HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT INSPECTIONS & FAST REPORTS

Each office is independently owned and operated. |

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

File Number: **VA012937**
Address of Inspection: [redacted]

8030 Washington Road Alexandria, VA 22308
ccraig@hometeam.com http://www.hometeam-northernvirginia.com
(571) 765-2357

HomeTeam®
INSPECTION SERVICE

[redacted]

Dear [redacted]

On 6/24/2020, HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (571) 765-2357.

Sincerely,
Owner/Inspector - Carl Craig

Inspector:
Master Inspector - Stephen Park
338000071 Virginia Home Inspector

PREFACE:

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 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 stored in or 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.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

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 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. 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 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 material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

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 not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

SUMMARY:

This summary provides a simplified overview of the results of the Wednesday, [redacted] *Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

Safety Concerns

- The laundry room lacks GFCI protection. HomeTeam recommends consulting a licensed electrician to install GFCI outlets in ALL "wet" areas.

Electrical

- NOTE: The exterior outlet and the two interior outlets under the windows in the garage are without power. The outlets may be chained to a GFCI outlet in the garage that was not located during the inspection. HomeTeam suggests inquiring with the homeowners to determine if these outlets are controlled by a GFCI outlet and to ascertain the location of the outlet.

Exterior

- Some of the downspouts around the structure are draining into the ground with no conclusive termination point.

HVAC

- HomeTeam identified a manual damper in the HVAC ducting. The damper is designed to optimize heating and cooling in different seasons. HomeTeam recommends consulting a licensed HVAC service to identify the damper, ensure it is working properly and provide the homeowner with directions on its use.
- For easier identification of organic growth in your condensate cleanout port, HomeTeam recommends researching a clear condensate cleanout port here: LINK
- For easier identification of organic growth in your condensate cleanout port, HomeTeam recommends researching a clear condensate cleanout port here: LINK

Misc

- HomeTeam recommends staining the deck with an opaque, waterproof sealer, to prolong the life of the deck materials.

GENERAL DESCRIPTION

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 the home as viewed from the street.

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. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, 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.

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.

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.

CONDITIONS

At the time of the inspection, the approximate temperature was 85 to 90 degrees Fahrenheit, and the weather was partly cloudy. The buyer and the buyers agent were present. The utilities were on. According to the MLS sheet the home was built in 2017. The inspection started at 4 pm and was finished by 6 pm

BUILDING TYPE AND SIDING

The inspected property consisted of a two story with a wood-framed structure with stone and hardyboard that was occupied at the time of the inspection. There were no material defects on the visible portions of the siding.

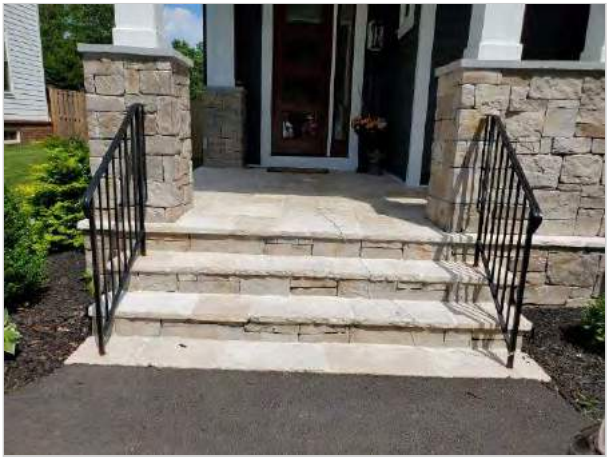
NOTE: A loose exterior stone was identified at the fence on the right side of the home.

LOT AND 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.

WALKWAY AND PORCHES

There was a flagstone porch in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the walkway or the porch.



GARAGE

The attached garage was designed for two cars with access provided by two overhead-style doors. Safety cables were not required on this type of door.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in good condition. There were no material defects observed in the garage.

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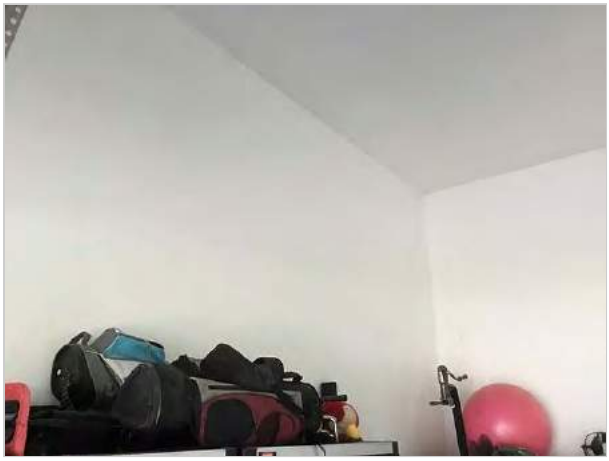
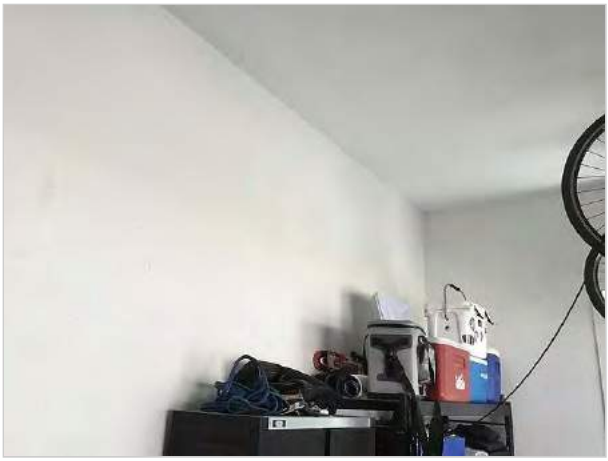


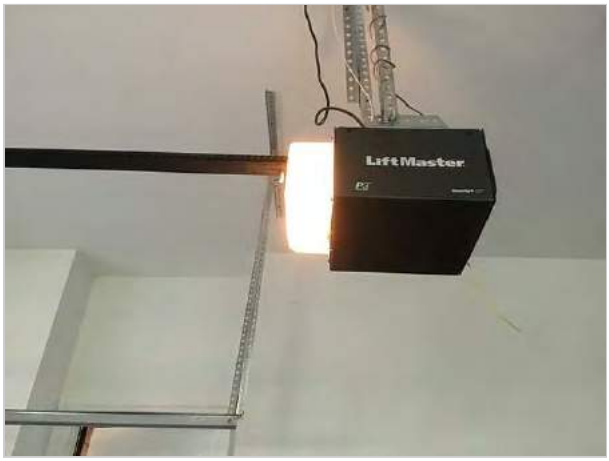


NOTE: The exterior outlet and the two interior outlets under the windows in the garage are without power. The outlets may be chained to a GFCI outlet in the garage that was not located during the inspection. HomeTeam suggests inquiring with the homeowners to determine if these outlets are controlled by a GFCI outlet and to ascertain the location of the outlet.

For better storage management in your garage, HomeTeam suggest researching these garage storage solutions here: LINK

GARAGE DOOR OPENER

The Lift Master brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage door openers were tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection.



FLOOR STRUCTURE

The visible floor structure consisted of an OSB sub-floor, supported by two-inch by twelve-inch TJI joists spaced sixteen inches on center. There was a 8x10-inch steel flange center beam and four-inch steel posts or piers for load bearing support. There were no material defects observed in the visible portions of the floor structure.




PATIO

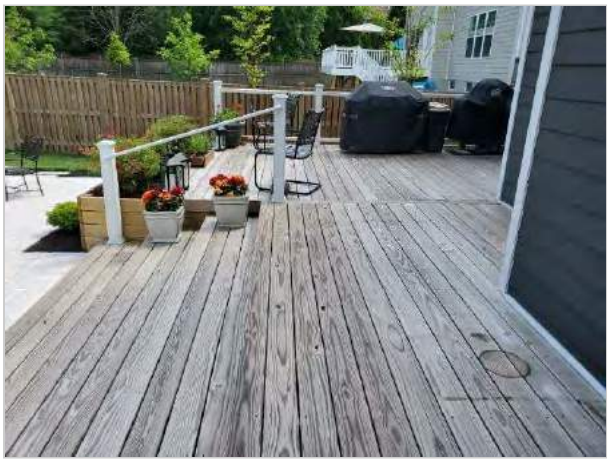
There was a patio of concrete slabs located in the back of the home. There were no material defects observed to the patio.

PORCH ROOF

The porch was covered with low slope standing seam metal roof. There were no material defects observed on the porch cover.

DECK

There was a wood deck located in the back of the home. The handrail on the deck was secured. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no material defects observed on the visible portions of the deck or support-structure.



HomeTeam recommends staining the deck with an opaque, waterproof sealer, to prolong the life of the deck materials.

DRIVEWAY

There was an asphalt driveway in the front of the home which led to the attached garage. There were no cracks noted 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. There were no material defects observed in the driveway.

ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from the ground with the aid of a camera mounted on a telescoping pole.

The aluminum soffits and wood fascia were inspected and found to be in good condition.

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.

The age of the roof covering, as reported by the MLS sheet, was less than five years.

ROOF COVERING - SHINGLES

There was one layer of shingles on the roof at the time of the inspection. There was no curling and no 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.

There were no material defects detected on the exterior of the roof.

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CHIMNEYS AND FLUES

Our inspection of the fireplace and chimney is limited to the readily visible portions only. Gas is not turned on in the event of possible leaks. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. If the fireplace and chimney flues have not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this be done prior to the close of purchase negotiations.There was one flue chase. Observation of the chase exterior was made from the home with a camera on a pole. There were no material defects observed on the exterior.

GUTTER TYPES

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were

no material defects observed on the visible portions of the gutters or downspouts.






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.

ATTIC STRUCTURE

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

The attic was accessed through a a scuttle in the hallway.

The attic above the living space was insulated with loose-fill insulation, approximately twelve-inches in depth.

Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate. A thermostatically controlled attic fan was not installed. Attic fans are usually not tested as part of the home inspection.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

The ceiling structure consisted of two-inch by four-inch rafters spaced 24-inches on center.

There was no moisture visible in the attic space.

There were no material defects observed in the attic or roof structure.

ATTIC STRUCTURE (garage)

The attic above garage was accessed through a a scuttle in the garage.

The attic above the living space was insulated with loose-fill insulation, approximately fourteen-inches in depth.

Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate. A thermostatically controlled attic fan was not installed. Attic fans are usually not tested as part of the home inspection.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

The ceiling structure consisted of two-inch by four-inch rafters spaced 24-inches on center.

There was no moisture visible in the attic space.

There were no material defects observed in the attic or roof structure.

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FOUNDATION

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




TYPES OF CRACKS

There were no cracks observed on the foundation. 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.

BASEMENT/LOWER LEVEL

The full basement was partially finished, and contained the following mechanical systems: furnace, water heater and sump pump.

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 waterproofing.**

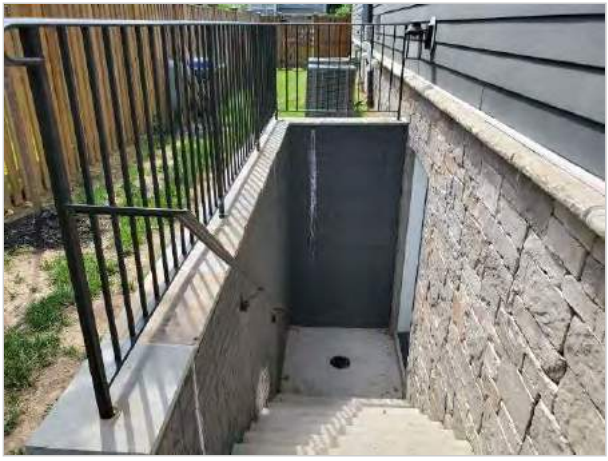
The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support. There were no material defects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

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 material defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab on grade, such as plumbing or duct work, are not within the scope of the inspection.

BASEMENT/ENTRY LEVEL STAIRS

The basement stairway was inspected and there were no visual defects or visual safety concerns observed with the steps, stairways or handrails.



An exterior stairwell drain is present. To prevent blockage and interior water intrusion, it is imperative to ensure the drain remains unclogged and free of debris. This will be a routine and ongoing maintenance item. To learn more about water alarms, go to this LINK.

FINISHED BASEMENT/ENTRY LEVEL ROOMS

The finished basement rooms included a family room, a game room, a bedroom, a wet bar, a full bathroom, a den, and a utility room. The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no material defects observed on the visible portions of the foundation.

Frigidaire Beer fridge at the wet bar, was tested and found to be functional,

SUMP PUMP

There was a sump pump located in the utility room. The sump pump was functional.

HomeTeam recommends installing a battery backup system for the sump pump. A battery backup will provide electricity to the sump pump when the electrical system in the home has failed. A sample battery backup system can be found here: LINK

HomeTeam recommends installing an audible GFCI outlet where the sump pump or battery backup to the sump pump is located. The audible alarm will notify you if the power is out at that outlet and the battery backup or sump pump itself is no longer powered. LINK

PLUMBING

The visible water supply lines throughout the home were CPVC pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

WASTE LINES

The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual 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.

FIXTURES AND PRESSURE

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. 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. There were no material defects observed in the visible portions of the plumbing system.




WATER METER

The water meter was located by the street. The main water shutoff valve for the home was located adjacent to the water service entry point in the utility room. 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.


GAS METER

The gas meter was located located on the right exterior wall. The gas supplier for the home based on the identification tag on the meter is Washington. The main gas valve is usually located at the gas meter and requires a wrench to operate. There was no noticeable odor of gas detected at the time of the inspection.

ELECTRIC SERVICE

The underground electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 200 amps.

MAIN ELECTRICAL PANEL

The service wire entered a Eaton service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. There was a main service disconnect switch. The main service disconnect switch was located in the main panel. The branch circuits within the panel were copper and aluminum. 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.

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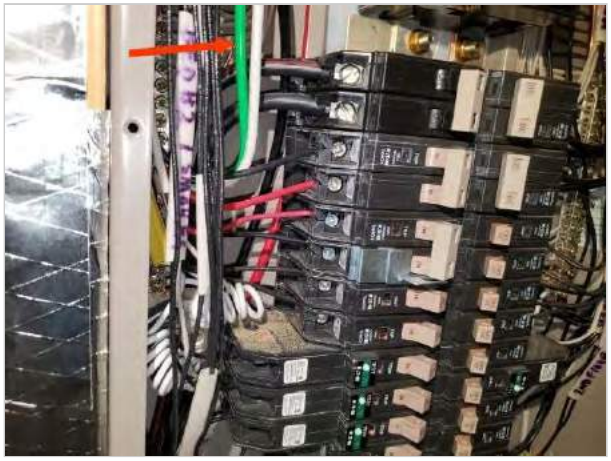
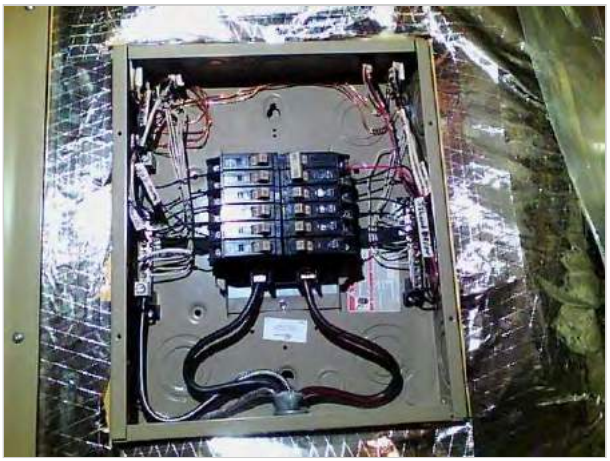


Infrared image of the electrical panel indicates the circuit breakers and the branch circuits are all within normal temperature ranges under a normal load.

SUB PANEL

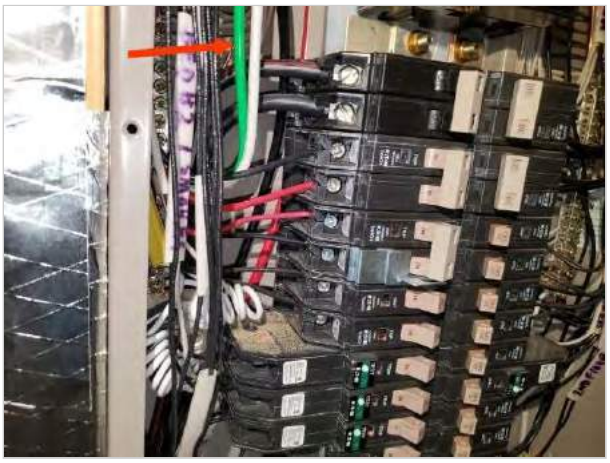
An electric service sub-panel was located next to the main service panel, and was manufactured by EATON. The service disconnect switch for this panel was located in the main panel, and was rated at 125 amps. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the Romex type and appeared to be in good condition.

Infrared image of the electrical sub-panel indicates the circuit breakers and the branch circuits are all within normal temperature ranges with a normal electrical load.



WIRING

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



SWITCHES AND RECEPTACLES

All of the installed lighting fixtures, switches, and receptacles that were accessible at the time of the inspection 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. The installation of GFCI protected circuits and/or outlets located within six feet of water, 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 circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional

ELECTRIC SERVICE ADEQUATE

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 material defects observed in the electrical system.

SMOKE ALARMS

There were smoke alarms found in the house.

CARBON MONOXIDE DETECTOR

The HomeTeam recommends installing a carbon monoxide detector as an additional safety device. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance.

WINDOWS, DOORS, WALLS AND CEILINGS

All of the accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, double hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

Casement windows are present in the structure. We test a representative number of these windows due to their configuration and the possibility of damage during normal operation. Casement windows present unique challenges, including swelling of wood and stress on cranks and arms that require diligence, maintenance, and care when opening. Ensure the areas around the casement windows remain free of debris, moisture, and damage. All casement windows should be opened prior to closing.

INTERIOR WALLS AND CEILING

HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The interior wall and ceiling surfaces were finished with drywall. There were no material defects observed in the interior walls or ceilings.

LIVING AREA

The living area consisted of a kitchen, a dining room, a family room, an office a living room, a mud room, a screened porch, and a half bathroom. There were no material defects observed in the living area.

2nd FLOOR

The second floor consisted of four bedrooms a laundry room and three bathrooms. There were no material defects observed on this floor.

The GFCI reset outlet located in the hallway bathroom on the second floor, controls all the other chained bathroom outlets.

STAIRWAY FRONT/MAIN

The main stairway was inspected and there were no material defects or visual safety concerns observed with the steps, stairways or handrails.

KITCHEN

The visible portions of the kitchen cabinets and countertops were in excellent condition. The appliances were turned on to check 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. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

DISPOSAL ISLAND

The Badger 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.

DISPOSAL FARM SINK

The Badger 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.

DISHWASHER KITCHEN

The Bosch dishwasher was tested and did appear to be functional.

DISHWASHER MUDROOM

The General Electric dishwasher was tested and did appear to be functional.

REFRIGERATOR

The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

WINE REFRIGERATOR

The Allavino refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

RANGE

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

Built-in Oven

General Electric

HOOD FAN

The Monogram vented 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.

MICROWAVE

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

DRYER CONNECTIONS AND VENT

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 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. The washer and dryer were tested and did appear to be functional.

A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be functional and adequate for venting to the exterior of the home.

The laundry room lacks GFCI protection. HomeTeam recommends consulting a licensed electrician to install GFCI outlets in ALL "wet" areas.

FIREPLACE

There were three fireplaces in the home. As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of the fireplace and chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. For this reason, HomeTeam always recommends a Level II fireplace inspection when buying a new home. The fireplace was not tested for operation or function. The visual condition at the time of the inspection was as follows:

GAS DIRECT VENT FIREPLACE

Three direct vent gas fireplaces were located in the master bedroom, the family room, and the recreational room. Direct vent fireplaces usually exhaust directly out the back of the unit to a wall mounted vent on the exterior of the home. The units were visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some direct vent fireplaces operate by remote control, while others are controlled from the base of the unit. Be sure to read and understand the operating procedures prior to operating the unit. There were material defects observed on the direct vent gas fireplace.

Rec Room

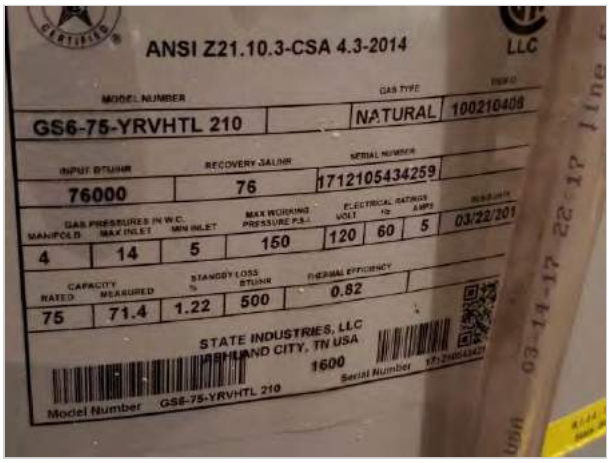
Master bedroom

Family room

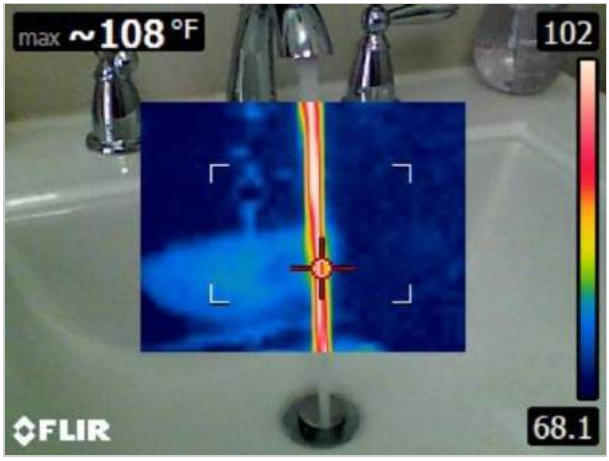
WATER HEATER

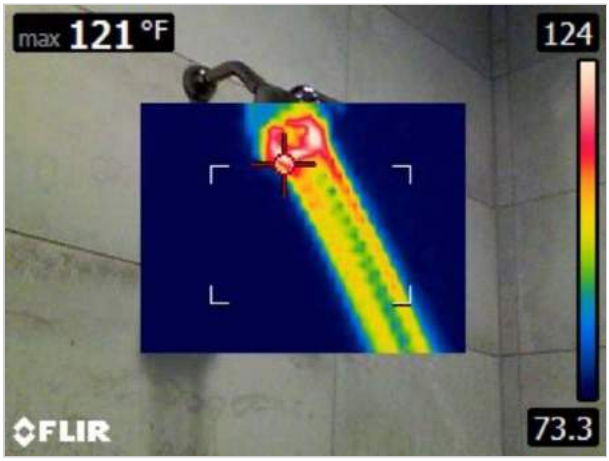
There was a 75 gallon capacity, natural gas water heater located in the utility room. The water heater was manufactured by State, model number GS6-75-YRVHTL 210 and serial number 1712105434259. Information on the water heater indicated that it was manufactured 3 years ago.

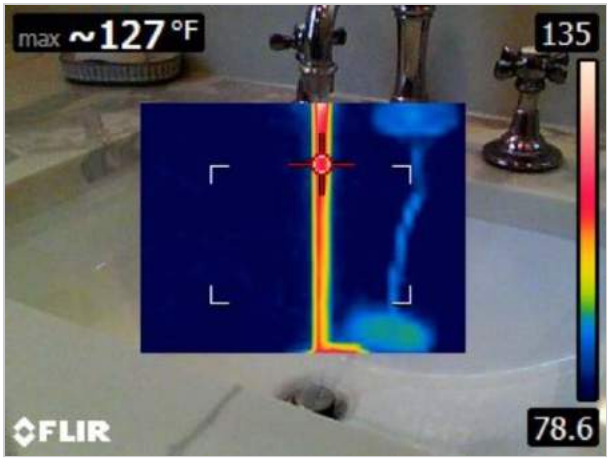
A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

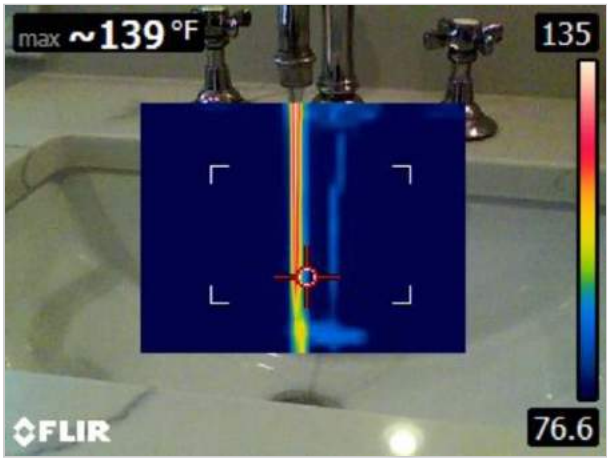


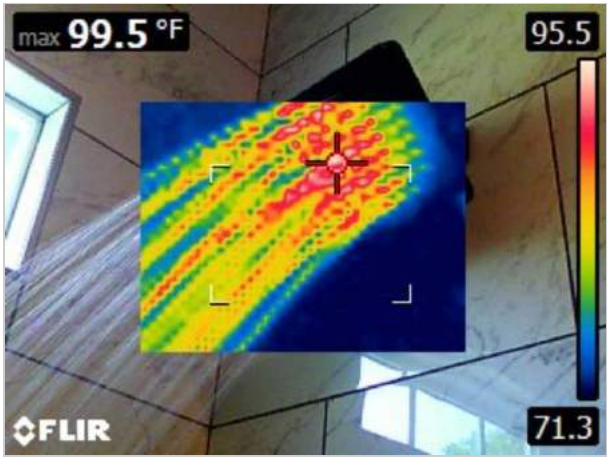
NOTE: Water was running hot and clear throughout the structure at the time of the inspection.

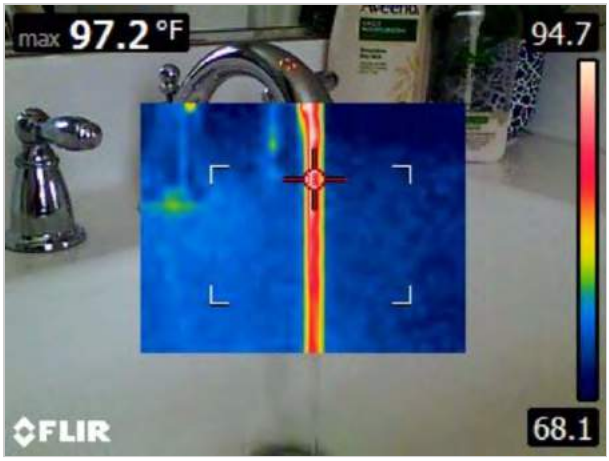

max ~108 °F
102
68.1
FLIR


max 121 °F
124
73.3
FLIR


max ~127 °F
135
78.6
FLIR


max ~139 °F
135
76.6
FLIR





HEATING SYSTEM

The heating system was inspected by HomeTeam. 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 is described below:

The home was heated by two heating systems. The primary heating system was Gas Furnace and was located in the basement. The second heating system was Gas Furnace and was located in second floor utility closet.

HVAC - GAS (primary, basement)

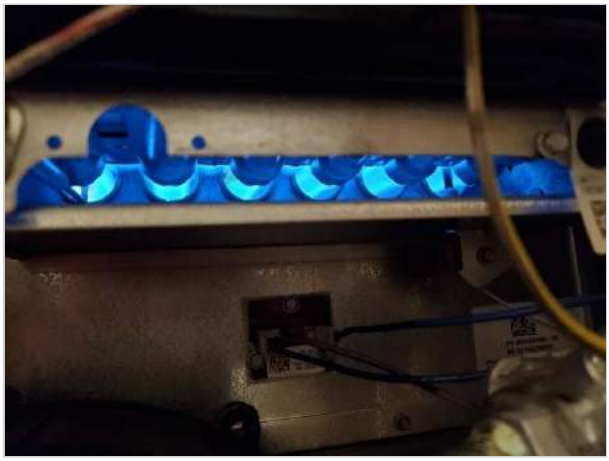
Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test

or buried fuel tank inspection. The system was identified by an external data plate. The data plate indicated the following information; Lennox, Model Number ML193UH070XP36B-58 and Serial Number 1715G27923. The unit was determined to be approximately 3 years old.

Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were 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.

The PVC venting system was adequate to exhaust the spent gases to the exterior of the home and was in good condition. The heating system was found to be functional.

The furnace does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.



HomeTeam identified a manual damper in the HVAC ducting. The damper is designed to optimize heating and cooling in different seasons. HomeTeam recommends consulting a licensed HVAC service to identify the damper, ensure it is working properly and provide the homeowner with directions on its use.

For easier identification of organic growth in your condensate cleanout port, HomeTeam recommends researching a clear condensate cleanout port here: LINK

HVAC - GAS (secondary, second floor)

Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. 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 inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection. The system was identified by an external data plate. The data plate indicated the following information; Lennox, Model Number ML180UH090P36B-55 and Serial Number 1717A24729. The unit was determined to be approximately 3 years old.

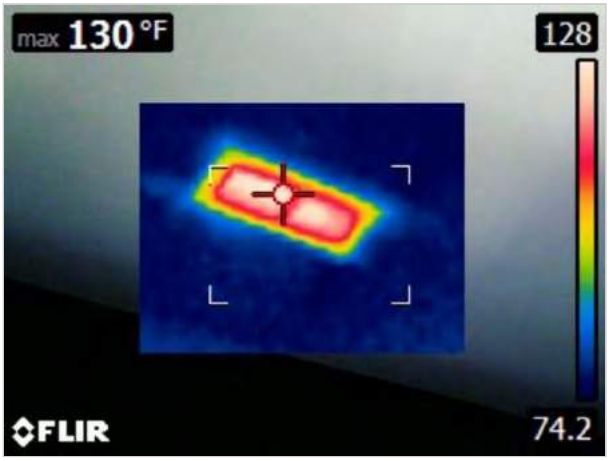
Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were not trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

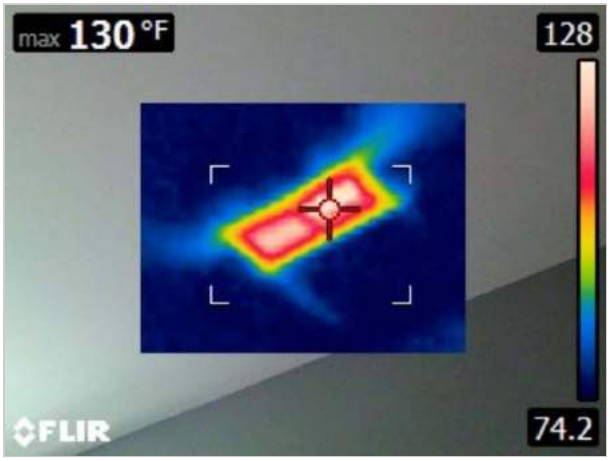
The galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the home and was in good condition. The heating system was found to be functional.

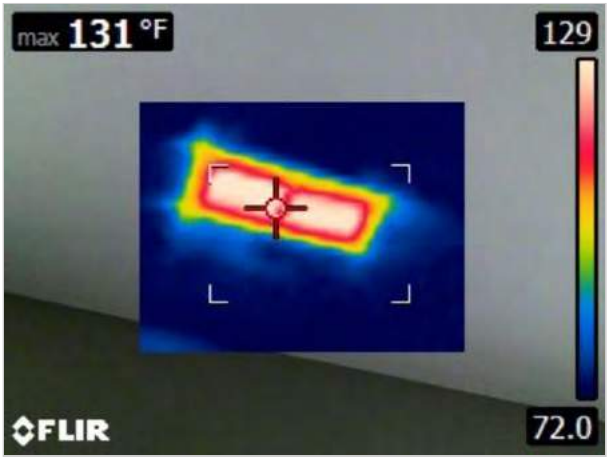
The furnace does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

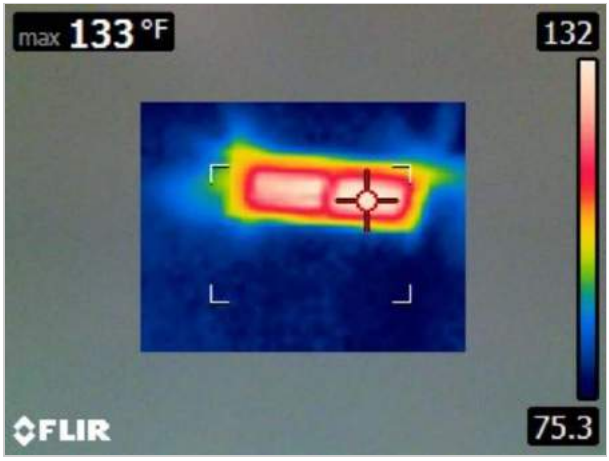
For easier identification of organic growth in your condensate cleanout port, HomeTeam recommends researching a clear condensate cleanout port here: LINK

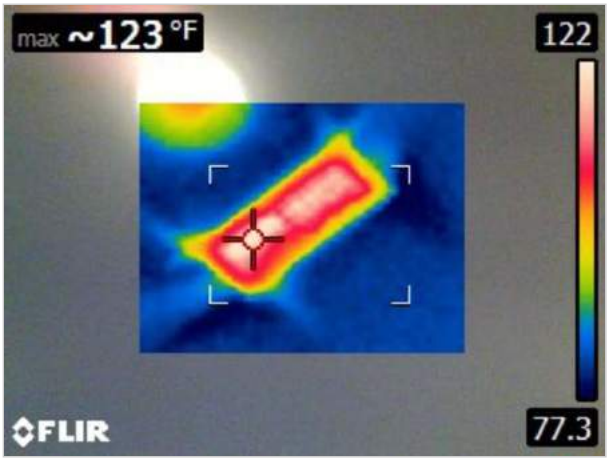
The temperature split for the furnaces were measured at several locations and was approximately more than 30 degrees F, which is normal.

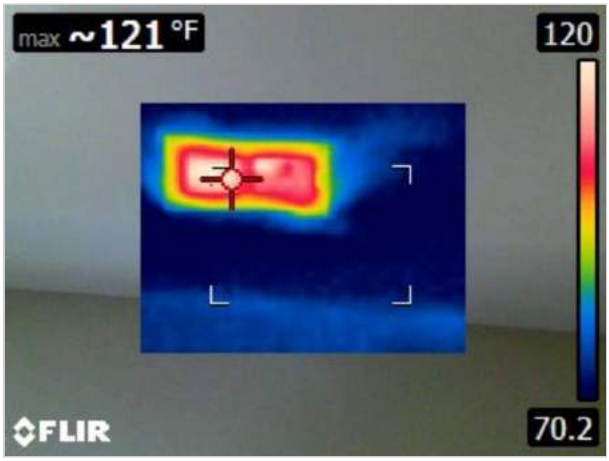












HUMIDIFIER

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.

Basement

Basement

Basement

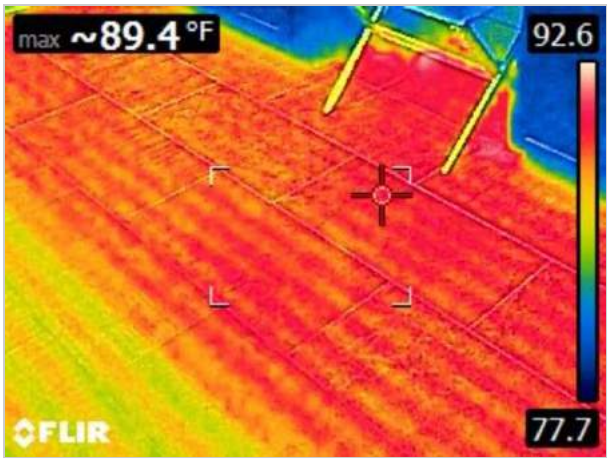
Upstairs

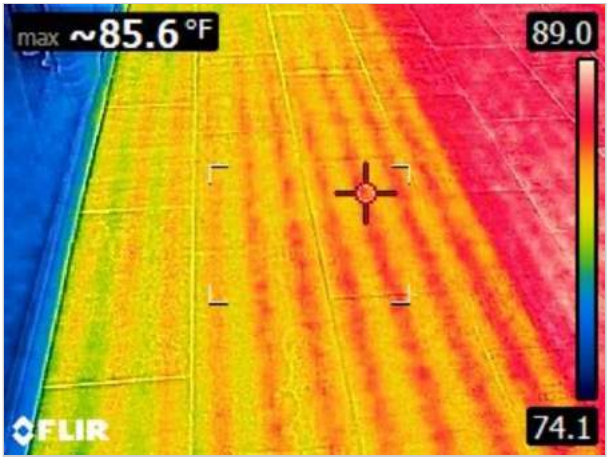
Upstairs

A humidifiers were present in the home. Humidifiers are outside the scope of a home inspection. Consult with an HVAC company if you are concerned about the operation of the humidifier.

ELECTRIC FLOOR HEAT

The heating system consisted of electric floor heating unit controlled by wall mounted thermostat in master bathroom. The thermostats was turned up during the inspection and appeared to be functional. Electrical heating units require minor servicing and upkeep. The unit was in working order.

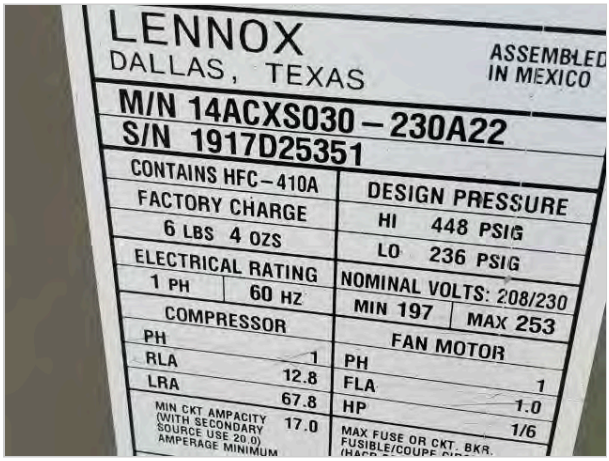




Cooling System

The home was cooled by two cooling systems. The primary cooling system is an electric outdoor air conditioner condensing unit that was manufactured by Lennox, Model Number 14ACXS036-230A20 and Serial Number 1917C06866. The unit is located on the right side of the home. This unit is approximately 3 years old. The secondary cooling system is an electric outdoor air conditioner condensing unit that was manufactured by Lennox, Model Number 14ACXS030-230A22 and Serial Number 1917D25351. The unit is located on the right side of the home. This unit is approximately 3 years old. Periodic preventive maintenance is recommended to keep these units in good working condition. The forced air cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

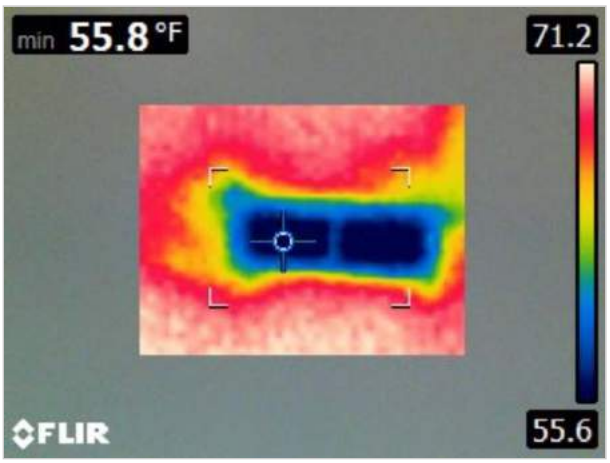
Primary AC

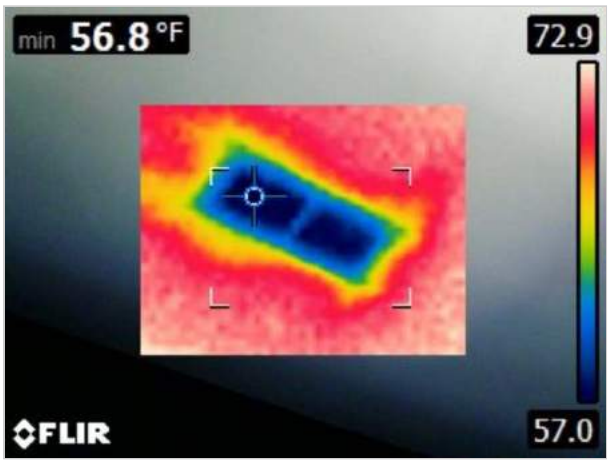


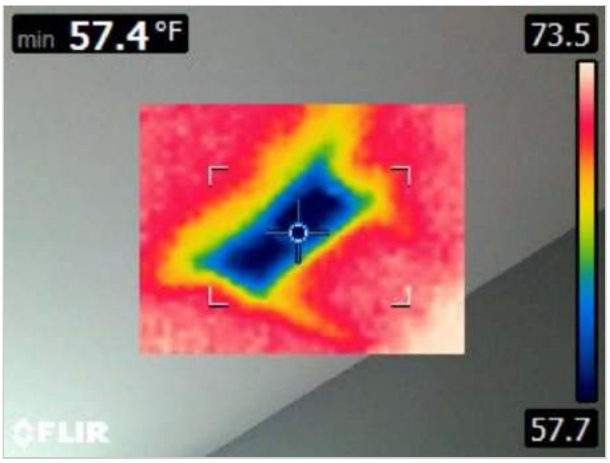
Secondary AC

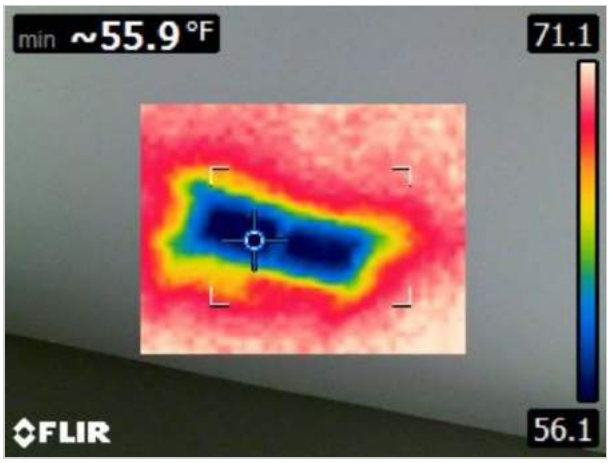
File Number: **VA012937**
Address of Inspection: [redacted]

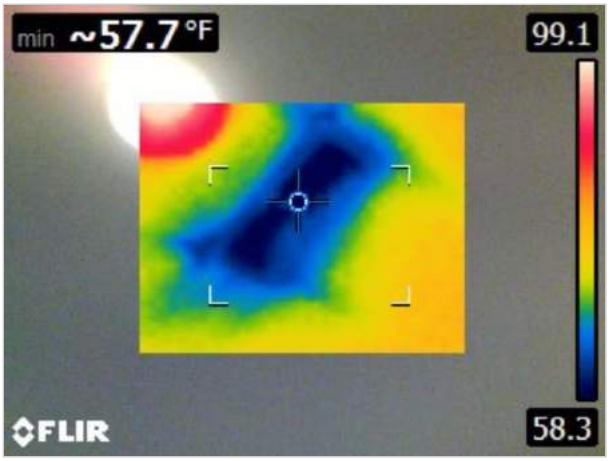
The temperature split for the air conditioners were measured at several locations and was approximately 10 degrees F, which is normal.

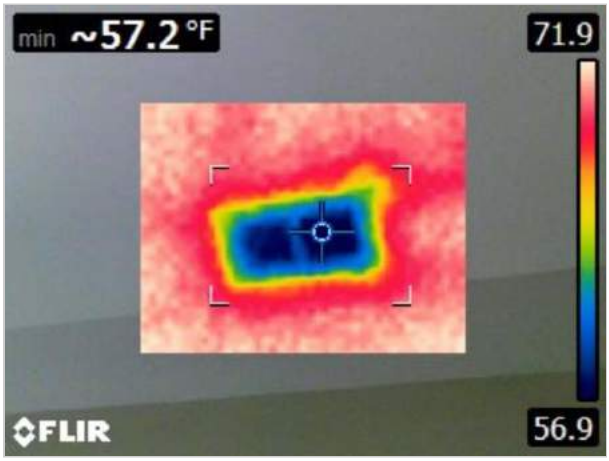


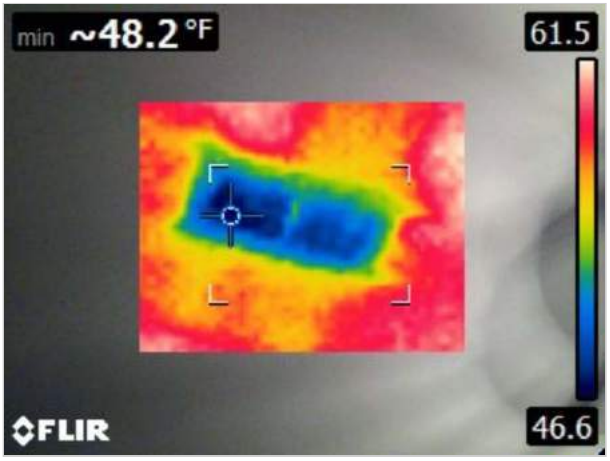












DUCTWORK AND HVAC FILTER

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 disposable HVAC 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.

Return vent filters were dirty and should be replaced.

Upstairs hallway

Master bedroom hallway

CONTROLS

The control for the heating and air conditioning system was a 24 volt thermostat located on the family room wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

CONTROLS 2

The control for the heating and air conditioning system was a 24 volt thermostat located on the master bedroom wall wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

RADON TEST

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into your home through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon. The radon test you requested was performed by a HomeTeam licensed technician. The radon inspection report will follow under separate cover upon completion of the test period

PEST INSPECTION

The purpose of the pest inspection is to determine if there are active wood destroying insects present in the home. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc. The pest inspection was performed by a state licensed technician. Their completed report will be provided under separate cover.

FENCING AND GATING

The fencing was in serviceable condition and the gating required adjustment to function as designed at the time of the inspection.

File Number: **VA012937**
Address of Inspection: [redacted]

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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This inspection was performed under the ASHI Standards of Practice

ASHI STANDARDS OF PRACTICE

Inspection Details

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

1. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

2. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. LIMITATIONS, EXCEPTIONS & EXCLUSIONS

2.1. Limitations:

1. An inspection is not technically exhaustive.

2. An inspection will not identify concealed or latent defects.

3. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

4. An inspection will not determine the suitability of the property for any use.

5. An inspection does not determine the market value of the property or its marketability.

6. An inspection does not determine the insurability of the property.

7. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property

8. An inspection does not determine the life expectancy of the property or any components or systems therein.

9. An inspection does not include items not permanently installed.

10. This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports .

2.2. Exclusions:

I. The inspector is not required to determine:

1. property boundary lines or encroachments.

2. the condition of any component or system that is not readily accessible.

3. the service life expectancy of any component or system.

4. the size, capacity, BTU, performance or efficiency of any component or system.

5. the cause or reason of any condition.

6. the cause for the need of correction, repair or replacement of any system or component.

7. future conditions.

8. compliance with codes or regulations.

9. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

10. the presence of mold, mildew or fungus.

11. the presence of airborne hazards, including radon.

12. the air quality.

13. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

14. the existence of electromagnetic fields.

15. any hazardous waste conditions.

16. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes .

17. acoustical properties.

18. correction, replacement or repair cost estimates.

19. estimates of the cost to operate any given system.

II. The inspector is not required to operate:

1. any system that is shut down.

2. any system that does not function properly.

3. or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines;

2. cable lines;

3. satellite dishes;

4. antennae;

5. lights; or

6. remote controls.

4. any system that does not turn on with the use of normal operating controls.

5. any shut-off valves or manual stop valves.

6. any electrical disconnect or over-current protection devices.

7. any alarm systems.

8. moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

1. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice,

debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

2. dismantle, open or uncover any system or component.

3. enter or access any area that may, in the inspector's opinion, be unsafe.

4. enter crawlspaces or other areas that may be unsafe or not readily accessible.

5. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used,

6. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces,

climbing ladders, entering attic spaces, or negotiating with pets.

7. inspect decorative items

8. inspect common elements or areas in multi-unit housing.

9. inspect intercoms, speaker systems or security systems.

10. offer guarantees or warranties.

11. offer or perform any engineering services.

12. offer or perform any trade or professional service other than general home inspection.

13. research the history of the property, or report on its potential for alteration, modification,

extendibility or suitability for a specific or proposed use for occupancy.

14. determine the age of construction or installation of any system, structure or component of a

building, or differentiate between original construction and subsequent additions,

improvements, renovations or replacements.

15. determine the insurability of a property.

16. perform or offer Phase 1 or environmental audits.

17. inspect any system or component that is not included in these Standards.

Grounds

The inspector shall inspect:

1. the exterior wall-covering materials;

2. the eaves, soffits and fascia;

3. a representative number of windows;

4. all exterior doors;

5. flashing and trim;

6. adjacent walkways and driveways;

7. stairs, steps, stoops, stairways and ramps;

8. porches, patios, decks, balconies and carports;

9. railings, guards and handrails; and

10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely

affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

1. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent

lighting.

2. inspect items that are not visible or readily accessible from the ground, including window and door flashing.

3. inspect or identify geological, geotechnical, hydrological or soil conditions.

4. inspect recreational facilities or playground equipment.

5. inspect seawalls, breakwalls or docks.

6. inspect erosion-control or earth-stabilization measures.

7. inspect for safety-type glass.

8. inspect underground utilities.

9. inspect underground items.

10. inspect wells or springs.

11. inspect solar, wind or geothermal systems.

12. inspect swimming pools or spas.

13. inspect wastewater treatment systems, septic systems or cesspools.

14. inspect irrigation or sprinkler systems.

15. inspect drain fields or dry wells.

16. determine the integrity of multiple-pane window glazing or thermal window seals.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily

accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity,

BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Foundation

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branchcircuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote control

devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuelstorage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Kitchen - Laundry

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Fireplace(s) / Stove(s)

I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;

2. lintels above the fireplace openings;

3. damper doors by opening and closing them, if readily accessible and manually operable; and

4. cleanout doors and frames.

II. The inspector shall describe:

1. the type of fireplace.

III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

2. manually operated dampers that did not open and close;

3. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

1. inspect the flue or vent system.

2. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

3. determine the need for a chimney sweep.

4. operate gas fireplace inserts.

5. light pilot flames.

6. determine the appropriateness of any installation.

7. inspect automatic fuel-fed devices.

8. inspect combustion and/or make-up air devices.

9. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

10. ignite or extinguish fires.

11. determine the adequacy of drafts or draft characteristics.

12. move fireplace inserts, stoves or firebox contents.

13. perform a smoke test.

14. dismantle or remove any component.

15. perform a National Fire Protection Association (NFPA)-style inspection.

16. perform a Phase I fireplace and chimney inspection.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B.

floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Maintenance Checklist

MAINTENANCE CHECKLIST

Information

The frequency of inspection and service given in this section reflect the minimum amount of time and service

your house and various household appliances will require. Items may need to be checked more often or at other times depending on the number of occupants, types of materials/systems, local conditions, household pets, and other variables.

Foundations and Basements:
Inspect for signs of termite infestation - Annually
Check grading to assure that water will drain away from the foundation -Annually
Check basement or crawl space for dampness and/or leakage following wet weather -Annually

Doors & Windows:
Check doors, window, and trim for finish failure -Spring
Check gazing openings for loose putty - Spring
Check for broken glass and damaged screens - Spring
Check and lubricate window hardware - Annually
Check weatherstripping for damage and tightness of fit -Spring & Fall
Check caulking at doors, windows, and all other openings and joints between dissimilar materials (i.e. woodmasonry) - Spring

Exterior Walls:
Check masonry for cracks and loose joints - Spring
Check painted surfaces for paint failure - Spring

Check siding and trim for damage or decay - Spring
Roof:
Check underside of roof where accessible for water stains or dampness -Spring
Check for damaged flashing - Spring
Check for damaged gutters, downspouts, hangers, strainers, and rust -S pring
Clean gutters and downspouts - Fall and As Required
Sweep debris from flat and low slope roofs - Annually
Evaluate roof for future replacement - Annually
Check vents, louvers, and chimney caps and housings for bird nests, etc - Spring & Fall
Check fascia and soffits for paint failure and decay -Annually
Check antenna wires and supports - Annually
Check masonry chimneys - Spring
Interior Surfaces:
Check all joints in ceramic tile, laminated plastic, and similar surfaces - Spring & Fall
Check grouting around tubs, showers, and sinks -Spring & Fall
Floors:
Check for wear and damage, particularly where one material meets another- Annually
Electrical Systems:

Check condition of lamp cords, extension cords, and plugs - replace at the first sign of wear or damage -Spring & Fall

Check exposed and overhead wiring for damage and missing insulation. Replace or repair as needed Annually

If fuses blow or breakers trip frequently, call a licensed electrician to locate the cause and make repairs As Required

If you feel a slight shock or tingling from touching any appliance, disconnect it and make repairs as necessary As Required

Test Ground Fault Circuit Interrupters (GFCI) - Spring and Fall

HVAC System(s):

Clean or change air filters - As required(typically monthly)

Clean dirt and dust around furnaces - Spring & Fall

Have heating and cooling systems checked by a qualified service technician - Spring

Remove window air conditioners for winter - Fall

Service humidifier - Annually

Plumbing System:

Check flush valves, faucets, hose bibs, and supply and drainage piping, including those in the basement and/or crawl space - Annually

Check shut off valves and supply lines on toilets, sinks, washing machines- These should be replaced every 3-5 years as required

Check septic tank - As Required

Check water heater - Annually

Grounds & Yard:

Drain and winterize outside water lines/hose bibs -Fall

Clean area wells, window wells, and storm drains -Spring, Fall, and as required

Check safety and reversing mechanisms on electric garage door operators, adjust if needed -Annually