Wednesday, August 26, 2020

Dear Sally Smith,

On Wednesday, August 26, 2020 The HomeTeam Inspection Service made a visual inspection of 1234 Sample Dr. Any Town, 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 (414) 369-4144. Thank you for choosing HomeTeam.

Sincerely,

Ian Scott
HomeTeam Inspection Service
2964-106

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

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.

Safety Concerns

1. **Several of the smoke alarms were missing or old at the time of inspection.** Modern homes today have smoke alarms in every bedroom, outside of each sleeping area (hallways) and on every level of the home including the basement. In general it is good practice to replace smoke alarms about every ten years and batteries should be replaced at least twice a year. Prior to occupancy, HomeTeam recommends ensuring all smoke alarms are present, that they have appropriately charged and functioning batteries and are tested for proper functionality.
2. **There did not appear to be any carbon monoxide detectors in the home at the time of inspection.** For almost ten years state law in Wisconsin has mandated carbon monoxide detectors be present on every floor including basements. HomeTeam recommends installing detectors where appropriate upon occupancy.
3. **The exterior door on the front of the structure has a deadbolt that requires a key to unlock it from the interior of the home.** For safety during emergency egress, all exterior doors should be operable without a key from the interior. The affected lock should be repaired or replaced to allow for manual, keyless operation from the interior.
4. **The laundry room and basement lack GFCI protection.** Installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

Electrical

1. **One of the three prong outlets in the finished basement had an open ground.** The affected outlet should be grounded or connected to GFCI circuits to improve safety. This condition means that the third prong, also known as the ground prong is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with and electrician for the best course of action.

Plumbing

1. **The shower diverter in the upstairs hallway bathroom does not function properly.** The diverter still allows flow to the faucet when engaged. HomeTeam recommends consulting with a qualified plumbing contractor for repair or replacement of the diverter or spout.
2. **The rod for the sink stopper in the upstairs hallway bathroom is severely corroded.** While no active leaks were noted, to help prevent a future leak from occurring, the assembly should be replaced.
3. **The shower head for the upstairs hallway bathroom is loose where it attaches to the wall**. The pipe should be secured and the area sealed in order to prevent water intrusion.
4. **The sump pump appears to be missing a check valve.** Check valves prevent the backflow of water back down into the sump crock which can overwork the sump pump and cause early failure. HomeTeam recommends consulting with a qualified plumber to instal a check valve in the discharge pipe.
5. **Flexible or accordion style drain lines are in use in the first floor half bathroom.** While a home inspection is not a code inspection, plumbing codes require all waste pipe fittings to have smooth interior surfaces to allow for the free flow of water. The use of flexible drain lines in homes is an indication of non standard or amateur plumbing. HomeTeam recommends having the plumbing lines in the structure further assessed and corrected by a qualified plumber.
6. **Some of the caulk was missing from around the base of the tub in the master bathroom**. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

Interior, Windows, Doors

1. **Two of the windows in the structure had a broken thermal seal.** A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.
2. **Damaged hardware was noted on the front right upper bedroom window**. For proper functionality, the hardware should be repaired or replaced.

Exterior

1. **Due to some settlement of the walkway at the front of the home, the vertical distance between the walkway and stoop has become excessive, which may be a tripping hazard and the walking is now pitched toward the foundation of the home.** This condition can cause rainfall and runoff to flow towards the foundation creating the potential for basement and foundation water problems. Additionally riser height should be 7 inches and not to exceed 7-3/4 inches to help prevent a tripping hazard. HomeTeam recommends consulting with a qualified contractor for estimates on raising or mud jacking the affected area to help reduce the potential for drainage toward the home and to reduce the risk of falling or tripping.
2. **Areas of loose siding were noted on the home's exterior.** Additionally other areas appear to have been previously repaired. Although these conditions do not have any effect on the structural integrity of the building, the loose areas should be secured or repaired and the previously repaired areas monitored to help prevent worsening conditions and/or water intrusion.

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.

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

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process. If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

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

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

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

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

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

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

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

INTRODUCTION

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

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

The approximate temperature at the time of the inspection was 85 to 90 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 15 years.

LOT AND GRADE

The structure was situated on a lightly sloped lot. Assuming normal drainage and downspout, gutter, and other systems are functioning properly, the general grade around the structure appeared to be adequate to direct rain water away from the foundation.

Due to some settlement of the walkway at the front of the home, the vertical distance between the walkway and stoop has become excessive, which may be a tripping hazard and the walking is now pitched toward the foundation of the home. This condition can cause rainfall and runoff to flow towards the foundation creating the potential for basement and foundation water problems. Additionally riser height should be 7 inches and not to exceed 7-3/4 inches to help prevent a tripping hazard. HomeTeam recommends consulting with a qualified contractor for estimates on raising or mud jacking the affected area to help reduce the potential for drainage toward the home and to reduce the risk of falling or tripping.

Photo 1

Photo 2

NOTE: Mulch and/or dirt around the home is in direct contact with the siding. This condition can cause water to penetrate behind the siding and into the wood and other absorbent materials in the home, causing wood rot and/or insect intrusion. The mulch and/or dirt should be pulled back or the grade adjusted so that there is no direct contact.

Photo 3

Photo 4

STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with brick and fiber cement cladding that was occupied at the time of the inspection.

Areas of loose siding were noted on the home's exterior. Additionally other areas appear to have been previously repaired. Although these conditions do not have any effect on the structural integrity of the building, the loose areas should be secured or repaired and the previously repaired areas monitored to help prevent worsening conditions and/or water intrusion.

Photo 5

previously repaired areas

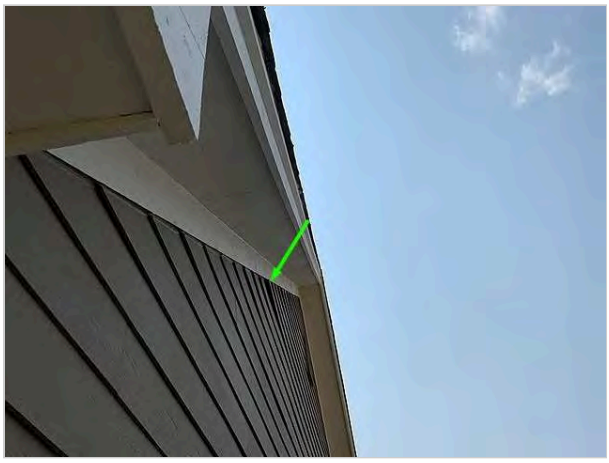
Photo 6

previously repaired areas

Photo 7

loose board upper right side

Photo 8



loose board upper left side

Minor areas of peeling paint and cracked or missing caulking were present on the exterior of the home. In order to preserve the life of the exterior surfaces and materials, all areas should be scraped, sealed, and painted after any damaged wood is repaired and any areas of cracked or missing caulking resealed to help prevent moisture intrusion. These are routine maintenance items.

Photo 9

Photo 10

Photo 11

PATIO

A paver stone patio was located in the back of the structure. There did not appear to be significant deterioration of the patio surface. A patio should be cleaned and maintained regularly to help prevent early deterioration and uneven settlement.

Photo 12

Photo 13

GAS METER

The gas meter and main shutoff were located on the right exterior wall. There was no noticeable odor of gas detected at the time of the inspection.

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

Photo 14

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to damage to fascia or roofing components that was not observable at the time of inspection.

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.

ROOF

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed by walking on the roof and from the ground with the aid of telephoto lenses. There was one layer of shingles.

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

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

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

Photo 15

Photo 16

Photo 17

Photo 18

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

Photo 24

Photo 25

Photo 26

CHIMNEYS AND FLUES

The structure had one chimney. Observation of the chimney was made from the roof and from the ground with the aid of telephoto lenses. The flashing around the roof penetration point appeared to be adequate.

NOTE: Codes have changed many times over the years with regards to chimneys and their components. As a reminder, we do not inspect for current code compliance and homeowners are not required to keep homes up to current code, even in a real estate transaction. When a chimney is serviced or repaired by a licensed contractor it may be necessary for the contractor to bring the chimney up to the then-current code. This may include altering the configuration or even rebuilding or relining the chimney, including the flue configuration. This can oftentimes result in a significant financial impact.

Photo 27

Photo 28

Photo 29

Photo 30

DRIVEWAY

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

Photo 31

Photo 32

Photo 33

Photo 34

GARAGE

The attached garage was designed for three cars with access provided by two overhead-style doors. There was one man door(s) for access independent of the drive-through door(s). The man door was tested and found to be functional. A functional electric garage door opener was present. The garage floor was in good condition.

Photo 35

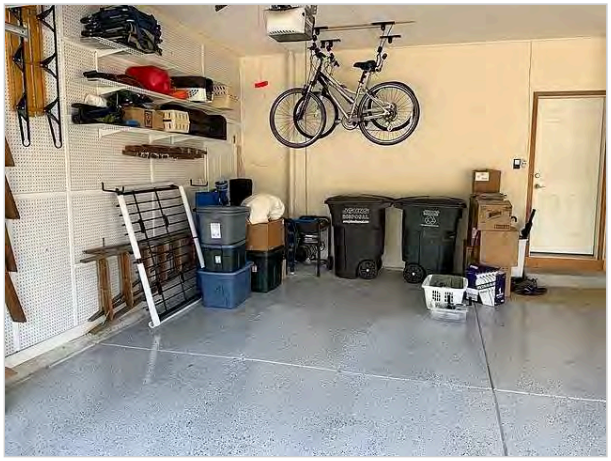


Photo 36

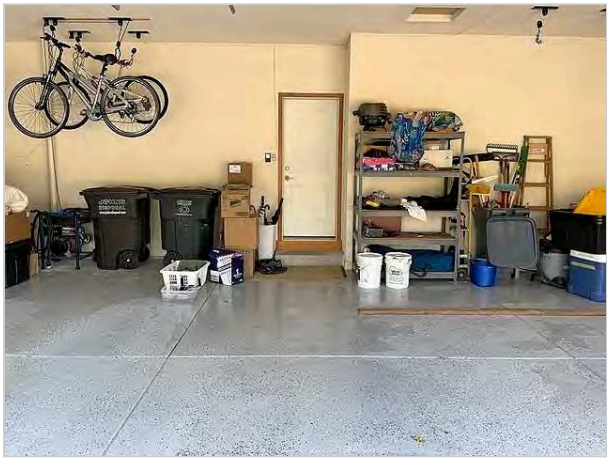


Photo 37

ATTIC STRUCTURE

The attic was accessed via a scuttle in a bedroom closet and was entered.

The attic above the living space was insulated with fiberglass loose-fill insulation, approximately twelve-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing. There was no active moisture visible in the attic space.

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

Photo 38

Photo 39

Photo 40

Photo 41

Photo 42

Photo 43

ELECTRIC SERVICE

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

Photo 44

MAIN PANEL

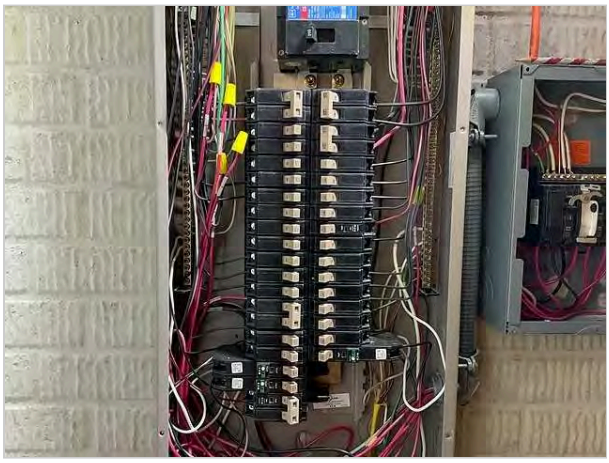
The service wire appeared to be 120/240 volt and 200 amp and entered a Cutler Hammer service panel, located on the rear basement wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

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

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

Photo 45

Photo 46



SUB PANEL GENERATOR PANEL

An electric service sub-panel was located next to the main service panel, and was manufactured by Square D. The service panel was designed to run off generator power so the was no main service wire or disconnect to the panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the NM (non-metallic) type and appeared to be in good condition.

Photo 47

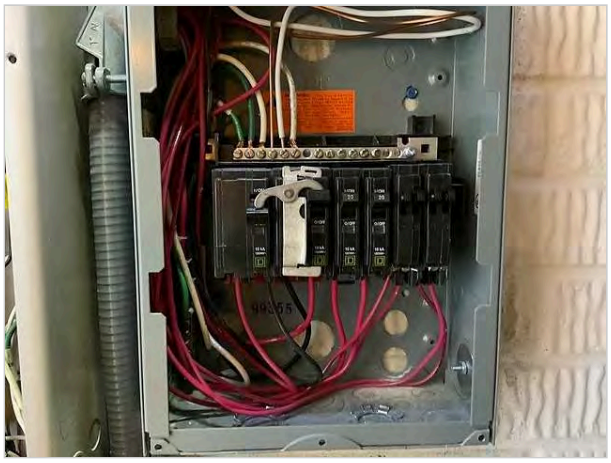


Photo 48

Photo 49

generator outlet in garage

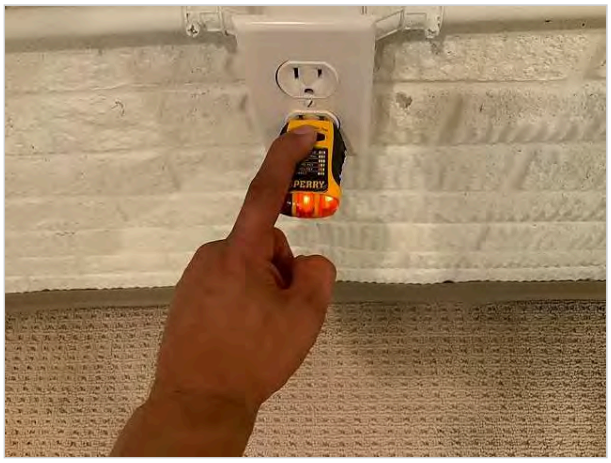
A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, although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

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

Please note that electrical codes have changed through the years. Although the home does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

The laundry room and basement lack GFCI protection. Installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

Photo 50



Basement lacks GFCI protection

Photo 51

Laundry room lacks GFCI protection

One of the three prong outlets in the finished basement had an open ground. The affected outlet should be grounded or connected to GFCI circuits to improve safety. This condition means that the third prong, also known as the ground prong is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with and electrician for the best course of action.

Photo 52

Open ground - furnace closet outlet

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.

BASEMENT

The full basement was partially finished.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

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

The basement was partially finished; therefore, a complete visual examination of the foundation and floor structure was not possible in areas that were visually obstructed.

Photo 53

Photo 54

The basement was partially finished and cluttered with personal belongings; therefore, a complete visual examination of the foundation and floor structure was not possible in areas that were visually obstructed.

Photo 55

Photo 56

Photo 57

There was a sump pump located in the basement. The sump pump was not tested because the pump has an internal activation system that is not accessible.. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

Photo 58

Photo 59

The sump pump appears to be missing a check valve. Check valves prevent the backflow of water back down into the sump crock which can overwork the sump pump and cause early failure. HomeTeam recommends consulting with a qualified plumber to instal a check valve in the discharge pipe.

FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. A 6x8-inch steel I-Beam center beam and four -inch steel posts or piers were present for load bearing support.

PLUMBING

The visible water supply lines throughout the structure were copper pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running

water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

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

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

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

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

A water softener is present in the home. The water softener is outside the scope of the inspection but should be checked for functionality and correct installation and operation.

Photo 60

BATHROOMS AND MISC PLUMBING

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

The shower diverter in the upstairs hallway bathroomdoes not function properly. The diverter still allows flow to the faucet when engaged. HomeTeam recommends consulting with a qualified plumbing contractor for repair or replacement of the diverter or spout.

Photo 61

The shower head for the upstairs hallway bathroom is loose where it attaches to the wall. The pipe should be secured and the area sealed in order to prevent water intrusion.

Photo 62

Flexible or accordion style drain lines are in use in the first floor half bathroom. While a home inspection is not a code inspection, plumbing codes require all waste pipe fittings to have smooth interior surfaces to allow for the free flow of water. The use of flexible drain lines in homes is an indication of non standard or amateur plumbing. HomeTeam recommends having the plumbing lines in the structure further assessed and corrected by a qualified plumber.

Photo 63

The rod for the sink stopper in the upstairs hallway bathroom is severely corroded. While no active leaks were noted, to help prevent a future leak from occurring, the assembly should be replaced.

Photo 64

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

Photo 65

JETTED TUB

The jetted tub was tested by filling the tub above the jets and engaging the on/off switch. The operation of the tub was done by verifying that water was coming out of each of the jets. The jets were run for approximately 1 minute. The tub did appear to be operable. Leaks were not observed from the jetted tub.

The GFCI for the jetted tub was located in the main panel.

Photo 66

WATER METER

The main water shutoff valve for the structure was located adjacent to the water service entry point on the front wall in the basement. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated.

Photo 67

WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by Bradford White, model number M1TW50S6FBN and serial number LK35178326. Information on the water heater indicated that it was manufactured 6 years ago. Hot water temperature was approximately 138 degrees F.

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

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 68

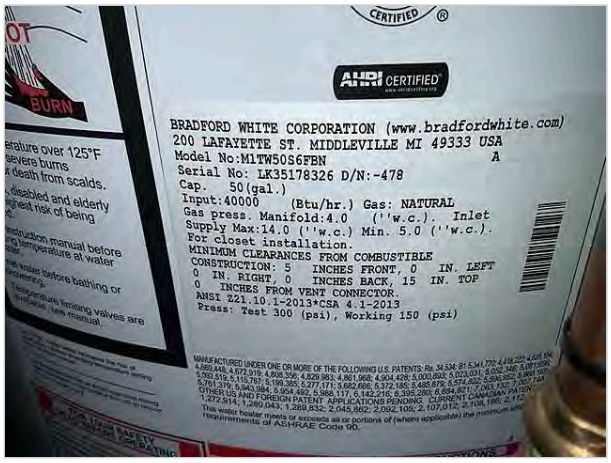


Photo 69

GENERAL INTERIOR

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

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

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

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house. Carbon monoxide detectors were not present in the house.

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

Several of the smoke alarms were missing or old at the time of inspection. Modern homes today have smoke alarms in every bedroom, outside of each sleeping area (hallways) and on every level of the home including the basement. In general it is good practice to replace smoke alarms about every ten years and batteries should be replaced at least twice a year. Prior to occupancy, ensure all smoke alarms are present, that they have appropriately charged and functioning batteries and are tested for proper functionality.

There did not appear to be any carbon monoxide detectors in the home at the time of inspection. For almost ten years state law in Wisconsin has mandated carbon monoxide detectors be present on every floor including basements. HomeTeam recommends installing detectors where appropriate upon occupancy.

WINDOWS, DOORS, WALLS AND CEILINGS

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

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

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the

inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

Two of the windows in the structure had a broken thermal seal. A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.

Photo 70

rear master bedroom window broken thermal seal

Photo 71

rear center bedroom broken thermal seal

Photo 72

Garage left front broken thermal seal

The exterior door on the front of the structure has a deadbolt that requires a key to unlock it from the interior of the home. For safety during emergency egress, all exterior doors should be operable without a key from the interior. The affected lock should be repaired or replaced to allow for manual, keyless operation from the interior.

Photo 73

Damaged hardware was noted on the front right upper bedroom window. For proper functionality, the hardware should be repaired or replaced.

Photo 74

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

FIREPLACE

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

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

A refractrory panel-lined fireplace was located in the living room. A natural gas supply line was present. The damper did appear to be functional. The chimney flue was metal. There was no visual evidence of creosote buildup in the firebox and/or chimney.

Photo 75

Photo 76

KITCHEN

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

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

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

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 could not be tested due to contractor work in progress in the area.

The disposal could not be tested due to contractor work in progress in the area.

WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed. A drain for a washing machine was present.

HEATING SYSTEM

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

The structure was heated by an Armstrong Air natural gas forced air furnace, model number G1D91B075D16C-1A, serial number 8404E00587 which is 16 years old. The temperature rise was measured and was approximately 40 degrees F, which is normal.

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

NOTE: Codes change for proper furnace installation. As a reminder, this is a visual and functional check of the system

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

Photo 77

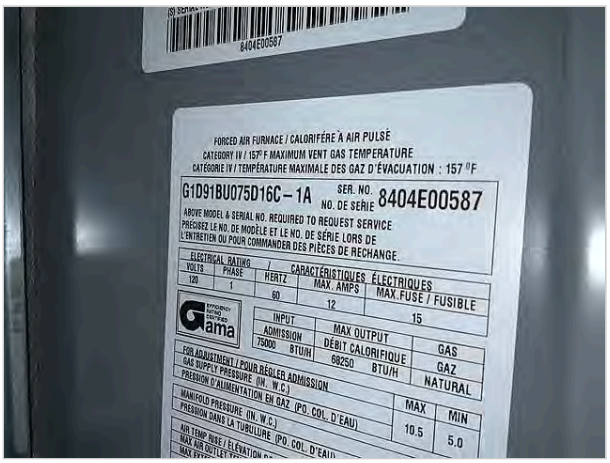


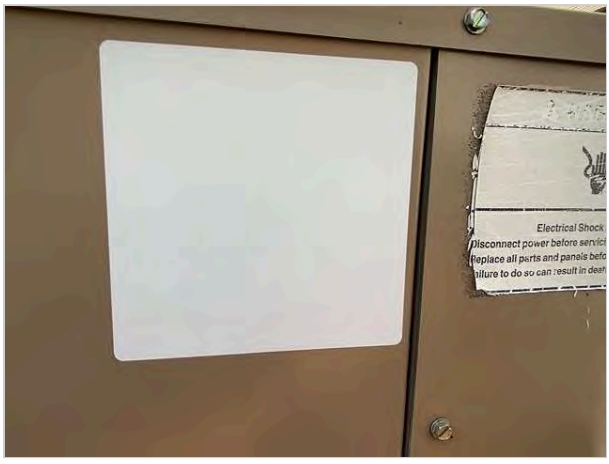
Photo 78

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was an Armstrong Air, Model Number SCU10B48A-7 and Serial Number 1604M10918. The unit is located on the right side of the structure. This unit is approximately 16 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

Photo 79

Photo 80



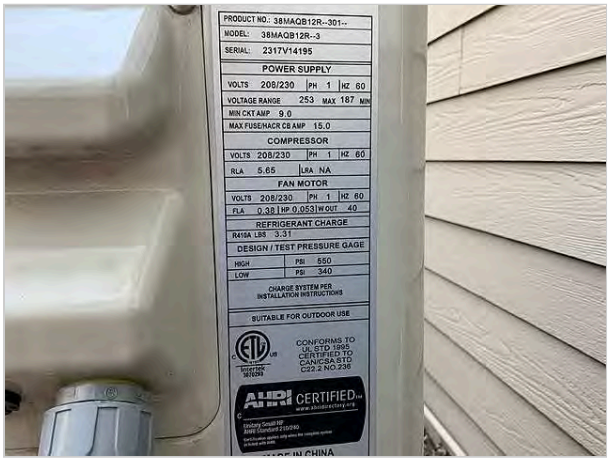
The air conditioner may be past its design life. Unless noted otherwise, the system was functional at the time of the inspection. As with a light bulb that functions normally one day but the next may not turn on, a system's age is a helpful factor that assists in budgeting for eventual replacement, as are changes in regulations, most notably the Clean Air Act which required the phasing out of R22 freon by the year 2020.

The second electric outdoor air conditioner / heat pump condensing unit was a Bryant, Model Number 38MAQB12R-3 and Serial Number 2317V14195. The unit is located in the back of the structure. This unit is approximately 3 years old.

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

Photo 81

Photo 82



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

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

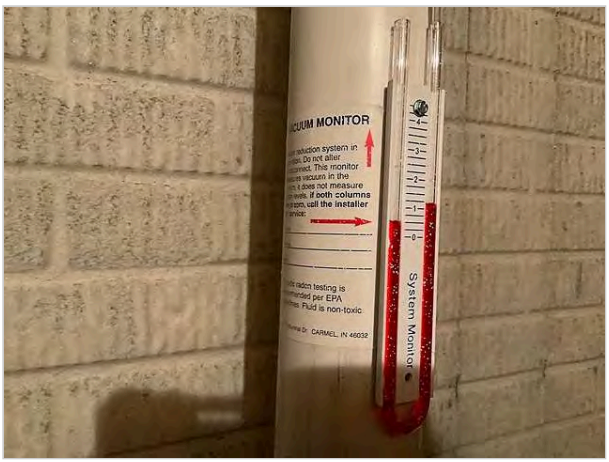
RADON MITIGATION SYSTEM

A radon mitigation system is installed in the home. This system depends on an operable fan and a sealed ventilation system. HomeTeam recommends periodically checking to ensure the system is providing a low-pressure environment to help reduce radon buildup in the home.

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into the structure through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon.

Radon levels vary over time based on many different factors, and the average concentration for the structure will change. HomeTeam recommends performing periodic, long-term radon testing once the structure is occupied.

Photo 83



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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