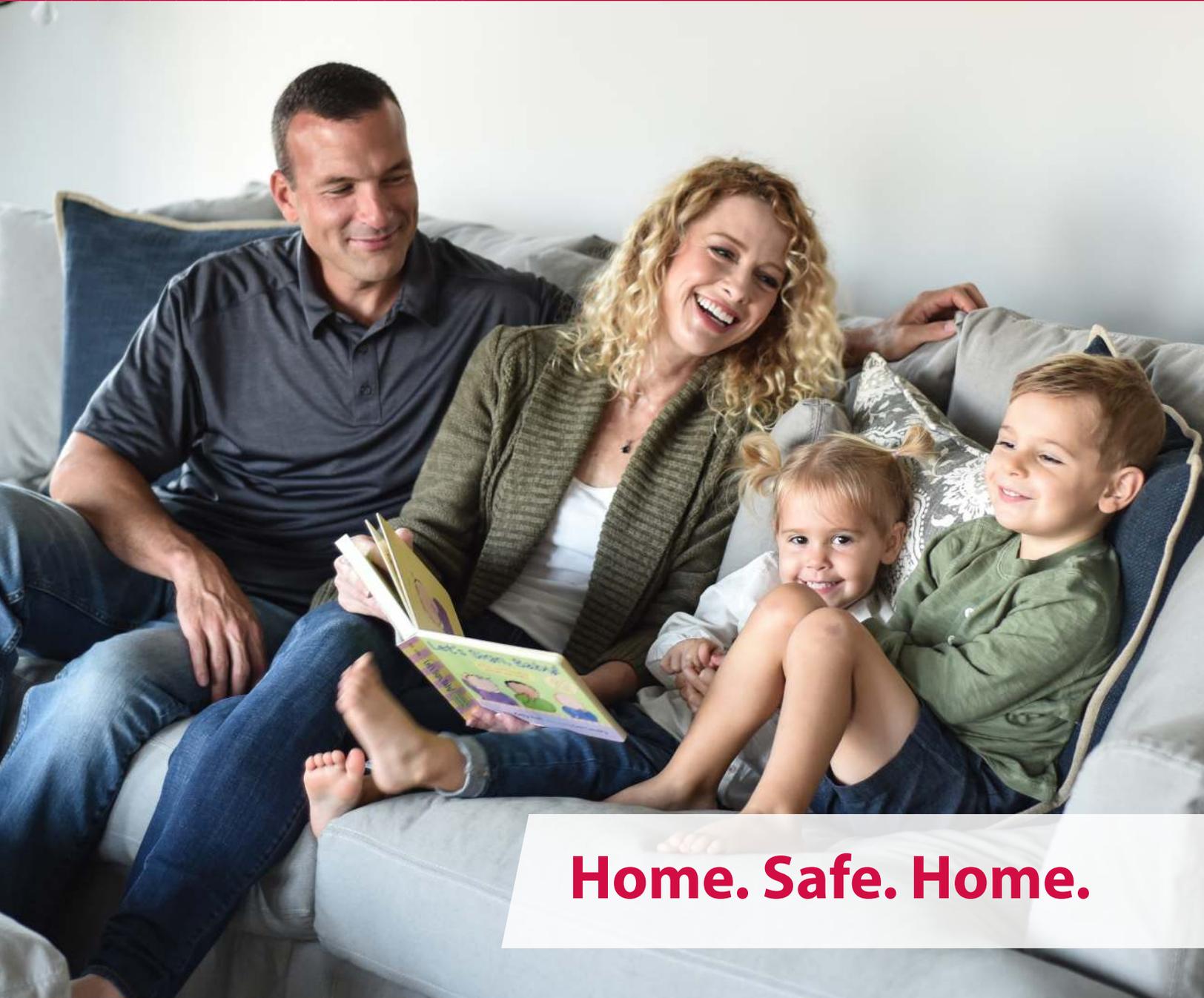


HomeTeam[®]

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



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Summary:

The following items or discoveries indicate that these systems or components at 1111 Sample Dr, South/North Charlotte, NC 11111 do not function as intended or adversely affect the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your NC/SC real estate agent or an attorney.

EXTERIOR & GARAGE

1. Wood rot and/or decay damage found on the paneling, casing and/ or sill around the doors/windows in the following location/s of the property: (A) casing around the rear patio door; (B) left panel on the front porch. Conducive to allowing water infiltration to the wall sheathing, floor structure and wall framing. Needs further evaluation and repair by a licensed general contractor.
2. Wood rot and/or decay damage found on the roof fascia/soffit boards in the following locations of the property: (A) over the rear porch-conducive to allowing moisture damage the roof structure. Recommend a Licensed General Contractor evaluate further and repair/replace where necessary.
3. Caulk is missing and/or deteriorated between the window jambs and brick walls - seen around front left window. Recommend caulking around windows to prevent ingress of water and increase the heating and cooling coast of the home.
4. The paint was peeling of exterior surface at the multiple locations-conducive for wood deterioration. Needs proper repair by a painting contractor.
5. Deteriorated/loose mortar between the brick/s at the rear porch entrance steps. This can become a potential tripping hazard. Recommend repair/replace deteriorated/loose mortar between brick/s where necessary.
6. The handrail on the rear porch / steps is not secure at the wall. This can become a potential tripping hazard. Recommend repair/resecure handrail where necessary.
7. Crawlspace access door was found to be loose and unsecured. Recommend resecure access door to prevent ingress of vermin and birds.
8. A number of downspout extensions are missing and/or ineffective. Recommend installing extensions such as splashblocks or a drain line where missing, or repairing where necessary so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.
9. The ground was washed out under the retaining wall on the left side of the rear patio. Considered as a safety hazard due to potential wall movement. Needs repair by a general contractor.

ROOFING & ATTIC

1. The gutters on the house need to be serviced, such as cleaning, re-securing them, sealing seams, etc. Improperly functioning gutters can cause foundation problems.
2. One or more downspouts are loose or detached. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary so downspouts are securely anchored and functional.
3. There is no flashing where a portion of the roof abutts the house, observed in the following location: (A) around cornice roof on the left side of the house. Moisture intrusion into the property in this location would be possible, if left as is. Recommend a licensed Roofing Contractor evaluate and install flashing where missing or

PLUMBING

1. The sink faucet leaks around the stem while in use, and should be repaired.
2. Toilet found loose at the base and needs reanchoring - found in the following location:(A) in the lower bathroom. Any toilet that shows evidence of leaks or is loose and easy to move, should be remounted with a new wax ring seal to prevent potential leaks and water damage to the floor system and structure below. Visible evidence of floor stain marks and/or rot damage below the toilet may only become noticeable when the wax ring seal is replaced. Recommend repair/replace as required so toilet is securely fastened to the floor.
3. The kitchen faucet was leaking under the sink. Needs repair by a licensed plumbing contractor.
4. The sink and pedestal were loose at the wall in the bathroom on the lower level.Needs repair by a licensed plumbing contractor.
5. There are no combustion-air vents in the hot water heater's storage. These are essential to support complete combustion, and without them carbon monoxide could be produced.Two openings are required to support combustion, from the confined space to adjacent unconfined space as follows: one

ELECTRICAL

1. The panel ground to a water pipe has been nullified by a plastic water main. Either an auxiliary ground should be established, or the panel should be regrounded.
2. The main panel was built in inside the cabinet and was not accessible for inspection. Recommended to have panel accessible and have the licensed electrical contractor to evaluate the panel.
3. Representative number of the wall receptacles in the house were were not grounded (open-ground), and do not meet the safety standards of modern wiring. Needs further evaluation and repair by a licensed electrical contractor.

INTERIOR

1. Diagonal crack was noted on the wall located in master bedroom and rear left bedroom. This evidence suggests movement of the floor system. Additional movement will cause the crack to enlarge. A Licensed General Contractor should be consulted to determine the cause of the movement and if corrective measures are needed.
2. One glass pane in the front family roomhad a broken or cracked glass pane that should be repaired or replaced.
3. A representative number of the windows were painted shut and could not be operated to verify operation or check for defects. The window(s) need maintenance to free them for opening and further inspection.
4. The bedroom doors on the lower level and rear left bedroom bind in the jamb casing and is difficult to operate, and needs to be serviced to work smoothly.
5. The bottom heating element in the oven was not functioning. Needs repair by an appliances specialist.

HVAC & MECHANICAL SYSTEM

1. The condensation water drain system was not functioning. The water was leaking around evaporator coil compartment-conductive for coil deterioration. Needs further evaluation and repair or service by a licensed HVAC contractor.
2. Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. Recommend replace insulation as necessary.
3. The cover was missing on the filter compartment-conductive for dust penetration inside of the air handler. Needs repair by a licensed HVAC contractor.
4. The pilot flame did not remain burning when the Inspector attempted to test the fireplace. Recommend asking the Seller to demonstrate the log starting procedure and/or have serviced if necessary.

INSPECTION REPORT

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The approximate temperature at the time of the inspection was 65 to 70 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyer was present during the inspection.

The inspected property consisted of a two story wood-framed structure that was occupied at the time of the inspection. The age of the home, as reported by the MLS sheet was said to be 53 years old.

SIDING

The exterior of the inspected property was clad with brick veneer and hardboard siding. There were no visual defects on the visible portions of the siding or exterior.

Needs Service/Repair or Further evaluation by a Specialist

- Wood rot and/or decay damage found on the paneling, casing and/ or sill around the doors/windows in the following location/s of the property: (A) casing around the rear patio door; (B) left panel on the front porch. Conducive to allowing water infiltration to the wall sheathing, floor structure and wall framing. Needs further evaluation and repair by a licensed general contractor.

Figure 1



Figure 2



- The paint was peeling of exterior surface at the multiple locations-conducive for wood deterioration. Needs proper repair by a painting contractor.

Figure 3



- Caulk is missing and/or deteriorated between the window jambs and brick walls - seen around front left window. Recommend caulking around windows to prevent ingress of water and increase the heating and cooling coast of the home.

Figure 4



- Wood rot and/or decay damage found on the roof fascia/soffit boards in the following locations of the property:
(A) over the rear porch-conducive to allowing moisture damage the roof structure. Recommend a Licensed General Contractor evaluate further and repair/replace where necessary.

Figure 5



LOT GRADE

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

Needs Service/Repair or Further evaluation by a Specialist

- A number of downspout extensions are missing and/or ineffective. Recommend installing extensions such as splashblocks or a drain line where missing, or repairing where necessary so rain water is carried at least several feet away from the structure to soil that slopes down and away from the structure.

WALKWAY AND PORCH

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

Needs Service/Repair or Further evaluation by a Specialist

- Deteriorated/loose mortar between the brick/s at the rear porch entrance steps. This can become a potential tripping hazard. Recommend repair/replace deteriorated/loose mortar between brick/s where necessary.

Figure 6



- The handrail on the rear porch / steps is not secure at the wall. This can become a potential tripping hazard. Recommend repair/resecure handrail where necessary.

Figure 7



DRIVEWAY

There was a concrete driveway on the right side of the home which led to the parking spot. There were no visual defects observed in the driveway.

PATIO

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

Needs Service/Repair or Further evaluation by a Specialist

- The ground was washed out under the retaining wall on the left side of the rear patio. Considered as a safety hazard due to potential wall movement. Needs repair by a general contractor.

Figure 8



ROOF STRUCTURE

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering was approximately 1-5 years. There was one layer of shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no visual defects detected on the exterior of the roof.

- There is no flashing where a portion of the roof abutts the house, observed in the following location: (A) around cornice roof on the left side of the house. Moisture intrusion into the property in this location would be possible, if left as is. Recommend a licensed Roofing Contractor evaluate and install flashing where missing or

Figure 9



GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which found to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were visual defects observed on the visible portions of the gutters or downspouts.

Needs Service/Repair or Further evaluation by a Specialist

- The gutters on the house need to be serviced, such as cleaning, re-securing them, sealing seams, etc. Improperly functioning gutters can cause foundation problems.

Figure 10



- One or more downspouts are loose or detached. This can result in water accumulating around the structure's foundation, or in basements and crawl spaces if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle and possibly fail over time. Recommend making repairs as necessary so downspouts are securely anchored and functional.

Figure 11



CHIMNEY

There was one chimney. Observation of the chimney exterior was made from the ground, with the aid of binoculars. There were no visual defects observed on the exterior.

FOUNDATION

The foundation was constructed of brick and CMU. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no visual defects observed on the visible portions of the foundation.

SLAB ON GRADE

Construction Type right part of the house: Slab on Grade.

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no visual defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

Type of Construction: Crawl Space.

Inspected by crawling with flash light and probe, the crawl space was accessible at the time of the inspection, and was dry. Because of its configuration and head clearance, it was not possible to inspect all areas of the crawl space. The house floor system in the crawl space was not insulated. There were no visual defects observed in the crawl space.

Needs Service/Repair or Further evaluation by a Specialist

- Crawlspace access door was found to be loose and unsecured. Recommend resecure access door to prevent ingress of vermin and birds.

Figure 12



FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by standard dimensional lumber system . There was a wood center beam and 8x16-inch CMU posts or piers for load bearing support. There were no visual defects observed in the visible portions of the floor structure.

PLUMBING

The plumbing supply, drains, waste and vent piping materials were only visible in the foundation wall, attic, crawlspace areas (if present) and at interior fixture locations.

The visible water distribution lines throughout the home were copper and PEX pipe. The water was supplied by a public water supply. The water supply line was copper. The visible waste lines consisted of cast iron and galvanized pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 50 to 60 pounds per square inch. There were no visual defects observed in the visible portions of the plumbing system.

Needs Service/Repair or Further evaluation by a Specialist

- The kitchen faucet was leaking under the sink. Needs repair by a licensed plumbing contractor.

Figure 13



- The shower faucet in the master bathroom leaks around the stem while in use. Needs repair by a licensed plumbing contractor.

Figure 14



- The sink and pedestal were loose at the wall in the bathroom on the lower level. Needs repair by a licensed

plumbing contractor.

Figure 15



- Toilet found loose at the base and needs reanchoring - found in the following location:(A) in the lower bathroom. Any toilet that shows evidence of leaks or is loose and easy to move, should be remounted with a new wax ring seal to prevent potential leaks and water damage to the floor system and structure below. Visible evidence of floor stain marks and/or rot damage below the toilet may only become noticeable when the wax ring seal is replaced. Recommend repair/replace as required so toilet is securely fastened to the floor.

Figure 16



WATER METER

The water meter was located in the front yard. The main water shutoff valve for the home was located adjacent to the water service entry point in the crawl space.

WATER HEATER

There was a 30 gallon capacity, natural gas water heater located in the laundry. The water heater was manufactured by American Standard. Information on the water heater indicated that it was manufactured 7 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

Needs Service/Repair or Further evaluation by a Specialist

- There are no combustion-air vents in the hot water heater's storage. These are essential to support complete combustion, and without them carbon monoxide could be produced. Two openings are required to support combustion, from the confined space to adjacent unconfined space as follows: one

GAS METER

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

ELECTRIC SERVICE

The overhead electric service wire entered the home on the back wall. The electric meter was located on the exterior wall. The service wire entered a General Electric service panel, located in the laundry with a 150 amp and 120/240 volt rated capacity.

The branch circuits within the panel were not accessible for inspection.

Needs Service/Repair or Further evaluation by a Specialist

- The main panel was built in inside the cabinet and was not accessible for inspection. Recommended to have panel accessible and have the licensed electrical contractor to evaluate the panel.

Figure 17



- The panel ground to a water pipe has been nullified by a plastic water main. Either an auxiliary ground should be established, or the panel should be regrounded. Needs repair by a licensed electrical contractor.

Figure 18



Figure 19



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. There were GFCI protected circuits located in the bathroom(s). The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's. A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional.

Needs Service/Repair or Further evaluation by a Specialist

- Representative number of the wall receptacles in the house were were not grounded (open-ground), and do not meet the safety standards of modern wiring. Needs further evaluation and repair by a licensed electrical contractor.

Figure 20



The electrical service appeared to be adequate.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS

There were smoke alarms and there were no permanently installed carbon monoxide alarms found in the house. For safety reasons, the smoke alarms and carbon monoxide alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS

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

Needs Service/Repair or Further evaluation by a Specialist

- One glass pane in the front family room had a broken or cracked glass pane that should be repaired or replaced.

Figure 21



- A representative number of the windows were painted shut and could not be operated to verify operation or check for defects. The window(s) need maintenance to free them for opening and further inspection.

Figure 22



- The bedroom doors on the lower level and rear left bedroom bind in the jamb casing and is difficult to operate, and needs to be serviced to work smoothly.

Figure 23



INTERIOR

The wall structure was not accessible for inspection due to finished areas. The wall structure was only visible in the gable end of the attic framing. The framing in this area was constructed using standard dimensional lumber. The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no visual defects observed in the interior walls or ceilings.

LIVING LEVEL

The first level and middle level consisted of bedroom and full bathroom. 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. There were no visual defects observed on the first level.

KITCHEN

The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The visible portions of the cabinets and counter tops were in fair condition.

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

- The bottom heating element in the oven was not functioning. Needs repair by an appliances specialist.

Figure 24



The General Electric range hood and microwave combination was inspected and did found 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 Badger disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

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

The General Electric microwave oven was inspected and did found to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

SECOND-LEVEL-ROOMS

The ceiling and floor structure for the upper levels of the home was not accessible due to finished rooms.

SECOND LEVEL

The second level of the home consisted of three bedrooms and two full bathrooms. There were visual defects observed on the second level.

- Diagonal crack was noted on the wall located in master bedroom and rear left bedroom. This evidence suggests movement of the floor system. Additional movement will cause the crack to enlarge. A Licensed General Contractor should be consulted to determine the cause of the movement and if corrective measures are

needed.

Figure 25



Figure 26



FIREPLACE

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

A gas-log fireplace was located in the den. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

Needs Service/Repair or Further evaluation by a Specialist

- The pilot flame did not remain burning when the Inspector attempted to test the fireplace. Recommend asking the Seller to demonstrate the log starting procedure and/or have serviced if necessary.

ATTIC STRUCTURE

The attic was accessed through a pull down ladder in the hallway and access panel in the closet. The attic above the living space was insulated with loose-fill insulation. Ventilation throughout the attic was provided by gable, soffit and roof vents. The roof structure and ceiling consisted of wood rafters and joists spaced 16 inches on center and plywood sheathing. Because of the configuration of the framing and absence of a catwalk, which limited access, it was not possible to inspect all areas of the attic and only area visible from attic access and catwalk was inspected. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no visual defects observed in the attic or roof structure.

HVAC REPORT

The furnace(s) was operated and/or visually inspected, however, the removal of the burner chamber and other covers provided for service by a qualified service technician is beyond the scope of the home inspection. If you would like an invasive inspection of the unit please contact a HVAC contractor. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

FURNACE

The home was heated by a MultyFlow natural gas forced air furnace, which is 16 years old. The unit was located in the crawlspace of the home. It has an approximate net heating capacity of 100,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The heating system was found to be functional.

AIR-CONDITIONER-HEAT-PUMP

AIR CONDITIONER

The home was cooled by Electric air conditioner. The outdoor split type AC system condensing unit was a Concord. The unit is located on the back of the home. This unit is approximately 15 years old. The air handler unit is located in the crawlspace.

Termination of HVAC condensate line(s) was to exterior or drain inlet. The condensate lines was trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling/heating capacity of unit(s) was adequate for a fifteen degree temperature differential between the return and supply air. The cooling system was found to be functional.

Needs Service/Repair or Further evaluation by a Specialist

- The condensation water drain system was not functioning. The water was leaking around evaporator coil compartment-conductive for coil deterioration. Needs further evaluation and repair or service by a licensed HVAC contractor.

Figure 27



Figure 28



- Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. Recommend replace insulation as necessary.

Figure 29



The maximum breaker size rating on the name plate was 35 amps. The circuit breaker in the electric panel is rated at 40 amps.

DUCTWORK

The air supply duct system was forced air insulated metal & flexible. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

- The cover was missing on the filter compartment-conductive for dust penetration inside of the air handler. Needs repair by a licensed HVAC contractor.

Figure 30



File Number: **2717**

Address of Inspection: **1111 Sample Dr**

The filter was dirty and should be cleaned and/or replaced.

CONTROLS

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

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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