# HomeTeam® INSPECTION SERVICE

## HOME INSPECTION REPORT

**Home. Safe. Home.**

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT INSPECTIONS & FAST REPORTS

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## 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

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HomeTeam INSPECTION SERVICE

FAST TRUSTED ACCURATE

Dear Tom,

The HomeTeam Inspection Service made a visual inspection of 123 Main Street, Anytown, 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 844-HOMETEAM. Thank your for choosing HomeTeam.

Sincerely,

Robert Smith
HomeTeam Inspection Service

# 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.

## Electrical

1. Missing outlet covers were observed in the structure.

## HVAC

1. A condensate leak was observed on the air handler drain line.
2. The insulation on the exterior air conditioning line set is missing.

## Plumbing

1. Active water leaks were present at supply lines at the time of the inspection.
2. There was no drip leg installed on the T&P valve of the water heater.
3. Bathroom caulk and/or grout requires repair in the bathroom.

## Safety Concerns

1. Exposed or un-terminated live wires were observed on the exterior.
2. The garage door safety pressure reverse system is not operable. This means that the door does not stop and reverse when resistance is placed at the base of the door.

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.

## INTRODUCTION

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

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

It has been determined that this home was built before 1978 and therefore stands the risk of having lead based paint present. Under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting in a home built before 1978 with children under 6, day care centers, and learning facilities with children under 6 must be done by "Certified Lead-Based Paint Contractor" and they must follow a set of published procedures. The regulations require that if the renovation or repair work disturbs more than 6 square feet of painted surface per room for interior work or 20 square feet of painted surface of exterior work, the owner and tenants must receive information on lead-based paint hazards prior to beginning the renovation. If you are considering any renovations, now or in the future, we recommend having the home evaluated by a certified, state licensed lead risk assessor or contractor.

The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 66 years.

## 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.

## STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with wood cladding that was vacant at the time of the inspection.

NOTE: Exterior hose bibs did not function when tested. During winter months and times of colder temperatures, homeowners often turn off hose bibs from the interior to prevent pipes from freezing and bursting. Due to the possibility of uncontrollable leaks at the faucet handle if activated, HomeTeam does not activate shutoff valves. Once temperatures remain safely above freezing the client should check the hose bibs for proper operation.

Photo 1

**Exposed or un-terminated live wires were observed on the exterior.** The wires should either be disconnected at the source or properly terminated in an approved, covered electrical box. Consult with a qualified electrician for repair and further assessment.

Photo 2

NOTE: The structure has a manufactured stone veneer (MSV) cladding. Structures with MSV can develop moisture intrusion problems even when properly constructed according to industry standards. The problem can develop because of moisture buildup behind the veneer that is unable to drain, and this moisture can cause significant structural damage that is not visible during a non-destructive test. Specific areas of concern include areas around the windows that may have been subjected to prolonged water exposure. Other areas of likely penetration are around chimneys, decks, and any other penetration points. Water intrusion is more likely at these points. In all cases, HomeTeam recommends having MSV-clad structures professionally inspected by an MSV-qualified technician prior to purchase and again each year. Typically, this type of test involves drilling several holes and inserting moisture meters to determine if any moisture is present behind the veneer.

Photo 3

## GAS METER

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

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

## GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to 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.

**A downspout was draining at or too close to the base of the foundation**. To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.

Photo 4

## ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from a ladder at the eaves due to excessive pitch. There was one layer of shingles.

The roof shingles exhibited no curling and light 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.

Previous repairs were not observed.

These conditions indicate the roof shingles were near the middle 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 5

## CHIMNEYS AND FLUES

The structure had two chimneys. Observation of the chimneys was made from the ground with the aid of binoculars. The flashing around the roof penetration point appeared to be adequate.

## DRIVEWAY

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

## GARAGE

The attached garage was designed for four cars with access provided by three overhead-style door. Three functional electric garage door openers were present. The garage floor was in good condition.

**The widest of the three garage door is dented from what appears to be impact.** The door was operating correctly at the time of the inspection. Care should be exercised to ensure that the door is not subjected to further impact, as the door may crack or fail.

Photo 6

**The garage door safety pressure reverse system is not operable on any of the three doors**. This means that the door does not stop and reverse when resistance is placed at the base of the door. The opener should be adjusted or repaired.

## ATTIC STRUCTURE

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

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

Ventilation throughout the attic was provided by soffit and ridge vents. The attic ventilation appeared to be adequate.

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

There was no moisture visible in the attic space.

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

Photo 7

Photo 8

## ELECTRIC SERVICE

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

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

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

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

Photo 9

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.

**Missing switch or outlet covers were observed in the living area**. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by a qualified electrician.

Photo 10

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 ductwork, are not within the scope of the inspection. Due to the nature and expense of these items, HomeTeam recommends having drain lines scoped by a plumber. This is particularly important in older homes since drain line problems are hidden from view.

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

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

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

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

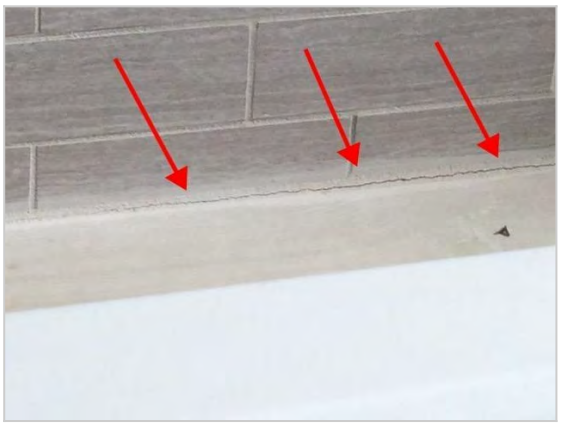
Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

## 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.

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

Photo 11



## WATER METER

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

## WATER HEATER 1

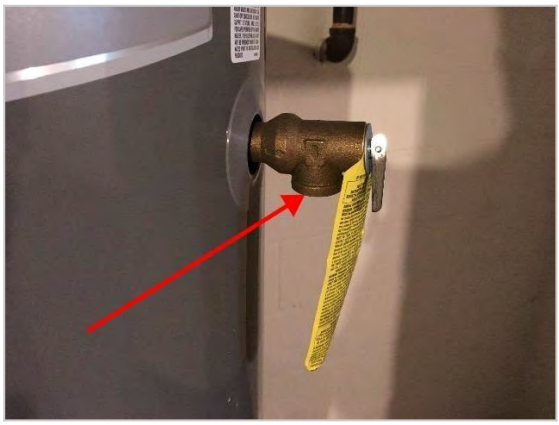
A 40 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by Rheem, model number XG40T06EC36U1 and serial number Q431526475. Information on the water heater indicated that it was manufactured 1 year ago. Hot water temperature was approximately 93 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was not present. It did not 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.

There was no drip leg installed on the T&P valve of the water heater. The drip leg directs water from the T&P valve toward the floor. A drip leg terminating within six-inches of the floor should be installed.

Photo 12



## WATER HEATER 2

A 40 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by Rheem, model number XG40T06EC36U1 and serial number Q411500. Information on the water heater indicated that it was manufactured 1 year ago. Hot water temperature was approximately 93 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.

## GENERAL INTERIOR

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

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

further information concerning mold and air quality from the following and other sources:

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

## SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were not present in the house.

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

## WINDOWS, DOORS, WALLS AND CEILINGS

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

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

## FIREPLACE

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

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

A masonry fireplace was located in the kitchen. The damper did appear to be functional. The chimney flue was masonry. There was no visual evidence of creosote buildup in the firebox and/or chimney.

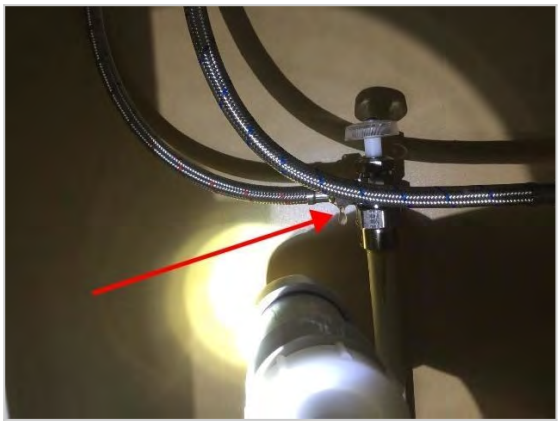
A masonry fireplace was located in the family room.The damper did appear to be functional. The chimney flue was masonry. There was no visual evidence of creosote buildup in the firebox and/or chimney.

## 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:

**Active water leaks were present at supply lines the time of the inspection**. The affected areas should be repaired, and nearby or associated plumbing lines should be further assessed at the time of the repair.

Photo 13



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

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

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

The dishwasher was tested and did appear to be functional.

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

## WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed.

A drain for a washing machine was present.

## HEATING SYSTEM

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

The structure was heated by a Maratherm natural gas forced air furnace, model number R9MSB1002120B1, serial number A143951757 which is 2 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 basement of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases.

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

Photo 14

Photo 15

**A condensate leak was noted on the air handler drain line**. Repairs should be made by a qualified contractor.

Photo 16

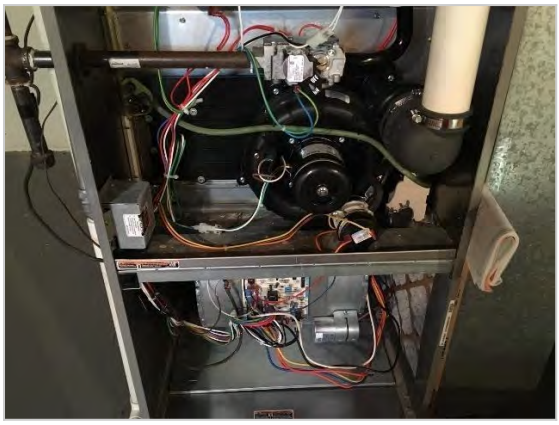
## SECOND HEATING SYSTEM

A second heating system was also present and was electric. It was a Comfortmaker natural gas force air, model number N9MSB0802120C, serial number A144245629 which is 2 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 basement of the structure.

Photo 17

Photo 18



## AIR CONDITIONING 1

The electric outdoor air conditioner condensing unit was a Comfortmaker, Model Number R4A336AKN100 and

Serial Number X15330728. The unit is located on the left side of the structure. This unit is approximately 1 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 19

Photo 20

The second electric outdoor air conditioner condensing unit was a Comfortmaker, Model Number R4A348AKN100 and Serial Number X152462739. The unit is located in the back of the structure. This unit is approximately 1 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 21

Photo 22

**The insulation on the exterior air conditioning line set is missing**. This could affect the efficiency of the system and should be replaced.

Photo 23

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.

## 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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