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

Dear Mr. and Mrs. Jones,

On Sunday, October 18, 2020 The HomeTeam Inspection Service made a visual inspection of 1234 Smith Road on Main Street in Libertyville. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (847) 983-7600. Thank you for choosing HomeTeam.

Sincerely,

Terry Carbonara
HomeTeam Inspection Service
Illinois Licensed Home Inspector #450.012351

Illinois Licensed Radon Measurement Technician #RNIT2020214

Novus Home Services LLC - Business Entity License #451.001347

SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

Safety Concerns

1. The GFCI outlet located on the front porch is defective and should be replaced.

Material Defects

1. The roof appears to be at or near the end of its life and requires evaluation by a professional roofer for remaining viability.

Roof and Gutters

1. Some of the downspouts are missing and draining improperly onto the roof.

Plumbing

1. Active water leak was present at supply line in upper level hall bath sink at the time of the inspection.

Electrical

1. Corrosion was observed inside the main electric panel due to condensation from direct contact with the concrete foundation wall.
2. A GFCI circuit for the jetted tub was not present. Consult with a licensed electrician to improve safety of this device.

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

PREFACE

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

You may be advised to seek a specialist's opinion as to any defects or concerns mentioned in the report. At that time, additional defects may be revealed that may not have been identified in the initial home inspection. This is part of the normal due diligence process.

If the age, condition or operation of any system, structure or component of the property is of a concern to you, we recommend that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This inspection report includes a description of any material defects* noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the named defects and other related defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. This may require an extension of the period. The Client warrants they will read the entire inspection report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the inspection report.

* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property, or one that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a defect.

The majority of home inspections are performed on pre-existing structures. Building techniques have changed dramatically over the years, and a home inspection is not designed to identify methods that were previously acceptable that may have been superseded by superior methods. We will not determine the cause of any condition or deficiency, or determine future conditions that may occur, including the failure of systems and components or consequential damage.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but is not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

INTRODUCTION

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

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

The approximate temperature at the time of the inspection was 40 to 45 degrees Fahrenheit, and the weather was rainy. The utilities were on at the time of the inspection. The age of the structure appeared to be 25 years.

LOT AND GRADE

The structure was situated on a level to lightly sloped lot. The general grade around the structure appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

Photo 1

Gap in right corner from fence falling away at left

Photo 2

Main fence vertical supports weak and failing - fence loose and swaying away

WALKWAY / ENTRANCE

There was a concrete walkway leading to a concrete front porch 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.

Photo 3

Photo 4

Trip hazard present on the walkway to the front entrance. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.

Photo 5

Garage left

Photo 6

Garage front

STRUCTURE AND CLADDING

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

Exterior painted wood surfaces on the front entrance were minimally deteriorated. Wooden surfaces, particularly those exposed to the elements, should be repaired and refinished to prevent further deterioration and water intrusion.

Photo 7

Exterior caulking penetrations is cracked or missing. The caulking should be repaired or replaced to help prevent water intrusion.

Photo 8

AC lineset

PATIO

There was a a stamped concrete patio in the back of the home.

Photo 9

Photo 10

A gap was observed at the patio around the rear stoop. These areas can allow water to penetrate and cause further unseen damage. Penetrating water could create unseen problems with the structure. It is recommended that these areas be repaired as needed to help prevent water penetration.

Photo 11

GAS METER

The gas meter and main shutoff were located in the left side yard. There was no noticeable odor of gas detected at the time of the inspection.

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

Photo 12

Left side behind bushes

Photo 13

ROOF

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed by walking the roof and with the aid of aerial drone aircraft. There was one layer of shingles.

The roof shingles exhibited no curling and moderate to substantial surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were observed on shingles and roof penetration points.

These conditions indicate the roof shingles were at or near the end of their useful life.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider/adjuster or roofer. Some insurance providers/adjusters or roofers are more particular than others. We are there to state the overall condition of the roof; the roof is not considered to be defective unless there are visible leaks and/or material damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear, lifted edges, or evidence of a hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 14

Photo 15

Photo 16

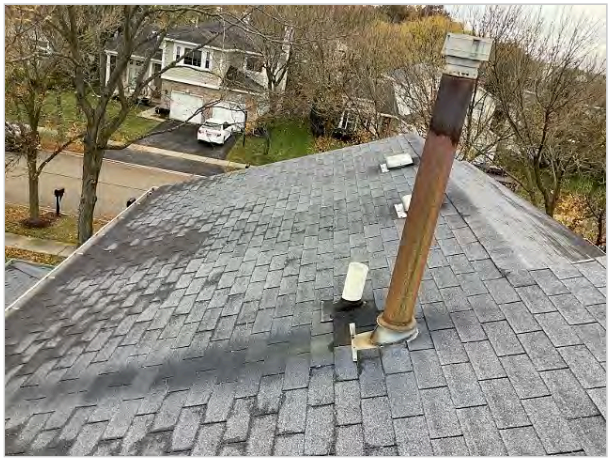


Photo 17

Photo 18

Previous repairs were evident on the roof. These signs may indicate exterior damage, problems with installation, age, previous water intrusion, or other factors, all of which should be considered when evaluating the health of the roof.

Photo 19

Newer singles around attic fan

Photo 20

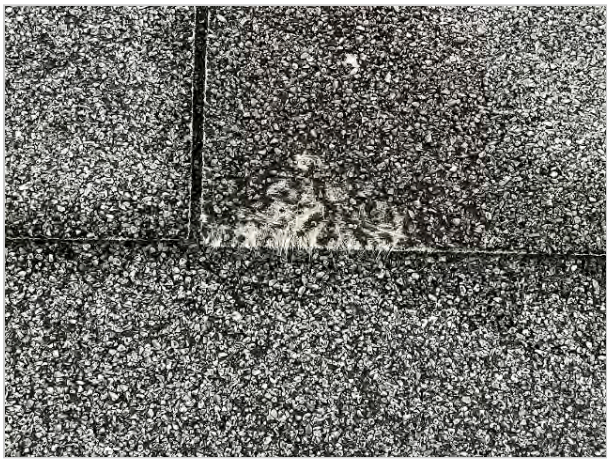
Newer shingles around plumbing and gas exhaust vents

The roof appears to be at or near the end of its life and requires evaluation by a professional roofer for remaining viability.

Photo 21

Aggregate worn through - fiberglass reinforcing fibers visible

Photo 22

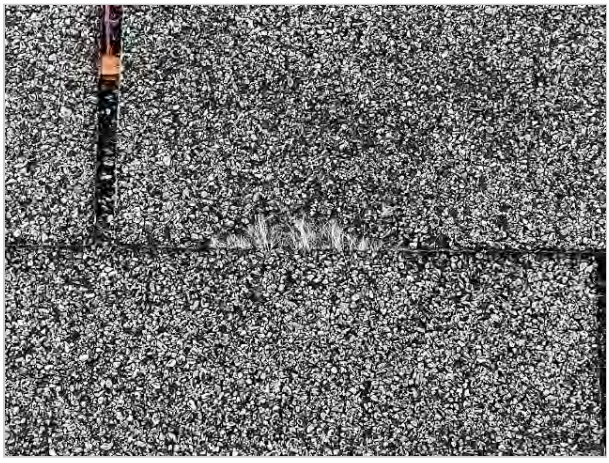


Aggregate worn through - fiberglass reinforcing fibers visible

Photo 23

Aggregate worn through - fiberglass reinforcing fibers visible

Photo 24



Aggregate worn through - fiberglass reinforcing fibers visible

GUTTERS

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

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Photo 25

Photo 26

Gutters were in need of cleaning at the time of the inspection. Clogged gutters can cause roof drainage water to drain at the base of the foundation, causing basement water problems. Overflow from gutters can cause damage to fascia that is not visible or apparent at the time of the inspection. The gutters should be cleaned.

Photo 27

Photo 28

Some of the downspouts are missing and draining improperly onto the roof. HomeTeam recommends ensuring termination points for all downspouts are extended directly into the roof gutter system to prevent premature wearing of roofing materials and configured in such a manner to ensure all water flows away from the foundation during periods of rain.

Photo 29

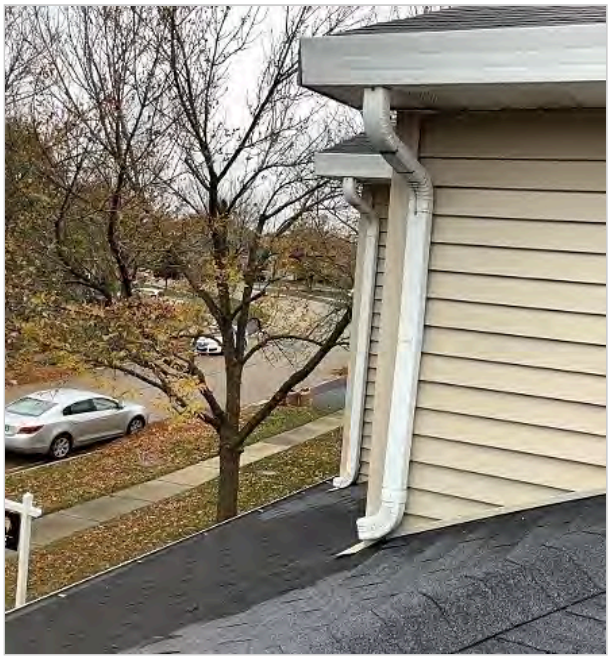


Photo 30

Photo 31

Missing downspout - gutter draining directly onto roof below

CHIMNEYS AND FLUES

The structure had a one-flue chimney chase. Observation of the chimney was made from the roof. The flashing around the roof penetration point appeared to be adequate.

Photo 32

Photo 33

Photo 34

ATTIC STRUCTURE - MAIN HOME

The attic was accessed via a scuttle in the hallway and was not entered.

The attic above the living space was insulated with fiberglass and cellulose-based batted and loose fill insulation, approximately ten-inches in depth.

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

The roof structure consisted of two-inch by four and two by six-inch wood trusses spaced 16 inches on center and plywood sheathing.

There was no moisture visible in the attic space.

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

Photo 35

Photo 36

Photo 37

Photo 38

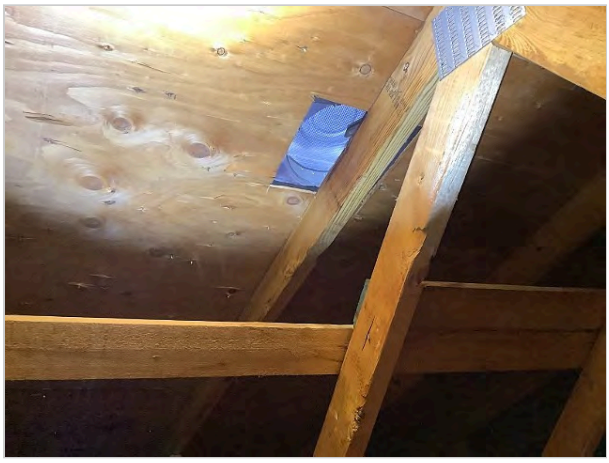


Photo 39

Photo 40

Photo 41

Photo 42

Photo 43

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. A functional electric garage door opener was present. The garage floor was in good condition.

Photo 44

Photo 45

Photo 46

Electron eye safety reverse operational

The garage door safety pressure reverse system was operable; however, it was highly tensioned and difficult to reverse when under reasonable force. This means the door did not readily stop and reverse when a reasonable amount of resistance was placed at the base of the door. The opener should be adjusted to reduce the amount of tension required to trigger the reverse action.

ATTIC STRUCTURE - GARAGE

The attic was accessed via a scuttle in the garage and was entered.

The attic above the garage was not insulated.

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

The roof structure consisted of two-inch by four and two by six-inch wood trusses spaced 16 inches on center and plywood sheathing.

There was no moisture visible in the attic space.

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

Photo 47

No insulation observed in garage ceiling or rafters

Photo 48

Photo 49

Spray foam insulation at seams between garage and main home

Photo 50

Roof vent in garage attic partially crushed above

Photo 51

Roof vent above garage partially crushed

DRIVEWAY

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

Photo 52

Photo 53

ELECTRIC SERVICE

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

Photo 54

MAIN PANEL

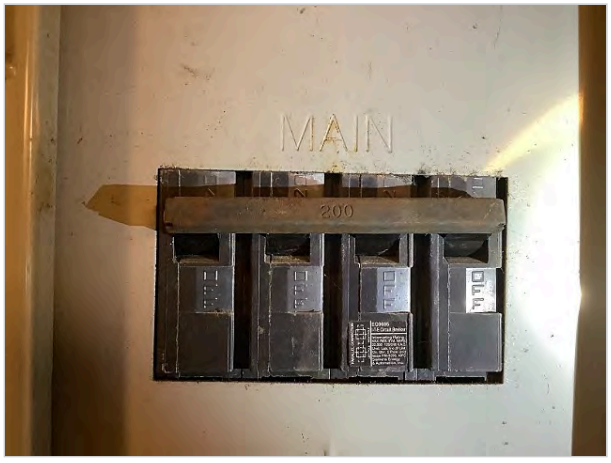
The service wire appeared to be 120/240 volt and 200 amp and entered a Siemens service panel, located on the right basement wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker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

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

Photo 55

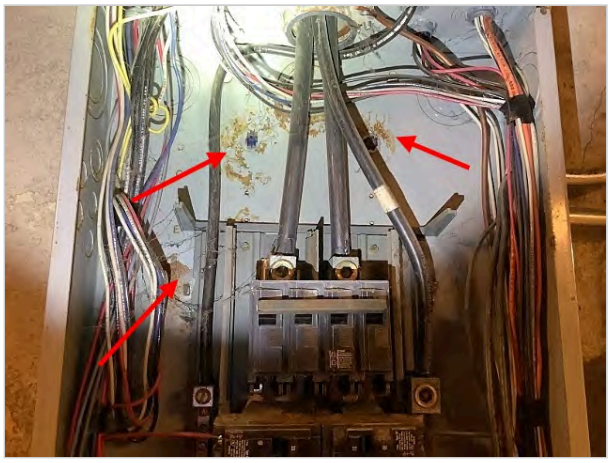
Photo 56

Photo 57



Corrosion was observed on the metal electric panel due to direct contact with the concrete foundation wall. The electrical connections inside the box have not been affected by corrosion; however, oxidation potential exists in its current state. HomeTeam recommends that a licensed electrician further evaluate the condition of the electrical panel for possible insulating/isolating solutions that separate it from direct contact with the wall.

Photo 58



Corrosion in main electrical panel due to condensation from metal box being attached directly onto concrete wall

Photo 59

Corrosion at bottom of electrical panel

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.

SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the structure were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, although we do not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garage and the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI and AFCI circuit breakers should be tested monthly.

Please note that electrical codes have changed through the years. Although the structure does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

Photo 60

Could not identify function of these two switches in upper level hallway

The GFCI receptacle on the rear patio was loose and needs to be resecured.

Photo 61

GFCI functions well however electrical outlet box is loose and needs to be resecured

The GFCI outlet located on the front porch is defective and should be replaced.

Photo 62

Front door

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.

A crack was observed at the foundation wall. These areas can allow water to penetrate and cause further unseen damage. Penetrating water could create unseen problems with the structure. It is recommended that these areas be closely monitored for water intrusion and professionally sealed as needed to help prevent water penetration.

Photo 63

Sealed crack observed on front foundation wall - no water intrusion found on inside wall surface (crawl space)

The basement was cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.

Photo 64

Photo 65

Photo 66

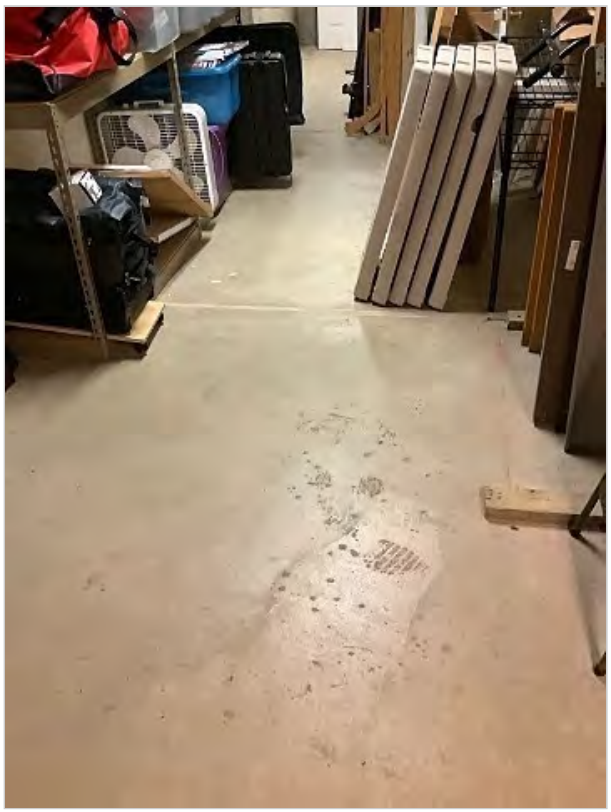
BASEMENT

The full basement with a crawlspace was partially finished.

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.

Photo 67



Basement floor

Photo 68

Basement floor

The basement was partially finished; therefore, a complete visual examination of the entire foundation and floor structure was not possible in areas that were visually obstructed.

There was a sump pump located in the basement. The sump pump was functional. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

Photo 69

EJECTOR PUMP

An ejector pump was present in the structure. The ejector pump was not tested due to it being a sealed pit with an internal control mechanism that was inaccessible.

Photo 70

CRAWL SPACE

The crawl space was accessible at the time of the inspection and was entered. The crawl space access is located in the basement. The visible area of the crawl space was dry at the time of the inspection.

The crawl space was not ventilated and vapor retarder was installed. The living space above the crawl space was not insulated.

Because portions of the crawl space are 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 crawl space. 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 crawl space, consult with a company specializing in water proofing.

NOTE: Due to configuration, parts of the crawl space were inaccessible.

Photo 71

Photo 72

Crawlspace walls insulated with batted fiberglass

Photo 73

Crawlspace walls insulated with batted fiberglass

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. A 4x10-inch steel I-Beam center beam and 4x4 -inch steel posts or piers were present for load bearing support.

Photo 74

Photo 75

Photo 76

Steel post

PLUMBING

The visible water supply lines throughout the structure were copper pipe. Water shutoff valves are not tested as part of the home inspection since water shutoff valves that have not been operated for an extended period of time often leak after being operated, and we would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. 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 structure.

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

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

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

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

BATHROOMS AND MISC PLUMBING

Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, ie, a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

Photo 77

Master bathroom

Photo 78

Master bathroom

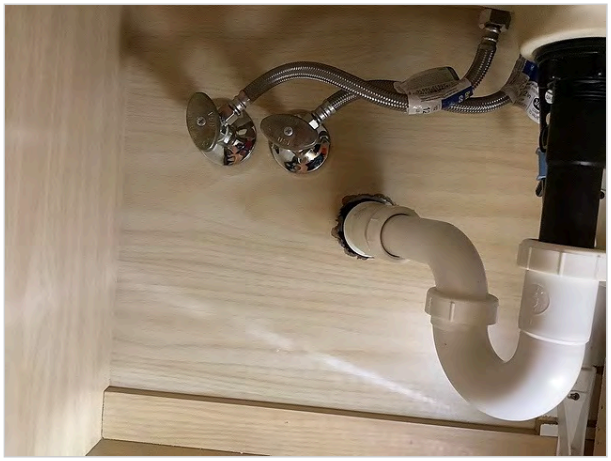
Photo 79

Master bathroom

Photo 80

First floor bathroom

Photo 81



First floor bathroom

Photo 82

Upper level hall bath

Photo 83

Upper level hall bath

Photo 84

Upper level hall bath

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

Photo 85

Upper level hall bath - left sink - cold water supply line shutoff valve leaks when turned on - currently turned off to prevent leaking

JETTED TUB

The jetted tub was tested by filling the tub above the jets and engaging the on/off switch. The operation of the tub was done by verifying that water was coming out of each of the jets. The jets were run for approximately 1 minute. The tub did appear to be operable. Leaks were not observed from the jetted tub.

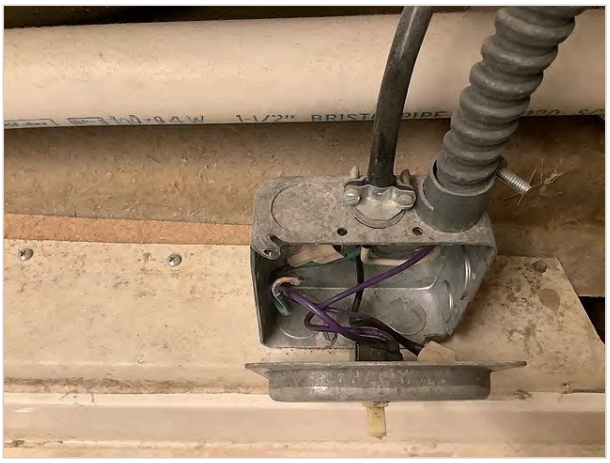
The GFCI for the jetted tub was not located and the motor was not properly bonded.

Photo 86

The GFCI for the jetted tub was not located. The buyer should consult with the seller to determine if such a circuit exists. If none is present, a dedicated GFCI should be added to the jetted tub prior to use. This is a potential safety

issue.

Photo 87



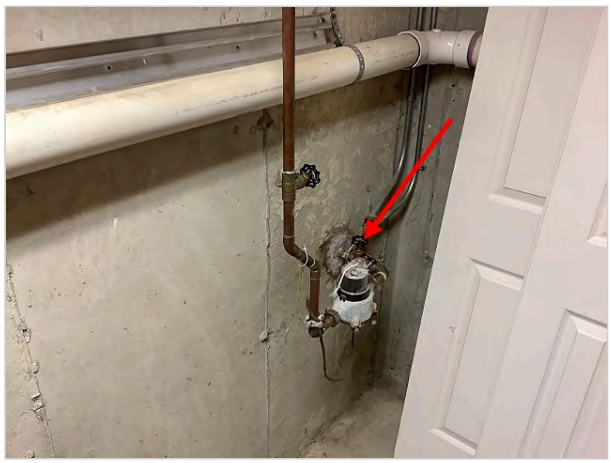
GFCI missing

Photo 88

MAIN WATER SHUTOFF VALVE

The water meter was located in the basement. The main water shutoff valve for the structure 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.

Photo 89



Water meter and main house water shutoff valve

WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by Rheem, model number 21V50-2 and serial number RN 0495D10140. Information on the water heater indicated that it was manufactured 25 years ago. Hot water temperature was approximately 117 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 90

Photo 91

Photo 92

Due solely to its age, the water heater may be approaching the end of its design life. This is an informational note only to help give an idea of future budgeting considerations. The unit was functional unless noted otherwise. Please note that since codes change, it is possible the configuration for a water heater's flue and/or discharge may need to be altered at the time of a future replacement.

GENERAL INTERIOR

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

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

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

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present in the house.

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

Photo 93

Foyer

Photo 94

Upstairs hallway

Photo 95

Basement

Photo 96

Basement

WINDOWS AND DOORS

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

windows were aluminum, double hung and slider style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

Exterior windows require routine caulking and maintenance to prevent water intrusion.

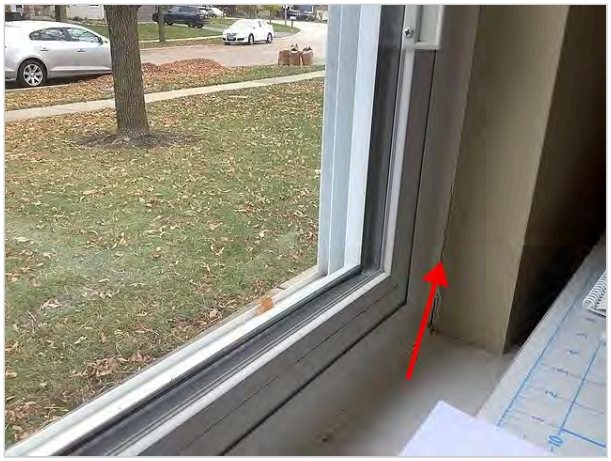
NOTE: The condition, presence, or absence of screens, storm windows and doors is outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames.

Photo 97

Front bedroom door damaged

The interior caulking between the window and frame is cracked and deteriorated. The caulking should be re-sealed to help direct rain water away from the structure.

Photo 98



Office

Photo 99

Kitchen slider

Photo 100

Dining room

The screen door to the main entrance does not latch. The door, frame, and/or latching mechanism should be adjusted to allow for proper operation of the door.

Photo 101

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

FIREPLACE

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

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

A vented fireplace insert with natural gas fuel supply was located in the family room. The chimney/flue was metal material. The unit was operated and was functional. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any

configuration changes that should occur. Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.

Photo 102

Photo 103

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in serviceable condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

Photo 104

Photo 105

Kitchen cabinet door hinges are in need of adjustment. These adjustments are usually relatively simple and only require the tightening of screws or alignment of a variable adjustment hinge.

Photo 106

Photo 107

The electric double oven 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.

Photo 108

Upper

Photo 109

Lower

The built in cooktop was tested and found to be functional.

Photo 110

The range hood and microwave combination 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 range hood does not vent to the exterior of the structure. As an upgrade to improve indoor air quality, HomeTeam recommends having the gas range vented to the exterior.

Photo 111

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

The dishwasher was tested and did appear to be functional.

The dishwasher did not appear to have an effective anti-siphon device installed in the drain line. An anti-siphon device prevents cross contamination between potable water and wastewater. Some dishwashers have built-in integrated anti-siphon devices not readily visible. Consult with the manufacturer to determine if this particular model requires an additional air gap or high loop above the sink basin. If an anti-siphon device is needed to prevent cross-contamination of sink/disposer drain water back into the dishwasher, then HomeTeam recommends having an anti-siphon valve (air gap) installed above the countertop or drain hose looped as high as possible to the underside of the countertop above the sink basin (high loop) by a qualified contractor.

Photo 112

Kitchen sink

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

Photo 113

WASHER AND DRYER CONNECTIONS

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

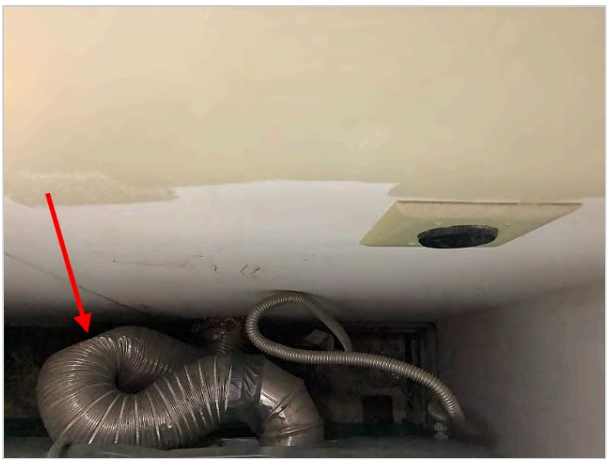
A dryer vent was installed.

A drain for a washing machine was present. Both appliances were tested and appeared to be functional.

Photo 114

The dryer vent has been reduced in size from the required 4-inch pipe. To prevent clogs and lint buildup, the dryer vent pipe should consist of 4-inch pipe its entire length as it vents to the exterior of the structure. Consult with a qualified contractor for repair/replacement to ensure full size exhaust venting.

Photo 115



Slightly crushed and reduced in size

HEATING, VENTILATION & AIR CONDITIONING

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service. 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.

HEATING

The structure was heated by a Trane natural gas forced air unit heater, Model Number TUE1D120A9601AD and Serial Number 13304XS91G, which is approximately 7 years old. The unit was located in the basement of the structure. It has an approximate net heating capacity of 120,000 BTUH. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

NOTE (for furnaces): 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 HVAC condensate line was raised above the floor drain or drain inlet. The condensate line was trapped. The HVAC

condensate line 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 heating system was found to be functional at the time of the inspection].

Photo 116

Photo 117

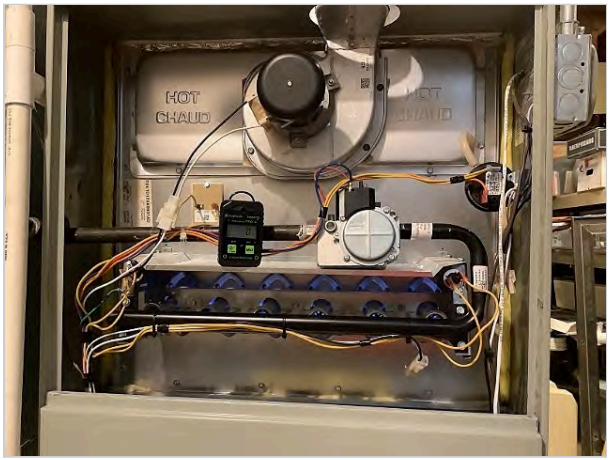


Photo 118

COOLING

The electric outdoor air conditioner condensing unit was a Trane, Model Number 4TTR3048D1000AB and Serial Number 14192TDX3F. The unit is located on the right rear of the structure. This unit is approximately 6 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was not tested due to cold exterior temperatures.

Photo 119

Photo 120

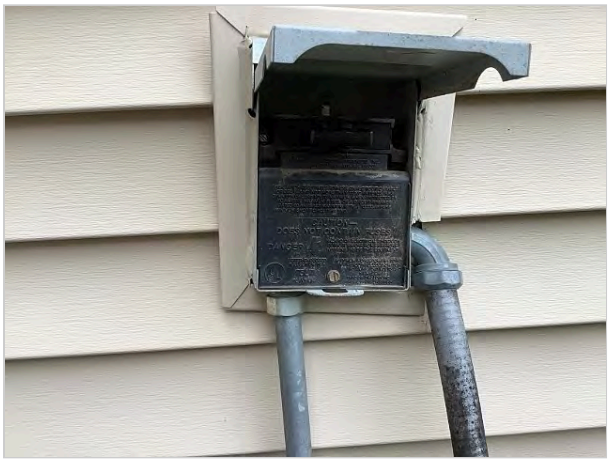


Photo 121

THERMOSTAT

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

Photo 122

FILTER

The disposable/washable filter should be replaced/cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. A 20x25x1 filter(s) was installed at the side of the furnace.

Photo 123

Air Filter

Photo 124

DUCTWORK

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.

HUMIDIFIER

A central humidifier was installed. The humidifier was a Aprilaire Model 560. The humidistat was turned to maximum to see if the unit responded to a call for humidification. The humidifier did not appear to be functional. The water supply valve to the unit appeared to be off. The humidistat was located built into the thermostat.. Use care when raising the humidity setting for the home. Too much humidity in the air is can create undesirable conditions. Humidifiers generally contain some type of replaceable media that should be monitored. The frequency of replacement depends upon how much use the humidifier gets. At a minimum, the unit should be checked by the HVAC contractor during annual maintenance of the heating system.

Photo 125

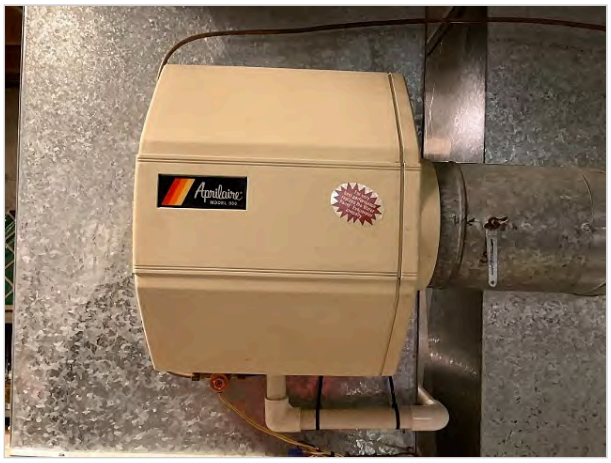


Photo 126

Humidifier valve was off and could not be turned on using reasonable force

RADON TEST

A radon test was performed according to EPA guidelines and testing protocol. The test is a screening measurement to determine the average radon concentration in the structure during the testing period. The test was accomplished with a Continuous Radon Monitor (CRM), a sophisticated EPA-approved testing device.

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into the structure through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon.

The radon inspection report will follow under separate cover upon completion of the test period. Radon levels vary over time based on many different factors, and the average concentration for the structure will change. HomeTeam recommends performing periodic, long-term radon testing once the structure is occupied.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $200 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.
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