HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

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

WHAT DOES THIS REPORT MEAN TO YOU?

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

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

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

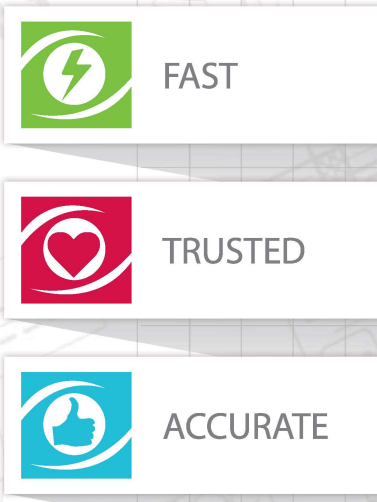
WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

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

WE EXCEED YOUR EXPECTATIONS.

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

Thank you for allowing us the opportunity to serve you.



Topeka - 4021 SW 10th #103 Topeka, KS 66004
Topeka (785) 235-8811 - Lawrence (785)-830-9233

Tuesday, July 18, 2023

123 Anywhere St.
Topeka, KS 66605
Inspection #: 1234 - 567890

Dear Bill Sample,

On 7/18/2023 The 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 Agreement. Although a number of maintenance items may have been addressed verbally at the time of the inspection, they may not all be included in the enclosed report. Our report should not be relied upon for disclosure of routine maintenance items or aspects of the property considered to be primarily cosmetic. After reading the report please call if you have any questions.

I trust the enclosed information is helpful in your evaluation of the property. If I can be of any further assistance, please feel free to call me at the above telephone number.

Thank you for working with The HomeTeam Inspection Service.

Sincerely,

Adam Williams

The HomeTeam Inspection Service

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 other parties such as the current owner of the property inspected, a prospective purchaser or future purchaser 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 HomeTeam inspection is intended to assist in evaluation of the overall condition of the property. 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 inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a separate 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 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 HomeTeamregarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

* Material Defect: A problem with a 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 inspections are performed on pre-existing structures. The age of these structures vary from just a few years to over 100 years old. Building techniques have changed dramatically over the years. These changes give different properties their unique character,and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a property. 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.

Tuesday, July 18, 2023

Teodoro Herrera

2718 SE Illinois Ave, Topeka, KS 66605

SUMMARY

This Inspection Summary is provided as a convenience to our client. The summary below highlights significant elements of the Inspection recently performed by The HomeTeam. It does not substitute for a thorough reading of the narrative report that follows. HomeTeam recommends that bids be obtained from licensed contractors to determine and/or confirm costs of repairs or corrections prior to closing.

EXTERIOR

1. ***There was some decay observed on the exterior wooden elements in a few places. These are in need of some repair. ($325.00)***
2. ***We observed shifting at one of the front porch post piers along with dry rot to the bottom of the inner wooden post. Repair/reinforcement is needed. ($275.00)***
3. ***The carport was in marginal condition with significant damage to the roof covering, roof decking, and to the rafters/beams. Significant repair/replacement is needed. (Get Bids)***

LOT GRADING & DRAINAGE

1. ***The grade in a few locations is in need of minor correction to improve the drainage and eliminate water pooling or channeling next to the foundation. ($275.00)***

ROOF SYSTEM

1. ***We observed several issues with the roof covering/structure including but not limited to: damaged shingles; significant wear on the asphaltic roll roofing over the low slope areas; damaged/deteriorated flashings; settled and soft areas of sheathing indicating damage to the roof decking. Further evaluation of the roof covering above the roof and to the roof structure in several areas (including in the attic) is recommended to determine the scope and cost of needed repairs/reinforcement.***
2. ***The chimney is in need of service to seal up the flashing around the base, repair the crown, and install a rain cap. ($375.00)***

FOUNDATION & STRUCTURAL SYSTEMS

1. ***We observed a hole in the foundation in the back in need of repair. ($475.00)***
2. ***Steel reinforcing beams seen along the basement foundation wall have heavy rusting and corrosion at the bottom of the beam, with some having been rusted completely through. Further evaluation by a foundation specialist is needed to determine the scope and cost of needed repairs to the damaged beams.***

APPLIANCES

1. ***The natural gas range was tested and did appear to be mostly functional, but the rear right burner was not igniting at the time of the inspection. Repair is needed. ($75.00)***

PLUMBING SYSTEMS

1. ***A drain leak located beneath the kitchen sink is in need of some evaluation and repair. ($175.00)***
2. ***Hot water flow at the sink faucet in the full bath was little to nothing. This may be due to some sediment that has accumulated in the faucet or supply line. This could be an indication that the faucet has exceeded its service life and is due for replacement. Further evaluation and repair or replacement is needed to restore water flow. ($75.00 to clean/repair)***
3. ***The caulk was missing or damaged at several of the shower enclosure joints. These areas should be sealed and or repaired as needed to prevent moisture penetration. ($250.00)***
4. ***There was a noticeable reduction in water flow at several of the fixtures when more than one faucet is operated. This is typically an indication that the build up on the interior of the galvanized supply lines are beyond acceptable limits. Any galvanized pipes that may be remaining that were part of the original water pipe system appear to have exceeded their service life. Further evaluation by a plumbing specialist is recommended to determine the scope and cost of needed repairs.***
5. ***The sink drain in the full bath was mostly obstructed and in need of service. ($50.00)***
6. ***A section of drain piping running behind the stairwell in the basement is incorrectly sloped. Service is needed to correct the slope. ($100.00)***

WATER HEATER

1. ***Joints in flue pipes are required to be joined with screws to prevent incidental separation at joints. The water heater flue joints need to be secured with screws. ($25.00)***

ELECTRICAL

1. ***The remaining knob and tube wiring in the basement is in poor condition, with numerous open splices and several open terminal light fixtures. The remaining knob and tube that is visible should be rewired with newer jacketed cable and with safe fixtures. (Get Bids)***
2. ***The range hood is wired with light duty lamp cord and with an open splice. Service is needed to rewire the range hood with proper materials and methods. ($150.00)***
3. ***The electrical service wires located just outside the weather head have damage to the insulating jacket caused by age. These wires are in need of replacement from the overhead connection to the meter to eliminate potential short circuiting or accidental contact. ($500.00)***
4. ***The light above the full bathroom sink was not functioning properly. Repair or replacement is needed. ($75.00)***

INTERIOR ELEMENTS

1. ***The bottom of the basement stair stringers has been damaged by dry rot and the treads are supported only by nails. Service is needed to repair/reinforced the damaged stringer and to install cleats beneath the treads to prevent and falling hazard. ($200.00)***

WINDOWS & DOORS

1. ***Some of the interior doors are in need of some adjustment/repair to allow them to close and latch properly. ($125.00)***
2. ***A window located in the living room has a cracked pane of glass in need of repair. ($125.00)***
3. ***The rear entry door does not latch or seal properly when closed. Repair is needed to restore proper functionality to this door. ($175.00 - $300.00)***

HVAC-HEAT

1. ***The furnace flue takes a downward slope right before entering the chimney. Service is needed to correct the downward slope to help prevent back wash of flue gases into the basement. ($125.00)***

DUCT SYSTEM

1. ***One of the supply ducts located in the basement has come loose and needs re-attaching. ($50.00)***

Maintenance Issues

1. *Homeowner maintenance is indicated including caulking, sealing, and/or painting of any areas of the siding and trim that could allow moisture penetration.*

Comments

1. The basement sub-panel is aging and obsolete by modern standards. Although older, the capacity of the service panel is adequate for the connected load as currently configured. Older equipment such as this can develop issues due to aging and repair and replacement parts are often expensive or unavailable. The service capacity is limited to 60 amps which should be adequate as long as gas fired appliances continue to be used for cooking and central AC is not installed. If these are changed, the sub panel will need to be upgraded to 100 amps.

File Number: **1132 - 070723**
Address of Inspection: **123 Anywhere St.**

INSPECTION TEAM

Adam Williams - HomeTeam Master inspector - Custom home builder/Remodeler for 9 yrs. 785-608-3800

College Hill Plumbing, Heating and AC - Owner Keith Smith can be reached at 785-235-6201

OVERVIEW

Throughout this report, the terms "right" and "left" are used to describe the property as viewed facing the front elevation. The term "material defect" is defined in the Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of material defects and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

COST ESTIMATES- Estimates of the costs for repair or correction of specific items may be included.Although the Standards of Practice we ascribe to do not require us to provide estimates, they may be provided as a service to our client, only to be applied as a guide to determine approximate costs of materials and labor for specified items. They should not be relied upon for negotiating purposes.All required repairs may not be listed.Estimates are not actual bids.They are qualified opinions based upon average costs for similar items. HomeTeam recommends that additional professional bids be obtained from licensed contractors to determine and/or confirm costs of repairs or corrections prior to closing.Minimum service charges may apply in some cases.

AGE OF EQUIPMENT- We are usually able to determine the date of manufacture of heating, cooling and water heating equipment by deciphering coded information that is found on the nameplates of the appliance. The date of manufacture may differ significantly from the date a particular unit was installed and placed into operation. Units are occasionally kept in storage for a period of time before they are installed. Check with the seller if there are questions related to the actual installation dates of these units.

ASBESTOS: Many homes remodeled or built prior to 1979 contain some form of asbestos, a flaky white mineral that has hazardous potential. Asbestos materials can become hazardous when, due to damage or deterioration, they release fibers. If the fibers are inhaled, they may eventually lead to health problems. Common materials used in home construction prior to 1979 that may contain some asbestos fiber include plaster sheet rock, ceiling textures, acoustical tiles, Vermiculite type attic or wall insulation, paper like wraps around furnace duct work, linoleum,vinyl floor tiles in a 9x9 inch configuration, cement based siding shingles, asphalt roofing and others.The only way to be sure it is asbestos is to have the material tested. Friable asbestos which, when dry, can be crumbled by hand pressure, is more likely to release fibers than if it is non-friable. However, some materials that are considered non- friable, such as floor tile, linoleum and siding shingles, can also release fibers when sanded, sawed, or otherwise disturbed by some aggressive means. Most asbestos containing products present no hazard if left undisturbed The U S Environmental Protection Agency recommends that materials such as these that may contain asbestos be left undisturbed and that they be encapsulated if possible. Additional consumer information is available at the EPA web site. The web address is: Homeowner's Guide to Asbestos- EPA . Both friable and non-friable, materials have the potential to release fibers when they are broken or crushed during repairs or renovations made to a home. We recommend consulting qualified professionals before disturbing any possible asbestos containing materials to ensure proper handling and safety protocols. If needed, there are local labs that will evaluate small samples of materials of concern, to determine whether asbestos is present. Fees for this type of service may vary, but $30 to $50 per sample is typical.

LIMITATIONS: There was limited access in some areas of the home due to stored items. Some rooms had very limited access. The HomeTeam does not move furnishings, appliances or stored items in order to perform our inspection. It should be assumed that there could be additional issues that become apparent when the home is vacated and previously inaccessible areas become visible.

GENERAL DESCRIPTION

The inspected property consisted of a one story wood-framed structure with wood shingle siding that was occupied at the time of the inspection. The estimated date of construction was said to be 1938.

Homeowner maintenance is indicated including caulking, sealing, and/or painting of any areas of the siding and trim that could allow moisture penetration.

File Number: **1132 - 070723**
Address of Inspection: **2718 SE Illinois Ave**

There was some decay observed on the exterior wooden elements in a few places. These are in need of some repair.

It is unlikely that every incident of decay or dry rot on the exterior of the home were seen by the inspector. The visible evidence of decay may be difficult to spot when covered by paint, hidden from view by vegetation, or on areas of the home not immediately visible to the inspector.

The property was situated on a level to lightly sloped lot. The general grade of the terrain appeared to be functional to direct rain water away from the foundation. Grading and drainage problems may be difficult to determine during dry weather. If water pooling is noticed during or immediately following periods of rainfall, routine maintenance would be indicated to add soil or reshape the contour of the grade to eliminate any pooling. Water pooling next to the foundation can cause leaking or may even damage the foundation over time. Minor depressions that may be present might not be specifically addressed in the report. Any such depressions that are present or which might develop over time should be provided with routine maintenance attention to add some soil.

The grade in a few locations is in need of minor correction to improve the drainage and eliminate water pooling or channeling next to the foundation.

The approximate temperature at the time of the inspection was 85-90 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection.

There was a concrete walkway leading to a wood porch in the front. There were no material defects observed in the walkway or the porch.

There was a gravel driveway in the front which led to the carport. There were no material defects observed.

We observed shifting at one of the front porch post piers along with dry rot to the bottom of the inner wooden post. Repair/reinforcement is needed.

ROOF SYSTEM

The roof was a gable and low slope design covered with conventional asphalt 3-tab shingles and asphalt rolled roofing. Observation of the roof surfaces, flashing and penetrations through the roof was performed from the roof level by carefully walking the roof surface. The age of the roof covering was unknown to the inspector. There was no curling or cupping and moderate to significant surface wear observed on the roof shingles at the time of the inspection.

Based upon a visual inspection, the HomeTeam cannot always accurately determine the number of layers of roofing that are present on the roof. Occasionally, the existing roof covering is removed only along the edge of the roof when installing a new layer of shingles. Determining the number of layers of roofing present may require core drilling or destructive testing which would violate the NACHI standards of practice and which would be beyond the scope of a HomeTeam inspection.

We observed several issues with the roof covering/structure including but not limited to: damaged shingles; significant wear on the asphaltic roll roofing over the low slope areas; damaged/deteriorated flashings; settled and soft areas of sheathing indicating damage to the roof decking. Further evaluation of the roof covering above the roof and to the roof structure in several areas (including in the attic) is recommended to determine the scope and cost of needed repairs/reinforcement.

Settled overhang structure

Settled overhang structure

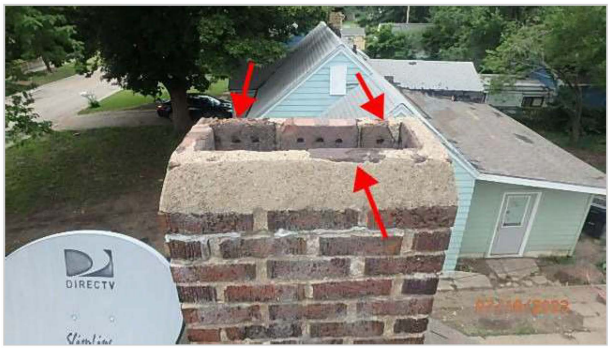
Significantly soft decking

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be mostly functional but in need of some adjustment in places 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.

CHIMNEY - CHASE

There was one chimney. Observation of the chimney exterior was made from the roof.

The chimney is in need of service to seal up the flashing around the base, repair the crown, and install a rain cap.



This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Sometimes our opinion of a roof may differ from that of an insurance underwriter. We apply a widely recognized inspection standard which is defined by the International Association of Certified Home Inspectors (InterNACHI). The standards of inspection applied by insurance underwriters can vary widely from company to company or even from adjuster to adjuster. Some insurance providers are more particular than others when it comes to evaluating and insuring a roof. We strive to provide a clear, accurate evaluation of current conditions based upon well established, consistent standards of our industry.

According to the Kansas Insurance Commission, insurers in Kansas can cancel a Homeowner's policy within 60 days of issuing the policy *for any reason*. In some instances an insurer will visit the home to perform an inspection and evaluate the condition of the roof after closing. If they decide at that time that they believe the roof is damaged or un-insurable for any reason they can require that the roof be replaced upon threat of cancellation. It is recommended that prospective homeowners ask insurers to confirm the insurability of the roof covering prior to closing.

CARPORT

The carport was designed for one car. The carport was in need of significant repair.

The carport was in marginal condition with significant damage to the roof covering, roof decking, and to the rafters/beams. Significant repair/replacement is needed.

FOUNDATION

The foundation was constructed of brick. Some significant settlement cracking was observed. A single inspection cannot determine whether movement or settling of a foundation has ceased. Any cracks should be monitored regularly. There were no material defects observed on the visible portions of the foundation.

We observed a hole in the foundation in the back in need of repair.

BASEMENT

The basement was unfinished, and contained the following mechanical systems: furnace and water heater. The basement stairs did have a handrail.

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 NACHI 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's disclosure and information from the current owner to determine if any water issues exist. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

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.

Evidence was visible of past leakage in the basement. It should be presumed that leakage at these locations may recur. It is impossible to know based upon a single inspection how frequently or under what specific conditions this may have occurred in the past. The seller should be asked how recently and under what conditions this may have occurred during

their ownership.

The most common cause of water infiltration, other than plumbing leaks, is inadequate surface grading and drainage and neglected gutters and down spouts. Masonry and concrete materials are not waterproof unless treated and maintained with waterproof materials. Water leakage in a basement or crawlspace can sometimes be dramatically diminished by correcting and improving the flow of storm water away from the foundation of the home.

Several minor to significant cracks were observed in the basement floor slab and were inspected for evidence of significant settling, shifting or moisture infiltration. These were not considered to be structurally significant at the time of the inspection but should be monitored.

The bottom of the basement stair stringers has been damaged by dry rot and the treads are supported only by nails. Service is needed to repair/reinforced the damaged stringer and to install cleats beneath the treads to prevent and falling hazard.

Steel reinforcing beams seen along the basement foundation wall have heavy rusting and corrosion at the bottom of the beam, with some having been rusted completely through. Further evaluation by a foundation specialist is needed to determine the scope and cost of needed repairs to the damaged beams.

Example

CRAWL SPACE

The crawl space was accessible at the time of the inspection, and was dry. Access to the crawl space was window openings located in the basement. Because of its configuration, it was not possible to inspect all areas. It is usually recommended that crawl spaces have a polyvinyl vapor barrier covering the surface and and that they be adequately vented. Vents serve to allow air circulation through the crawl space and can help to alleviate any moisture that may accumulate within. There were no material defects observed in the crawlspace.

FLOOR STRUCTURE

The visible floor structure consisted of a wood planking sub-floor, supported by two by eight inch wood joists spaced sixteen inches on center. There was a 6x6 inch built-up wood center beam for load bearing support. There were no material defects observed in the visible portions of the floor structure. Settling in wooden floor structures over time is very common and can be very noticeable. Common settling is rarely an indication of significant structural defect.

KITCHEN

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

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

The natural gas range was tested and did appear to be mostly functional, but the rear right burner was not igniting at the time of the inspection. Repair is needed.

PLUMBING

Corrosion build-up is often present on pipes and valves in sink cabinets, at toilets, at the water heater and at joints in the piping. Although corrosion is common, it can indicate leaks which could be caused by static electric charges on metal pipes, dissimilar material connections (typically between two different metals), and/or chemical storage nearby, particularly in sink cabinets. Every incident of visible corrosion build-up might not be noted in this report because it is so common. However, a significant build-up of corrosion could be concealing an active leak, although the leak in such cases usually is minor. Any pipes that have corrosion should be cleaned and inspected. Routine homeowner monitoring and maintenance is advised.

The visible water supply lines throughout were copper and galvanized pipe. The water was supplied by a public system. The visible waste lines consisted of cast iron and PVC pipe. The property was connected to a public sewer system. There were no major visual defects observed in the visible portions of the plumbing system. The main shut off valve for water was located near the point of entry in the basement.

There was a noticeable reduction in water flow at several of the fixtures when more than one faucet is operated. This is typically an indication that the build up on the interior of the galvanized supply lines are beyond

acceptable limits. Any galvanized pipes that may be remaining that were part of the original water pipe system appear to have exceeded their service life. Further evaluation by a plumbing specialist is recommended to determine the scope and cost of needed repairs.

A section of drain piping running behind the stairwell in the basement is incorrectly sloped. Service is needed to correct the slope.

All plumbing fixtures not permanently attached to an appliance were operated and inspected for visible leaks.

The kitchen plumbing was inspected. There were no leaks observed in the visible piping and connections. Water flow at each of the fixtures was adequate. Drain flow was adequate.

A drain leak located beneath the kitchen sink is in need of some evaluation and repair.

The plumbing in all of the bathrooms was inspected. Faucets were checked for adequate flow and for leakage. The drains were flooded to check drain flow. Accessible supply and drain connections were checked for leaks or excess corrosion. Exhaust fans that were present were checked to determine if they were functional. We found the ventilation, fixtures and drains in functional condition with the following exceptions.

Hot water flow at the sink faucet in the full bath was little to nothing. This may be due to some sediment that has accumulated in the faucet or supply line. This could be an indication that the faucet has exceeded its service life and is due for replacement. Further evaluation and repair or replacement is needed to restore water flow.

Failure to keep bath & shower walls sealed can lead to moisture damage which may include deterioration and decay of underlying structural elements and can promote mold growth on or within walls, which is not always visible at the time of the inspection. ***The caulk was missing or damaged at several of the shower enclosure joints. These areas should be sealed and or repaired as needed to prevent moisture penetration.***

The sink drain in the full bath was mostly obstructed and in need of service.

WATER HEATER

There was a 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by GE model number GG40S06AVJ00 and serial number GELN0412509740. Information on the water heater indicated that it was manufactured in 2012. 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. A drip leg was installed on the T&P valve. It did terminate close to the floor. Your safety depends on the presence of a T&P valve and a drip leg terminating close to the floor. The water heater was functional.

Average service life for water heaters is generally considered to be 10-12 yrs, although there are varying grades of heaters. It is not uncommon to see water heaters that are 20 or more years old that are still functional.

The flue pipe to the water heater was inspected and found to be in need of some adjustment.

Joints in flue pipes are required to be joined with screws to prevent incidental separation at joints. The water heater flue joints need to be secured with screws.

GAS METER

The gas meter was located on the right exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. It should be noted that the main shut off valve for the gas supply to the home is located at the meter and that it requires a crescent wrench or similar tool to operate.

Main gas shut off

ELECTRIC SERVICE

The overhead electric service wire entered the property on the back side. The electric meter was located on the left exterior wall. The service wire entered a fusible main disconnecting switch, located on the exterior wall near the meter

base with 100 amps of capacity.

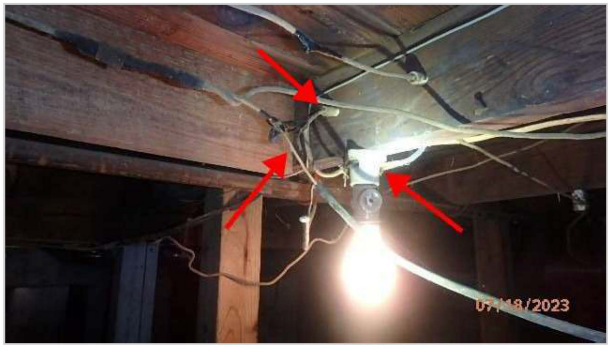
The electrical service wires located just outside the weather head have damage to the insulating jacket caused by age. These wires are in need of replacement from the overhead connection to the meter to eliminate potential short circuiting or accidental contact.

The fusible main disconnecting switch sub-feeds a breaker type sub-panel located on the exterior wall near the meter and a fuse type sub-panel located in the basement.

The basement sub-panel is aging and obsolete by modern standards. Although older, the capacity of the service panel is adequate for the connected load as currently configured. Older equipment such as this can develop issues due to aging and repair and replacement parts are often expensive or unavailable. The service capacity is limited to 60 amps which should be adequate as long as gas fired appliances continue to be used for cooking and central AC is not installed. If these are changed, the sub panel will need to be upgraded to 100 amps.

The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached did appear to be appropriately matched. The visible wiring consisted of mixed cable types and appeared to be in fair condition.

The remaining knob and tube wiring in the basement is in poor condition, with numerous open splices and several open terminal light fixtures. The remaining knob and tube that is visible should be rewired with newer jacketed cable and with safe fixtures.



A representative number of installed lighting fixtures, switches, and receptacles located throughout the property were inspected and were found to be functional. The grounding and polarity of a representative number of receptacles were also tested. Any missing or broken cover plates on any devices (switches and receptacles) or junction boxes should be replaced to reduce the chance of personnel contact with live wiring. GFCI (Ground Fault Circuit Interrupting) devices are highly sensitive safety devices that are designed to sense minute leakages of current off of the circuit path (to ground) and shut off the power. They are designed to prevent electrical shock. The original requirement for GFCI protection was a GFCI receptacle at the bathroom sink. Since their introduction in the mid 70's ten to twelve additional locations have been added with more surely to come. In newly constructed properties they are recommended to be installed as receptacles or breakers to protect all receptacle outlets located above the countertop in kitchens, all outlets in bathrooms, for sump pumps, washing machines, dishwashers, outlets in garages, unfinished basements, crawl spaces, for whirlpool tubs, and exterior receptacles. Use this list as a guide to replace existing outlets with GFCI's as recommended to upgrade and enhance the safety of the home electrical system. The present and tested GFCI type devices were functional. All GFCI receptacles and GFCI circuit breakers should be tested regularly.

The range hood is wired with light duty lamp cord and with an open splice. Service is needed to rewire the range hood with proper materials and methods.

The light above the full bathroom sink was not functioning properly. Repair or replacement is needed.

The electrical service appeared to be of sufficient capacity for the load served. 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.

WINDOWS AND DOORS

All readily accessible windows were inspected. Personal belongings such as furniture are not moved to access windows. Windows that are stuck closed are not forced open. Windows that have not been used for an extended period or which have been painted often require some adjustment to get them opened. It is a common condition, especially in older windows. Windows and/or coverings that are taped, sealed or otherwise fastened in place are not tested and therefore some windows may not have been inspected. Double and triple pane windows occasionally may have a failure in the air tight seal between panes. This can result in fogging or moisture droplets accumulating between the panes of glass. This is a common issue and may be difficult or impossible to detect in the early stages. The fogging and or moisture droplets tend to come and go with changes in temperature or humidity. Weather conditions as well the angle and intensity of the sun on a given day can greatly affect the visibility of the problem. It is possible that there were insulating panes present with failed seals that may have gone undetected at the time of the inspection.

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of wood, double hung style, with single pane and storm window glass.

The interior doors were operated and found to be functional, with a few in need of some adjustment to improve closing and or latching. All exterior doors were operated with some in need of repair. 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 material defects observed in the windows or doors.

Some of the interior doors are in need of some adjustment/repair to allow them to close and latch properly.

Rear bedroom door (latch and strike plate alignment)

Full bathroom door (latch and strike plate alignment)

Older double sash wooden windows like these are equipped, when new, with counter weights that are connected to the lower sashes by a rope and pulley. The counterweight slides up and down inside the wall next to the window when the sashes are raised. They contribute to ease of opening and enable the windows to stay open without bracing them. The counter weights tend to come loose over the years due to the ropes breaking usually. We noted that one or both of the counterweight ropes were broken or missing on all or most of the windows.

A window located in the living room has a cracked pane of glass in need of repair.

The rear entry door does not latch or seal properly when closed. Repair is needed to restore proper functionality to this door.

INTERIOR ELEMENTS

The HomeTeam inspects for evidence of major visible defects and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the interior elements.

Walls and ceilings were inspected for the presence of significant cracking and or settling. Minor cracks are commonly seen that are characteristic of settlement and or vibration type cracking that occurs in wall and ceilings as the age. There were no cracks observed that appeared to indicate significant underlying structural issues.

Walls and ceilings were inspected for the presence of significant stains or damage that could be an indication of current or past plumbing or roof leaks. There were no stains or damage that appeared to indicate currently active leaking.

The visible portion of the dryer vent was inspected and appeared to be functional at the time of the inspection. The venting appeared to be adequate to vent the dryer to the exterior of the home but the vent system was not tested. It is recommended that dryer vent systems be cleaned of lint build-up on a regular basis to prevent a fire hazard from developing.

SMOKE DETECTORS:

For safety reasons, smoke alarms should be installed as needed and/or tested upon occupancy. The built in test button when present only verifies proper battery, power, and/or horn function, but does not test the smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission. Since these units have a limited shelf life, some consumers prefer to remove and dispose of all inherited smoke detectors; and purchase and install new units for every appropriate location within the home.

The requirement for smoke detection equipment has evolved over time. Smoke detectors were not required in homes until the 1970's and the requirements vary from place to place. The requirements have been changed and upgraded numerous times over the years. Early on, a single detector was required on each level of the home. For newly constructed homes, a common standard that is currently applied requires at least one 120 volt detector on each level of the home, including any hallways leading to sleeping rooms and an additional detector within each sleeping room. All detectors are to be interconnected so that if any detector is activated, all of the detectors will sound. When upgrading smoke detectors in existing homes, battery operated detectors are commonly used and are approved for use in most parts of the country. As an added protection, a carbon monoxide and gas detector should be installed according to the manufacturer's recommendations.

HVAC- HEAT

The heating, ventilating and air conditioning systems were inspected by a licensed technician. The inspector was Keith Smith, owner of College Hill Heating and Air. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The home was heated by a Janitrol, natural gas, forced air furnace; Model Number GMP100-3, Serial Number 0110618114. Information on the nameplate indicates the unit was manufactured in 2001. The unit was located in the basement. It has an approximate net heating capacity of 100,000 BTUH and an efficiency rating of 80 percent. The

heating system was found to be functional.

The average service life for an individual gas fired furnace may vary depending on the grade of the furnace and design of the heat exchanger. A 20 yr. average service life is typical, although it not uncommon to see gas fired furnaces 30 yrs old or older that remain functional.

The flue pipe to the furnace was inspected and found to be functional.

The furnace flue takes a downward slope right before entering the chimney. Service is needed to correct the downward slope to help prevent back wash of flue gases into the basement.

FILTER TYPE

The 16x25x1 inch disposable filter should be replaced on a regular basis to maintain the efficiency of the system.

THERMOSTAT

The HVAC thermostat is digital and located on the wall in the dining room.

DUCTWORK

The visible portions of the ductwork were observed to be functional and without material defects.

One of the supply ducts located in the basement has come loose and needs re-attaching.


07/18/2023

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 (such as extreme winds or a prolonged period of rain). 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.

Major vs. minor problems

Any minor problems identified in our report were discovered as we were looking for more significant problems. We note the minor ones simply as a courtesy. The intent and purpose of a whole-house inspection is not to find the $200 problems; it's to find the $1,000 problems; those are the ones that affect your decision to purchase or not purchase the house.

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. Roofing contractors may be trying to up-sell; they make more money by replacing a whole roof than they make by repairing one.

"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 piece 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 may be 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, for example, that it was snowing, there were storage boxes everywhere, or that the furnace could

not be turned on because the air conditioning was operating. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The wisdom of hindsight

Once a problem manifests itself, it's 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.

An invasive look

Problems often become apparent when carpets, plaster, fixtures, cabinets, or other items are removed. A home inspection is a strictly visual examination; an inspector doesn'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 greater than the fee we charge for a home inspection. An insurance policy also does not include the added value of a home inspection of being specifically generated for a particular property on a specific date.

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