HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

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

WHAT DOES THIS REPORT MEAN TO YOU?

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

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

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

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

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

WE EXCEED YOUR EXPECTATIONS.

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

Thank you for allowing us the opportunity to serve you.

FAST

TRUSTED

ACCURATE

SAMPLE REPORT

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street.

A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than $1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

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

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

The approximate temperature at the time of the inspection was 40 to 45 degrees Fahrenheit, and the weather was partly clear. The buyer was present at the time of the inspection. The utilities were on at the time of the inspection. The age of the home, as reported by the MLS sheet was said to be 18 years old.

The inspected property consisted of a duplex wood-framed structure with wood siding that was vacant at the time of the inspection. There were no major visual defects on the visual portions of the siding.

LOT AND GRADE

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

WALKWAY AND PORCHES

There was a concrete walkway leading to a concrete front entry way in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were some visual defects observed in the walkway or the front entry way.

The left side of the front entryway has sunken slightly. Grading should be added to help prevent water intrusion to this area. Add sand /soil to fill in near the foundation and porch as needed.

fill in to where arrows are pointed to slope away from foundation

The area between the foundation and the front porch has some gaps. The gaps should be sealed as necessary to prevent water intrusion to these areas.

seal to prevent water intrusion

There was a patio of cement pavers located in the back of the home. There were some visual defects observed to the patio.

The patio in the back has some uneven bricks which may be a tripping hazard. Also, there is a gap between the house and the patio that should be sealed to prevent water intrusion which is causing the uneven surface. Repair the patio surface as needed by adding sand or a suitable foundation underneath and then re-laying the surface.

BALCONY

There was a wood balcony located in the back of the home. There did not appear to be significant deterioration of the deck surface. The handrails on the deck were secured. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

DRIVEWAY

There was a concrete driveway in the front of the home which led to the attached garage. There were many cracks and trip hazards noted on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were some visual defects observed in the driveway.

There were one or more settlement cracks located on the driveway. The cracks can be repaired using a suitable surfacing material or similar to fill in or seal the crack as needed.

ROOF

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed by walking on the roof.

The age of the roof covering, as reported by the seller disclosure, was less than five years. There was one layer of shingles on the roof at the time of the inspection. There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

The wood soffit and fascia was inspected and was in fair condition. There were no major visual defects detected on the exterior of the roof.

The wood soffit and fascia showed bare or exposed wood in several areas. There was no evidence of wood rot at the time of the inspection, but these areas should be scraped and painted to prevent against wood damage.

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

The front left downspout was damaged and needs to be repaired. The back left downspout extension was leaking and should eb repaired/replaced as needed to drain at least 6 feet away from the foundation.

downspout missing

There was one chimney. Observation of the chimney exterior was made from the roof. There were no major visual defects observed on the exterior.

ATTIC STRUCTURE

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

The attic was accessed through a a scuttle in the bedroom closet.

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

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

The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and FRT Plywood sheathing.

There was no moisture visible in the attic space.

There were some visual defects observed in the attic or roof structure.

The two bathroom exhaust fans are discharging into the attic. Excessive moisture can build up in the insulation, creating a condition for mold growth. A duct should be installed from the fan exhaust to a roof vent.

extend to roof vent

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. Safety cables were installed inside the door springs.. The fire separation walls and ceiling were inspected and did appear to be adequate. The concrete garage floor was in good condition. There were no major visual defects observed in the garage.

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

FOUNDATION

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

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

There was a concrete repair along the left side of the foundation. The concrete should be sealed as necessary to prevent water intrusion along the foundation wall.

BASEMENT

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

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

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

The basement stairway was inspected and there were visual defects or visual safety concerns observed with the steps, stairways or handrails.

The handrail on the stairs leading to the basement is loose or otherwise insecure. The handrail should be properly secured for safety.

The finished basement area included a family room and laundry / utility room. The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no major visual defects observed on the visible portions of the foundation.

There was recent repairs made to the drywall along the foundation walls. This is typically caused by water damage. There are several reasons standing water can occur in basements. The likely cause is a non-functional sump pump. The sump pump was found unplugged and thus not operating at the time of the inspection. The sump pump was plugged in, tested and found to be functional. Monitor the basement walls during rains upon occupancy before finishing the basement fully.

There was a sump pump located in the basement. The sump pump was functional.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by eight -inch wood joists spaced sixteen inches on center. There was a 4x8-inch steel flange center beam and three -inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING

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

The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a 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 was tested at an outdoor sillcock and found to be 50 to 60 pounds per square inch. This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. There were some visual defects observed in the visible portions of the plumbing system.

The master bathroom toilet internal hardware needs replacement. The toilet is loose at its base and should be tightened to prevent leaks. The shower head leaks slightly and may be replaced.

The hallway bathroom toilet is loose at its base and shows some signs of soft wood near its base. The toilet should be removed with a new wax ring installed and the surrounding floor inspected (repaired if necessary) before assembling the toilet back together.

The hallway bathroom sink is slow to drain. An application of a drain cleaner should improve the water flow.

The kitchen faucet handle has a slight leak and needs repair/replacement.

WATER METER

The water meter was located beside the home. 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.

GAS METER

The gas meter was located on the left exterior wall. The gas supplier for the home based on the identification tag on the meter is American. The main gas valve is usually located at the gas meter and requires a wrench to operate. All visible and readily accessible valves and fittings are tested for leaks using an electronic gas leak detector. No leaks were detected. There was no noticeable odor of gas detected at the time of the inspection.

WATER HEATER

There was a 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Kenmore. The manufacturer informed was obstructed by a wall and could not be viewed.

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

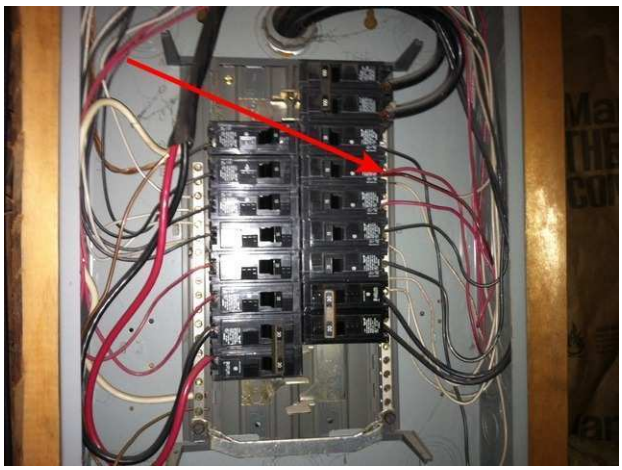
The water heater was functional, but very near the end of its useful life and should be replaced in the near future.

ELECTRIC SERVICE

The underground electric service wire entered the home on the left rear wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded copper rated for 100 amps.

The service wire entered a Siemens service panel, located on the basement wall with a 100 amp and 120/240 volt rated capacity. The main service disconnect switch 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 circuit in position three right side of the service panel is double tapped. This means that more than one wire is attached to the overload protection device (fuse or circuit breaker). Double tapping can lead to nuisance tripping and should be avoided. Nuisance tripping occurs when the total amperage of the wires attached to the breaker exceed the rating of the breaker. For instance, if the double lugged breaker has a rating of 15 amps and the two wires attached are each drawing 10 amps, the breaker would trip. Neither one of the two wires is overloaded, but the total amperage flowing through the breaker is 20 amps. The breaker will trip even though no single wire is overloaded. Hence, the term, "nuisance tripping". Each circuit in the main service panel should have just one wire / circuit attached to the overload protection device. Consult with a qualified electrician for repair.


double tapped, add additional circuit breaker

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

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. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional.

The GFCI outlets located on the exterior front and back are defective and should be replaced by a qualified electrician.

One or more missing switch or outlet covers were noted in all areas of the home. Areas noted but not limited to are the master bedroom, front left bedroom, garage door outlet, the kitchen GFCI to the front of the sink, and several in the basement. All switch and outlet boxes should be properly covered to avoid a shock hazard.

The outlets on the left wall of the basement tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

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

SMOKE ALARMS

There were smoke alarms found 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. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the smoke 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 quarterly basis thereafter.

There were carbon monoxide alarms found in the house. For safety reasons, the carbon monoxide alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a quarterly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS

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

The basement door window had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel.

Two window crank (s) were broken or otherwise inoperable in the living room left side wall. Repair or replacement of the cranks may be required. For safety reasons it is important that at least one window in each room opens for emergency egress. Consult with a qualified contractor for evaluation and recommendations.

The garage service door should have a spring to close the door automatically; repair as needed.

The master bathroom door binds at the top and should be planed or sanded as necessary to open and close properly.

The front left bedroom closet door needs hardware repair to open and close properly. The hallway closet door also needs hardware repair to open and close properly.

The sliding patio door off the master bedroom is missing a screen door. The living room is missing screens. Replace as needed.

The front doorbell is broken and needs repair.

The interior wall and ceiling surfaces were 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. There were no major visual defects observed in the interior walls or ceilings.

FIRST LEVEL

The living area consisted of a living room, dining room, utility room, kitchen, three bedrooms and two full bathrooms. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric natural gas built-in oven and counter top range 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 Nautilus vented range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The dishwasher was tested and did appear to be functional.

The In-Sink-Erator 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. **The disposal is very near the end of its useful life.**

DRYER CONNECTIONS AND VENT

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A gas connection for a natural gas clothes dryer was installed in the laundry area.

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

FIREPLACE

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

A wood burning fireplace was located in the living room. The damper did appear to be functional. There was visual evidence of creosote buildup in the firebox and/or chimney. There were cracks observed in the firebox or visible portions of the chimney.

One or more displaced bricks were noted in the firebox lining. The bricks were not secure. Consult with a qualified fireplace or chimney service for further evaluation.

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

HEATING SYSTEM

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

The home was heated by Cumberland natural gas forced air furnace, serial number H45547169, model number FUAB080A which is 20 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 90,000 BTUH.

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

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

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

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

A carbon monoxide detector with probe was inserted into the main plenum just above the heat exchanger. There was no measurable level of carbon monoxide detected at the time of the inspection

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was Cumberland, Model Number RACA020AB and Serial Number J32299657. The unit is located on the left side of the home. This unit is approximately 18 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air heating and cooling system was not tested because the outside temperature was below sixty degrees within the last twenty four hours. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.

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

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

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

SUMMARY:

This summary provides a simplified overview of the results of the November 14, 2013inspection at 1234 Fifth St, HomeTown, IL 67890. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we'verecommended must be performed prior to the conclusion of the inspection contingency period.

Safety Concerns

- The patio in the back has some uneven bricks which may be a tripping hazard. Also, there is a gap between the house and the patio that should be sealed to prevent water intrusion which is causing the uneven surface. Repair the patio surface as needed by adding sand or a suitable foundation underneath and then re-laying the surface.
- There were one or more settlement cracks located on the driveway. The cracks can be repaired using a suitable surfacing material or similar to fill in or seal the crack as needed.
- The GFCI outlets located on the exterior front and back are defective and should be replaced by a qualified electrician.
- One or more missing switch or outlet covers were noted in all areas of the home. Areas noted but not limited to are the master bedroom, front left bedroom, garage door outlet, the kitchen GFCI to the front of the sink, and several in the basement. All switch and outlet boxes should be properly covered to avoid a shock hazard.
- The handrail on the stairs leading to the basement is loose or otherwise insecure. The handrail should be properly secured for safety.
- The outlets on the left wall of the basement tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.
- The garage service door should have a spring to close the door automatically; repair as needed.
- One or more displaced bricks were noted in the firebox lining. The bricks were not secure. Consult with a qualified fireplace or chimney service for further evaluation.

Recommended

- There was recent repairs made to the drywall along the foundation walls. This is typically caused by water damage. There are several reasons standing water can occur in basements. The likely cause is a non-functional sump pump. The sump pump was found unplugged and thus not operating at the time of the inspection. The sump pump was plugged in, tested and found to be functional. Monitor the basement walls during rains upon occupancy before finishing the basement fully.

Minor Defects

- The left side of the front entryway has sunken slightly. Grading should be added to help prevent water intrusion to this area. Add sand /soil to fill in near the foundation and porch as needed.
- The front left downspout was damaged and needs to be repaired. The back left downspout extension was leaking and should eb repaired/replaced as needed to drain at least 6 feet away from the foundation.
- The two bathroom exhaust fans are discharging into the attic. Excessive moisture can build up in the insulation, creating a condition for mold growth. A duct should be installed from the fan exhaust to a roof vent.
- The hallway bathroom toilet is loose at its base and shows some signs of soft wood near its base. The toilet should be removed with a new wax ring installed and the surrounding floor inspected (repaired if necessary) before assembling the toilet back together.
- The kitchen faucet handle has a slight leak and needs repair/replacement.
- The water heater was functional, but very near the end of its useful life and should be replaced in the near future.

- The circuit in position three of the service panel is double tapped.
- The basement door window had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel.

Maintenance Items

- The area between the foundation and the front porch has some gaps. The gaps should be sealed as necessary to prevent water intrusion to these areas.
- There were one or more settlement cracks located on the driveway. The cracks can be repaired using a suitable surfacing material or similar to fill in or seal the crack as needed.
- The wood soffit and fascia showed bare or exposed wood in several areas. There was no evidence of wood rot at the time of the inspection, but these areas should be scraped and painted to prevent against wood damage.
- There was a concrete repair along the left side of the foundation. The concrete should be sealed as necessary to prevent water intrusion along the foundation wall.
- The master bathroom toilet internal hardware needs replacement. The toilet is loose at its base and should be tightened to prevent leaks. The shower head leaks slightly and may be replaced.
- The hallway bathroom sink is slow to drain. An application of a drain cleaner should improve the water flow.
- Two window crank (s) were broken or otherwise inoperable in the living room left side wall. Repair or replacement of the cranks may be required. For safety reasons it is important that at least one window in each room opens for emergency egress. Consult with a qualified contractor for evaluation and recommendations.
- The master bathroom door binds at the top and should be planed or sanded as necessary to open and close properly.
- The front left bedroom closet door needs hardware repair to open and close properly. The hallway closet door also needs hardware repair to open and close properly.
- The sliding patio door off the master bedroom is missing a screen door. The living room is missing screens. Replace as needed.
- The front doorbell is broken and needs repair.