



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 Wednesday, July 24, 2019 The HomeTeam Inspection Service made a visual inspection of 123 Sample Dr, Anytown, TN . Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement. Although maintenance items may have been addressed verbally at the time of inspection, they may not be included in the enclosed report.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (901) 848-2388. Thank you for choosing HomeTeam.

Sincerely,

Brandon Thompson

HomeTeam Inspection Service

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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.

This report does not address environmental hazards such as: lead-based paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide, or other similar environmental hazards. The report does not address subterranean systems or system components (operational or nonoperational), including: sewage disposal, water supply, or fuel storage or delivery.

SUMMARY

The following is a summary of our findings. This summary is not the entire report. 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.

Plumbing

1. The toilet in the downstairs hall bath is loose. Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured by a qualified contractor.

Safety Concerns

1. The pool area did not have an appropriate fence or gate system in place which is a potential safety issue for small children. The subject property should have an appropriate fence with self-closing, self-latching gates on all access points, with the latch as least 54" above the surface. The fencing should be repaired to proper barrier protection against direct access to the swimming pool. This is a safety awareness issue that is the responsibility of all "pool home" owners to always maintain. Consult with a qualified contractor for installation of self-closing hardware.

HVAC

1. There is water in the catch pan beneath the downstairs furnace. This indicates there is a problem with the condensate drainage system. A licensed heating and air specialist should further evaluate and repair as necessary.
2. Because of its condition and performance at the time of the inspection, the downstairs furnace requires servicing by a professional HVAC technician. The furnace did not ignite when the thermostat called for heat. At that time, the technician will test refrigerant levels, service the equipment to improve its performance, and perform other tests beyond the scope of the home inspection to assess and identify any additional areas that may require attention.
3. Condensation was forming at one or more of the supply air ducts in the home due to poor insulation in some areas. The area above the downstairs left bedroom was wet at the time of inspection and the insulation was observed to be loosely installed around the duct in this area. A qualified contractor should further evaluate and ensure that all ducts are appropriately insulated as necessary.

Kitchen

1. The dishwasher's drain hose is not equipped with an anti-siphon valve (air gap) and may not be configured in a way to prevent a back-flow of grey water into the dishwasher. A qualified person should repair as necessary.

Interior, Windows, Doors

1. One door does not function properly. The door(s) require further evaluation and repair as necessary by a qualified contractor. Location(s): upstairs attic access
2. A door does not latch. The door, frame, and/or latching mechanism should be adjusted to allow for proper operation of the door. Location(s): upstairs front left bedroom closet
3. Water stains were present on the ceiling of the structure. The cause of the stains was not identified by the inspector. The areas were dry at the time of the inspection and should be monitored for any future moisture. This is an indication of past or periodic water entry, leaks, or condensation. It is not possible for the inspector to identify hidden damage. The conditions that lead to the stains may not be present at the time of inspection. HomeTeam recommends a licensed general contractor for further evaluation to determine the cause, if there is any damage, and any repairs needed. Location(s): living room, kitchen, upstairs middle right bedroom
4. One of the windows in the structure was identified as having a broken thermal seal. A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. Changing conditions such as temperature, humidity, lighting as well as external water spots and soiling can limit the ability to visually review windows for broken seals. Therefore, conditions indicating a broken or compromised seal may not be apparent or visible at the time of the inspection. HomeTeam recommends having the affected window(s) repaired or replaced and all windows further assessed by a qualified window specialist. Location(s): kitchen

5. Water stains were present on the ceiling in the upstairs front left bedroom and the downstairs front left bedroom. Moisture was present at these locations at the time of inspection. HomeTeam recommends that a qualified contractor further evaluate and repair as necessary.
6. Small cracks were observed on the ceiling. There is no structural concern in these areas. It is recommended that a qualified professional be hired to repair the cracks if desired. Monitor the area(s) for any changes. If changes are observed, consult with a qualified contractor for further evaluation and possible repair.

Exterior

1. The driveway has several cracks. The cracks should be sealed to prevent moisture intrusion and further deterioration.
2. Cracks were present on the brick veneer of the structure. The cracks are common and do not usually have any structural significance. No structural concern on the brick veneer was noted. All cracks should be monitored for significant changes in characteristics. The cracks should be sealed to prevent water intrusion behind the brick. Location(s): the right side above garage door
3. There was at least one loose stone on the front stone veneer. A qualified contractor should repair as necessary.

Bathrooms

1. The upstairs bathroom sinks do not have an emergency overflow drain. This is more of an informational note rather than a defect. Without the overflow drain in place, there is potential for water to overflow if left unattended with the stopper in place. If this is a concern, consult with a qualified contractor for options.
2. Several tiles on the shower floor were cracked. This appears to be mainly cosmetic but inspectors could not see the condition of the pan beneath the tile. If this is a concern, repair as necessary.
3. There was a gap in some of the caulk around the tub in the master bathroom. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

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.

GENERAL DESCRIPTION

Throughout this report, the terms “right” and “left” are used to describe areas of the home 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 during the Due Diligence Period. 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.

At the time of the inspection, the approximate outdoor temperature was 80 to 85 degrees Fahrenheit, and the weather was clear. The buyer's agent was present. The utilities were on at the time of the inspection. The age of the structure appeared to be 7 years.

LOT AND GRADE

HomeTeam visually looks at the lot and grading around the home to make sure the soil is sloped away from the house to prevent water penetration. The structure was situated on a level to 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.

DRIVEWAY

Walkways and driveways are inspected for potential trip hazards and major cracking or spalling. Minor cracking and spalling in walkways and driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were concerns observed in the walkway and/or driveway.

The driveway has several cracks. The cracks should be sealed to prevent moisture intrusion and further deterioration.

Photo 1



Photo 2



Photo 3



EXTERIOR

The inspected property consisted of a two story wood-framed structure with vinyl siding, stone and brick veneer and wood trim that was occupied at the time of the inspection. There were concerns on the visible portions of the siding, trim, eaves, soffits, and/or fascias.

Cracks were present on the brick veneer of the structure. The cracks are common and do not usually have any structural significance. No structural concern on the brick veneer was noted. All cracks should be monitored for significant changes in characteristics. The cracks should be sealed to prevent water intrusion behind the brick. Location(s): the right side above garage door

Photo 4



There was at least one loose stone on the front stone veneer. A qualified contractor should repair as necessary.

Photo 5



above front entry

ROOF

The roof was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights, and penetrations was performed by walking on the roof. Inspectors are not required to get on the roof, and only walk on surfaces that are determined by the inspector to be safe and accessible. There was one layer of shingles.

The roof shingles exhibited no curling and no 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 not observed.

These conditions indicate the roof shingles were in the first half of their useful life. There were no concerns on the roof and/or roof penetrations.

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. Roof flashings are not fully visible and may be concealed in areas.

Photo 6



Photo 7



Photo 8



Photo 9

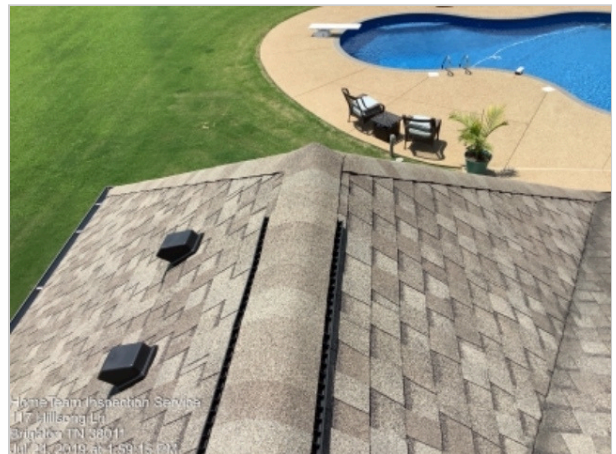


Photo 10



The roof drainage system consisted of aluminum gutters and downspouts. HomeTeam cannot determine the draining capabilities of gutter systems, but will look for visible signs of any issues. 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. There were no concerns observed on the visible portions of the gutters and downspouts.

ATTIC STRUCTURE

The attic was accessed via a door in a bedroom and was entered.

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

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

The roof structure consisted of two-inch by eight-inch wood rafters spaced 16 inches on center and OSB with radiant barrier sheathing. There was no moisture visible in the attic space. There were no concerns observed in the attic or roof structure.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. The inspection does not offer or imply an opinion or warranty as to the past, present, or future possibility of roof, skylight, flashing, or vent leaks. Inspectors have limited visibility in due to insulation, storage and belongings, and permanently installed decking. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. HomeTeam does not walk in areas of the attic that do not have permanently installed decking as it may cause damage to the ceiling below. 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 11



Photo 12



Photo 13



Photo 14



GARAGE

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

GENERAL INTERIOR

HomeTeam inspects for visible areas of concern and safety related items. The cosmetic condition of the paint, wall covering, carpeting, window coverings, blinds, etc., are not addressed. Inspections are often limited due to storage/belongings/furniture, wall paper, area rugs, and any occupied rooms. The interior living area, garage, and part of the attic were occupied with furniture and stored items that made some wall surfaces, windows, electrical receptacles, under sink plumbing traps, closets, etc. not accessible for inspection. HomeTeam does not move any personal belongings during the inspection. The structural components of the walls and ceilings were not inspected as they were not visible due to wall coverings.

HomeTeam does not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among potential contaminants. Nevertheless, inasmuch as health is a personal responsibility, we recommend that you have the indoor air quality tested as a prudent investment in health and environmental hygiene, and particularly if you or any member of your family suffers from allergies or asthma.

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 homes 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

WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, single hung 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. 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.

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. There were concerns observed in the interior of the home.

One door doesnot function properly.The door(s) require further evaluation and repair as necessary by a qualified contractor. Location(s): upstairs attic access

Photo 15



upstairs attic access

Photo 16



upstairs attic access

A door does not latch.The door, frame, and/or latching mechanism should be adjusted to allow for proper operation of the door. Location(s): upstairs front left bedroom closet

Photo 17



upstairs front left bedroom closet

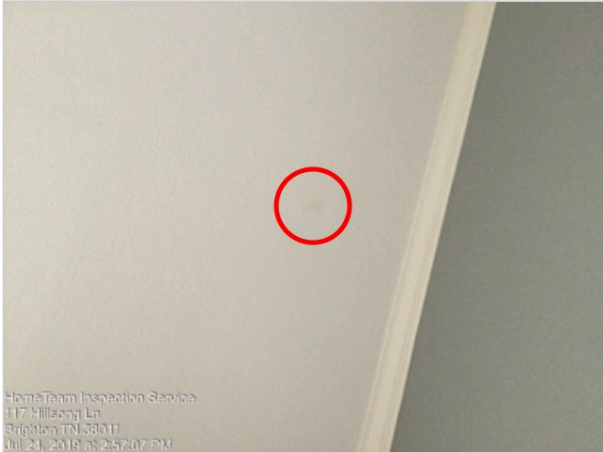
Photo 18



upstairs front left bedroom closet

Water stains were present on the ceiling of the structure.The cause of the stains was not identified by the inspector. The areas were dry at the time of the inspection and should be monitored for any future moisture. This is an indication of past or periodic water entry, leaks, or condensation. It is not possible for the inspector to identify hidden damage. The conditions that lead to the stains may not be present at the time of inspection. HomeTeam recommends a licensed general contractor for further evaluation to determine the cause, if there is any damage, and any repairs needed. Location(s): living room, kitchen, upstairs middle right bedroom

Photo 19



living room

Photo 20



kitchen

Photo 21



upstairs middle right bedroom

Water stains were present on the ceiling in the upstairs front left bedroom and the downstairs front left bedroom. Moisture was present at these locations at the time of inspection. HomeTeam recommends that a qualified contractor further evaluate and repair as necessary.

Photo 22



upstairs front left bedroom

Photo 23



front left bedroom

NOTE: Previous repairs are evident in the structure's ceiling. The presence of repairs does not indicate any current or ongoing issue. However, HomeTeam is not able to see behind areas of repair and is unable to determine if the cause of the previous damage has been corrected. Monitor and correct as needed. Location(s): front left bedroom, kitchen

Photo 24



front left bedroom

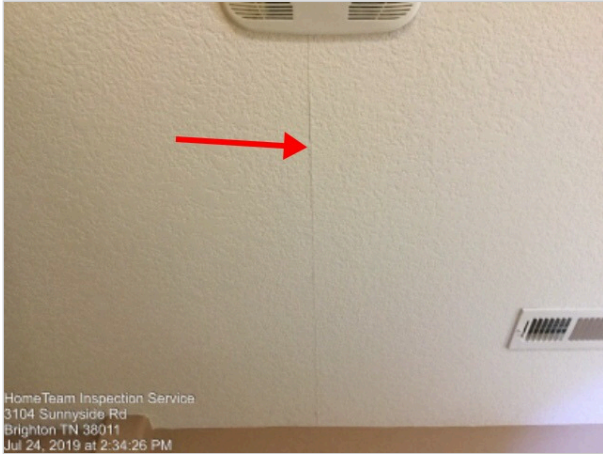
Photo 25



kitchen

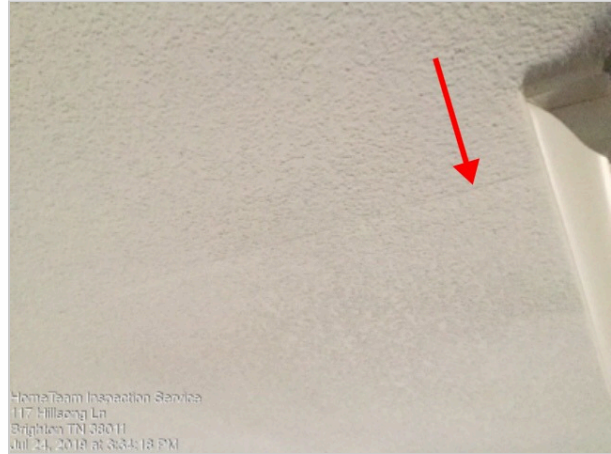
Small cracks were observed on the ceiling. There is no structural concern in these areas. It is recommended that a qualified professional be hired to repair the cracks if desired. Monitor the area(s) for any changes. If changes are observed, consult with a qualified contractor for further evaluation and possible repair.

Photo 26



master bath

Photo 27



stairway

One of the windows in the structure was identified as having a broken thermal seal. A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. Changing conditions such as temperature, humidity, lighting as well as external water spots and soiling can limit the ability to visually review windows for broken seals. Therefore, conditions indicating a broken or compromised seal may not be apparent or visible at the time of the inspection. HomeTeam recommends having the affected window(s) repaired or replaced and all windows further assessed by a qualified window specialist. Location(s): kitchen

Photo 28



kitchen

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house. Carbon monoxide detectors were not 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.

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. Built-in appliances only were operated for functionality in kitchen. Inspector did not check the functionality of any clocks or timers, and did not inspect

any refrigerators. No consideration is given regarding the age of components that may be worn or otherwise affected by wear and tear or use. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The electric oven and microwave 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.

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

The range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The dishwasher was tested and did appear to be functional.

The dishwasher's drain hose is not equipped with an anti-siphon valve (air gap) and may not be configured in a way to prevent a back-flow of grey water into the dishwasher. Consult with the manufacturer to determine if this particular model requires an air gap or external high loop (some are integrated and are not visible). If so, HomeTeam recommends having an anti-siphon valve (air gap) installed or the drain hose looped higher than the attachment point of the drain hose (high loop) to the disposal/plumbing drain to prevent grey water returning back into the dishwasher. A qualified person should repair as necessary.

Photo 29



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.

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.

GAS METER

The gas meter and main shutoff were located on the left exterior wall. There was no noticeable odor of gas detected at the time of the inspection.

NOTE: HomeTeam recommends that all homes with natural gas supply lines be protected with CO monitors located in

areas which will most improve the safety of the home's occupants.

Photo 30



WATER METER

The water meter was located in the front yard. The main water shutoff valve for the home was located at the meter . The main water shutoff was not located on interior. The buyers should consult with the seller about its location prior to closing.. 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.

PLUMBING

The visible water supply lines throughout the structure were CPVC 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 home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

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

NOTE: The structure appears to have a septic system. Check with the MLS listing and the seller to verify if the structure is on septic, sewer, or other system. Septic system and underground sewer lines are outside the scope of the inspection other than the observation of normal drainage of the tubs, sinks, toilets, etc.

If the structure is on a septic system, HomeTeam strongly recommends having the system pumped and inspected by a professional septic company prior to the expiration of the inspection period, or otherwise obtaining verifiable evidence of the condition of the system by a third party.

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 home is occupied should be sealed to prevent water intrusion and damage. The bathroom(s) were ventilated by fan(s). There were concerns observed in the bathroom(s).

The upstairs bathroom sinks do not have an emergency overflow drain. This is more of an informational note rather than a defect. Without the overflow drain in place, there is potential for water to overflow if left unattended with the stopper in place. If this is a concern, consult with a qualified contractor for options.

Photo 31



upstairs left sink

Photo 32



upstairs right sink

The toilet in the downstairs hall bath is loose. Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured by a qualified contractor.

Photo 33



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 located in the main panel.

There was a gap in some of the caulk around the tub in the master bathroom. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

Photo 34



A walk-in shower was located in the master bath. While no leaks were noted at the time of the inspection, this type of shower is more prone to leaks than a standard tub. The waterproof membrane or shower pan, which is the primary water proofing material is installed beneath the finished floor and is not visible from the interior of the shower or the subfloor below. We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of any tile, caulk, or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.

Several tiles on the shower floor were cracked. This appears to be mainly cosmetic but inspectors could not see the condition of the pan beneath the tile. If this is a concern, repair as necessary.

Photo 35



WATER HEATER

A tankless natural gas water heater was located in the garage. The water heater was manufactured by Navien, model number NPE-240S and serial number 7417E1610661103. Information on the water heater indicated that it was manufactured 3 years ago. Hot water temperature was approximately 109 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. There were no concerns observed with the water heater.

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 36



It was observed that a tank less or " point of use " water heater has been installed in this home. These types of water heaters have specific demands and installation instructions which vary by manufacturer for safe and proper usage.

ELECTRIC SERVICE

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

The service wire appeared to be 120/240 volt and 200 amp and entered a General Electric service panel, located on the left exterior 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.

The visible house wiring consisted primarily of the NM (non-metallic) type and appeared to be 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. There were no concerns observed with the service panel(s).

Photo 37



Photo 38

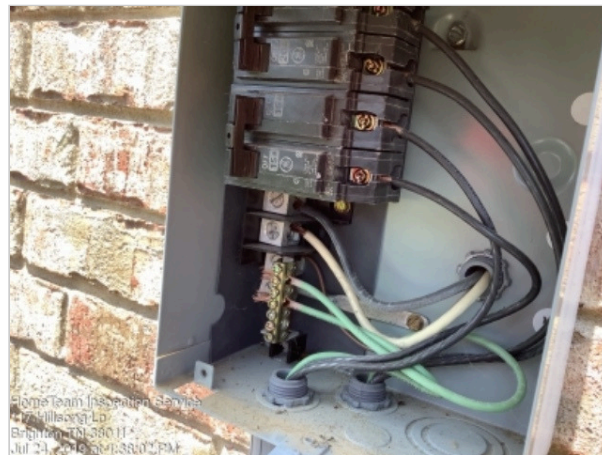


The breaker panel included one Ground Fault Circuit Interrupting (GFCI) type circuit breaker. GFCI type circuit breakers are safety devices that are installed to prevent accidental electrical shock on the circuits that they protect. It was found to be functional and should be tested regularly by pushing the red test button to be sure they will trip when tested. The panel directory indicates that the GFCI breaker is installed to provide safety protection for a Jacuzzi style bathtub.

SUB PANEL

An electric service sub-panel was located at the air conditioners. The service wire appeared to be rated for 60 amps. The disconnect switch for this panel was located in the main panel, and was rated at 60 amps. 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 visible wiring consisted primarily of the NM (non-metallic) type and appeared to be in good condition. There were no concerns observed with the service sub-panel(s).

Photo 39



A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested, 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 home 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 home 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. There were no concerns observed with the fixtures, switches, and receptacles.

NOTE: The home has a low voltage lighting system. The system is outside the standards of practice and was not inspected.

Photo 40



HEATING SYSTEM

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

The structure was heated by a Goodman natural gas forced air furnace, model number GMS80804BNBA, serial number 1204654165 which is 7 years old. The heating system was not functional at the time of inspection.

The unit was located in the attic of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases. There were no concerns observed with the furnace.

NOTE: Codes change for proper furnace installation. As a reminder, this is a visual and functional check of the system only. Whenever a furnace is replaced by a licensed HVAC technician it is necessary for him to bring the setup up to the then-current code. This may include altering the current configuration of the system. This is a functional test only; if a complete and exhaustive checkout of all of the components of the HVAC system is desired, or if your warranty company requires a specific inspection from their approved HVAC vendor list, contact a reputable and licensed HVAC company prior to closing.

Photo 41



There is water in the catch pan beneath the furnace. This indicates there is a problem with the condensate drainage system. A licensed heating and air specialist should further evaluate and repair as necessary.

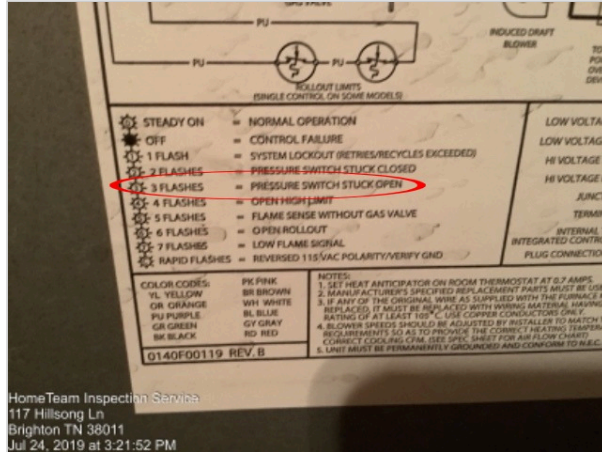
Photo 42



small amount of water in pan

Because of its condition and performance at the time of the inspection, the downstairs furnace requires servicing by a professional HVAC technician. The furnace did not ignite when the thermostat called for heat. At that time, the technician will test refrigerant levels, service the equipment to improve its performance, and perform other tests beyond the scope of the home inspection to assess and identify any additional areas that may require attention.

Photo 43



furnace showing 3 flashes and there was water in pan

An additional heating system was also present and was a Goodman natural gas forced air furnace, model number GMS80403ANBA, serial number 1204613493 which is 7 years old. The heating system was functional at the time of inspection.

The unit was located in the attic of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases. There were no concerns observed with the furnace.

Photo 44



Photo 45



AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Goodman, Model Number VSX130301AB and Serial Number 1210607299. The unit is located on the left side of the structure. This unit is approximately 7 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company. There were no concerns observed with the air conditioner.

Photo 46



The second electric outdoor air conditioner condensing unit was a Goodman, Model Number VSX130181EB and Serial Number 1204543063. The unit is located in the side yard of the structure. This unit is approximately 7 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The air conditioning system was tested and found to be functional. There were no concerns observed with the air conditioner.

Photo 47



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

The air filter should be replaced or cleaned, as appropriate, on a regular basis to maintain the efficiency of the system. There were concerns observed with the supply ducts or registers.

Condensation was forming at one or more of the supply air ducts in the home due to poor insulation in some areas. The area above the downstairs left bedroom was wet at the time of inspection and the insulation was observed to be loosely installed around the duct in this area. A qualified contractor should further evaluate and ensure that all ducts are appropriately insulated as necessary.

Photo 48



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 unit was operated. 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 49



FOUNDATION

The foundation was constructed of a slab on grade. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

The full slab was not visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present. There were no material defects observed on the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection. Due to the nature and expense of these items, HomeTeam recommends having drain lines scoped by a plumber. This is particularly important in older homes since drain line problems are hidden from view. There were no concerns observed with the concrete slab.

POOL INSPECTION

This report is based upon a visual inspection and does not constitute a guarantee or warranty of any kind. This is a limited pool and spa inspection to determine whether a more exhaustive inspection by a pool service expert is recommended. The American Society of Home Inspectors Standards of Practice were used to conduct this inspection.

The American Society of Home Inspectors, Inc. (ASHI) does not verify the qualifications of inspectors who use these standards and has no authority or control over the quality of inspections undertaken or performed using these standards. These standards are general in nature and are not intended to in any way discourage or limit additional or more detailed inspections. ASHI disclaims all liability for any and all personal and bodily injuries and damages, including but not limited to incidental and consequential damages, which may occur as a result of inspections performed using these standards. No warranty, expressed or implied, is intended or offered by ASHI in the use of these standards. ASHI assumes no risk and makes and implies no representations of any kind to inspectors, consumers, or others.

Pools require routine maintenance. This inspection does not include testing the pool's chemical balance as this is considered routine pool maintenance. We recommend taking a sample to your local pool store for evaluation and education about how to maintain your pool. Leak detection requires specialized equipment and is not part of this inspection other than visually obvious leakage at the pool equipment etc. Diving boards and slides are only checked for obvious visibly defective conditions. Weak spots cannot always be detected visually as we will not be jumping on diving boards or sliding down slides etc. The structural integrity of these items is not guaranteed nor warranted to be free from defects. Compliance with national codes, local codes or the insurability of the pool is not addressed. Leak testing requires specialized equipment and is beyond the the scope of this inspection. Unless otherwise noted in this report there did not appear to be any major issues with the pool system. Additional pool safety information can be located here: <https://www.poolsafely.gov/parents/safety-tips/> The condition of the pool system is listed below.

Photo 50



NOTE: The pool had a diving board. The diving board was not inspected. HomeTeam considers diving boards and slides to be safety hazards and recommends removal of these features. If further evaluation of the diving board is desired, a qualified pool contractor should be consulted.

Photo 51



POOL BARRIER

The back yard / pool area was not enclosed.

The pool area did not have an appropriate fence or gate system in place which is a potential safety issue for small children. The subject property should have an appropriate fence with self-closing, self-latching gates on all access points, with the latch as least 54” above the surface. The fencing should be repaired to proper barrier protection against direct access to the swimming pool. This is a safety awareness issue that is the responsibility of all “pool home” owners to always maintain. Consult with a qualified contractor for installation of self-closing hardware.

POOL DECKING

The in-ground pool was constructed of vinyl-lined. The deck surrounding the pool was constructed of concrete. There were no material defects observed in the visible portions of the pool .

POOL PUMP

The Century pool circulating pump was operational at the time of the inspection. The Hayward pool cleaner pump was operational at the time of the inspection.

Photo 52



Photo 53



POOL FILTER

The Hayward pool cartridge filter was operational at the time of the inspection. The efficiency of the filtration system is

not within the scope of the inspection.

Photo 54



POOL LIGHTS

The pool had LED lights. The lights were operational at the time of the inspection.

Photo 55



Photo 56



Photo 57



POOL SANITATION

The pool had a saltwater sanitation system. The sanitation system is not tested for functionality and is outside the scope of the inspection.

Photo 58



Photo 59



POOL TESTING

This inspection does not include testing the pool's chemical balance. This testing is considered routine pool maintenance. No analysis was performed to determine if the pool (or spa if present) is leaking. No test of the water quality, including the bacterial level was conducted.

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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PRE-CLOSING WALK-THROUGH RECOMMENDATIONS

The following are recommendations for the pre-closing walk-through of your new house.

The home inspection report states the condition of the home at the time of inspection. It does not state future events and the home is in the possession of the seller many times for 60 days or more after the inspection is complete. The inspection report does not predict or state the remaining life expectancy of any component of the home. It does states (when data plates are available) the date of manufacture for your water heater, heating and cooling air handler (in door unit) and condenser (outdoor unit). These major components are mechanical in nature and can fail without warning. Re-evaluating them at the closing walk through is a good idea.

Document your findings for future reference and address any new concerns with the seller prior to closing.

Check the heating and cooling system. By means of the thermostat, operate the heating system, then shut the system down, wait approximately 20 minutes, and operate the cooling system.

If the AC system is not a part of a heat pump system do not operate it when the outside air temperature is 60* or less.

Heating Temperature Produced _____

Cooling Temperature Produced _____ The cooling system should not be operated when the outside air temperature is below 60 degrees. When the outside air temperature is over 75 degrees' heat pump heating systems should only be operated for about 10 minutes.

?Operate all appliances.

Run the water at all fixtures including the hot water, check for clogged or slow drains, check below sinks for new leaks and flush the toilets.

Water Temperature Produced _____

?Operate all exterior doors, windows and locks. Ensure all exterior doors lock and consider installing new exterior door locks.

Test smoke and carbon monoxide detectors.

Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

Inspect areas that may have been blocked by furniture and personal property at the time inspection including electrical outlets. An outlet tester can be purchased for around \$15.00.

Operate any gas fireplaces by both remote and manually.

Request operator's manuals for all appliances including the water heater, HVAC systems and gas fire places. In the event the seller does not have them; most can be found online by using the manufactures name and type of appliance.

Ask the seller questions about anything that was not covered during the home inspection.

Closing Date: _____ / _____ / _____