



Thursday, June 15, 2023



Dear Bill Sample,

On Thursday, June 15, 2023 The HomeTeam Inspection Service made a visual inspection of 123 Address Street, City, ST 12345. 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,

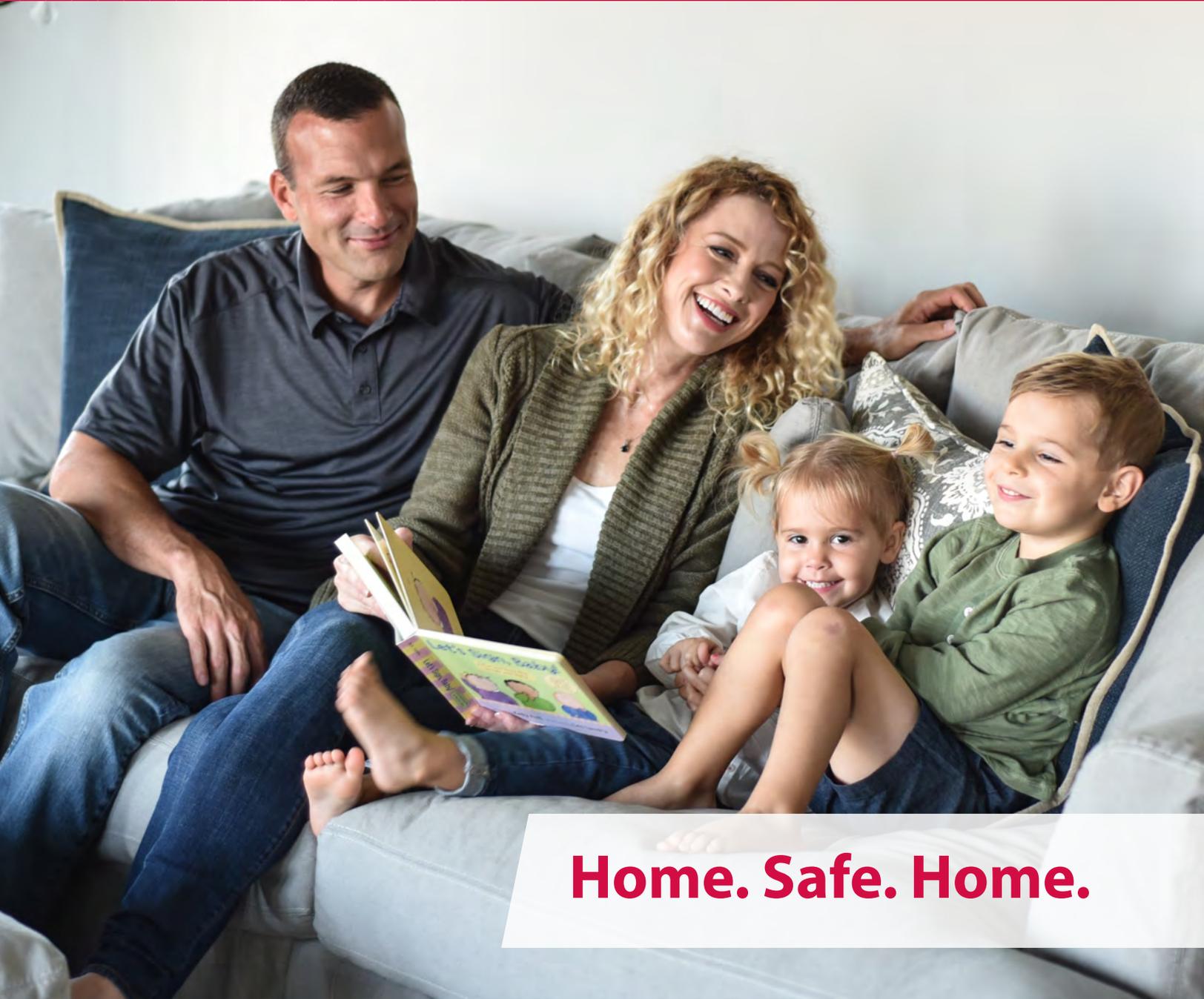
Ian Scott
HomeTeam Inspection Service
2964-106



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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



Table of Contents

INTRODUCTION	6
LOT AND GRADE	6
STRUCTURE AND CLADDING	7
PATIO	10
GAS METER	11
RETAINING WALL	12
GUTTERS	13
ROOF	13
CHIMNEYS AND FLUES	17
DRIVEWAY	18
GARAGE	19
ATTIC STRUCTURE	20
ELECTRIC SERVICE	22
MAIN PANEL I	23
SUB / SPA PANEL	24
SWITCHES & RECEPTACLES	24
FOUNDATION	25
BASEMENT	26
FLOOR STRUCTURE	29
PLUMBING	29
BATHROOMS AND MISC PLUMBING	32
WATER MAIN / WELL TANK	35
WATER HEATER	36
GENERAL INTERIOR	36
SMOKE ALARMS AND CO DETECTORS	38
WINDOWS, DOORS, WALLS AND CEILINGS	38
FIREPLACE	40
KITCHEN	41
WASHER AND DRYER CONNECTIONS	42
HEATING SYSTEM LOWER	42
HEATING SYSTEM UPPER	43
AIR CONDITIONING	45
RADON TEST	48

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. *Note: Clicking on a summary item will take you to the page which references the item in the body of the report.*

Further Evaluation

1. The temperature differential for the air conditioning units was approximately 9 to 14 degrees which is inadequate. Typically an air conditioning unit should have a temperature differential of approximately 16-22 degrees. To help improve the efficiency and performance, HomeTeam recommends consulting with a qualified HVAC technician for further evaluation and options on repair, recharge, or replacement.
2. A breaker in the electrical panel in the basement has a tendency to trip. This condition is usually the result of too heavy a load on the circuit, or in some instances a cross connection on something running on the circuit. Although the condition happened on inspection, this appears to be an intermittent problem that was unable to be reproduced at the time of inspection. HomeTeam recommends consulting with a qualified electrical contractor to further assess and repair the circuit, load and fixtures as necessary.

Items for Repair

1. The sun room ceiling fan did not function properly. The fan makes a clicking noise during operation. To help prevent worsening conditions and for proper functionality, HomeTeam recommends consulting with a qualified contractor for service of the fan.
2. The front entry exterior outlet was not properly covered and was loose in the box. Uncovered exterior boxes can allow for rainwater to enter the circuit, and loose outlets could lead to a potential shocking hazard. HomeTeam recommends the outlet be secured and an outlet cover designed for use in wet locations be installed on the outlet.
3. The hallway bathroom exhaust fan did not function properly at the time of inspection. The unit made a louder than normal noise during operation. To help prevent worsening conditions and for proper functionality, HomeTeam recommends consulting with a qualified contractor for options on repair or replacement of the fan.
4. The master bathroom tub wand drips outside of the tub enclosure after water is stopped. To help prevent water intrusion, HomeTeam recommends consulting with a qualified contractor for options on different wands or an extender to allow the wand to drip inside the tub enclosure.
5. The kitchen and wet bar faucets were not properly secured. To help prevent worsening conditions, HomeTeam recommends tightening of the faucet mounting hardware.
6. The center range burner worked intermittently with the automatic ignition system. The burner may need to be cleaned, or the ignition/pilot system repaired. For proper functionality, HomeTeam recommends consulting with a qualified contractor for further evaluation and repair.
7. One of the fans for the range hood was nonfunctional at the time of inspection. For proper functionality, HomeTeam recommends consulting with a qualified contractor for further evaluation and repair.
8. One of the windows in the front right bedroom did not close on its own. To restore functionality, HomeTeam recommends consulting with a qualified contractor for repair.
9. The blower motor on the living room fireplace did not function properly at the time of inspection. For proper functionality, HomeTeam recommends consulting with a qualified contractor for repair or replacement of the unit.
10. The pump cover for the ejector pump in the basement is rusted. This condition can allow for gasses from the wastewater in the crock to enter the living area of the home. For proper functionality, HomeTeam recommends the pump cover be resealed.
11. The vent cover at the right rear exterior of the home is damaged. The vent cover should be repaired or replaced to prevent birds or other small animals from entering the home.

Maintenance Items

1. Some of the caulk was missing from around several areas in the bathrooms of the structure. 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.

2. One of the shower door handles in the upstairs guest suite bathroom was missing. To restore functionality, HomeTeam recommends consulting with a qualified contractor for the replacement of the hardware.
3. The door to the master bathroom toilet closes on its own. To allow for proper operation of the door, HomeTeam recommends adjusting the door, hinges, and/or latching mechanism.
4. Damaged weather stripping was noted on or around the front exterior door. This is a common condition with age. For improved efficiency, HomeTeam recommends replacing the weather stripping.
5. Several of the window cranks or operator arm covers were not secured. To help prevent damage, HomeTeam recommends tightening the hardware.
6. The furnace filter was in need of replacement at the time of the inspection. 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 property.
7. The damper control on the HVAC register in the front right bedroom was nonfunctional. As a result, the vent is always open. For proper functionality, HomeTeam recommends the register be repaired or replaced.
8. Tree branches were hanging over, or making contact with the roof and gutter on the front of the home. The trees should be trimmed or cut back away from the roof to avoid damage to the roofing material and unnecessary clogging of the gutters.
9. A piece of cracked siding was noted above the overhead garage doors. To help prevent worsening conditions and/or loosening of the board, HomeTeam recommends the crack be sealed or repaired.
10. Peeling paint, weathered wood and cracked or missing mortar and caulking were present on the exterior of the structure. In order to preserve the life of the exterior surfaces and materials, and to help prevent moisture intrusion and damage to the interior building materials, all areas should be scraped, sealed, and painted after any damaged wood is repaired, and any areas of cracked or missing mortar or caulking should be repointed or resealed to help prevent moisture intrusion. These are routine maintenance items.
11. Due to washout or erosion, depressions or pockets were noted near the foundation around the air conditioning units. HomeTeam recommends adding fill soil to the areas to bring the area back up to grade and properly divert runoff away from the structure.

Items to Monitor

1. Signs of prior seepage or leaking were noted under the kitchen sink. This is an indication that the lines have leaked in the past. Although no leaks were detected at the time of inspection and the areas were dry, HomeTeam recommends monitoring the areas closely for any signs of new or continued activity a consult with a qualified plumbing contractor for further evaluation and repair as necessary.
2. Evidence of prior water was present inside the furnace compartment. This condition may have been caused by a prior leak in a condensate line or drain line which can damage the furnace cabinet or other operational components. HomeTeam recommends closely monitoring the area for any reoccurrence and consult with a qualified HVAC technician for repair as necessary.

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.

An 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 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 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 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 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.

* Defect: "Defect" means a condition of any component of an improvement that an inspector determines, on the basis of the inspector's judgment on the day of an inspection, would significantly impair the health or safety of future occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

The majority of inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and an 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.

An inspection bears conditions relevant to a specific time stamp and as conditions in a structure 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. Pursuant to changes in law effective June 1, 2021, for the purposes of the report, “defect,” as defined in section 440.97 (2m), Wis. Stats., means a condition of any component of an improvement that an inspector determines, on the basis of the inspector’s judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. 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.

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

Photo 1



Photo 2



The approximate temperature at the time of the inspection was 65 to 70 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection. The age of the structure appeared to be 12 years.

LOT AND GRADE

The structure was situated on a moderately 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 rainwater away from the foundation.

Due to washout or erosion, depressions or pockets were noted near the foundation around the air conditioning units. HomeTeam recommends adding fill soil to the areas to bring the area back up to grade and properly divert runoff away from the structure.

Photo 3



STRUCTURE AND CLADDING

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

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

Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



A piece of cracked siding was noted above the overhead garage doors. To help prevent worsening conditions and/or loosening of the board, HomeTeam recommends the crack be sealed or repaired.

Photo 13



The vent cover at the right rear exterior of the home is damaged. The vent cover should be repaired or replaced to prevent birds or other small animals from entering the home.

Photo 14



PATIO

A paver brick and stone patio was located at the rear of the structure. There did not appear to be any significant deterioration of the patio surface. HomeTeam recommends patios be cleaned and maintained regularly to help prevent early deterioration and uneven settlement of the components.

Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



A spa was present on the patio at the time of inspection. The spa was ran and was functional. As a reminder, this comment is based upon a visual inspection and does not include testing the spa's chemical balance as this is considered routine maintenance. It also does not constitute a guarantee or warranty of any kind as to leakage. Spas require routine maintenance, as such, HomeTeam recommends partnering with a qualified local contractor for routine maintenance of the spa and pump equipment.

Photo 21



Photo 22



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. HomeTeam recommends that all structures with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the occupants.

Photo 23



RETAINING WALL

There was one retaining wall constructed of stone located at the rear of the structure and two small stone walls around the culvert at the front of the property. The walls were in serviceable condition.

Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



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 structure and its components.

ROOF

The roof was a hip and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid of telephoto lenses due to excessive pitch. There was one layer of shingles.

The roof shingles exhibited light curling and light to moderate surface wear. Areas of lifted edges were not observed. Nail pops were not observed, evidence of a hail event was not observed, damaged or missing shingles were not observed. Previous repairs were not observed.

These conditions indicate the roof shingles were in the second trimester 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 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Tree branches were hanging over, or making contact with the roof and gutter on the front of the home. The trees should be trimmed or cut back away from the roof to avoid damage to the roofing material and unnecessary clogging of the gutters.

Photo 47



CHIMNEYS AND FLUES

The structure had one chimney and one flue chase. Observation of the chimney and chase was made 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 building owners are not always required to keep structures 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 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



DRIVEWAY

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

Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



GARAGE

The attached garage was designed for four cars with access provided by two overhead-style doors. There was no service door(s) for access independent of the drive-through door(s). A functional electric garage door opener was present. The garage floor was in good condition.

Photo 59



Photo 60



Photo 61



Photo 62



ATTIC STRUCTURE

The attic was accessed via a door in the hallway and a scuttle in the upstairs bedroom closet and master bedroom closet and were entered.

The attic above the living space was insulated with cellulose-based loose-fill insulation, in excess of 12-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 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 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



ELECTRIC SERVICE

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

Photo 73



MAIN PANEL I

The service wire appeared to be 120/240 volt and 200 amp and entered a n Eaton service panel, located on the right front 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 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 74

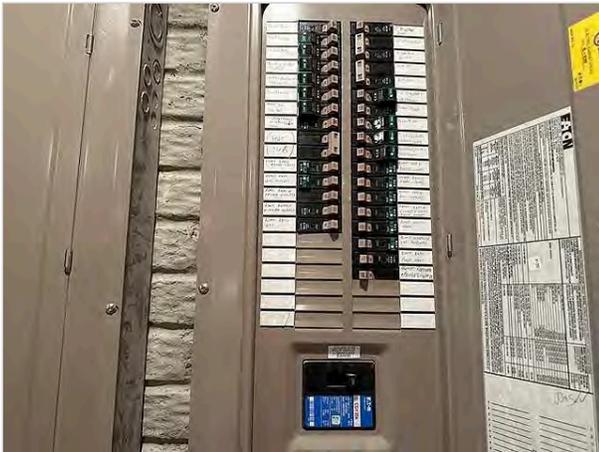
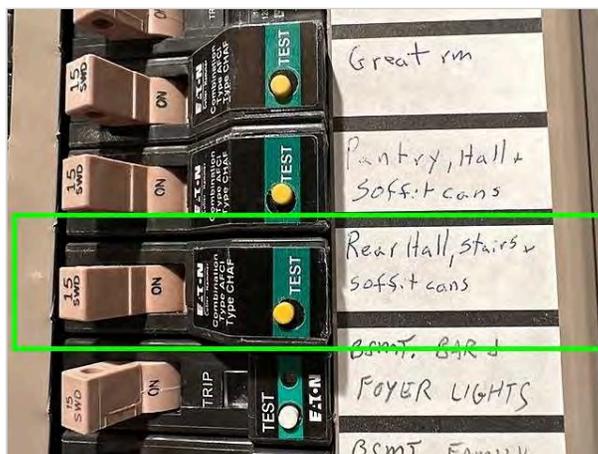


Photo 75



A breaker in the electrical panel in the basement has a tendency to trip. This condition is usually the result of too heavy a load on the circuit, or in some instances a cross connection on something running on the circuit. Although the condition happened on inspection, this appears to be an intermittent problem that was unable to be reproduced at the time of inspection. HomeTeam recommends consulting with a qualified electrical contractor to further assess and repair the circuit, load and fixtures as necessary.

Photo 76



Breaker trips for unknown reason

MAIN PANEL II

The service wire appeared to be 120/240 volt and 200 amp and entered a n Eaton service panel, located on the right front 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 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 77



Photo 78



SUB / SPA PANEL

An electric service sub-panel was located off the left rear patio, and was manufactured by Midwest. The service wire appeared to be rated for 60 amps. The disconnect switch for this panel was located in the sub panel, and was rated at 60 amps. 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 79



Photo 80



SWITCHES & RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the structure 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 structure 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 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.

The sun room ceiling fan did not function properly. The fan makes a clicking noise during operation. To help prevent worsening conditions and for proper functionality, HomeTeam recommends consulting with a qualified contractor for service of the fan.

Photo 81



The front entry exterior outlet was not properly covered and was loose in the box. Uncovered exterior boxes can allow for rainwater to enter the circuit, and loose outlets could lead to a potential shocking hazard. HomeTeam recommends the outlet be secured and an outlet cover designed for use in wet locations be installed on the outlet.

Photo 82



Loose outlet front exterior

FOUNDATION

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks that may develop should be monitored regularly and sealed as necessary.

The vast majority of the foundation walls were inaccessible due to finishing in the basement. The accessible walls were measured with a laser level in several areas and there was no significant deviation from plumb or movement noted. Maximum measured deviation was approximately 1/2-inch out of plumb, which is generally considered to be within acceptable tolerances for poured concrete walls of this height. Inspections are a snapshot in time and cannot predict against future movement. Wisconsin is known to be a clay soil state in which movement in foundation walls is fairly common. As such, foundation walls should be monitored regularly as part of a routine maintenance program, and any cracks or movement noted should be repaired when discovered to help prevent worsening conditions and/or moisture intrusion.

Photo 83



Photo 84



Photo 85



Photo 86



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.

Please note, if the structure has a sump pump and/or drain tiles, the tiles that feed the crock are specifically excluded as they are not visible for inspection nor are they accessible. As such, their condition cannot be verified during an inspection. Further testing through a separate drain tile - spud test is the only way to determine functionality of these systems. These types of test are invasive and fall outside the scope of an inspection.

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

Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



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 93



Photo 94



An ejector or grinder pump is installed in the home. The purpose of the ejector pump is to eject raw sewage to the main sewer line located at a point higher than the location of the pump. These systems are found in the lower level of homes situated below the main sewer line. Ejector pumps are sealed with a majority of their plumbing systems not visible for inspection. HomeTeam recommends consulting with a qualified plumbing contractor for more information as needed.

Photo 95



The pump cover for the ejector pump in the basement is rusted. This condition can allow for gasses from the wastewater in the crock to enter the living area of the home. For proper functionality, HomeTeam recommends the pump cover be resealed.

Photo 96



Photo 97



FLOOR STRUCTURE

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

PLUMBING

The visible water supply lines throughout the structure were copper and CPVC pipe. Water shutoff valves are not tested as part of the 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 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 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.

All plumbing fixtures not permanently attached to the structures appliances were operated and inspected for visible leaks. Water flow throughout the structure 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 an inspection. Consult with the seller's disclosure and other sources to help determine that information.

NOTE: Plumbing codes have changed many times throughout the years. Although the structure does not need to meet current code for a real estate transaction, any work a plumbing contractor performs in the structure must meet the current code requirements. Often, plumbers 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.

NOTE: The home appears to have a septic or mound system. Check with the MLS listing and the seller to verify if the home is on septic, mound, sewer, or other system. Septic and mound systems and underground sewer lines are outside the scope of the inspection other than the observation of normal drainage of the tubs, sinks, toilets, etc.

If the home is on a septic or mound system, HomeTeam strongly recommends having the system pumped and inspected by a professional septic company prior to the expiration of the inspection period, or otherwise obtaining verifiable evidence of the condition of the system by a third party.

Photo 98



Photo 99



Photo 100



Photo 101



A water softener and/or filtration system is present in the structure. These systems fall outside the scope of the inspection but should be checked for functionality and correct installation and operation. The brine tank was opened and salt was present.

Photo 102



Photo 103



Signs of prior seepage or leaking were noted under the kitchen sink. This is an indication that the lines have leaked in the past. Although no leaks were detected at the time of inspection and the areas were dry, HomeTeam recommends monitoring the areas closely for any signs of new or continued activity a consult with a qualified plumbing contractor for further evaluation and repair as necessary.

Photo 104



Kitchen

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 structure is occupied should be sealed to prevent water intrusion and damage.

Some of the caulk was missing from around several areas in the bathrooms of the structure. 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 105



Missing caulking Jack and Jill bathroom

Photo 106



Deteriorated caulking Jack and Jill bathroom

Photo 107



Missing caulking upstairs guest suite

Photo 108



Missing caulking upstairs guest suite

Photo 109



Missing caulking master bathroom

Photo 110



Missing caulking master bathroom

The hallway bathroom exhaust fan did not function properly at the time of inspection. The unit made a louder than normal noise during operation. To help prevent worsening conditions and for proper functionality, HomeTeam recommends consulting with a qualified contractor for options on repair or replacement of the fan.

Photo 111



Upstairs Jack and Jill

Photo 112



Upstairs guest suite

One of the shower door handles in the upstairs guest suite bathroom was missing. To restore functionality, HomeTeam recommends consulting with a qualified contractor for the replacement of the hardware.

Photo 113



Photo 114



The master bathroom tub wand drips outside of the tub enclosure after water is stopped. To help prevent water intrusion, HomeTeam recommends consulting with a qualified contractor for options on different wands or an extender to allow the wand to drip inside the tub enclosure.

Photo 115



The kitchen and wet bar faucets were not properly secured. To help prevent worsening conditions, HomeTeam recommends tightening of the faucet mounting hardware.

Photo 116



Kitchen faucet was not properly secured

Photo 117



Sun room wet bar faucet was not properly secured

WATER MAIN / WELL TANK

The main water shutoff valve for the structure was located adjacent to the water service entry point on the left 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 118



Photo 119



WATER HEATER

A 75 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by Bradford White, model number M2TW75T6BN and serial number HF15188330. Information on the water heater indicated that it was manufactured 12 years ago. Hot water temperature was approximately 125 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 120

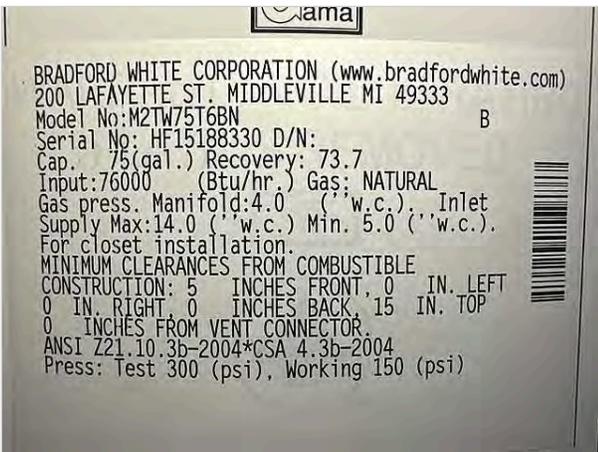


Photo 121



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 structures 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: <https://www.dhs.wisconsin.gov/air/index.htm>

NOTE: Several areas of cosmetic damage were noted. These areas include, but are not limited to, damaged flooring, windows and/or doors, damaged drywall, discolored flooring and walls, peeling paint, etc. This information is being provided for budgeting and informational purposes.

Photo 122



Cracked caulking peeling paint

Photo 123



Scuffed paint/drywall

Photo 124



Cracked paint/caulking

Photo 125



Cracked paint/caulking

Photo 126



Several damaged or torn screens

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the structure. Carbon monoxide detectors were present in the structure.

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 upon occupancy or ownership and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS

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

NOTE: The condition, presence, or absence of blinds, screens, storm windows, and storm 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 and are recommended as a discretionary upgrade.

One of the windows in the front right bedroom did not close on its own. To restore functionality, HomeTeam recommends consulting with a qualified contractor for repair.

Photo 127



Upstairs front right bedroom window did not close by itself

The door to the master bathroom toilet closes on its own. To allow for proper operation of the door, HomeTeam recommends adjusting the door, hinges, and/or latching mechanism.

Photo 128



Master bathroom toilet door closes on its own

Damaged weather stripping was noted on or around the front exterior door. This is a common condition with age. For improved efficiency, HomeTeam recommends replacing the weather stripping.

Photo 129



Several of the window cranks or operator arm covers were not secured. To help prevent damage, HomeTeam recommends tightening the hardware.

Photo 130



Photo 131



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 were two fireplaces in the structure. An 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 refractory panel-lined fireplace was located in the sun room. A natural gas starter was present and was operated. 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 132



Photo 133



An enclosed gas fireplace was located in the living room. The unit was operated and was functional. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace.

Photo 134



The blower motor on the living room fireplace did not function properly at the time of inspection. For proper functionality, HomeTeam recommends consulting with a qualified contractor for repair or replacement of the unit.

Photo 135



KITCHEN

The visible portions of the kitchen cabinets and counter tops were in fair condition. The appliances were turned on 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 natural gas cooktop was inspected and did appear to be functional. The electric double oven 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 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 was tested and did appear to be functional.

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

The center range burner worked intermittently with the automatic ignition system. The burner may need to be cleaned, or the ignition/pilot system repaired. For proper functionality, HomeTeam recommends consulting with a qualified contractor for further evaluation and repair.

Photo 136



One of the fans for the range hood was nonfunctional at the time of inspection. For proper functionality, HomeTeam recommends consulting with a qualified contractor for further evaluation and repair.

Photo 137



Photo 138



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 LOWER

The heating systems were 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 first floor was heated by a natural gas forced air furnace manufactured by Carrier, model number

TM9V060B12MP11A, serial number W1N0544711 which is 13 years old. The temperature rise was measured and was 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.

Photo 139



Photo 140



HEATING SYSTEM UPPER

The second floor was heated by a natural gas forced air furnace manufactured by Carrier, model number TM9V100C16MP11A, serial number W1E0829580 which is 13 years old. The temperature rise was measured and was 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 or boiler installation. As a reminder, this is a visual and functional check of the system only. Whenever a furnace or boiler is replaced by a licensed HVAC technician it is necessary for him or her 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 141



Photo 142



Evidence of prior water was present inside the furnace compartment. This condition may have been caused by a

prior leak in a condensate line or drain line which can damage the furnace cabinet or other operational components. HomeTeam recommends closely monitoring the area for any reoccurrence and consult with a qualified HVAC technician for repair as necessary.

Photo 143



Photo 144



Photo 145



The furnace filter was in need of replacement at the time of the inspection. 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 property.

Photo 146



Photo 147



Photo 148



AIR CONDITIONING

The structure was cooled with an electric outdoor air conditioner condensing unit manufactured by York, Model Number CZF02413CA and Serial Number W1B1788605. The unit is located on the left side of the structure. This unit is approximately 12 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional but in need of service. 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 149



Photo 150

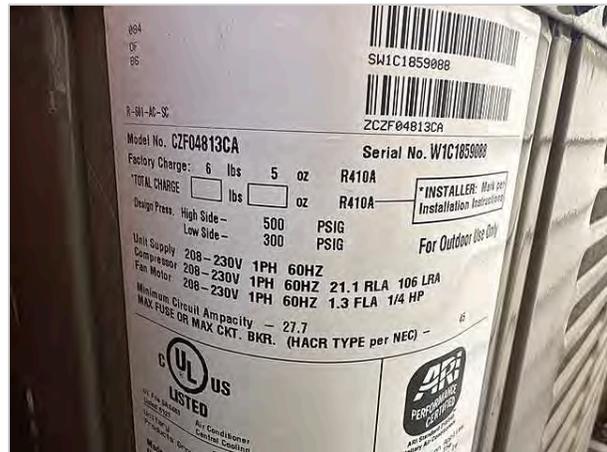


The second electric outdoor air conditioner condensing unit was a York, Model Number CZF04813CA and Serial Number W1C1859086. The unit is located on the left side of the structure. This unit is approximately 12 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The air conditioning system was tested and found to be functional but in need of service.

Photo 151



Photo 152



The temperature differential for the air conditioning units was approximately 9 to 14 degrees which is inadequate. Typically an air conditioning unit should have a temperature differential of approximately 16-22 degrees. To help improve the efficiency and performance, HomeTeam recommends consulting with a qualified HVAC technician for further evaluation and options on repair, recharge, or replacement.

Photo 153



Photo 154



Photo 155



Photo 156



There will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the structure 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 inspection.

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

The damper control on the HVAC register in the front right bedroom was nonfunctional. As a result, the vent is always open. For proper functionality, HomeTeam recommends the register be repaired or replaced.

Photo 157



RADON TEST

A radon test was performed according to EPA guidelines and testing protocol. The test is a screening measurement to determine the average radon concentration in the structure during the testing period. The test was accomplished with a Continuous Radon Monitor (CRM), a sophisticated EPA-approved testing device.

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.

The radon inspection report will follow under separate cover upon completion of the test period. 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.

The radon test was not complete at the time of the inspection. The test must run for a minimum of 48 hours.

The radon test results will be sent under separate cover.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the structure, and you may be upset or disappointed with your 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 structure. They cannot be discovered during the few hours of an 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 structure. 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 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 structure 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 property owners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As 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 structure inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for property owners to remember the circumstances in the structure 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. An inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, an inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, an 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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