

File Number: **5686**  
Address of Inspection: **[REDACTED]**

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# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

Wednesday, September 7, 2022

[REDACTED]

RE: [REDACTED]

**Inspection #: 5686**

Dear **[REDACTED]**,

On 9/7/2022 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely, Craig Sharf

**Craig Sharf, Manager**

**Bergen Home Inspection, LLC dba**

**HomeTeam Inspection Service**

**Home Inspection 24GI00020400**

**Radon License # MET 109-74**



## GENERAL INFORMATION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "material defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only.

*If material defects are observed or minor repairs need to be made, HomeTeam recommends you consult qualified licensed professionals for further evaluations and cost estimates prior to closing. All contractors should work for you. Their evaluation/observation may make you aware of findings not listed in our report.*

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 material defects as defined in the Home 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.

The legality of any alteration or conversion of an inhabitable space in or around the dwelling, as well as any code violations is beyond the scope of this inspection.

All conditions are reported as they existed at the time of the inspection. This report is general in nature and not technically exhaustive.

Observations are numbered at the end of each section; however, you must read the entire report.

## INSPECTION REPORT

At the time of the inspection, the approximate temperature was 70 degrees Fahrenheit and the weather was cloudy. The utilities were on and the property was occupied. The buyer and his agent were present during the inspection.

The inspected property as reported by the seller's agent was said to be approximately 15 years old. The property consisted of a two story wood-framed structure with brick veneer and stucco covering the exterior.

There was a paver walkway/steps leading to the brick stoop in the front of the home.



1. The iron lintel under rear left left bump out needs to be cleaned and treated for rust. The plywood underneath the bump out should also be painted.



- 2. There was carpenter bee damage to the wood trellis at the left side game room balcony. The holes should be properly sealed. See Terminite's sperate report.



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

There was a paver driveway on the right side of the home which sloped down to the basement garage.



- 1. Be sure to keep the drain at the back of the driveway clean at all times.



## GARAGE

The basement garage was designed for three cars with access provided by two overhead-style doors. The electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors were tested and found to be functional. The visible concrete garage floor was in good condition.



1. The owner's stored belongings limited viewing of the walls and floor.



2. There was a fire rated door in place leading to the home. The door did not return automatically to the closed position. A spring should be installed to aid the door in returning to the closed position.

### PATIO

There was a raised slate patio located in the back of the home.



- 1. The patio floor has settled in the past and repairs have been made.



### BALCONYIES

There were three balconies for the home; off of the dining room, game room, and the master bedroom.

- 1. There were water stains below the right side dining room balcony and this needs to be addressed to prevent further water penetration into the balcony structure. All balcony floor penetrations and floor joints must be properly sealed.



dining room balcony



water penetration



seal



seal

## ROOF STRUCTURE

The roof was primarily a modified hip and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

The seller's Agent reports the roof covering to be approximately 15 years old. There was one layer of shingles on the roof at the time of the inspection. There was minimal curling and some surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were entering the second half of their useful life.

1. There was a flat roof section, with a large skylight, at the center of the main hip roof. This roof section and skylight were not visible from the ground. The seller must disclose any maintenance performed on this roof/skylight over the past 15 years. In lieu of any information it is recommended that this roof section/skylight be further evaluated by a qualified roofing contractor prior to closing.



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.

1. The downspouts diverted water under ground. It was not determined from this visual inspection where this water terminated.

There was one chimney and one metal stack. Observation of the chimney and stack exteriors was made from the ground, with the aid of binoculars. There were no material defects on the exteriors.



### FOUNDATION

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

### BASEMENT

The partial basement was finished.

Because this floor is below grade, there exists a vulnerability to moisture penetration after heavy rains. The basement was dry at the time of the inspection.



1. The finished basement and stored items limited viewing of the foundation and slab floor.



## FLOOR STRUCTURE

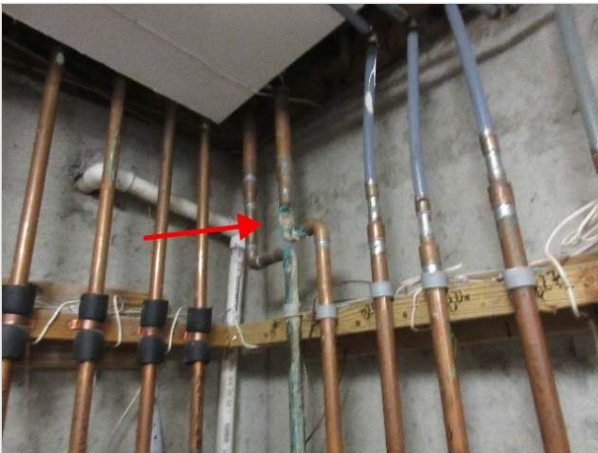
The visible floor structure consisted of a plywood sub-floor, supported by twelve-inch TJI joists spaced sixteen inches on center.

1. Only a very small portion of the sub floor was visible due to the finished ceiling.

## PLUMBING

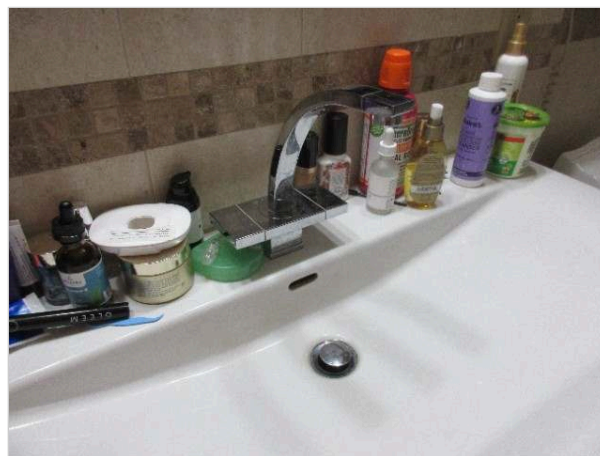
The visible water supply lines throughout the dwelling were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average.

1. There was corrosion on the pipes above the Dunkirk boiler in the garage utility room and this must be addressed by a qualified plumber to help avoid future leaks.



close up

2. The basement bathroom sink faucet was loose and this must be addressed by the above plumber.



3. There was minimal water pressure at the second floor Jack and Jill sink. This needs to be addressed by the above plumber.
4. The steam shower in the master bathroom was beyond the scope of this home inspection. The seller must demonstrate that this equipment is operational prior to closing.

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



water shutoff valves

The gas meter was located on the rear 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.



There was one sump pump located in the garage utility room. The sump pump was functional. There was water in the pit at the time of the inspection.



1. You need to install a backup power supply for the pump in case of an electrical failure.

## WATER HEATER

There was a 75 gallon capacity, natural gas water heater located in the garage utility room. The water heater was manufactured by Rheem, and information on the water heater indicated that it was manufactured 5 years ago. A

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



## ELECTRIC SERVICE

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



The service wire entered a Square D service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. There was a 60-amp sub panel in the basement and one 60-amp sub panel on the second floor hallway wall. The branch circuits within the panels were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched.



main panel



basement sub panel



2nd floor hallway

The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. 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. All GFCI receptacles and GFCI circuit breakers should be tested monthly.

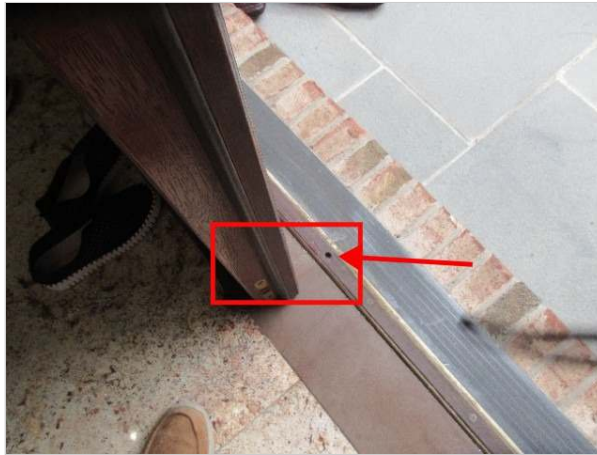
The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

## **WINDOWS, DOORS, WALLS AND CEILINGS**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were casement 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.

1. The front door, while operational, was not adequately secured. The flush bolts at the top and bottom of the right side door need to be properly anchored to secure this front entry door. This needs to be addressed by a qualified window/door contractor.



not adequate

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

## FIRST FLOOR

The first floor consisted of an entry foyer, dining room, living room, laundry room, kitchen with breakfast area, powder room, family room, and a game room. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed.

## KITCHEN

In the kitchen the visible portions of the cabinets and counter tops were in good 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 natural gas cook top and separate electric oven were 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 temperature setting and ice maker, if present, are not within the scope of the inspection.

The dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The garbage disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

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

## SECOND FLOOR

The second floor of the home consisted of four bedrooms and three bathrooms.

## FIREPLACES

There were two fireplaces in the home. Their visual condition at the time of the inspection is indicated as follows.

A prefabricated wood burning fireplace was located in the family room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox

or visible portions of the chimney.



A vented natural gas fireplace was located in master bedroom. The unit was visually inspected and did appear to be functional.



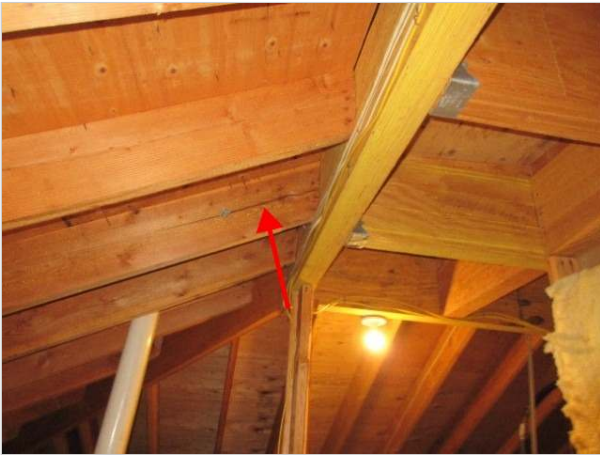
1. The seller must demonstrate that this gas burning appliance is operational prior to closing.

## ATTIC STRUCTURE

The attic was accessed through a pull down stairs in the master bedroom closet. The attic above the living space was insulated with batted insulation, approximately 8 to 10-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents and a thermostatically controlled fan.

The roof structure consisted of two-inch by eight-inch and two inch by twelve inch wood rafters spaced sixteen inches on center and plywood sheathing. Because of the configuration of the attic and the air conditioning equipment, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.

1. One of the rafters at the right side of the skylight and towards the front was cracked and it needs to be properly repaired/sistered.



close up



2. There were water droplet stains on the plywood flooring as a result of sweating nail tips. This is an indication of the attic overheating, elevated humidity levels, and/or frosted nail tips. This condition can lead to rot of the wood sheathing and potential mold growth. Additional ventilation for the attic may be necessary. Any additional ventilation must be addressed by a qualified roofing contractor. The installation of the thermostatically controlled fan may have corrected this condition. The seller must disclose if in fact they installed the fan after the home was constructed to address this condition.



spots on floor



thermostatically controlled fan

3. There was evidences of rodents having been in the space. You may want to consult with a qualified rodent control contractor.



## HVAC INSPECTION REPORT

The results of our visual and operational inspection of the heating and air conditioning systems are described below. Periodic preventive maintenance of the equipment is essential for safe and efficient performance and will help to maximize the system's useful life.

The home was heated by a Dunkirk natural gas boiler which was located in the basement of the home. Information on the unit indicates it is approximately 16 years old.

NOTE: 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 heating system was found to be functional. The flame did ignite when the temperature was raised at the thermostat. The flame burned a strong blue color. A strong blue color indicates complete combustion of the fuel. This is necessary for the safe, efficient use of this appliance. Heat is delivered via radiators and radiant floor heat throughout the home.



1. The boiler has met the manufacturer's life expectancy; you should budget for future repairs, if not replacement.
2. It should be noted that proper maintenance will help extend the life span of any mechanical system beyond the manufacturer's time frame. The heating system should be inspected and serviced on an annual basis. You should obtain from the seller well before close of escrow any documents concerning regular maintenance.
3. The seller must demonstrate that the radiant floor heat is operational prior to closing.

## AIR CONDITIONER

There were three electric outdoor air conditioner condensing units located on the left side of the home. The condensing units were manufactured by Tempstar and information on the equipment indicates they are approximately 15 years old. The air handlers were located in the attic and they were manufactured by Tempstar. Information on the equipment



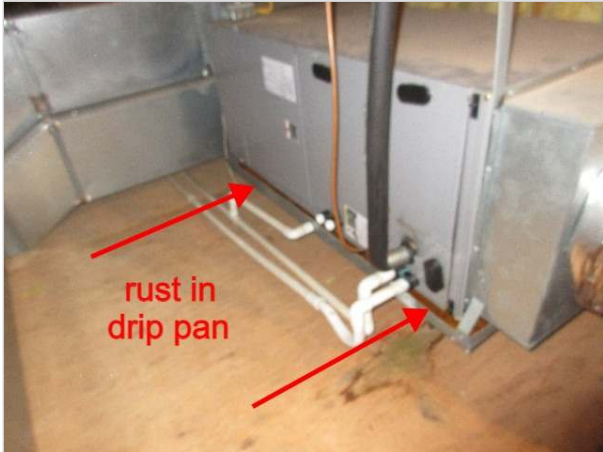
indicates they are approximately 15 years old. Periodic preventive maintenance is recommended to keep this equipment in good working condition. The cooling systems were found to be functional.

NOTE: Examination of heating and cooling systems is mechanically limited since the units are not dismantled to examine interior components.



1. The air conditioning equipment has met the manufacturer's life expectancy; you must budget for future repairs.
2. As stated previously, proper maintenance will help extend the life span of any mechanical system beyond the manufacturer's time frame. The cooling systems should be inspected and serviced on an annual basis and the seller must provide documentation concerning regular maintenance. The documentation should include the name of the service provider.
3. While the master air conditioning zone was functional, the air produced at the registers was cool, not cold. There was barely a 10 degree difference between the air temperature at the supply registers and the return grill. The ideal temperature difference between the supply and return air should be between 16 and 22 degrees Fahrenheit. Prior to closing this air conditioning zone must be further evaluated by a qualified air conditioning contractor to determine the needed repair and the associated cost.

- 4. There was rust/corrosion in the drip pan under the front air handler in the attic. This must be noted by the above AC contractor.



front air handler



close up

### PEST INSPECTION

The pest inspection was performed by Terminite Inc.. Their report is attached.

### RADON INSPECTION

Radon gas is a colorless and odorless gas released into the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon test you requested was performed by Radon Testing Corporation of America. Their radon inspection report will follow in seven to ten days.