HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

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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

HomeTeam INSPECTION SERVICE

FAST TRUSTED ACCURATE



Dear John Doe,

On Thursday, November 6, 2025 The HomeTeam Inspection Service made a visual inspection of 123 Anywhere Rd., Anytown, ST, 12345. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (631) 944-8555. Thank you for choosing HomeTeam.

Sincerely,

Dan Wachsmuth
HomeTeam Inspection Service

SUMMARY

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

Misc

1. The forward chimney cap has one crack. The crack should be repaired to help prevent water intrusion and deterioration.

Safety Concerns

1. Safety cables were not present in the garage door springs. If the springs break and no safety cables are present to hold them in place, they can cause damage and/or injury. Safety cables should be added.
2. A light beam automatic safety reverse on the garage door opener was not present. This safety device is typically installed on either side of the garage door and is designed to reverse its movement when the light beam is interrupted in order to keep the garage door from harming pets and small children. Adding this safety feature as an upgrade may improve the overall safety of the garage door.
3. The water heater overflow leg is not the appropriate size. It is too small. The overflow leg should be replaced.
4. The deck requires attention in several areas. Noted issues include rotted support posts at the soil line, a cracked step stringer, the deck being improperly attached by nails to the ledger board, and a loose stair handrail. Refer to the Deck section of this report for full details and recommendations.
5. A chain and lock were secured around the wood-burning stove, preventing access to the interior for inspection. Recommend having the chimney and stove professionally cleaned and evaluated before use.

Exterior

1. The grading around the structure is insufficient to carry water away from the foundation. HomeTeam recommends having the soil regraded at the rear of the structure and further assessed at the time of regrading.

Interior, Windows, Doors

1. One of the windows in the structure had a broken thermal seal. A window with a compromised thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.

Roof and Gutters

1. A downspout was draining at or too close to the base of the foundation. To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.
2. Proper flashing is not installed at the where the Back sunshade is mounted to the house which may lead to water intrusion. Consult with a qualified roofer for installation or repair. One mounting point is also lifting away from the roof and requires repair.

Plumbing

1. The hall bathroom sink drains very slowly, indicating a possible obstruction in the drain line or vent. HomeTeam recommends having the affected line cleared and other lines further assessed at the time of clearing. Located in the half bath.

Electrical

1. Multiple electrical findings were observed during the inspection. The main electrical panel shows signs of corrosion and is difficult to access due to cabinet obstruction. Several outlets were found with open grounds, one outlet showed reverse polarity, and a switch was broken. Additionally, one GFCI outlet is supporting too many downstream devices. Recommend evaluation and repairs by a qualified electrician to ensure safe and proper operation. See Main Panel and Switches and Receptacles sections for additional details

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

PREFACE

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

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

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

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

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

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

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

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

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

A home inspection bears conditions relevant to a specific time stamp and conditions in a home can change from the time of the inspection to the time of closing.

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.

File Number: **NY11111**
Address of Inspection: **123 Anywhere Rd.**

INTRODUCTION

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

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



The approximate temperature at the time of the inspection was 50 to 60 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The structure appeared to be built in 1959.



LOT AND GRADE

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







The grading around the structure is insufficient to carry water away from the foundation. HomeTeam recommends having the soil regraded at the rear of the structure and further assessed at the time of regrading.



WALKWAY-PORCH/PATIO

There was a cement pavers walkway leading to a stone stoop in the front and on the left side of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard.









STRUCTURE AND CLADDING

The inspected property consisted of a one story wood-framed structure with brick and vinyl cladding that was vacant at the time of the inspection.






DECK

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



The deck handrails should be secured to improve deck safety.



Rotted wood was present At the bottom of the deck posts. The areas should be repaired and further evaluated at the time of repair.





Deck step stringer was cracked. We recommend a licensed contractor to repair.



The ledger board for the deck is nailed to the structure rather than bolted. Generally accepted deck construction techniques require the deck to be bolted to the structure at regular intervals. Consult with a qualified contractor to anchor the deck to the structure with bolts.



The deck requires attention in several areas. Noted issues include rotted support posts at the soil line, a cracked step stringer, the deck being improperly attached by nails to the ledger board, and a loose stair handrail. Refer to the **Deck** section of this report for full details and recommendations.



GAS METER

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

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



GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. In general gutters and downspouts should receive routine maintenance to prevent 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.



A downspout was draining at or too close to the base of the foundation. To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.



ROOF

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

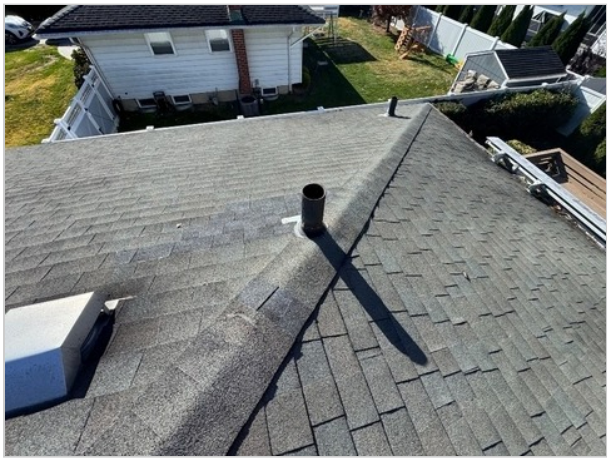
The roof shingles exhibited no curling and moderate surface wear. Several areas were tested for lifted edges, and lifted edges were observed. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the latter part of their useful life.

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












Proper flashing is not installed at the where the Back sunshade is mounted to the house which may lead to water intrusion. Consult with a qualified roofer for installation or repair. One mounting point is also lifting away from the roof and requires repair.



CHIMNEYS AND FLUES

The structure had two chimneys. Observation of the chimneys was made from the roof. The flashing around the roof penetration point appeared to be adequate.













The forward chimney cap has one crack. The crack should be repaired to help prevent water intrusion and deterioration.



DRIVEWAY

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



GARAGE

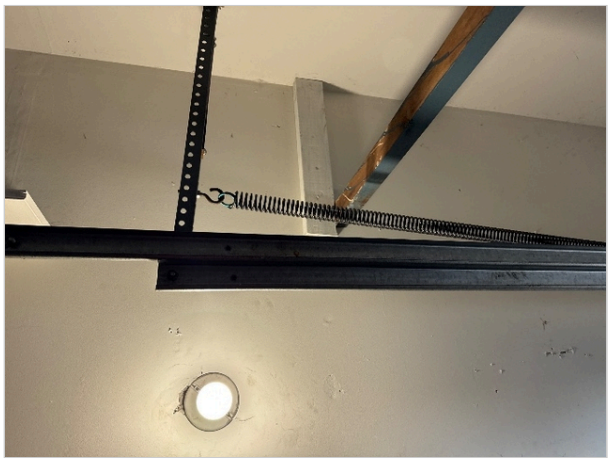
The attached garage was designed for one car with access provided by one overhead-style door. A functional electric garage door opener was present. The garage floor was in good condition. The garage door providing access to the house did not appear to be fire rated.



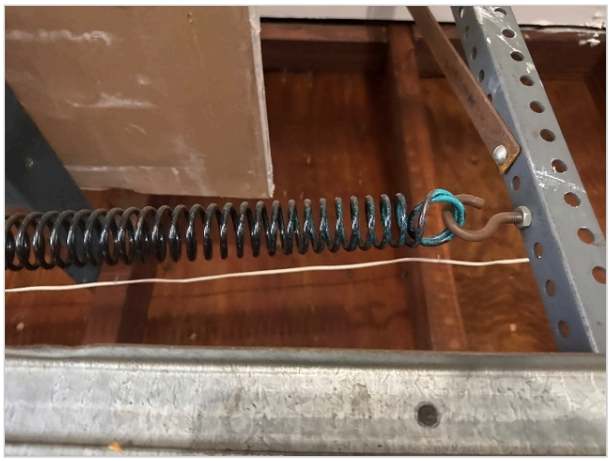




Safety cables were not present in the garage door springs. If the springs break and no safety cables are present to hold them in place, they can cause damage and/or injury. Safety cables should be added.







A light beam automatic safety reverse on the garage door opener was not present. This safety device is typically installed on either side of the garage door and is designed to reverse its movement when the light beam is interrupted in order to keep the garage door from harming pets and small children. Adding this safety feature as an upgrade may improve the overall safety of the garage door.





ELECTRIC SERVICE

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






FOUNDATION

The foundation was constructed of poured concrete. If evidence of movement of the foundation is found, a single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.




Small cracks were observed on the foundation. The cracks were 1/16th-inch or less in width. The homeowner should monitor these cracks for any changes, and if changes are noted, should contact a structural repair company for further analysis. Water staining from previous water intrusion XXXXXXX visible. HomeTeam recommends sealing these cracks if a watertight basement is desired.





ATTIC STRUCTURE

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

The attic above the living space was insulated with fiberglass batted insulation, approximately six-inches in depth.

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

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

There was no moisture visible in the attic space.

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


















MAIN PANEL

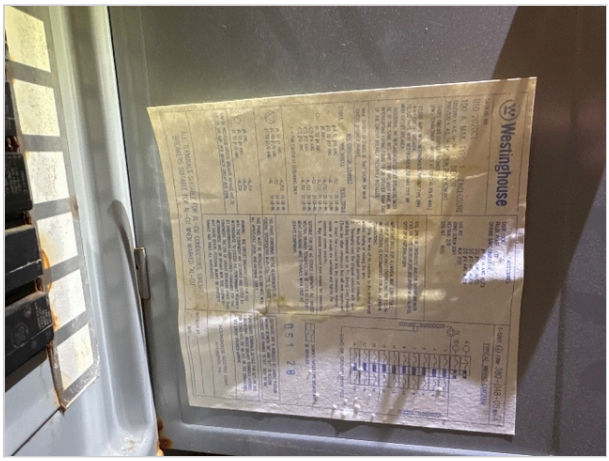
The service wire appeared to be 120/240 volt and 100 amp and entered a Westinghouse service panel, located on the right basement wall. The main service disconnect was 100-amp rated and was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit 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 corroded condition.

The electrical service appeared to be serviceable but outdated by today's standards. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

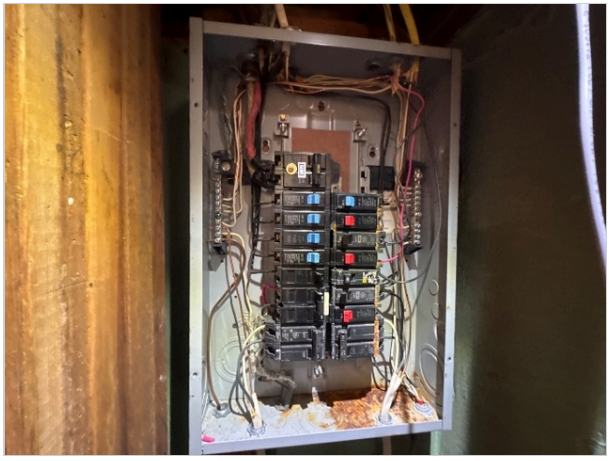








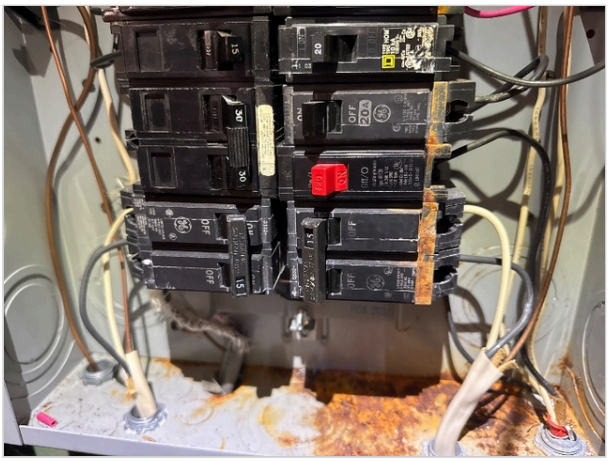




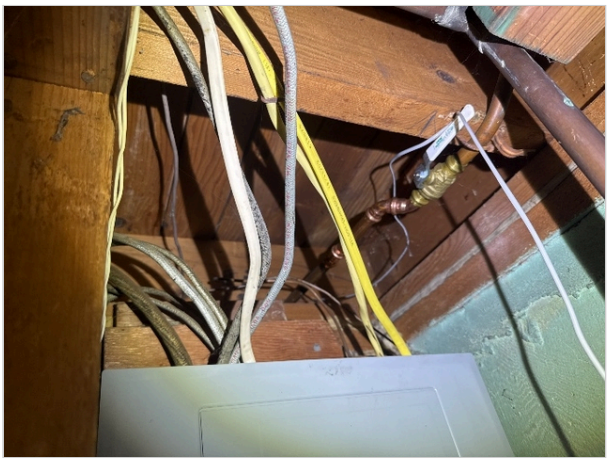
The main electrical panel is difficult to access due to a cabinet built around it, restricting proper clearance. Recommend modifying or removing the cabinet to provide appropriate access for future service, maintenance, and emergency needs.



Corrosion was observed on components in the electric panel. Corrosion on terminal screws can result in overheating of terminals and possible arcing problems in the panel. HomeTeam recommends that a licensed electrician repair and further evaluate the condition of the electrical panel.



The visible house wiring consisted primarily of the non-metallic sheathed cable type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.



BASEMENT

The partial basement with crawlspace was partially finished.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing.

The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support.














CRAWL SPACE

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

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

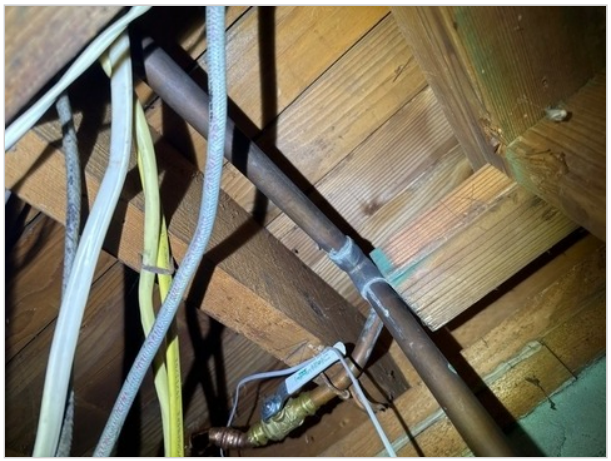
Because portions of the crawl space are below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the crawl space. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry crawl space, consult with a company specializing in water proofing.

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



FLOOR STRUCTURE

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









PLUMBING

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

The visible waste lines consisted of cast iron, galvanized & PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection.

Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the structure.

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

Water supply system is unknown.

Water waste disposal system is unknown.

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.







Waste pipes under the kitchen sink has corrosion on them. Monitor for potential future leaks and need of replacement.





GENERAL INTERIOR

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

The 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.

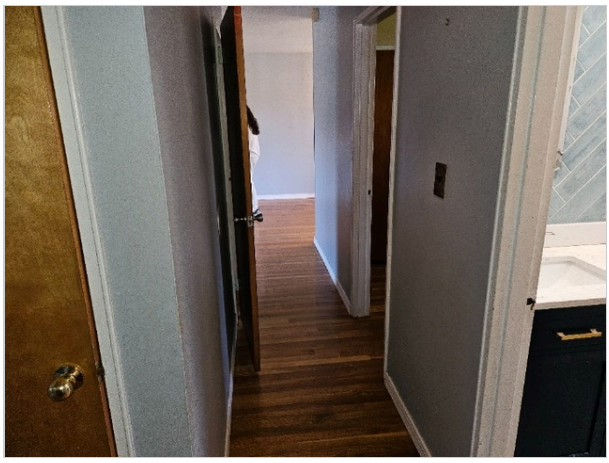
Ceiling stains were not present.

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

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








WINDOWS AND DOORS

A representative number of accessible windows and doors were operated. The primary windows were vinyl-clad and wood, casement style, with double pane glass.

All exterior *windows* were operated and found to be functional.

All exterior *doors* were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

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

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

File Number: **NY11111**
Address of Inspection: **123 Anywhere Rd.**
















One of the windows in the structure had a broken thermal seal. A window with a compromised thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.



KITCHEN

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

Hot water temperature was approximately 95 degrees F.

The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:





The natural gas oven was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Anti-tip was checked and was present.

Was oven and stove turned off after being tested? yes.







Middle burner on range top did not work. Could not turn the dial.





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







The dishwasher was tested and did appear to be functional.

Mounting brackets were present.

The dishwasher was checked at the end of inspection and checked for leaks. Leaks were not present and washer was done running.



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





Light under the microwave was not working



SWITCHES AND RECEPTACLES

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

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

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







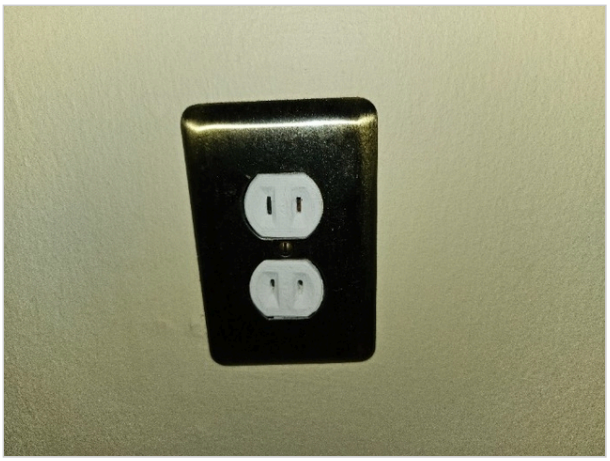
One exterior outlets were not properly covered, potentially allowing rainwater to enter the circuit. Outlet covers designed for use in wet locations should be installed on all exterior outlets.



Multiple three prong type outlets in the structure had an open ground. **The affected outlet(s) should be grounded, replaced with two-prong outlets, or connected to GFCI circuits to improve safety**. This condition means that the third prong, also known as the ground prong, is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with an electrician for the best course of action.



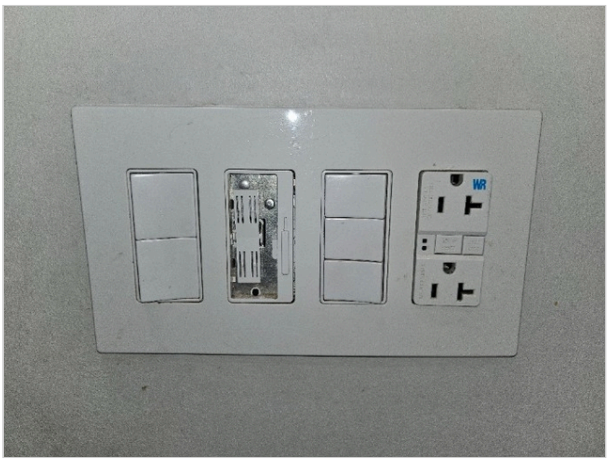




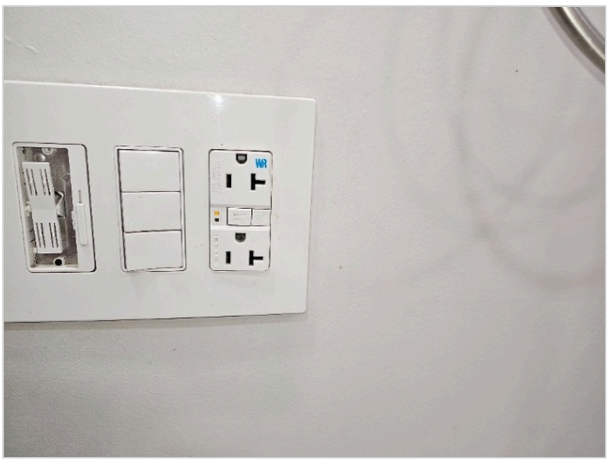
One receptacle is the kitchen has hot and neutral wires reversed. This is a safety concern and should be repaired and further assessed by a licensed electrician. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.



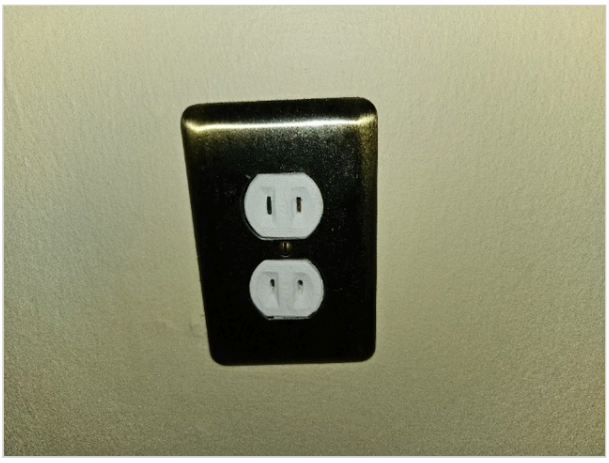
A broken light switch was found in the main bathroom. Recommend repair or replacement by a licensed electrician to ensure safe and proper operation.



The GFCI receptacle in the main bathroom is currently serving additional receptacles throughout the home. Recommend having a licensed electrician separate this GFCI from other circuits to ensure proper protection and compliant configuration.



Two prong outlets were found in the structure. At the time this structure was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.



Multiple electrical findings were observed during the inspection. The main electrical panel shows signs of corrosion and is difficult to access due to cabinet obstruction. Several outlets were found with open grounds, one outlet showed reverse polarity, and a switch was broken. Additionally, one GFCI outlet is supporting too many downstream devices. Recommend evaluation and repairs by a qualified electrician to ensure safe and proper operation. See Main Panel and Switches and Receptacles sections for additional details



BATHROOMS AND MISC PLUMBING

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

Water flow/drainage throughout the structure was average.

Water pressure appeared to be adequate.











Evidence of non-standard plumbing is present Bathroom. The lines should be closely monitored for any deficiencies and repaired and further evaluated if any appear. Non-standard plumbing does not necessarily represent a deficiency; it often does not meet existing code requirements and may or may not present problems with the plumbing system. Consult with a plumber if additional information is desired.





The hall bathroom sink drains very slowly, indicating a possible obstruction in the drain line or vent. HomeTeam recommends having the affected line cleared and other lines further assessed at the time of clearing. Located in the half bath.



SMOKE ALARMS AND CO DETECTORS

Smoke alarms were not present in each bedroom.

Smoke alarms were not present on each level of the house.

Carbon monoxide detectors were not present on each level of 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.







THERMOSTAT

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



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 gas connection for a natural gas clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify the presence of gas service at the visible gas dryer connection. 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.

The washing machine was inspected and did appear to be functional

The dryer was inspected and did appear to be functional

The washer was checked at the end of inspection and checked for leaks. Leaks were not present and washer was done running.

The dryer was checked at the end of inspection and was done running.







FIREPLACE

There One wood stove 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 good.



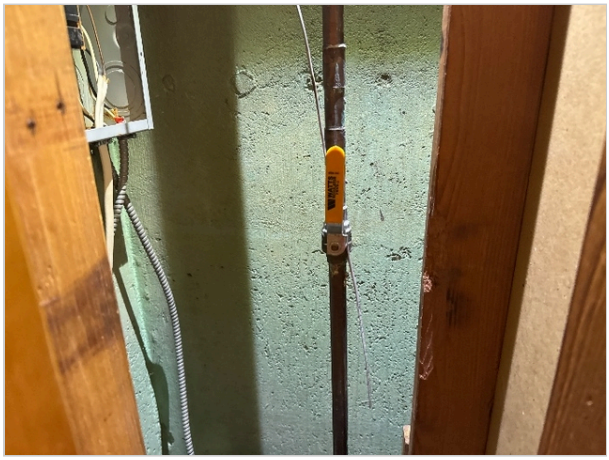
A chain and lock were secured around the wood-burning stove, preventing access to the interior for inspection. Recommend having the chimney and stove professionally cleaned and evaluated before use.



WATER METER

The water meter was located in the basement. The main water shutoff valve for the structure was located adjacent to the water service entry point in the basement. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.





WATER HEATER

A 40 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by State select, model number GS640YBRS and serial number F06A120168. Information on the water heater indicated that it was manufactured 19 years ago. Hot water temperature was approximately 95 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present but is too short present. A proper overflow leg helps to prevent being burned if it were to leak. The water heater was functional.

A drip pan was not present.

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.









The water heater overflow leg is not the appropriate size. It is too small. The overflow leg should be replaced.



HEATING, VENTILATION & AIR CONDITIONING

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition.

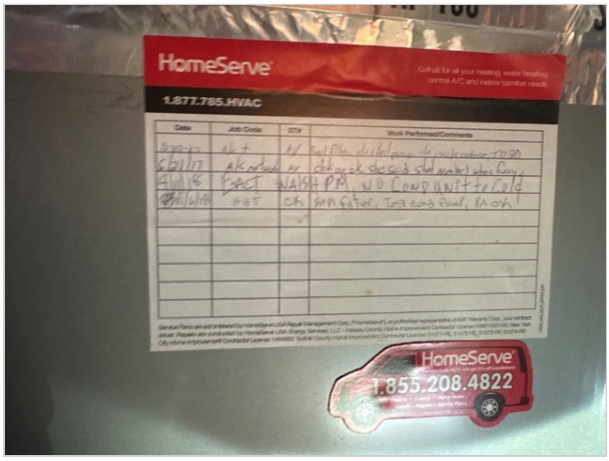
HEATING

The structure was heated by a Rheem electric forced air furnace, Model Number unknown and Serial Number unknown, which is unknown years old. The unit was located in the basement of the structure. It has an approximate net heating capacity of unknown BTUH. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection. The label could not be located or was taken off.

NOTE (for furnaces): Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The heating system was found to be functional.



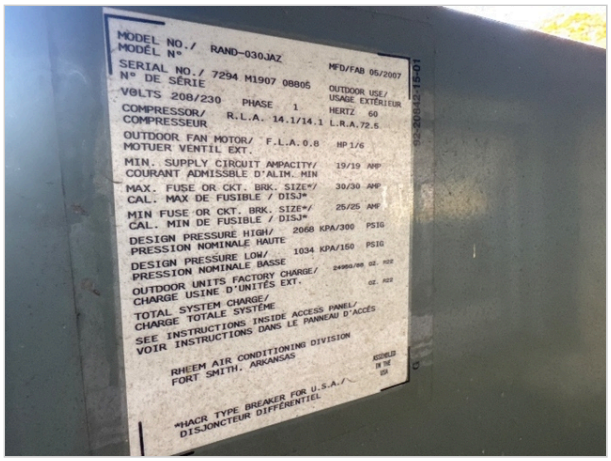


COOLING

The electric outdoor air conditioner condensing unit was Rheem, Model Number RAND-030JAZ and Serial Number 7294 M1907 08805. The unit is located in the back of the structure. This unit is approximately 18 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was not tested due to cold exterior temperatures.









The cooling system was visually inspected but was not tested due to cold exterior temperatures. When outdoor temperatures have been below 60 degrees F within the preceding 24 hours, operation of the cooling system can damage the compressor. Full functionality will need to be evaluated when the outside temperature remains above 60 degrees. The system should be cleaned, serviced, and inspected by an HVAC technician in the spring.



FILTER

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



DUCTWORK

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



PEST INSPECTION

The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc.

WDO

The purpose of a pest inspection is to determine if there are active wood destroying insects (WDI) present in the structure and whether any damage has occurred from these insects. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc.

Visible evidence of wood destroying insects was not observed.

If observed:

Live insects were not observed (description and location):

Other Evidence: none (description and location):

Visible damage from wood destroying insects was not noted as follows (description and location):

It does not appear that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The following areas of the structure(s) inspected were obstructed or inaccessible:

garage, attic, crawlspace/basement and main level due to stored items and finished areas

It is recommended that you consult with a licensed pest control company for preventative maintenance, whether or not there is evidence or prior or current activity.

NOTE: This is not a structural damage report. If there has been any form of visible evidence, it should be understood that some degree of repair, including hidden, may be needed. If any questions arise regarding repairs related to this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent needed.

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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