff were located in the right side yard and did enter the structure on the same side as the meter or tank. A noticeable odor of gas or any adverse condition was not observed.

NOTE: HomeTeam recommends that all stuctures with natural gas or LP gas supply lines be protected with CO monitors located in areas which will most improve the safety of the structure's occupants.

Photo 21

Gas main shutoff

The visible fuel supply lines throughout the structure were black steel and the condition of those lines appeared to be good. The fuel supply lines did have the proper support required. Flexible connectors were properly used to supply various gas appliances.

Section 8- KITCHEN & LAUNDRY

(includes Appliances, Cabinets, Countertops)

KITCHEN (Sec 8)

The visible portions of the kitchen cabinets and counter tops were in good condition with no areas of concern.

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.

Following is a list of appliances found in a typical home as well as an itemization of what was found in this home at the time of inspection:

Oven- Present, Natural Gas

Cooktop- Present, Natural Gas

Microwave (built in)- Not Present

Refrigerator- Present

Dishwasher- Present

Disposal- Present

Kitchen Exhaust Fan- Present

The natural gas oven and range combination was tested and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection. If the structure has an oven and range combination, the unit was checked for an appropriate anti-tilt bracket. This unit did have a correctly installed anti-tilt bracket.

All of the heating elements on the natural gas cooktop were tested and all were found to be functional.

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.

The dishwasher was tested and did appear to be functional. The dishwasher racks appeared to be in good condition.

The disposal was inspected and tested and appeared to be functional.

The age, efficiency rating, and chopping/ grinding ability of the disposal is not within the scope of the inspection.

The structure does have a kitchen exhaust fan located in the range hood . Exhaust fan was tested and was functional and did appear to exhaust to the outside.

The exhaust capacity is beyond the scope of this inspection. As a general rule, cleaning the fan and filter may increase the exhaust efficiency and capability.

LAUNDRY AREA (Sec 8)

The dryer connections available in the laundry area include a connection for a natural gas. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired with power present and/ or the presence of gas service.

A dryer was connected to power at the time of the inspection. A dryer vent hookup was in place and appeared to be in good condition . The dryer vent appears to exhaust through the roof (see below).

Note- Dryer electrical connections use multiple 240V plug configurations. HomeTeam suggests that client verify receptacle configuration if no dryer or dryer does not remain. Home improvement stores typically have dryer cords available in various configurations.

During the inspection, a washer was connected to power, water supply and the waste water drain. A drain for a washing machine was present .

It is beyond the scope of a home inspection to operate these appliances but disconnected or missing appliances may suggest additional investigation may be required to verify power, water supply ,and drainage.

Note- Dryer vent is vertical in at least one place. This is not necessarily a deficiency, but because of this configuration the homeowner should consider having the dryer vent ductwork cleaned at regular intervals to prevent clogs.

SECTION 9- INTERIOR SURFACES

(includes Ceilings, Walls, Floors, Interior Doors, Cabinets (exc. Kitchen); Smoke & CO Detectors)

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 unless condition is believed to be a symptom of a structural or safety issue.

The interior wall and ceiling structure consisted of wood framing. The interior wall and ceiling surfaces were predominantly finished with drywall. The walls and ceilings appeared to be in good condition. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

The interior flooring surfaces were predominantly finished with carpet and wood. The floors appeared to be in good condition.

All interior doors were actuated and the hardware tested with all found to be functional.

The visible portion of all cabinets and countertops outside the kitchen area (see "Kitchen" section above for kitchen cabinets) were in good condition with no areas of concern.

Note- Interior door missing from it's jamb. Suggest removal of hinges (if not already removed) or replacement of door by a qualified party.

Photo 22

Hallway door jamb

SMOKE ALARMS AND CO DETECTORS (Sec 9)

Smoke detectors/ alarms were present in the house. Carbon monoxide detectors were 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.

SECTION 10- STRUCTURE EXTERIOR

(includes Cladding, Windows, Exterior Doors, Exterior Stairs, Decks, & Balconies)

CLADDING (Sec 10)

The inspected property had an exterior surface of stucco cladding which appeared to be in satisfactory condition. The wall flashing and trim were inspected and found to be in satisfactory condition.

Vegetation observed having a potential adverse impact on the structure was not observed. It is recommended that vegetation be trimmed back at least 12 inches from structure.

For Stucco Cladding only- Small hairline cracks in stucco cladding are typical in the Southern California area due to numerous reasons. These types of cracks in the stucco will not be called out in this report as they are cosmetic in nature.

WINDOWS AND EXTERIOR DOORS (Sec 10)

A representative number of accessible windows were operated and all found to be functional. The primary windows were vinyl-clad, slider style, with double pane glass.

Double Pane Glass Only- The windows were inspected for signs that the window seal between the panes has deteriorated to a point that allows moisture or contaminants between the panes of glass (i.e. seal loss) or if the seal has begun to migrate away from the frame and into the viewing area. There were not windows that showed signs of either seal loss or seal migration.

All exterior doors were actuated and the hardware tested with all found to be functional. HomeTeam suggests that the exterior door locks be changed or re-keyed upon occupancy.

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

Note- Possible problem areas may not be identified if windows or doors have been recently painted. The condition, presence, or absence of screens is outside the scope of the inspection. The installation of sunscreens may improve energy efficiency and slow the deterioration of window seals on dual pane windows.

SECTION 11- GARAGE/ CARPORT

GARAGE (Sec 11)

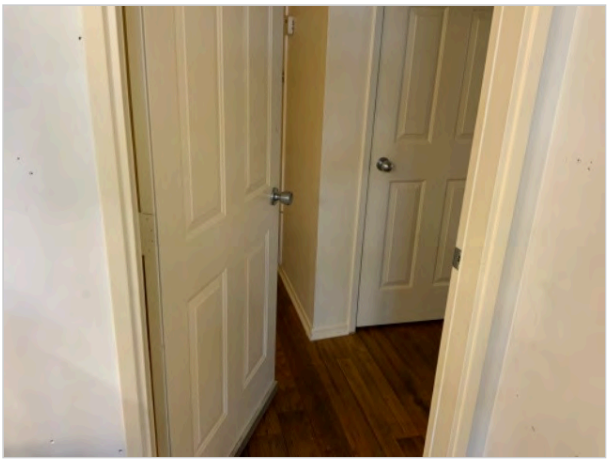
The attached garage was designed for one car with access provided by one overhead-style door. The structure is equipped with one electric garage door opener(s) whose operation and safety checked for each opener. The garage door opener(s) were found to be functional and in good condition with safety reverse features functional.

Fire separation is required in the walls, ceilings, and doors that separate an attached garage from the dwelling itself. Inspection of the walls and ceilings between the garage and the dwelling for required fire separation indicate no issues. The door between the garage and the dwelling was tested and found to be an unacceptable fire separation door (see below).

The garage floor was in good condition.

> Door between garage and dwelling does not properly auto-close or auto-latch for proper fire separation. Suggest adjustment or hinge replacement by a qualified party to allow door to close and latch fully from an open position (45 degrees to close).

Photo 23



Garage entry door

> Crack(s) observed in concrete garage, driveway, or walkway. Cracks that have separated and/ or have experienced upheaval at crack itself are of greater concern than those that have not. Suggest filling with epoxy or caulking to limit moisture intrusion and monitoring for further movement.

Photo 24

Garage

SECTION 12- EXTERNAL TO STRUCTURE

(includes Porches, Patios, Walks, Driveway, Lot & Grade, Retaining Wall, Perimeter Fencing, Irrigation)

PORCHES, PATIOS, & WALKS (Sec 12)

The porches, patios, and walks were found to be in good condition with no areas of concern. Potential trip hazards were not found and evidence of possible surface water drainage problems were not observed

DRIVEWAY (Sec 12)

A concrete driveway is present in the front of the structure. Cracks and spalling were not observed in 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.

LOT AND GRADE (Sec 12)

The structure was situated on a level to sloped lot. The general grade around the structure appeared to be inadequate to direct rain water away from the foundation (see below).

Properly functioning property drainage requires grading, gutters, downspouts, and other systems are functioning properly.

> Grading surrounding the structure appears to be insufficient to carry water away from the foundation in at least one location. HomeTeam recommends having the soil regraded or swales added at rear and right side of the structure and further assessed at the time of corrections.

Photo 25

Back

Photo 26

Right

PERIMETER YARD FENCING (Sec 12)

Perimeter yard fencing was present on the property and was constructed of chain link. The fence was inspected and appears to be in overall good condition with no areas of concern.

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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