HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

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

WHAT DOES THIS REPORT MEAN TO YOU?

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

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

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

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

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

WE EXCEED YOUR EXPECTATIONS.

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

Thank you for allowing us the opportunity to serve you.

FAST

TRUSTED

ACCURATE

Dear Bill Sample,

On Thursday, August 6, 2020 The HomeTeam Inspection Service made a visual inspection of 123 Sample Dr. Any Town, USA 55555. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (636) 579-6290. Thank you for choosing HomeTeam.

Sincerely,

Steve Vogel
HomeTeam Inspection Service
ASHI 262439

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.

******* CLICK ON ANY SUMMARY ITEMS BELOW TO BE TAKEN TO THE DETAILS IN THE REPORT *******

SAFETY CONSIDERATIONS

1. A graspable handrail is not present on the deck.
2. Corrugated stainless steel tubing (CSST) may not be grounded or bonded per manufacturer's specification.

ELECTRICAL

1. A double-tap condition exists in the electrical panel (one or more circuit breakers in the electric panel had two attached circuits (wires)).
2. Evidence of amateur wiring was observed in one or more locations. Specific locations can be found in the body of the report.

HVAC

1. The humidifier attached to the heating system was not operational when tested. It is recommended that a qualified HVAC technician called to service the issue and make it operational.

PLUMBING

1. The sewer lateral needs to be cabled out due to roots blocking a full inspection. After the lateral is cleared, a full inspection is advised to detect any defects.

FOUNDATION/STRUCTURE

1. There is an insufficient amount and/or type of bolts attaching the ledger board to the structure.
2. Tuckpointing is needed on the stone foundation to prevent water intrusion and structural integrity. The areas needed are noted in the pictures.
3. There is an insufficient amount and/or type of bolts attaching the ledger board to the structure.

OTHER

1. One or more windows could not be opened using reasonable force at the time of the inspection.
2. Rotted wood was noted on the front porch floor .
3. Peeling paint was noted on all areas.

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.

PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

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

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

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

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

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

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

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

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

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

File Number: **XXXXX**
Address of Inspection: **123 Sample Dr.**

INTRODUCTION

All conditions are reported as they existed at the time of the inspection.

Throughout this report, the terms “right” and “left” are used to describe areas of the home as viewed from the street.

A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., 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 material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

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

Photo 1

Front

Photo 2

Right

Photo 3

Rear or back

Photo 4

Left

Please note that historical houses have certain characteristics that all older houses have to some degree, including foundations that are damp or wet, cracked basement floors. If windows are original, it is likely not all will operate and many will have broken ropes. Floors and stairwells may not be level, etc.

The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was partly cloudy. The utilities were on at the time of the inspection. The age of the structure appeared to be 132 years.

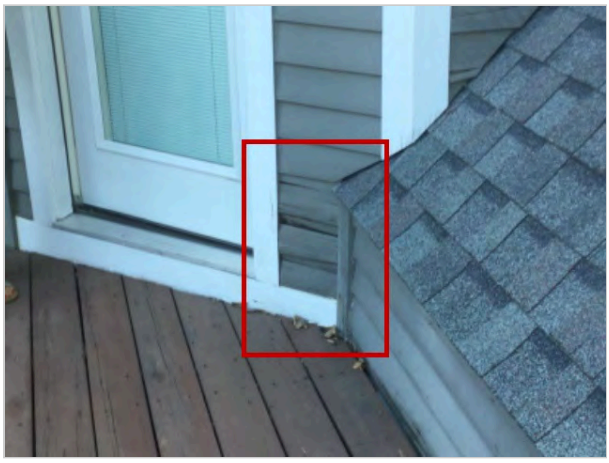
STRUCTURE AND CLADDING

The inspected property consisted of a three story wood-framed structure with board and batten siding that was vacant at the time of the inspection. There were no material defects on the visible portions of the siding.

Photo 5

Front left

Photo 6



Second floor deck

Peeling paint was noted on all areas. In order to preserve the life of the exterior surfaces and materials, all areas should be scraped and painted.

Photo 7

Front right

Photo 8

Backs of shutters

Photo 9

Numerous shingles all over house

Living Area

The first floor consisted of a kitchen, dining room, living room, family room, mud room,], one bathrooms, and no bedrooms.

Photo 10

Photo 11

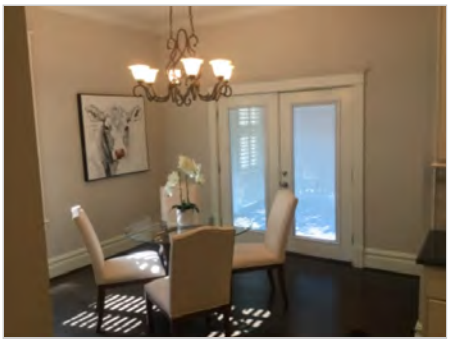


Photo 12

Photo 13

Photo 14

Second Level Living Area

The second floor consisted of a two bathrooms. and three bedrooms.

Photo 15

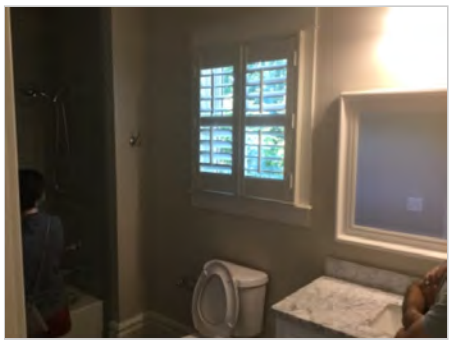


Photo 16

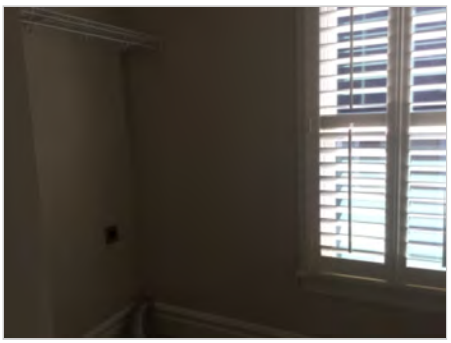


Photo 17

Photo 18

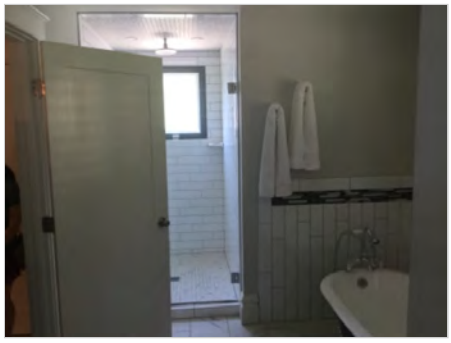
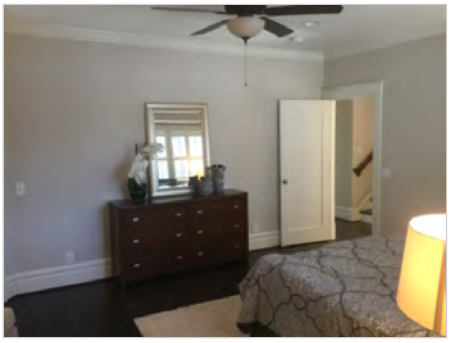


Photo 19



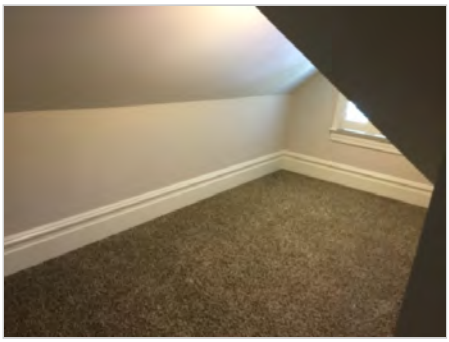
Third Level Living Area

The third living level includes two bedrooms and one bathrooms.

Photo 20

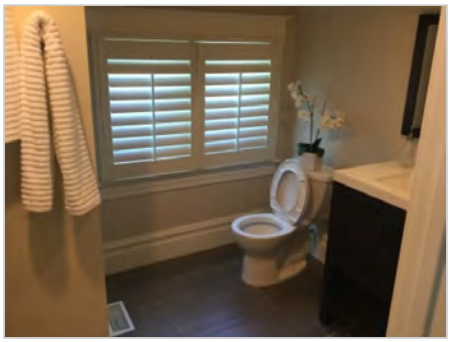
Front bedroom

Photo 21



Rear left bedroom

Photo 22



Bathroom

LOT AND GRADE

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

Vegetation

Vegetation around the house does create a risk of contact. Vegetation in contact with the house can cause physical damage and also retain moisture. Plants and trees should not be allowed to maintain or come into contact with the home to improve the longevity of the roof, gutters, chimneys and siding.

Photo 23

Left front

Photo 24

Front right

Photo 25

Right front

DRIVEWAY

A concrete driveway is present in the back of the structure. Cracks 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 26

Photo 27

Photo 28

Walkways

There was a concrete walkway at the front and back side of the home. There were not physical defects in the walkway. Physical cracks were not present. Any defects in excess of one inch is considered hazardous.

Photo 29

Photo 30

Photo 31

Porch

A wood porch was located at the front side of the home. The porch is covered with a permanent awning. Physical defects were not observed.

Photo 32

Photo 33

Photo 34

There is an insufficient amount and/or type of bolts attaching the ledger board to the structure. There should be two, 1/2" diameter lag screws or through bolts , with one-inch washers, at both ends, within five inches from the ends. Additionally, there should be an alternating pattern of same sized fasteners and washers, every 12-16 inches. (If utilizing bolts, they should have nuts and one-inch washers additionally on interior side.) Specific modifications to the

existing condition that are similar to the recommended standard cannot be specified by HomeTeam Inspection Service.

The ledger board did not show signs of pulling away from the house at the time of the inspection.

Photo 35

Under porch at foundation

Rotted wood was noted on the front porch floor . The areas should be repaired and sealed.

Photo 36

Front center

Photo 37

Front left

DECK

A wood deck was located in the back of the structure. There appeared to be significant deterioration of the deck surface. The handrails on the deck appeared to be secure. The deck was partially covered with a permanent awning. A

wood deck should be cleaned and sealed regularly to prevent deterioration.

Photo 38

Photo 39

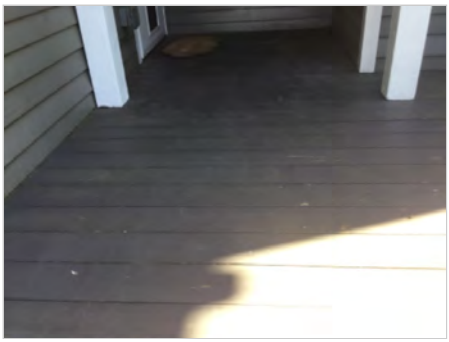


Photo 40

A graspable handrail is not present on the deck.

Photo 41

There is an insufficient amount and/or type of bolts attaching the ledger board to the structure. There should be two, 1/2" diameter lag screws or through bolts , with one-inch washers, at both ends, within five inches from the ends. Additionally, there should be an alternating pattern of same sized fasteners and washers, every 12-16 inches. (If utilizing bolts, they should have nuts and one-inch washers additionally on interior side.) Specific modifications to the existing condition that are similar to the recommended standard cannot be specified by HomeTeam Inspection Service.

The ledger board did not show signs of pulling away from the house at the time of the inspection.

Photo 42

ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed by a HomeTeam Inspector. The inspection was conducted by by walking on the roof. There was one layer of shingles.

The roof shingles exhibited no curling and no surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not observed. Evidence of a hail event was not observed. Evidence of blistering was not observed.

Previous repairs were not observed.

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

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

Photo 43

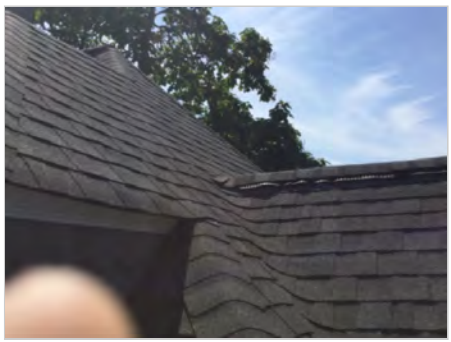


Photo 44

Photo 45

Photo 46

Photo 47

Photo 48

Flashing

Flashing is designed to prevent water penetration at intersections of roof coverings at chimneys, flues, vents and points where roofing angles meet. There were not material defects noted.

Photo 49

Photo 50

Photo 51

CHIMNEYS AND FLUES

The structure had one chimney and one flue chase. Observation of the chimney and flue chase was made from the roof. The flashing around the roof penetration point appeared to be adequate.

Fascia, Soffits & Eaves

The fascia on the house consisted of wood. Soffits consisted of wood. The soffits do provide ventilation to the attic. The eaves on the house were not enclosed by soffits. Material defects were not observed.

GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. The current downspout configurations direct water away from the foundation sufficiently.

Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Photo 52

Photo 53

Some of the downspouts around the structure are draining into the ground with no conclusive termination point. HomeTeam recommends ensuring termination points for all downspouts is far enough from the structure and configured in such a way as to ensure water flows away from the foundation during periods of rain.

Photo 54

Left front

Photo 55

Right front

Photo 56

Right

Photo 57

Right rear

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Ruud, Model Number 13AJN36A01 and Serial Number W371310106. The unit is located on the left side of the structure. This unit is approximately 7 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is

functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.

Photo 58

Photo 59

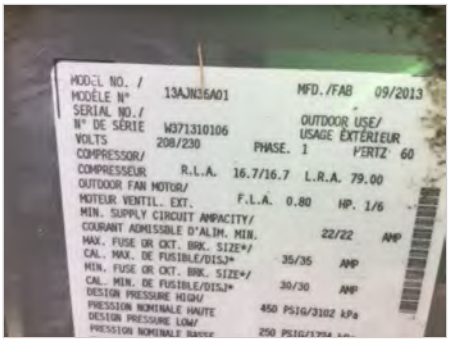


Photo 60

Caulk is missing from areas where cabling or tubing enters the house. Caulk helps prevent moisture from entering the home and helps keep out pests. It is recommended that the gapped areas around the areas noted below be sealed.

Photo 61

The second electric outdoor air conditioner condensing unit was a Ruud, Model Number 13AJN24A01 and Serial Number W481309197. The unit is located on the left side of the structure. This unit is approximately 7 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The air conditioning system was tested and found to be functional.

Photo 62

Photo 63

Photo 64

Caulk is missing from areas where cabling or tubing enters the house. Caulk helps prevent moisture from entering the

home and helps keep out pests. It is recommended that the gapped areas around the areas noted below be sealed.

Photo 65

Photo 66

ELECTRIC SERVICE

The overhead electric service wire entered the structure on the left wall. The electric meter was located on the exterior wall.

Photo 67

Photo 68

The service wire appeared to be 120/240 volt and 200 amp and entered a Square D service panel, located on the left 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. Proper electrical service grounding was found to be present.

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

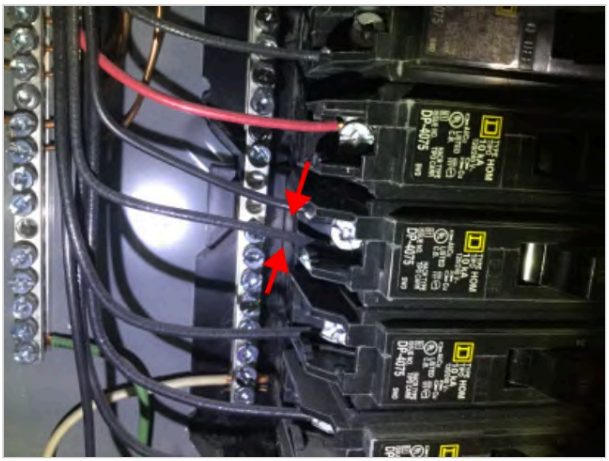
The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

Photo 69

Photo 70

A circuit breaker in the electric panel had two attached circuits (wires). Each circuit should have its own dedicated breaker to prevent nuisance tripping and ensure good terminal contact, which may help prevent overheating. This situation is commonly referred to as a "double-tap". An electrician should repair this condition and further assess the panel for any additional required repairs.

Photo 71



SUB PANEL

An electric service sub-panel was located in the laundry room, and was manufactured by Square D. The service wire appeared to be rated for 60 amps. The disconnect switch for this panel was located in the main panel, and was rated at 100 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. Proper electrical service grounding was found to be present.

Photo 72

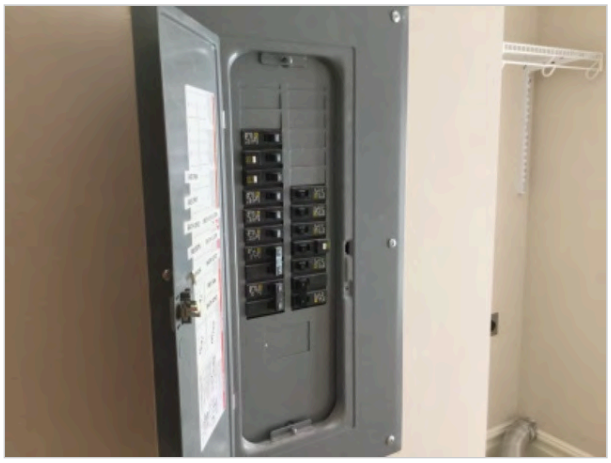


Photo 73

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

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

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

Evidence of amateur wiring was observed in one or more areas of the home, with specific locations listed below. Amateur wiring may not conform to standards methods and could be a safety concern. Consult with a qualified electrician for repairs and further evaluation.

Photo 74

Center of basement, cabling run under joists

GAS METER

The gas meter and main shutoff were located in the basement. There was no noticeable odor of gas detected at the

time of the inspection.

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

Photo 75

Corrugated stainless steel tubing (CSST) is in use in the structure. There have been questions as to whether CSST poses an unreasonable risk from damage caused by lightning. Manufacturers believe the product is safer if properly bonded and grounded as required by manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor. Consult with an electrician to ensure the CSST is properly configured. Local utilities may shut off gas supply if CSST lines are not properly grounded or bonded.

Fuel Storage

Fuel storage on the property was not utilized on the property.

WATER METER

The water meter was located in the basement. The water pressure was measured at an outdoor silcock, and the water pressure was found to be within acceptable parameters.

The main water shutoff valve for the home was located adjacent to the water service entry point 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. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

Photo 76

PLUMBING

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

The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

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

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

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

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

Photo 77

Photo 78

Photo 79

WATER HEATER

A 75 gallon capacity, electric and heat pump water heater was located in the basement. The water heater was manufactured by State, model number GS6-75-YRVHTL 210 and serial number 1814109891209. Information on the water heater indicated that it was manufactured 2 years ago. Hot water temperature was approximately 131 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 80

Photo 81

Photo 82

The expansion tank lacks a support strap, placing torque on the plumbing connection, which could lead to a leak. It is recommended that a support strap be added to add support from the joist above.

Photo 83

Need support strap under expansion tank

BATHROOMS AND MISC PLUMBING

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

FOUNDATION

The foundation was constructed of stone. A single inspection cannot determine whether movement of a foundation has ceased.

Tuckpointing is needed on the stone foundation to prevent water intrusion and structural integrity. The areas needed are noted in the pictures.

Photo 84

Front left under porch

Photo 85

Right front

Photo 86

Right front

Photo 87

Rear center under deck

Photo 88

Rear left

Photo 89

Left rear

Photo 90

Left center

Types of Foundation Cracks

There were several minor, settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks are common and usually insignificant. All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. A functional electric garage door opener was present. The garage floor was in good condition. Safety beams were installed and working properly.

Photo 91

Photo 92

Photo 93

Photo 94

GENERAL INTERIOR

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

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

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

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.

WINDOWS, DOORS, WALLS AND CEILINGS

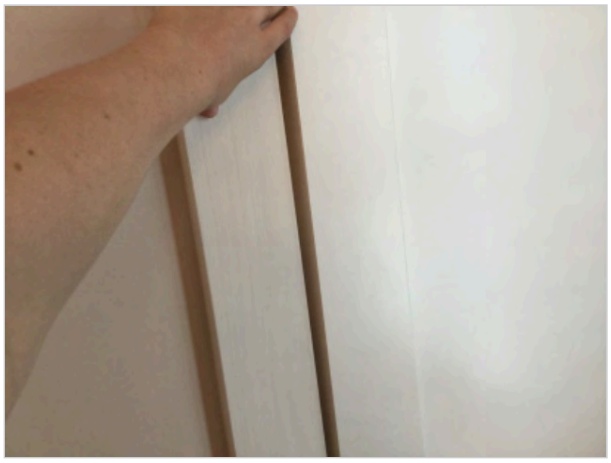
A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, a combination of casement and double hung style, with double pane glass. All exterior doors were operated and found to be functional except as noted below. The exterior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

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

NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

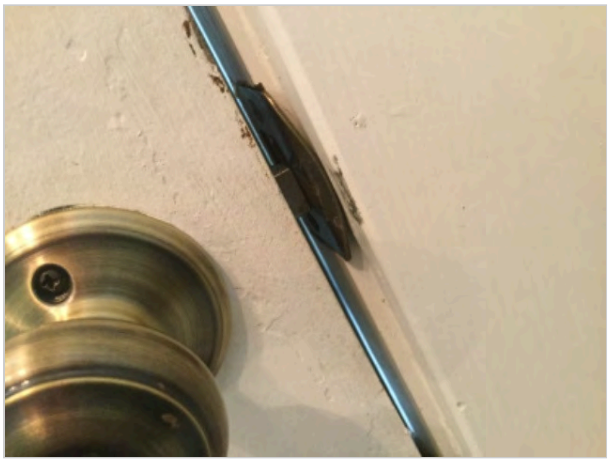
The door to the basement and front door does not latch. The door, frame, and/or latching mechanism should be adjusted to allow for proper operation of the door.

Photo 95



Basement stairs

Photo 96



Front door

One or more windows could not be opened using reasonable force at the time of the inspection. This condition could be caused by paint, obstructions or lack of use. Repairs or adjustments may be required. For safety reasons, it is important that at least one window opens in each room of the home.

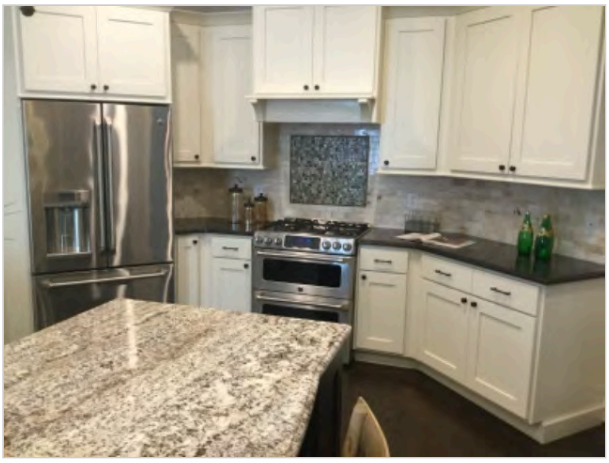
Photo 97

Front left bedroom 2nd floor

KITCHEN

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

Photo 98



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

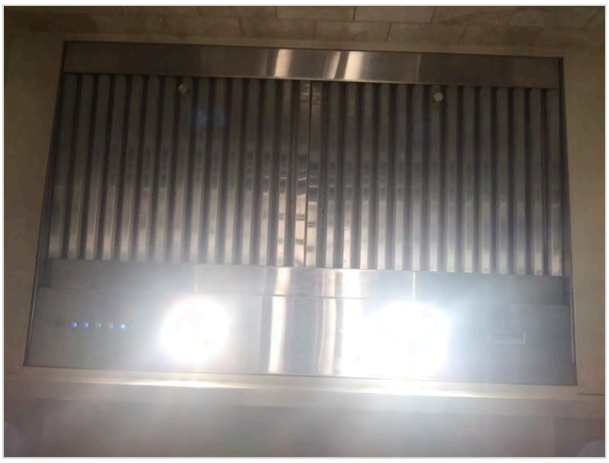
Photo 99

Photo 100

Photo 101

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.

Photo 102



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.

Photo 103

The dishwasher was tested and did appear to be functional. An anti-siphon or high drain loop was present.

Photo 104

Photo 105

The dishwasher's drain hose is not equipped with an anti-siphon valve (air gap) and may not be configured in a way to prevent a back-flow of grey water into the dishwasher. Consult with the manufacturer to determine if this particular model requires an air gap or external high loop (some are integrated and are not visible). If so, HomeTeam recommends having an anti-siphon valve (air gap) installed or the drain hose looped higher than the attachment point of the drain hose (high loop) to the disposal/plumbing drain to prevent grey water returning back into the dishwasher.

Photo 106

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.

Photo 107

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present in the house. If gas appliances are utilized in the home, it is strongly encouraged that carbon monoxide detector(s) be installed per manufacturers instruction.

"For safety reasons, the smoke alarms should be installed as needed and/or tested upon occupancy. If the home were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. The built in test button when present only verifies proper battery, power, and/or horn function, but does not test the smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission. Otherwise, it is recommended that the client properly dispose of all inherited smoke detectors; and purchase and install new units for every appropriate location within the home. Testing units at the time of inspection, and typically at least one month prior to closing, would lead clients to a false sense of security and complacency regarding their safety. **These units have a limited shelf life, so you should not entrust your safety to inherited units - start fresh with new units placed appropriately within home.**

FIREPLACE

There was one fireplace in the structure. The fireplace(s) consisted of a n open hearth style, wood burning fireplace. The hearth consisted of ceramic insert that has a metal flue.

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

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

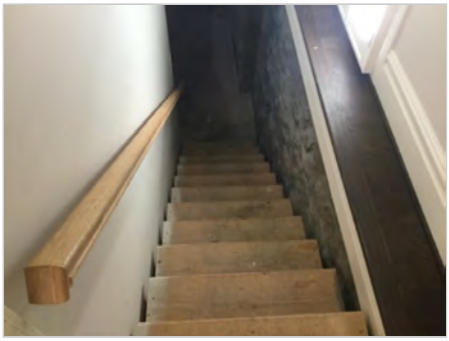
Stairways

The stairway s leading to the basement, 2nd and 3rd floor were inspected and found to have no defects

Photo 108

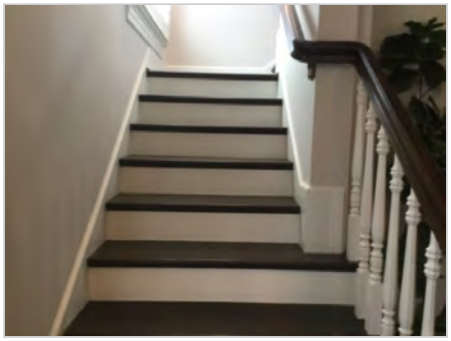
3rd floor stairs

Photo 109



Basement stairs

Photo 110



2nd floor stairs

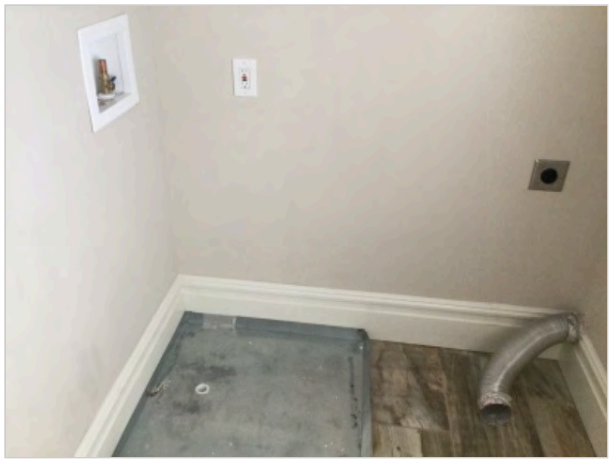
WASHER AND DRYER CONNECTIONS

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.

Photo 111



BASEMENT

The partial basement plus crawlspace was not 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 fair 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.

Photo 112

Photo 113

Photo 114

Photo 115

CRAWL SPACE

The crawl space was accessible at the time of the inspection and was entered. The crawl space access is located in the basement. The visible area of the crawl space was dry at the time of the inspection.

The crawl space is ventilated and a vapor retarder is not installed. The living space above the crawl space is insulated.

Because portions of the crawl space are 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 crawl space. 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 crawl space, consult with a company specializing in water proofing.

NOTE: Due to configuration, parts of the crawl space were inaccessible under the mud room.

Photo 116

Photo 117

Photo 118

Slab on Grade Presence

Slab on grade was not utilized in the construction of this house.

EJECTOR PUMP

An ejector pump was not present in the home.

FLOOR STRUCTURE

The visible floor structure consisted of a wood planking subfloor, supported by two-inch by twelve -inch wood joists spaced sixteen inches on center. A 4x8-inch steel I-Beam center beam and three -inch steel posts or piers were present for load bearing support.

Photo 119

There was a sump pump located in the basement. The sump pump was not tested because the access panel was not removable. 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 120

HEATING SYSTEM

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

The structure was heated by a RUUD electric forced air furnace, model number RCF3617STAVUA, serial number W191402995 which is 6 years old. The temperature split was measured at several locations and was approximately 30 degrees F, which is normal.

The unit was located in the 2nd level hall closet of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases.

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

prior to closing.

Photo 121

Photo 122

Photo 123

SECOND HEATING SYSTEM

An additional heating system was also present and was a a RUUD natural gas forced air furnace, model number R92PA0701317MSA, serial number W451310141 which is 7 years old. The temperature split was measured at several locations and was approximately 49 degrees F.

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 124

Photo 125

Photo 126

Humidifier

A central humidifier was installed. The humidifier was a Aprilaire. The humidistat was turned to maximum to see if the unit responded to a call for humidification. The humidifier did not appear to be functional. The water supply valve to the unit appeared to be on. The humidistat was located on the return air plenum at the furnace.. Use care when raising the humidity setting for the home. Too much humidity in the air is can create undesirable conditions.

The humidifier attached to the heating system was not operational when tested. It is recommended that a qualified HVAC technician called to service the issue and make it operational.

The ductwork in the house consisted of sheet metal and flexible ducts.

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

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

ATTIC STRUCTURE

There was no attic in the house.

Vapor Barriers

Vapor barriers are beneficial to structures to either prevent the intrusion of water, or to allow it to be released once it has entered an area. The visible and inspectable areas for barriers throughout the house were inspected and found to be in acceptable condition.

PEST INSPECTION

A pest inspection was not performed.The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc.

Sewer Lateral

A sewer lateral inspection was ordered by the buyer. The inspection was supplied by Warrior Sewer and Drain. The results of the inspection are attached to this report as a separate cover.

The sewer lateral report can be found at https://www.ridgidconnect.com/Pages/JobsPrintView.aspx?key=i3FoN6CMk0A-

The sewer lateral needs to be cabled out due to roots blocking a full inspection. After the lateral is cleared, a full inspection is advised to detect any defects.

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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