



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



SAMPLE REPORT

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major visual defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The approximate temperature at the time of the inspection was approximately 87 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyer was present during the inspection. The home was occupied at the time of the inspection. The age of the home, as reported by the MLS sheet, was said to be 17 years old.

The home was situated on a level lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

REVERSE GRADE: A reverse grade condition exists in the rear of the home under the bay window. Reverse grade is a condition where the grade is lower at the foundation than in adjacent areas. This condition will cause rain water to be directed toward the foundation which can, over time cause damage to the foundation and structure. Recommend the grading be corrected so that rainwater is directed away from the foundation.



There was a concrete driveway on the right side of the home which led to the garage. There were no major visual defects observed in the driveway.

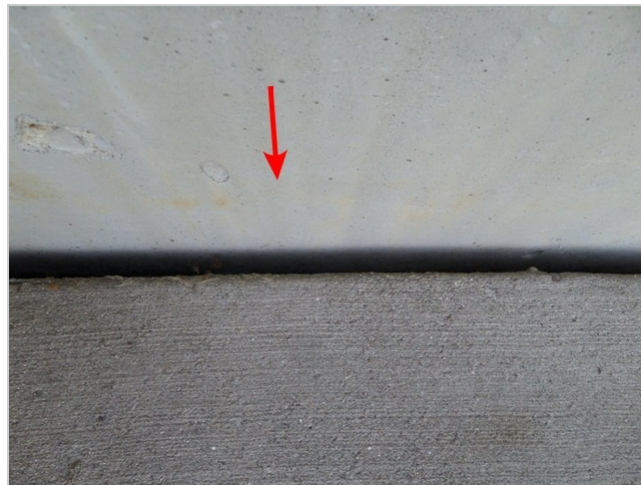
There was a concrete walkway leading to a concrete porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

Control joints in walkway need to be sealed.



There was a concrete patio located in the back of the home. There were no major visual defects observed to the patio.

The patio needs to be sealed where it meets the foundation.



The steps on the patio to the house needs a handrail for safety.



STRUCTURE & SIDING

The inspected property consisted of a two story wood-framed structure with Brick veneer and vinyl siding. There were no major visual defects on the visible portions of the siding.

The door to the patio has wood rot on the framing around the bottom that needs to be repaired.



The area of the siding where the A/C lines enter the home need to be sealed to prevent water intrusion.



GARAGE

The attached garage was designed for three cars with access provided by two overhead-style doors. The concrete garage floor was in good condition. There were no major visual defects observed in the garage structure.

garage opener

The Chamberlain and Lift master brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage door in need of adjustment. There were no major visual defects observed in the door mechanisms.

ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground level with the aid of binoculars. The age of the roof covering, as reported by the seller, was approximately 10+ years. There were two layers of shingles on the roof at the time of the inspection. There was minimal curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

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. There were no major visual defects observed on the visible portions of the gutters or downspouts.

There was one chimney. Observation of the chimney exterior was made from ground level with binoculars. There were no major visual defects observed on the exterior.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the bedroom closet. The attic above the living space was insulated with batted and loose-fill insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by gable, soffit and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing. Because of the configuration of the catwalk or lack thereof, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic structure.



ELECTRIC SERVICE

The underground electric service wire entered the home on the rear wall. The electric meter was located on the exterior wall.

The service wire entered a Cutler Hammer service panel, located on the garage wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched.



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

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested.

All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the kitchen and bathroom(s). The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

HOT NEUTRAL REVERSE: There were one receptacle in the second floor hallway bathroom where the presence of hot and neutral wires were reversed. This is a safety concern and should be repaired by a licensed electrician.

The receptacle right of the living room door is loose in the wall and needs to be properly secured for safety.

The GFCI reset button in the receptacle right of the kitchen stove is broken and receptacle needs to be replaced.



The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

FOUNDATION

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

BASEMENT / LOWER LEVEL

The full basement was partially finished, and contained the following mechanical systems: furnace, water heater and sump pump.

FINISHED BASEMENT WAIVER: The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no major visual defects observed on the visible portions of the foundation.

The basement was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.

FLOOR STRUCTURE

The visible floor structure consisted of OSB (waferboard) subfloor, supported by two-inch by ten-inch TJI joists spaced sixteen inches on center. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply.

The visible waste lines consisted of PVC pipe. The home was connected to a septic tank system.

Evaluation of the present condition of the entire septic system would require the services of a qualified septic contractor. The local health department may be able to provide additional information of the septic system's previous inspections.

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 was tested hose bib and found to be 40 to 50 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

The toilet in the first floor half bathroom is loose at the floor and needs to be properly secured. Recommend repair by a qualified contractor.,

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



main water shut off

The gas meter was located on the exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a sump pump located in the basement. The sump pump was functional. There was a battery backup system in the sump pit.



WATER HEATER

There was a 50 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Rheem. Serial number RHLN0504500671. Information on the water heater indicated that it was manufactured approximately 10 years ago.

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



There was a lot of corrosion on the cold water supply line to the water heater. Recommend further evaluation by a qualified plumber.



LIVING AREA

The HomeTeam inspects for evidence of structural failure and safety concerns only. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. The interior wall and ceiling surfaces were finished with drywall. There were no major visual defects observed in the interior walls or ceilings.

A representative number of accessible windows and doors were operated and found to be functional. Possible problem areas may not be identified if the windows or doors have been recently painted.

The primary windows were constructed of wood, double hung style, with double pane glass.

All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy.

There were no major defects observed in the windows or doors.

The rear right bedroom window top sash would not stay in the open position without support. This condition is usually caused by a defective balancer mechanism. Window balancers can be a rope and weight inside the window frame of older windows, or a spring and rope system in newer windows. Repair or replacement of the balancer system may be required in order for the windows to stay open without additional support.

The garage entry door to the home does not have self closing hinges and should have them installed for safety.

SMOKE ALARMS: There were smoke alarms found in the house. For safety reasons, the smoke 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.

The first level consisted of an entry, living room, family room, breakfast nook, kitchen, laundry, dining room and half bathroom. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc. are not addressed. There were no major visual defects observed on the first level.

SECOND LEVEL The second level of the home consisted of four bedrooms and two bathrooms. There were no major visual defects observed on the second level.

FIREPLACE

There were two fireplaces in the home. The visual condition at the time of the inspection was as follows:

A vented gas fireplace was located in basement. The unit was visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some operate by remote control, while others are controlled from the base of the unit. These units usually come with an instruction plate that is attached to the unit inside the control access panel. Be sure to read and understand the operating procedures prior to operating the unit. There were no major visual defects observed on the gas fireplace.

A wood burning fireplace with a match light gas logs was located in the family room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. The fireplace inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air. Consult with a qualified, reputable chimney and fireplace professional for a complete evaluation of the fireplace and chimney. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and re-inspected as there may be hidden defects, not fully visible at the time of the inspection. The fireplace was not tested for operation or function.

KITCHEN CABINETS & APPLIANCES

The laminate counter tops in the kitchen were in good condition. The kitchen cabinet doors and drawers were inspected and appear to be functional.

The General Electric electric free standing oven-range combination 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 Whirlpool range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

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

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

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

HEATING SYSTEM

The heating system was inspected by HomeTeam. 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 is described below:

The home was heated by a Goodman natural gas forced air furnace, serial number 0611638294, model number GMH950904CXAVA which is 8 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 96,000 BTUH.



The electric outdoor air conditioner condensing unit was a Goodman, Model Number GSC140421AB and Serial Number 0702047626. The unit is located in the back of the home. This unit is approximately 7 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.



File Number: **SAMPLE REPORT**

Address of Inspection: **1234 Fifth Street**

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 disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

The control for the heating and air conditioning system was a 24 volt thermostat located on the living room wall of the home. The thermostat was manufactured by White Rodgers and was found to be in working order.

PEST INSPECTION

The pest inspection was performed by HomeTeam.

SUMMARY

The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1234 Fifth Street, HomeTown, OH 67890:

Safety Concerns

- **The steps on the patio to the house needs a handrail for safety.**
- **The garage entry door to the home does not have self closing hinges and should have them installed for safety.**

Exterior

- **REVERSE GRADE:** A reverse grade condition exists in the rear of the home under the bay window. Reverse grade is a condition where the grade is lower at the foundation than in adjacent areas. This condition will cause rain water to be directed toward the foundation which can, over time cause damage to the foundation and structure. Recommend the grading be corrected so that rainwater is directed away from the foundation.
- **The area of the siding where the A/C lines enter the home need to be sealed to prevent water intrusion.**
- **The door to the patio has wood rot on the framing around the bottom that needs to be repaired.**

Electrical

- **HOT NEUTRAL REVERSE:** There were one receptacle in the second floor hallway bathroom where the presence of hot and neutral wires were reversed. This is a safety concern and should be repaired by a licensed electrician.
- **The GFCI reset button in the receptacle right of the kitchen stove is broken and receptacle needs to be replaced.**

Electrical

- **The receptacle right of the living room door is loose in the wall and needs to be properly secured for safety.**

Plumbing

- **The toilet in the first floor half bathroom is loose at the floor and needs to be properly secured. Recommend repair by a qualified contractor.,**
- **There was a lot of corrosion on the cold water supply line to the water heater. Recommend further evaluation by a qualified plumber.**
- **Evaluation of the present condition of the entire septic system would require the services of a qualified septic contractor. The local health department may be able to provide additional information of the septic system's previous inspections.**

Exterior

- **Control joints in walkway need to be sealed.**
- **The patio needs to be sealed where it meets the foundation.**

Interior

- **FINISHED BASEMENT WAIVER:** The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no major visual defects observed on the visible portions of the foundation.
- The rear right bedroom window top sash would not stay in the open position without support. This condition is usually caused by a defective balancer mechanism. Window balancers can be a rope and weight inside the window frame of older windows, or a spring and rope system in newer windows. Repair or replacement of the balancer system may be required in order for the windows to stay open without additional support.
- **The basement was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.**