

HomeTeam[®]

INSPECTION SERVICE

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



Dear Bill Sample,

On Monday, August 7th, 2023 The HomeTeam Inspection Service made a visual inspection of 123 Sample Dr, Anytown, WA 12345. 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 (360) 633-3643. Thank you for choosing HomeTeam.

Sincerely,

Jack Rua
HomeTeam Inspection Service
Washington State Home Inspector License #23022441

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 ledger board for the porch is nailed to structure rather than bolted.
2. One or more electrical devices had too large of gaps around the cover plate and allowed for access to live components.
3. The GFCI outlet located in the second floor hallway bathroom is either defective and need some repair or is downstream of another GFCI that I cannot locate. The unit shows a green light for power, but has no power..
4. An unsecured outlet box was discovered in the living room.
5. The man door to the garage does not close automatically, because there is no spring return at any of the hinges.
6. There were some firewall breaches observed in the garage at the time of inspection. Firewall breaches are safety concerns which include holes or voids in the firewall or sheet rock separation between the garage and home .

Exterior

1. Holes were noted on the front of the structure's exterior.
2. Plant growth was observed against the house structure and should be cut back to prevent damage to the structure.
3. Siding in contact with the ground. Recommend creating a 6 inch gap between siding material and the soil.
4. Exterior painted wood surfaces on the flu chase were moderately deteriorated.
5. Holes were noted on the flu chase.

Roof and Gutters

1. Gutters were in need of repair.
2. Moss observed on roof covering. Recommend moss removal as part of periodic cleaning and maintenance of the roof.
3. The chimney is missing a rain cap.

Electrical

1. Several receptacles had child safety covers and were not inspected .

Attic

1. Parts of the attic show signs of previous water intrusion.
2. The roof has skylights. Water stains were visible in the attic at the time of the inspection.

Plumbing

1. A leak was observed at the faucet extension hose of the kitchen sink.

Interior, Windows, Doors

1. One or more recessed can lights was not flush to the ceiling.
2. Multiple interior doors catch the door frame when closing.
3. An area of the downstairs hallway bathroom floor appears sunken and feels soft.

Bathrooms

1. The tub hot/cold fixture in the upstairs bathroom appears to not be installed to proper alignment.

Address of Inspection: **123 Sample Dr**

Misc

1. Wasp nests were found underneath several of the eaves around the structure of the house. Recommend licensed pest control company apply periodic insect treatment.

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.

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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 75 to 80 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 35 years.

LOT AND GRADE

The structure was situated on a 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.

STRUCTURE AND CLADDING

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

Holes were noted on the front of the structure's exterior. This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water intrusion.

Wasp nests were found underneath some of the eaves around the structure of the house. Recommend licensed pest control company apply periodic insect treatment.

Photo 1



Multiple locations around the exterior

Photo 2



Multiple locations around the exterior

Plant and/or tree overgrowth was observed against the structure. HomeTeam recommends trimming or removing this growth to prevent possible damage including insect infestation, moisture buildup, and impact damage to the roof and structure.

Photo 3



Left side

Photo 4



Right side of house

Siding in contact with the ground. When the ground makes contact with any siding material the ground can wick moisture into the siding and prevent proper drainage of moisture from the siding. This excess moisture can lead to wood rot or premature material defects in the siding over time. Recommend creating a 6 inch gap between siding material and the soil.

Photo 5



Right side of house

WALKWAY-PORCH/PATIO

There was a concrete walkway leading to a wood 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.

The ledger board for the deck is nailed to the structure rather than bolted. Generally accepted deck construction techniques require the deck to be bolted to the structure at regular intervals. The porch is quite small and may very well be unaffected by the use of nails over bolts, however it is not recommended. Consult with a qualified contractor to anchor the deck to the structure with bolts.

Photo 6



DECK

There was a wood deck located in the back of the home. The deck appeared to be properly anchored to the main structure of the home. The vertical supports on the deck appear to be adequate to support the outer load of the deck. Construction methods, attachment requirements and supporting load specifications have changed dramatically over the years. The deck inspection provides a general condition report and is not meant to imply that the construction meets current standards. Consult with the local municipality for current deck construction requirements. There did not appear to be significant deterioration of the deck surface. The handrails on the deck were secured. A wood deck should be cleaned and sealed regularly to prevent deterioration

Photo 7



Photo 8



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 9



Photo 10



Photo 11

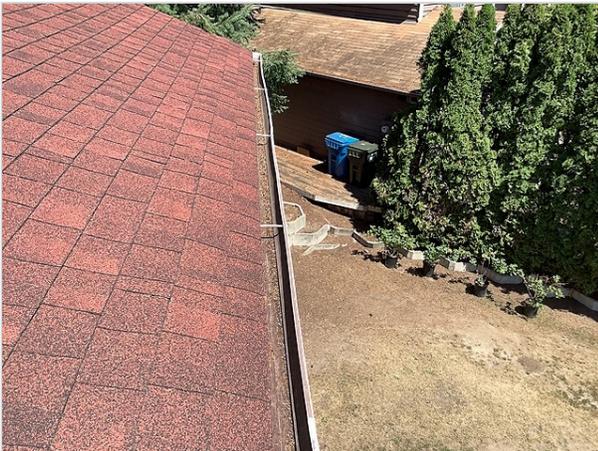


Photo 12



Gutters were in need of repair at the time of the inspection. Clogged or damaged 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 repaired.

Photo 13



Front left corner of house

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ROOF

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

The roof shingles exhibited no curling and light surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the first half 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



Tree branches were hanging over, or making contact with the roof. The trees should be cut back away from the roof to avoid damage to the roofing material.

Photo 15



Moss observed on roof covering. Moss growth around roof shingles, tiles or other components can deteriorate the

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roof covering's ability to properly shed water and protect the structure underneath. Recommend remediation.

Photo 16



Photo 17



The roof has skylights. Water stains were visible at the time of the inspection. The roof sheathing in the attic appears to be black and from repeated water intrusion. The absence of staining is not necessarily conclusive proof that a skylight does not leak. Skylights in general have historically been problem areas for water intrusion, and whether or not signs of previous water intrusion were observed at the time of the inspection, the client should maintain vigilance for any water intrusion. If any is observed, the areas should be sealed and further assessed to prevent future water intrusion.

Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Sheathing in attic around skylight penetration

Photo 23



Sheathing in attic around skylight penetration

Photo 24



Sheathing in attic around kitchen skylight penetration

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CHIMNEYS AND FLUES

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

Photo 25



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

Photo 26



Photo 27



Holes were noted on the flu chase. This condition does not have any effect on the structural integrity of the building. The areas should be repaired to prevent water intrusion.

Photo 28



The metal flue chase cap is rusted. Over time, this may lead to water intrusion. No points of visible water intrusion were evident, although our view was limited. As a maintenance item, the rust should be removed and the metal cap painted and sealed to help prolong the life of the cap and reduce the potential for water intrusion.

Photo 29



The chimney is missing a rain cap. A rain cap should be installed to prevent excessive water intrusion and deterioration of the chimney and its components.

Photo 30



DRIVEWAY

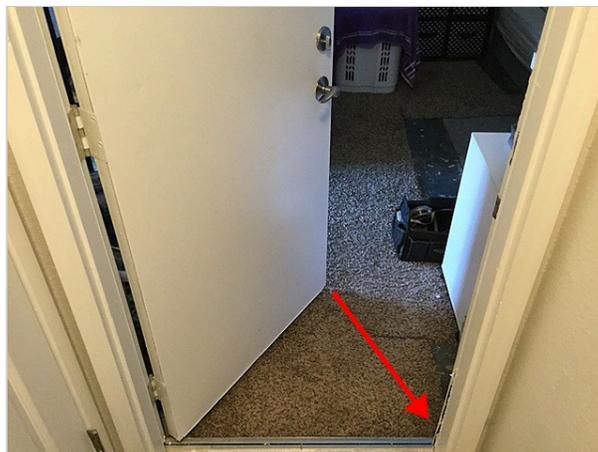
A concrete driveway is present in the front of the structure. Cracks and spalling were observed on the driveway. Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. Sealing defects may help slow the rate of deterioration.

GARAGE

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

The man door to the garage does not close automatically, because there is no spring return at any of the hinges. As a fire safety feature, garage man door's must be able to close if left open. Recommend installing spring return hinges to one or two of the door hinges.

Photo 31



Garage man door

The garage 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 32



Photo 33



Photo 34



Photo 35



There were some firewall breaches observed in the garage at the time of inspection. Firewall breaches are safety concerns which include holes or voids in the firewall or sheet rock separation between the garage and home. These voids are recommended to be sealed to prevent a garage fire from spreading into the home.

Photo 36



Photo 37



Photo 38



Photo 39



ATTIC STRUCTURE

There was one access to the attic. The main attic was accessed via a scuttle in a hallway and was entered.

The attic above the living space was insulated with cellulose-based 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-inch wood trusses spaced 24 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 40



Photo 41



Photo 42



Parts of the attic show signs of previous water intrusion. The areas were dry at the time of the inspection. Multiple moisture readings were taken and reading were lol below 6% moisture content. The buyer should maintain vigilance in monitoring the areas for any recurrence of the previous issue and should rectify any issues immediately upon observing them.

Photo 43



Previous fungal growth

Photo 44



Rusted nails and black spots around nail holes

WATER METER

The water meter was located in the front yard. 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 45



ELECTRIC SERVICE

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

Photo 46



MAIN PANEL

The service wire appeared to be 120/240 volt and 200 amp and entered a Cutler Hammer service panel, located on the left garage wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper and multi-strand aluminum. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

The 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.

For homes without Arc Fault Circuit Interrupter (AFCI) breakers or devices, it is recommended that the appropriate electrical circuits be upgraded. AFCI devices improve the safety of the home by aiding in the prevention of house fires. Consult a licensed electrical professional for more information.

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The purpose of a cover plate is to block access of fingers, etc. from contact with energized materials. Recommend filling in gap(s) with appropriate finishing materials and/or proper installation of electrical device, whichever is required.

Photo 50



Kitchen

Photo 51



Kitchen

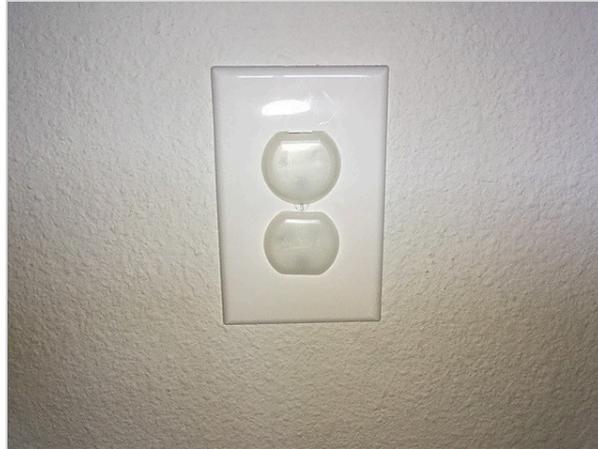
The GFCI outlet located in the second floor hallway bathroom is either defective and need some repair or is downstream of another GFCI that I cannot locate. The unit shows a green light for power, but has no power.. The device flashes a red blinking light and periodically makes a tripping sound all by itself. Ground fault circuit interruption is designed to prevent shock hazard in the event of a ground fault. Recommend replacement of the device by a qualified professional.

Photo 52



Several receptacles had child safety covers and were not inspected .

Photo 53



Example

An unsecured outlet box was discovered in the living room. A properly secured box with cover plate will prevent manipulation by fingers or objects. Recommend securing box properly by a licensed professional.

Photo 54



Living room

Photo 55



Living room

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.

Small cracks were observed on the foundation. The cracks were 1/16th-inch or less in width. The homeowner should monitor these cracks for any changes, and if changes are noted, should contact a structural repair company for further analysis. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. Water staining from previous water intrusion was not visible. HomeTeam recommends sealing these cracks if a watertight crawlspace is desired.

Photo 56



Left side of house

BASEMENT

The full basement was 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.

PLUMBING

The visible water supply lines throughout the structure were copper pipe. The main water shutoff valve for the structure was located adjacent to the water service entry point in the front yard. 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 ABS plastic 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.

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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.

A leak was observed at the faucet extension hose of the kitchen sink. The affected area should be repaired or replaced to prevent water intrusion and should be further assessed at the time of repair.

Photo 57



Kitchen sink

The tub hot/cold fixture in the upstairs bathroom appears to not be installed to proper alignment. The hot and cold selections are misaligned. Hopefully this does not allow water to leak behind the insert. Recommend reinstalling fixture to proper alignment and monitoring the floor and walls around the insert for softness and staining. Recommend also removing insert panels at time of repair to check for water damage behind the panels.

Photo 58



Upstairs hallway bathroom

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WATER HEATER

A 40 gallon capacity, electric water heater was located in the utility closet. The water heater was manufactured by General Electric, model number PE40M09AAH and serial number GE 0711R13498. Information on the water heater indicated that it was manufactured 8 years ago. Hot water temperature was approximately 120 degrees F. The generally accepted safe water temperature is 120 degrees F.

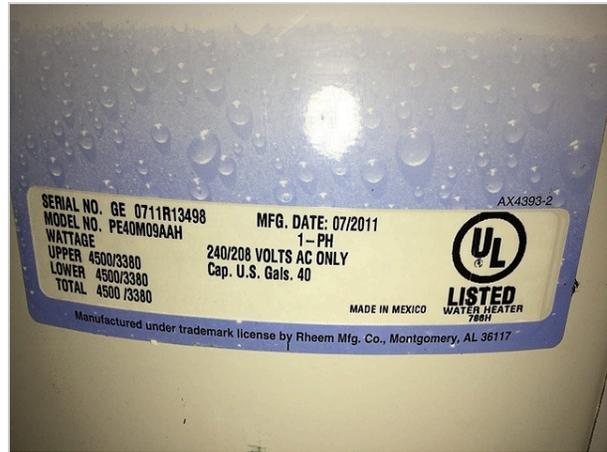
A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

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 59



Photo 60



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

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

Photo 61



Example

Photo 62



Example

An area of the downstairs hallway bathroom floor appears sunken and feels soft. Moisture metering did show elevated moisture levels. This may or may not be indicative of internal damage from water or pests, poor workmanship, or other factors. Beyond the results of a visual inspection of the sub-flooring, if available, an evaluation by a licensed professional is recommended.

Photo 63



Photo 64



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.

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WINDOWS AND DOORS

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

Multiple interior doors catch the door frame when closing. A door that rubs against the frame can either be from improper installation or swelling of the wood of the frame or the door on unpainted areas, such as the top of the door. Recommend sanding of the appropriate area and repainting all applicable services to ensure a thorough seal against moisture and future friction.

Photo 65



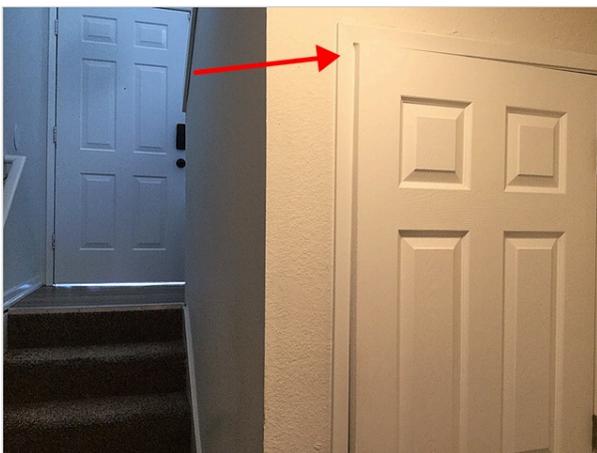
Upstairs hallway closet

Photo 66



Upstairs hallway closet

Photo 67



Downstairs hallway closet

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.

Address of Inspection: **123 Sample Dr**

One or more recessed can lights was not flush to the ceiling. Can lights that are not flush can allow heat and moisture into undesirable areas of the home, such as the attic, which can result in moisture damage and pest highways. Recommend tightening as to prevent any air gaps.

Photo 68



Example - kitchen

Photo 69



Kitchen

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good 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:

The electric oven and range combo 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 70



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.

Photo 71



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.

Photo 72



The dishwasher was tested and did appear to be functional.

Photo 73



Address of Inspection: **123 Sample Dr**

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 74



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 style outlet for an electric clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. 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.

Photo 75



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 Several wall unit heaters with thermostats. The heating system was found to be functional.

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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