



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## 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



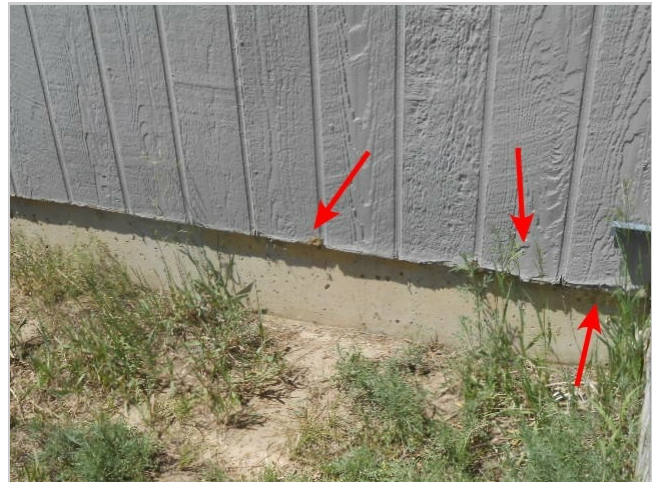
## **GENERAL DESCRIPTION**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual 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. The cosmetic condition 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 appear to constitute major, visually observable 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 inspected property consisted of a ranch wood-framed structure with plywood siding / cladding that was occupied at the time of the inspection. Minor, exterior type caulking and maintenance, painting are common on most homes and may be present but may or may not be specifically identified in this report. The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyer was present during the inspection. The home was situated on a lightly sloped lot. The general grade around the home appeared to be mostly adequate to direct rain water away from the foundation. The age of the home, as reported by the building permits was said to be 37 years old.

There was a concrete walkway leading to a concrete stoop in the front of the home. There were no major visual defects observed in the walkway or the front entry way of the home.

The siding and trim throughout the exterior of the home were in overall marginal condition. There were several areas throughout the exterior where the siding and trim was deteriorating and scraping, repairs, caulking and paint to match are needed. We recommend that a reputable contractor further evaluate the homes exterior and any recommendations for repairs and maintenance be completed prior to closing to prevent any further decay and to prevent possible water intrusion into the home or the homes structure.

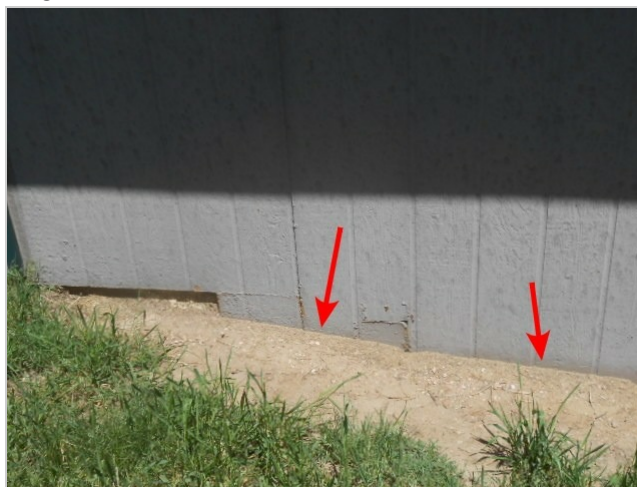


The exterior grading on the rear of the home was noted to be sloping towards the home and foundation. The grading in this area should be corrected to allow for proper drainage and to prevent water accumulation along the home and foundation.



This area of exterior grading on the rear of the home is sloping towards the home.

Some of the exterior siding on the rear of the home is in contact or is under the ground or earth. This condition can lead to wood rot or insect intrusion if not corrected. Further evaluation is recommended by a qualified contractor, prior to closing.



This section of siding on the rear of the home is in contact with the ground or earth.

## **DRIVEWAY**

There was an unpaved to stone driveway in the front of the home which led to the attached garage. There were no major visual, structural or safety defects observed in the driveway at the time of inspection.

## **GARAGE**

The attached garage was designed for two cars with access provided by two overhead-style doors. The two Overhead door brand electric garage door openers were both tested and found to be functional. The concrete garage floor was noted to be sloping away from the home normally and in overall good condition. There were no major visual defects observed in the garage or the door mechanisms.

There was one firewall breach observed in the garage ( on the rear garage wall ) at the time of inspection. Firewall breaches are safety concerns which include holes or voids in the firewall separation between the

garage and home which should be sealed to prevent a garage fire from spreading easily into the home.



A representative amount ( eight or more ) of the electrical receptacles garage were noted to have reverse polarity. This condition is a safety concern which should be repaired by a qualified electrician prior to closing. Both garage doors failed to reverse when pressure was applied to the door indicating that the safety reversing feature is out of adjustment or non functional. Servicing and adjustments, replacement of the garage door openers are recommended by a qualified garage door company, prior to closing.

## **DECK**

There was a wood built deck located in the back of the home. At the time of inspection, there did not appear to be any significant deterioration of the deck wood. The deck structure was properly supported to the ground with wood posts and poured concrete piers. The main deck header was bolted to the home using properly sized lag bolts. The deck joists were properly attached to the structure with joist hangers. The deck boards were properly attached to the deck joists using wood screws or common nails. There were no major visual defects observed on the visible portions of the deck or the deck support structure.

The underside of the deck was unable to be fully inspected due to the deck being very close to the ground or earth below. There were however several deck boards that were loose or were deteriorated indicating the need for further evaluation and repairs to the deck ( as needed ) by a qualified contractor, prior to closing.





Loose or deteriorated deck board on the rear deck.



Loose or deteriorated deck boards on the rear deck.

## **ROOF STRUCTURE**

The roof was a gable and valley design covered with asphalt, fiberglass composition shingles. Observation of the roof surfaces and vent, transition flashing's were performed from roof level. The age of the roof covering, as reported by the building permits, was approximately less than three years. There was one layer of shingles on the roof at the time of the inspection.

There was only light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life. There were no major visual defects detected on the exterior of the roof.

Sometimes our opinion of a roof may differ from that of the insurance adjuster or the roofer. This depends greatly on which company is providing insurance as well as who is evaluating it. Some insurance providers are more particular than others when it comes to evaluating and insuring a roof. One provider might find a roof unacceptable to their standards while another finds it within their guidelines. We are there to state the overall condition of the roof and the roof is not considered defective unless there are visible leaks and/or major damage or wear that indicate failure is imminent. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

The under-layment of any roof coverings or flashing's is not able to be viewed or inspected without removing the roof coverings or shingles, which is beyond the scope of a home inspection. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for this use.



The transition roof flashing ( where the house roof meets the patio roof ) is loose or is unsecured indicating the need for further evaluation and repairs by a qualified roofer, prior to closing.



This transition roof flashing is loose or is not secured which can lead to roof leakage if not repaired.

The furnace vent pipe ( which penetrates the roof line ) is rusted or deteriorated and is recommended to be replaced by a qualified HVAC contractor or roofer, prior to closing.



## **GUTTERS**

The roof drainage system consisted of aluminum and galvanized gutters and downspouts which appeared to be functional and clean at the time of the inspection. A properly functioning gutter and downspout system is one of the most important components of the roof and site drainage system and for diverting rain water away from the home and foundation.. Gutters and downspouts should receive routine maintenance and cleaning for proper roof drainage and to prevent any premature failure of the drainage system. There were no major visual defects observed on the visible portions of the gutters or the downspouts.

One of the downspouts on the left, rear of the home was missing the extension. This condition can allow for rain water to accumulate along the home and the possibility of water in the crawlspace if not repaired.





## **CHIMNEY**

There was one chimney. The chimney was constructed of brick and mortar with a clay type inner liner for fireplace venting

Observation of the chimney exterior was made from the ground, with the aid of binoculars ( on steeply pitched roofs ) or by a visual inspection on the roof.

There were no major visual defects observed on the exterior of the chimney or chase.

There was no rain hat on the chimney. This device is recommended to be installed by the seller ( prior to closing ) to prevent animals or rain water from entering the chimney and fireplace flue and causing damage to the home or to the metal flue damper inside the chimney.



## **FOUNDATION**

The foundation was constructed of steel reinforced concrete. There were no major visual defects observed on the visible portions of the foundation. There were several smaller type cracks noted along the exterior and interior foundation walls. These cracks did not appear to have any structural significance at the time of inspection but these cracks are recommended to be monitored for future movement. A single home inspection cannot determine whether movement of any homes foundation has ceased. Smaller, stress type cracking of a foundation is generally considered normal and should not be construed as indications of foundation movement unless these cracks continue to grow. Any larger, horizontal type cracks ( if present ) should be sealed with foundation type epoxy and then monitored for continued movement regularly. Foundations or crawlspace walls that are partially or fully covered with insulation are limited in viewing as the insulation is not disturbed or removed for inspection.

## **FLOOR STRUCTURE**

The visible floor structure consisted of a plywood subfloor, supported by two-inch by ten-inch truss-joists spaced eighteen to twenty four inches on center. There was a 6x12-inch built-up wood center beam and 4x4-inch wood posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

## **CRAWL SPACE**

The crawl space was accessible through a scuttle on the outside of the home and was dry. Because of its configuration and ductwork, piping, etc. the crawlspace was not fully visible. The crawl space also did have a polyvinyl or other moisture barrier covering the crawlspace floor. A polyvinyl or other type of moisture barrier is recommended to retain moisture build up and mold from accumulating in this space. There were no major defects observed within the visible areas of the crawl space.

There were a few open splices noted throughout the crawlspace at the time of inspection. Open splices consist of wires joined together outside of a junction box or loose wiring. This is a safety concern which should be corrected by a qualified electrician prior to closing.



Open spliced wiring in the crawlspace.

One of the heating supply or return ducts ( in the crawlspace ) has an opening which is recommended to be properly sealed to prevent heat loss into the crawlspace when the heating system for the home is in use.



## **PLUMBING**

The visible water supply lines throughout the home were found to be constructed of copper and pex ( polyethylene ) pipe. The water to the home was supplied by a well and pump. The visible waste lines consisted of ABS plastic pipe. The home was connected to a septic tank system.

All plumbing fixtures and appliances attached to available water and drains were operated and inspected for visible leaks. Any closed shut off valves or non connected fixtures or appliances were not operated or inspected.

Water flow throughout the home was average. Water pressure was tested by a pressure gauge and found to be 51 pounds per square inch and 8.8 gallons per minute which is considered normal water pressure to a well supplied home. There were no major visual defects observed in the visible portions of the plumbing system.

Because large trees are present around the home or the home is over twenty years old it is recommended that the main sewer line be scoped by a qualified plumber or other capable persons to ensure that the main sewer line is free from tree roots or other obstacles. Obstacles in the main sewer line can be a very expensive repair and the condition of the main sewer line is not able to be viewed or determined during any home inspection.

## **WATER METER / WATER SHUT OFF VALVE**

The main water shutoff valve for the home was also located in the crawlspace.



This is the main water shut off valve for the home.



## **WATER HEATER**

There was a 50 gallon capacity, natural gas water heater located in the crawlspace. The water heater was manufactured by Rheem. Information on the water heater indicated that it was manufactured 20 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 or open them. An overflow leg / drain line for the T&P valve was present. It did terminate close to the floor. For your safety and for proper function of the water heater, the T & P valve and an overflow leg should terminate close to the floor, exterior of the home or to a nearby floor drain. The water heater was functional. The water heater fired when called to do so from the thermostat. The flame was observed to be normal and there were no combustable gas leaks present.

## **GAS METER**

The gas meter and whole house, gas shut off valve for the home were located in the front yard. 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.

## **ELECTRIC SERVICE**

The underground electric service wire entered the home on the rear, exterior wall. The electric meter was located in the back yard. The service wire for the home entered a General Electric service panel, located on the dining room wall with a 200 amp and 120/240 volt rated capacity.

The branch circuits within the panel were constructed of copper wiring. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in overall good condition.



The electrical panel cover was removed for inspection of the house wiring, circuits and breakers.

## **SWITCHES, FIXTURES, RECEPTACLES**

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. GFCI receptacles are currently required by the National Electrical Code for wet area receptacles but were not required in homes prior to 1984. There were GFCI protected circuits located in the kitchen and bathroom ( s ) which were tested and found to be functional.

The electrical service for the home ( overall ) appeared to be adequate. There were no major visual defects observed in the electrical system. Light fixtures without bulbs or apparent, expired bulbs were not dismantled for proof of proper wiring. Electrical receptacles that were hidden behind furniture, stored items, personal effects or appliances may have not have been able to be inspected for proof of proper wiring. Electrical receptacles are checked with a receptacle type ( plug in ) tester only for correct wiring but are not checked for the available current or load capacity of the circuit.

## **SMOKE ALARMS**

There were smoke alarms found in the house and they were tested and found to be functional. For safety reasons, the smoke alarms should be re- tested upon occupancy.

## **CARBON MONOXIDE ALARMS**

There were carbon monoxide alarm(s) found in the home at the time of inspection which were tested and appeared to be functional. Testing of smoke or carbon monoxide detectors during a home inspection will not provide definitive proof that these detectors will respond as needed in the event of a fire or a carbon monoxide leak. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

## **WINDOWS AND DOORS**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum and vinyl clad, sliding style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Windows that are covered by furniture or that were otherwise not visible or accessible were not inspected or tested. Possible problem areas may not be identified if the windows or doors have been recently painted. Maintaining of the exterior caulking of doors and windows is critical as these can waste an enormous amount of energy.

Changing conditions such as temperature, humidity, lighting as well as external water spots and soiling can limit the ability to visually review windows for broken seals. Therefore, conditions indicating a broken or compromised seal may not be apparent or visible at the time of the inspection. A broken seal causes a loss of vacuum between the panes and results in the loss of insulation value

The two front living room windows are either swollen or weathered shut and do not open.

A representative amount ( 6 or more ) of the older windows and both of the sliding glass doors in the home have a loss of vacuum seal and condensation is present between the window panes. The only recommendation that can be made is replacement of these windows by a qualified window company, prior to closing.

All of the window screens and the sliding door screens in the home were found to be missing at the time of

inspection.

The front door to the home is damaged and does not seal fully to the door frame or casing indicating the need for repair or replacement of the door by a qualified contractor, prior to closing.

## **INTERIOR WALLS AND CEILINGS**

The interior wall and ceiling surfaces were finished with drywall, texture and paint. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted and textured. Window treatments, blinds, carpeting, paint, wallpaper and other finish treatments are not inspected as per ASHI standards There were no major visual defects observed in the interior walls or ceilings.

## **APPLIANCES: OVEN**

The Frigidaire electric free standing oven with counter top range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not tested or available and are not within the scope of this home inspection.

## **RANGE HOOD**

The Presenza brand range hood was inspected and did appear to be somewhat functional. Cleaning of the exhaust fan and filter may increase the exhaust capability of the exhaust fan.

The range hood vent was capped and the vent hood does not vent properly indicating the need for further evaluation by a qualified appliance company, prior to closing.

## **REFRIGERATOR**

The Frigidaire brand refrigerator was inspected and did appear to be functional. The temperature settings, electronic or digital components and ice maker, if present, are not within the scope of this home inspection.

## **DISHWASHER**

The Frigidaire brand dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle. The dishwasher was in overall acceptable condition. The door seal was in good condition and the unit was free from leaks.

## **GARBAGE DISPOSER**

The In-sinkerator brand garbage disposer was inspected and did appear to be functional.

## **FIREPLACE**

There was one fireplace located in the home. The visual condition of the fireplace(s) the chimney(s) or external vent terminations at the time of the inspection is indicated as follows.

## **WOOD FIREPLACE**

A wood-burning fireplace was located in the family room. There was no visual evidence of excessive creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney or exterior vent terminations. The flue damper was inspected and found to be functional Although not operated the fireplace and its internal components appeared to be in good overall condition.



A home inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of any fireplace flue is mainly inaccessible. Our view was not adequate to discover possible deficiencies or damage, even with a strong light.

For safe and efficient operation we recommend a current and subsequent annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary, using specialized tools, testing procedures, mirrors and video cameras as needed to fully evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this be done prior to further use.

### **ATTIC STRUCTURE**

The attic was accessed through a scuttle in the garage and hallway The attic above the living space was insulated with batted fiberglass insulation, approximately 6-inches in depth. Ventilation throughout the attic was provided by gable and roof vents.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing. Because of the configuration of the trusses and absence of any catwalk, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. There were no major visual defects observed in the attic or roof structure.



## **HVAC INSPECTION REPORT**

The heating, ventilating and air conditioning systems ( if applicable ) were inspected by your inspector. 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 and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Ducane natural gas forced air furnace, which is 24 years old. The unit was located in the crawlspace of the home. It has an approximate gross heating capacity of 125,000 BTUH. The heating system was tested and found to be functional at the time of the inspection.

The furnace was tested, inspected and appeared to be functional. The furnace however was noted to be very dirty and in need of servicing and cleaning by a qualified HVAC company prior to closing.

There will be normal temperature variations from room to room and level to level, most noticeable between levels when the furnace or air conditioning ( if available ) systems are in use.

The disposable filter was dirty and should be replaced on a regular basis to maintain the efficiency of the system. Most HVAC manufacturers recommend replacement / cleaning of air filters on a monthly basis when the system is in use. Dirty filters restrict the effectiveness of the system reducing overall service life expectancy of the equipment and overall air quality of the home.

## **CONTROLS**

The control for the heating and air conditioning system ( if applicable ) was a 24 volt thermostat located on the hallway wall of the home. The thermostat was manufactured by Honeywell and was found to be in good working order.

## **SUMMARY:**

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

Recommended repairs and / or renovation of the structure, or any part of this structure, as well as issues / defects and / or safety issues listed in the report, may expose additional defects or needed upgrades that could affect your evaluation of the property. HomeTeam recommends that you act upon the the stated issues and recommendations during the negotiations timetable. A home inspection is not designed to eliminate all risk and cannot and should not be relied upon to discover all defects that are not disclosed by the sellers. All homeowners should anticipate regular expenses as a normal part of home ownership. For that reason a home inspection should not be considered an insurance policy.

## **Safety / Health Concerns**

- There was one firewall breach observed in the garage ( on the rear garage wall ) at the time of inspection. Firewall breaches are safety concerns which include holes or voids in the firewall separation between the garage and home which should be sealed to prevent a garage fire from spreading easily into the home.
- A representative amount ( eight or more ) of the electrical receptacles garage were noted to have reverse polarity. This condition is a safety concern which should be repaired by a qualified electrician prior to closing.
- Both garage doors failed to reverse when pressure was applied to the door indicating that the safety reversing feature is out of adjustment or non functional. Servicing and adjustments, replacement of the garage door openers are recommended by a qualified garage door company, prior to closing.
- The two front living room windows are either swollen or weathered shut and do not open.
- There were a few open splices noted throughout the crawlspace at the time of inspection. Open splices consist of wires joined together outside of a junction box or loose wiring. This is a safety concern which should be corrected by a qualified electrician prior to closing.

## **Minor Defects**

- There was no rain hat on the chimney. This device is recommended to be installed by the seller ( prior to closing ) to prevent rain water from entering the chimney and fireplace flue and causing water damage to the home or to the metal flue damper inside the chimney.
- The range hood vent was capped and the vent hood does not vent properly indicating the need for further evaluation by a qualified appliance company, prior to closing.
- The furnace was tested, inspected and appeared to be functional. The furnace however was noted to be very dirty and in need of servicing and cleaning by a qualified HVAC company prior to closing.
- The exterior grading on the rear of the home was noted to be sloping towards the home and foundation. The grading in this area should be corrected to allow for proper drainage and to prevent water accumulation along the home and foundation, basement.
- Some of the exterior siding on the rear of the home is in contact or is under the ground or earth. This condition can lead to wood rot or insect intrusion if not corrected. Further evaluation is recommended by a qualified contractor, prior to closing.
- The transition roof flashing ( where the house roof meets the patio roof ) is loose or is unsecured indicating the need for further evaluation and repairs by a qualified roofer, prior to closing.
- One of the downspouts on the left, rear of the home was missing the extension. This condition can allow



for rain water to accumulate along the home and the possibility of water in the crawlspace if not repaired.

- The furnace vent pipe ( which penetrates the roof line ) is rusted or deteriorated and is recommended to be replaced by a qualified HVAC contractor or roofer, prior to closing.
- One of the heating supply or return ducts ( in the crawlspace ) has an opening which is recommended to be properly sealed to prevent heat loss into the crawlspace when the heating system for the home is in use.
- The front crawlspace access cover was found to be in overall poor or deteriorated condition. Repairs are recommended by a qualified contractor, prior to closing.
- The front door to the home is damaged and does not seal fully to the door frame or casing indicating the need for repair or replacement of the door by a qualified contractor, prior to closing.

### **Maintenance Concerns**

- The siding and trim throughout the exterior of the home were in overall marginal condition. There were several areas throughout the exterior where the siding and trim was deteriorating and scraping, repairs, caulking and paint to match are needed. We recommend that a reputable contractor further evaluate the homes exterior and any recommendations for repairs and maintenance be completed prior to closing to prevent any further decay and to prevent possible water intrusion into the home or the homes structure.

### **Other Observations**

- The underside of the deck was unable to be fully inspected due to the deck being very close to the ground or earth below. There were however several deck boards that were loose or were deteriorated indicating the need for further evaluation and repairs to the deck.
- Many of the older windows and both of the sliding glass doors in the home have a loss of vacuum seal and condensation is present between the window panes.
- All of the window screens and the sliding door screens in the home were found to be missing at the time of inspection.
- The water heater in this home will probably be in need of replacement within the next 1-5 years.