P.O. Box **000000** Anchorage, AK 99523
Phone: 1-907-694-8326 Fax: 1-907-375-2980
hometeam-anchorage.com
anchorage@hometeam.com

November 14, 2016

123 Sample Drive
Anchorage, AK 99504
Inspection #: 00000

Dear Bill Smith,

On 11/14/2016 HomeTeam Inspection Service made a visual inspection of the property referenced above. The inspection was performed in full compliance with the Standards of Practice adopted by the State of Alaska Department of Commerce and Economic Development.

Enclosed please find a written, narrative summary of our findings and report. Please read the entire report carefully as it contains important information about the condition of this property. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful. If we can be of further assistance, please feel free to call us at the above telephone number.

Sincerely,

HomeTeam Inspection Service
Mike Hanneman
Alaska State Registered Inspectors #54, 130 and 201

HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT INSPECTIONS & FAST REPORTS

Recommendation Page

123 Sample Drive, Anchorage, AK 99504

Inspection Date: November 14, 2016

Any repairs accomplished should be done in a manner consistent with any manufacturers installation instructions, any current code, and current trade practices. The descriptions of items recommended for repair on this summary page are a guide to identify the item for repair and should not be considered instructions on how to perform a repair.

NOTE: Health and Life Safety Items may include items that by municipal amendment or other sources, are considered **"not grandfathered"** regardless of the age of the building.

HEALTH AND LIFE SAFETY

1. The exterior dryer vent has lint accumulation which does not allow the back draft preventer to close and is considered a fire hazard. Professionally clean the ducting from the dryer to the exterior.
2. Recommend a professional servicing and inspection of the heating system and water heater by a qualified HVAC technician to include cleaning if not completed within the past 12 months. Manufacturers recommend annual servicing and repair to ensure proper operation of the heating system. Technical inspection and exhaustive system operation check is not within the scope of this inspection. Repair as further recommended by HVAC technician. Receipt required upon re inspection.

SIGNIFICANT REPAIR ITEMS

1. The sink faucet in the kitchen leaks at the stem. Repair or replace the faucet as needed to ensure a leak free operation.
2. The flame to the fireplace pulsates while on and during the initial start up the flame went out. Further review and repairs to be completed by a qualified fireplace contractor.
3. The garage unit heater did not respond to the thermostat at the time of the inspection. Repairs to be completed by a qualified HVAC technician.
4. The master bedroom window is not sealed to the siding. Caulk the window to the siding to prevent possible moisture intrusion.

GENERAL INFORMATION

Throughout this report, the terms "right" and "left" are used to describe the building as viewed from the street. The purpose of the home inspection is to identify major, visually-observable defects that are present at the time of the inspection and that, in the HomeTeam's opinion, might affect the typical home buyer's purchase decision or the use of the property for its intended purpose. The HomeTeam inspects for evidence of structural failure, significant repair items, and safety concerns only. All conditions are reported as they existed at the time of the inspection.

This inspection is limited to the readily accessible, visible components of the structure and does not address the insurability of the property. Identifying items included in manufacturer recalls are not within the scope of the inspection. This is not a code inspection. Zoning, easements, set-backs, restrictions, or home owners association rules, by-laws, or codes are not within the scope of this inspection.

Routine maintenance items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects. Although some maintenance items may be disclosed, this report does not include all maintenance items, and should not be relied upon for such items.

RECOMMENDATION PAGE

The recommendation page consolidates the structural failure, significant repair, and safety items observed during the inspection. Repair and/or correction of these items is highly encouraged to prolong the integrity of the building and its systems, along with protecting the safety of its occupants.

REPORT TEXT

The body, or specific component sections, in this report contain information pertaining to the construction, components, and layout of the home. General maintenance items, observations specific to this property, and some minor defects may be described in the body of the report for informational purposes, but does not constitute a complete list of any or all of these items.

PROPERTY GENERAL DESCRIPTION

The inspected structure consisted of a two-level wood-framed zero-lot line with T-1-11 siding that was occupied at the time of the inspection.

The age of the structure, as reported by the property description was said to be 8 years. The approximate temperature at the time of the inspection was 30 degrees Fahrenheit, and the weather was partly cloudy. The utilities were on at the time of the inspection.

The structure was situated on a level/lightly sloped lot. The site was partially snow covered; the exterior features such as grounds, walkways, porches, decks, and driveway were inspected for major visual defects. The general grade appeared to be adequate to direct rainwater away from the foundation. The exterior grading did not contact the siding. Direct contact of the soil to wood siding can cause wood rot over long exposure periods.

The exterior dryer vent has lint accumulation which does not allow the back draft preventer to close and is considered a fire hazard. Professionally clean the ducting from the dryer to the exterior.

WALKWAYS AND PORCHES

There was an asphalt walkway leading to the entryway of the home.

DRIVEWAY

There was an asphalt driveway which led to the garage. The driveway surface was visually inspected.

GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. The concrete garage floor was in serviceable condition.

GARAGE DOOR OPENER

The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection. The electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional.

GARAGE FIRE SEPARATION

The garage fire separation walls and ceiling were inspected and did appear to be adequate.

BALCONY

A balcony was located at the front of the structure. There did not appear to be deterioration of the wood. The support was visible at the time of the inspection. A wood balcony should be cleaned and sealed regularly to prevent deterioration.

ROOF STRUCTURE

The roof was a ventilated, gable design covered with composition shingles. The roof was covered with snow or frost which did not allow complete inspection. Observation of the visible roof surfaces and flashing was performed from the ground level due to frost. The age of the roof covering was approximately 8 years, as disclosed.

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 that use.

RAIN GUTTERS

The roof drainage system consisted of metal gutters and downspouts which appeared to be in serviceable condition at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure.

FOUNDATION

The foundation was concrete block. There was no abnormal cracking, movement, or settling of the foundation noted. A single inspection cannot determine whether any movement in a foundation has ceased. Any cracks in the foundation or footing, no matter how small, should be monitored regularly. Soil conditions around and under the foundation are not within the scope of a normal home inspection.

CRAWL SPACE

The crawl space was accessible at the time of the inspection, and was dry. The crawl space had a polyvinyl vapor barrier completely covering the surface of the soils. The crawl space did have adequate ventilation to aid in controlling the moisture levels within the area.

FLOOR STRUCTURE

The visible floor structure consisted of OSB plywood sub-floor, supported by two-inch by ten-inch ply beams spaced 16-inches on center. There was a pony wall system for load bearing support. The rim joist and sill plate was inspected in four representative locations.

PLUMBING

The visible water supply lines were polyethylene pipe. The water was supplied by a public source. The visible waste lines consisted of ABS pipe. The structure was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the structure was average.

BATHROOMS

The structure contained two bathrooms. A radio frequency moisture meter is used on all shower enclosures and the floor areas around toilets. These meters may detect possible latent defects, due to water intrusion, not visible during a normal inspection. Any moisture indication noted in the recommendation page should be followed by further investigation and repair of any moisture damaged material encountered. We recommend that homes with tiled shower enclosures have the grout cleaned and sealed annually.

GAS METER

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.

ELECTRIC SERVICE

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

The service wire entered a Siemens service panel, located on the interior wall with a 100 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper.

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 structure were inspected and were found to be functioning. The grounding and polarity of a representative number of receptacles, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. This building has a grounded electrical system. Older homes may be grounded to the water piping system and/or to an exterior grounding rod. An exterior grounding rod was not visible. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the home.

The freezer in the garage is on a GFCI protected circuit. All garage outlets are required to be GFCI protected, however, the manufacturer recommends that appliances not be plugged into a GFCI protected circuit to prevent tripping.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment are beyond the scope of this inspection.

SMOKE ALARMS

There were adequate smoke alarms found in the structure. 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.

CARBON MONOXIDE DETECTORS

There were adequate carbon monoxide detector/s within the living space. Installation of this device is highly encouraged and monthly testing of the unit using its built-in tester is recommended. Anchorage municipal ordinance AO 2004-64 requires installation of a plug-in, with battery back-up, carbon monoxide detector, and Alaska State Law requires installation of a plug-in or battery back-up on each level of the home and outside any sleeping areas in residential buildings. These may be combined with smoke alarms currently installed.

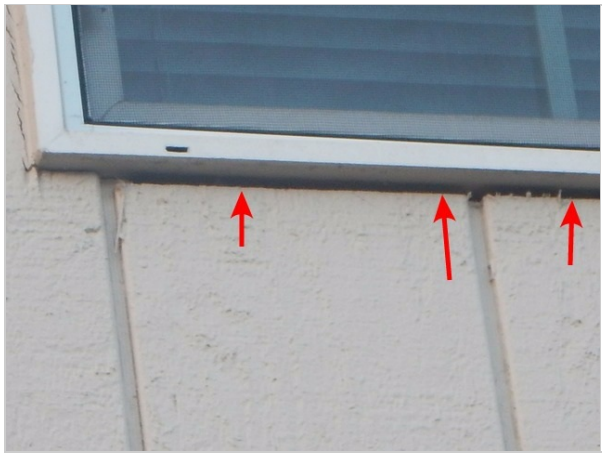
WINDOWS, DOORS, WALLS AND CEILINGS

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 vinyl, sliding style, with double pane glass. Fogging and/or condensation between window panes has many causes and can occur under changing climactic conditions. The loss of insulating value of the window due to a thermal seal failure is minimal, and therefore considered a cosmetic defect.

Some homes may produce condensation on the inside panes of the window glass and cause deterioration of the finishes and wood framing. High humidity levels within a home can accentuate this effect. Excessive condensation may also run onto the wall structure below the windows causing paint to peel. Periodic maintenance may be required to maintain these windows and frames.

The master bedroom window is not sealed to the siding. Caulk the window to the siding to prevent possible moisture intrusion.



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

HANDRAILS AND BALUSTERS

The interior and exterior handrail baluster separation in some homes may exceed the current code standard of not more than four-inch separation due to having been acceptable at the time of the original construction. Handrail height, construction and materials may also vary. This condition may be of concern to families with small children and consideration should be given to repairing or replacing handrails to the current code standard.

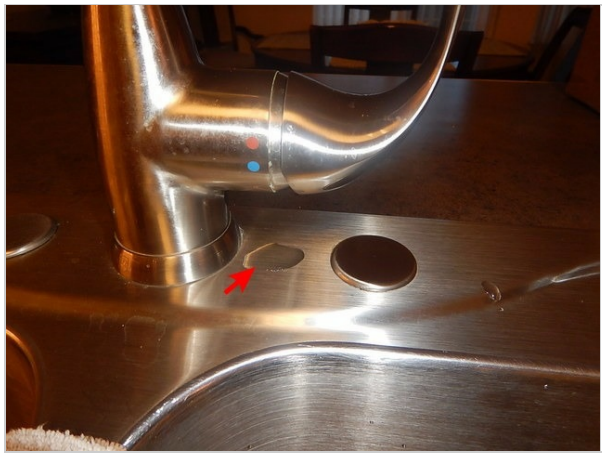
EXTERIOR DOORS

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

KITCHEN

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components.

The sink faucet in the kitchen leaks at the stem. Repair or replace the faucet as needed to ensure a leak free operation.



The electric range 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 range hood/microwave was inspected and appeared to be functional. The range hood/microwave appeared to be vented to the exterior of the building. The exhaust capacity is not within the scope of this inspection. Periodically cleaning the fan and filter may increase the exhaust capability.

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

The disposal was inspected and was functional. The efficiency rating is not within the scope of the inspection.

DRYER CONNECTIONS AND VENT

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt outlet for an electric dryer was installed in the laundry area. A dryer vent was installed and the visible portion of the dryer vent was inspected.

FIREPLACE

A vented gas fireplace was located in the living room. The unit was visually inspected and did not 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.

The flame to the fireplace pulsates while on and during the initial start up the flame went out. Further review and repairs to be completed by a qualified fireplace contractor.

ATTIC STRUCTURE

Attic access was located in the ceiling. The attic was insulated with loose-fill insulation, approximately 10-inches in depth. Ventilation throughout the attic was provided by ridge and soffit vents. The roof structure consisted of two-inch by six-inch wood trusses spaced 24-inches on center and OSB plywood sheathing.

Because of the configuration of the framing, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space.

WATER HEATER

There was a 48-gallon capacity, natural gas water heater located in the garage. Information on the water heater indicated that it was manufactured approximately 8 years ago. The temperature and pressure (T&P) valve was present and did have a drip leg installed. The water heater did have approved seismic straps installed. The water heater was functional.

HVAC INSPECTION REPORT

Annual maintenance of the heating equipment is essential for safe and efficient performance, which will maximize the system's useful life. Periodic preventive maintenance is recommended to keep the heating system in good working condition. Due to the serious nature of combustion air requirements and carbon monoxide hazards associated with gas fired equipment, we recommend these tests be performed by certified heating and ventilation specialists. The results of our visual and operational inspection of the heating system are described below.

The structure was heated by a natural gas forced air furnace located in the garage.

The heating system was found to be functional.

Recommend a professional servicing and inspection of the heating system and water heater by a qualified HVAC technician to include cleaning if not completed within the past 12 months. Manufacturers recommend annual servicing and repair to ensure proper operation of the heating system. Technical inspection and exhaustive system operation check is not within the scope of this inspection. Repair as further recommended by HVAC technician. Receipt required upon re inspection.

FILTER TYPE

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.

HEATING SYSTEM CONTROLS

The control for the heating system was a 24 volt thermostat located on the interior wall of the home. The thermostat was functional at the time of the inspection.

GARAGE UNIT HEATER

The garage was separately heated. The thermostatically controlled natural gas unit heater was not functional at the time of the inspection. The heating capacity of a garage unit heater is not within the scope of a normal home inspection.

The garage unit heater did not respond to the thermostat at the time of the inspection. Repairs to be completed by a qualified HVAC technician.

MOLD

The possible health effects from exposure to elevated levels of mold within a home has been a growing concern over the past few years. Health effects in general are not well studied, and dosage, exposure, and sensitivity thresholds are not well known and can potentially vary tremendously depending on various conditions and on the particular individuals.

The presence of mold within a home, visible or hidden, may be of concern and we recommend consulting qualified professionals for any detection, identification, and/or remediation needs. There was no visible mold observed in the structure at the time of this inspection.

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.
Reprinted from ASHI Reporter, By Permission of Alan Carson, Carson Dunlop & Assoc.