



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



HomeTeam[®]
INSPECTION SERVICE



CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



Dear Bill Sample,

On Monday, January 1, 2025 The HomeTeam Inspection Service made a visual inspection of 10 Sample Street, Anytown, MA 00000. 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 (857) 344-0777. Thank you for choosing HomeTeam.

Sincerely,

Michele "Mik" Pugliese, Owner
HomeTeam Inspection Service
MA Home Inspector License # 1192

Michael Henderson
HomeTeam Inspection Service
MA Home Inspector License # 1220

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.

Electrical

1. **One of the 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.
2. **Interior outlets in the structure had open neutral wiring.** An electrician should repair and further assess the outlets.
3. **A loose outlet was observed in the basement.** This could be a shock hazard due to exposed electrical contacts. The affected outlet(s) should be replaced by a qualified contractor.
4. Missing screws to attached panel cover. Recommend having a licensed electrician repair.

Roof and Gutters

1. The back of the roof was in the second half of its life span
2. **Missing mortar was observed in the front chimney's brickwork, around the crown.** The chimney should be repaired to prevent further deterioration. Depending on the assessment and extent of interior damage, this may result in a material defect.
3. **The chimney on the back appeared to be leaning a bit outward.** Recommended monitoring in the future and, if necessary, further evaluation with a licensed contractor.

Attic

1. **Areas of the attic were not properly insulated.** This can lead to excessive energy bills and undesirable temperature variations within the structure. Insulation should be added to the affected areas.

Foundation and Structure

1. Cracks were observed on the foundation. HomeTeam recommends having these cracks professionally sealed by a foundation repair company. Cracks greater than 1/8" wide should be reviewed by foundation professional. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. HomeTeam recommends sealing these cracks.
2. Small cracks were observed on the foundation. The homeowner should monitor these cracks for any changes, and if changes are noted, should contact a structural repair company for further analysis. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. Water staining from previous water intrusion was not visible. HomeTeam recommends sealing these cracks if a watertight basement is desired.
3. Main support beam is notched and drilled through. Consult with a qualified contractor for repair and further assessment of this beam.

Plumbing

1. **The toilet in the 1st floor bathroom is loose.** Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured.
2. **The boiler/water heater has a leak at the TPR drain valve.** The valve should be repaired, replaced, or adjusted to eliminate the drip.

Misc

Street

1. **HomeTeam recommends using a rigid metal (tin/aluminum) dryer hose venting system.** The aluminum foil type accordion hose vents tend to collect moisture and dryer lint resulting in overheating.
2. Recommended further evaluation of the ejector pump in the basement.

Garage

1. **Parts of the garage show signs of previous water intrusion.** The areas were dry at the time of the inspection. The buyer should maintain vigilance in monitoring the areas for any recurrence of the previous issue and should rectify any issues immediately upon observing them.
2. **Broken glass was observed on the garage window.** For safety and security all cracked and broken glass should be replaced or repaired.

Safety Concerns

1. **The main electrical service wire feeding this structure was in contact with tree branches.** For safety, the local power company should be contacted to trim away the branches from the power line.
2. **Open electrical splices were observed in the basement, creating a potential shock hazard.** An electrician should enclose all open electrical splices in an approved and covered electrical box.

Interior, Windows, Doors

1. **One of the windows in the structure had a broken thermal seal.** A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.
2. **Broken glass/plastic was observed on the basement door to the bulkhead.** For safety and security all cracked and broken glass should be replaced or repaired.
3. **Missing rail balusters were noted on the basement stairs.** Large openings in railings could represent a fall hazard for small children. Generally accepted construction techniques provide for balusters to be installed vertically and spaced no greater than four inches apart. Consult with a general contractor for baluster replacement.
4. Broken hardware on some windows.

Exterior

1. **A few areas of the driveway have settled.** This condition indicates a possible void under the driveway. Driveway settling has led to potential tripping hazards. The areas should be monitored and repaired as needed.
2. **Trip hazards were present on the walkways** around the house. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.

HVAC

1. **Water was present in the basement at the time of the inspection.** The water is most likely due to the TPR valve on the boiler leaking constantly through the drip leg in the back of the boiler itself. Recommended further evaluation with a licensed professional.

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

PREFACE

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

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

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

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

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

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

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

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

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

A home inspection bears conditions relevant to a specific time stamp and as conditions in a home can change from the time of the inspection to the time of closing, HomeTeam strongly recommends the client perform a thorough walk-through shortly prior to closing, turning on all faucets, flushing toilets, testing garbage disposals, turning on the furnace and air conditioner, and looking for any leakage, signs of water intrusion, stains, or other changes that may have occurred since the time of the inspection.

Any defects noted in the body of the report should be addressed by a professional in that field within the due diligence period. Additional assessments may uncover more extensive damage or needed repairs that a professional would have more significant knowledge of. .

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

ATTENDEES

The buyer/client was present at the time of inspection .

The clients / buyer agent was present at the time of inspection .

The listing agent was present at the time of inspection .

CONDITIONS

The approximate temperature at the time of the inspection was 25 to 30 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 68 years. The inspection began at 10 a.m. and was completed at about 12 p.m.

Photo 1



INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the home as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised 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.

Photo 2



Photo 3



Photo 4



LOT AND GRADE

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

Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



STRUCTURE AND CLADDING

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

Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



FRONT ENTRY

There was a stone walkway leading to a concrete entry way in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard.

Photo 17



Photo 18



Trip hazards were present on the walkways around the house. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.

Photo 19



Photo 20



GUTTERS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional except for what is noted below at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

Photo 21



Photo 22



Photo 23



Photo 24



Downspouts were 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.

Photo 25



Photo 26



Photo 27



Photo 28



ROOF

The roof was a gable with dormers design covered with architectural and 3 tab asphalt/fiberglass shingles . Observation of the roof surfaces and flashing was performed from the ground level with the aid of binoculars. There was one layer of shingles.

The roof shingles exhibited moderate 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 second half (rear) and in the first half (front) of their useful life.

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

Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



The back of the roof was in the second half of its life span

Photo 34



Photo 35



CHIMNEYS AND FLUES

The structure had two chimneys and two vents. Observation of the chimneys and vents was made from the ground with the aid of binoculars. The flashing around the roof penetration point appeared to be adequate.

Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



The chimney on the back appeared to be leaning a bit outward. Recommended monitoring in the future and, if necessary, further evaluation with a licensed contractor.

Photo 44



Missing mortar was observed in the front chimney's brickwork, around the crown. The chimney should be repaired to prevent further deterioration. Depending on the assessment and extent of interior damage, this may result in a material defect.

Photo 45



ATTIC STRUCTURE

The attic was accessed via knee walls and a small hatch in the 2nd floor bedroom and was partially entered.

The attic above the living space was insulated with cellulose-based and fiberglass batted and loose fill insulation, approximately six to ten inches in depth.

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

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

There was no moisture visible in the attic space, at the time of the inspection.

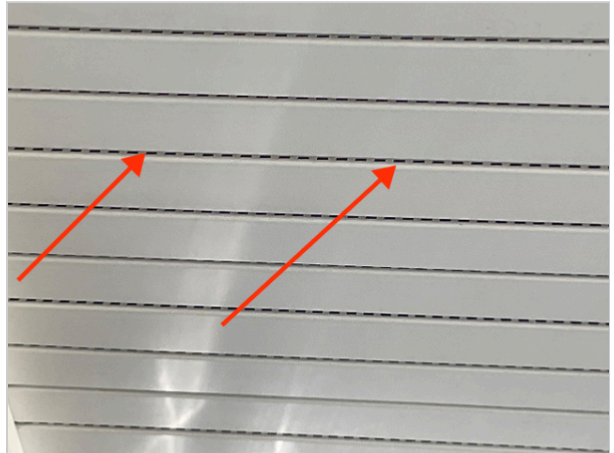
As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume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

Photo 46



Gable ventilation

Photo 47



Soffit ventilation

Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

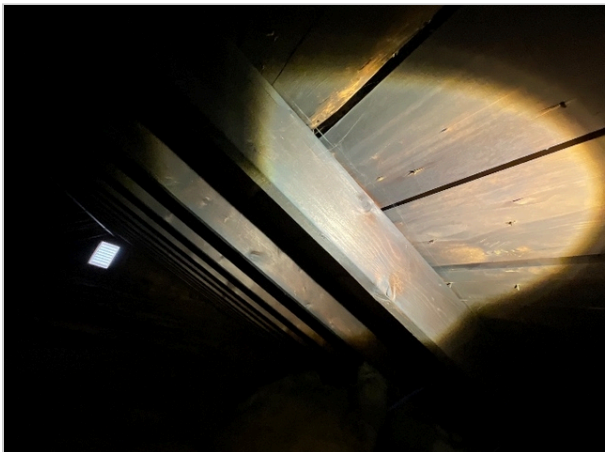


Photo 58



Areas of the attic were not properly insulated. This can lead to excessive energy bills and undesirable temperature variations within the structure. Insulation should be added to the affected areas.

Photo 59



Photo 60



Photo 61



Photo 62



DRIVEWAY

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

Photo 63



Photo 64



Photo 65



Photo 66



A few areas of the driveway have settled. This condition indicates a possible void under the driveway. Driveway settling has led to potential tripping hazards. The areas should be monitored and repaired as needed.

Photo 67



Photo 68



ATTACHED 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, was tested and was functional. The garage floor was in fair condition.

Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Broken glass was observed on the garage window. For safety and security all cracked and broken glass should be replaced or repaired.

Photo 78



Parts of the garage show signs of previous water intrusion. The areas were dry at the time of the inspection. The buyer should maintain vigilance in monitoring the areas for any recurrence of the previous issue and should rectify any issues immediately upon observing them.

Photo 79



ELECTRIC SERVICE

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

Photo 80



Photo 81



The main electrical service wire feeding this structure was in contact with tree branches. For safety, the local power company should be contacted to trim away the branches from the power line.

Photo 82



MAIN PANEL

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

The visible house wiring consisted primarily of the NM (non-metallic) and cloth-sheathed type and appeared to be in good condition.

The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

Photo 83



Photo 84



Photo 85

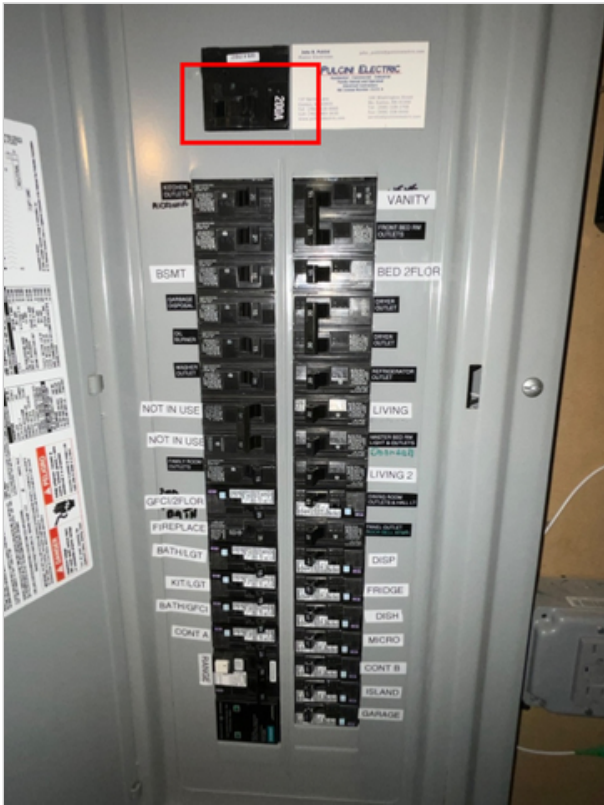


Photo 86

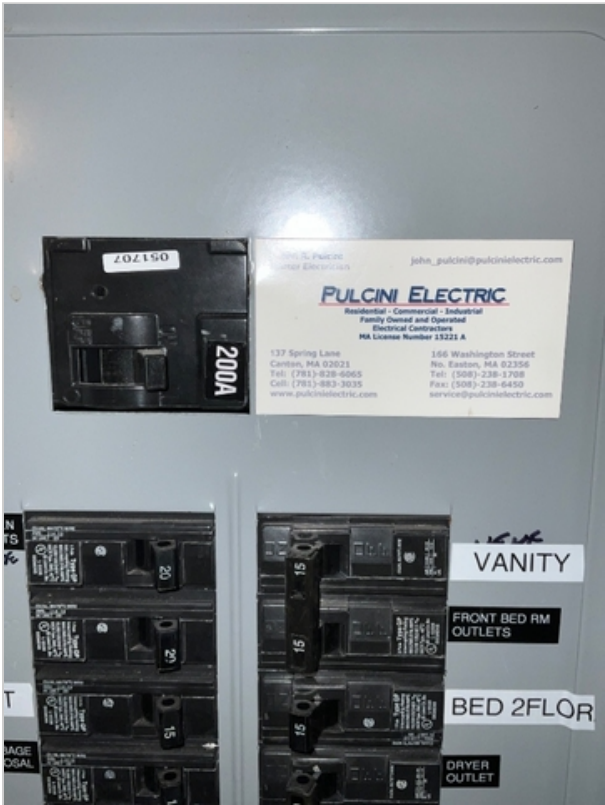


Photo 87

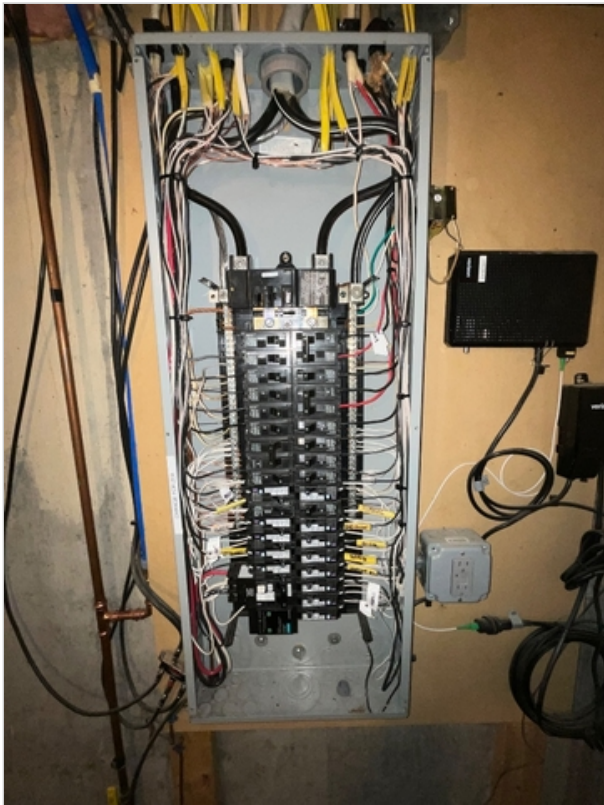


Photo 88

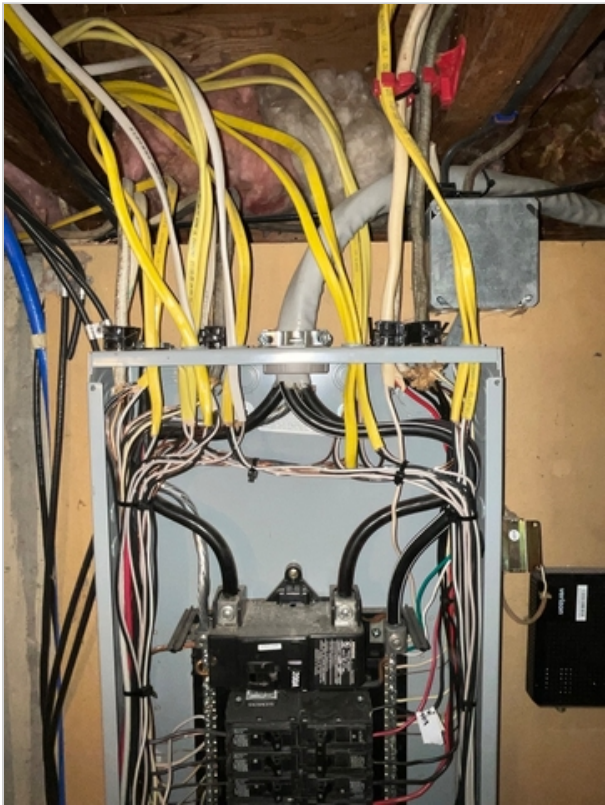


Photo 89



Photo 90

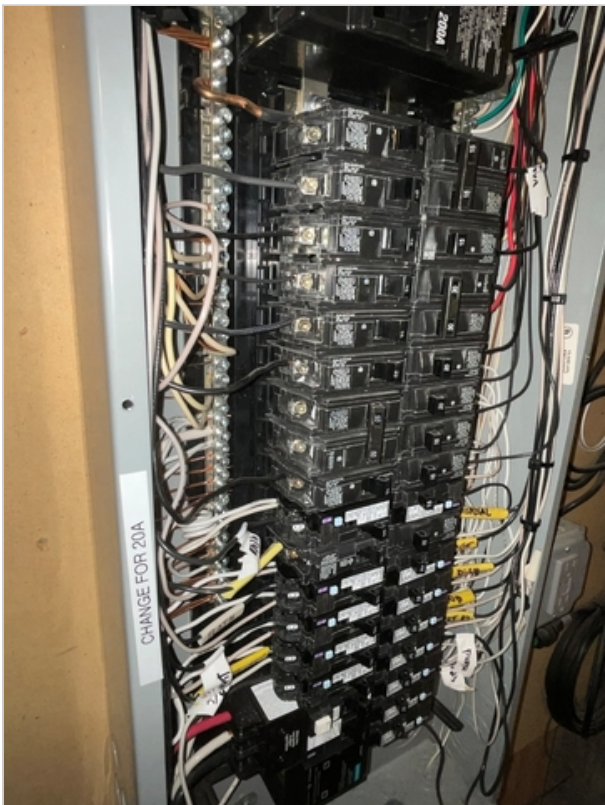


Photo 91



Missing screws to attached panel cover. Recommend having a licensed electrician repair.

Photo 92



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.

Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Cracks were observed on the foundation. HomeTeam recommends having these cracks professionally sealed by a foundation repair company. Cracks greater than 1/8" wide should be reviewed by foundation professional. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. HomeTeam recommends sealing these cracks.

Photo 102



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

Photo 103



BASEMENT

The full basement was unfinished.

The basement was, except for one area, 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.

Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



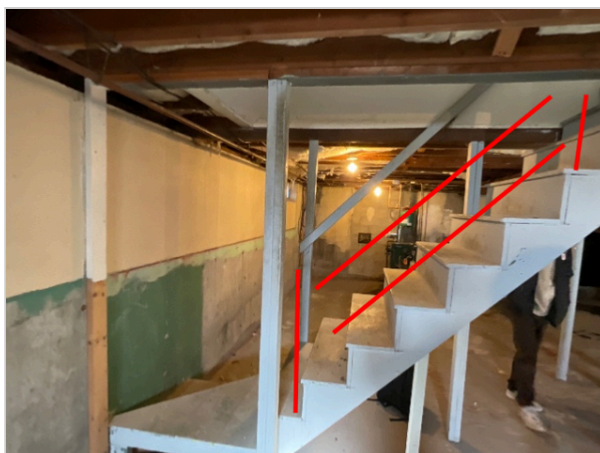
Broken glass/plastic was observed on the basement door to the bulkhead. For safety and security all cracked and broken glass should be replaced or repaired.

Photo 111



Missing rail balusters were noted on the basement stairs. Large openings in railings could represent a fall hazard for small children. Generally accepted construction techniques provide for balusters to be installed vertically and spaced no greater than four inches apart. Consult with a general contractor for baluster replacement.0

Photo 112



Water was present in the basement at the time of the inspection. The water is most likely due to the TPR valve on the boiler leaking constantly through the drip leg in the back of the boiler itself. Recommended further evaluation with a licensed professional.

Photo 113



Photo 114



EJECTOR PUMP

An ejector pump was present underneath the basement sink. The ejector pump was tested and found questionable .

Photo 115



Photo 116



Recommended further evaluation of the ejector pump in the basement.

PLUMBING

The visible water supply lines throughout the structure were copper and PEX 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 and PVC pipe. The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection. The functionality of washing machine drains or under-floor drain lines is outside the scope of the inspection. These lines are considered underground utilities and are specifically excluded. The lines are not visible or accessible, and their condition cannot be verified during a visible home inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home.

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

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main water shutoff location.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



FLOOR STRUCTURE

The visible floor structure consisted of a wood planking subfloor, supported by two-inch by seven -inch wood joists spaced sixteen inches on center. A 5x8 inches built-up wood center beam and 4 inches steel posts or piers were present for load bearing support.

Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Main support beam is notched and drilled through. Consult with a qualified contractor for repair and further assessment

of this beam.

Photo 128



Photo 129



WATER METER

The water meter was located in the basement. The main water shutoff valve for the home 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.

Photo 130



Photo 131



HEATING SYSTEM

The heating system consisted of an oil fired combination boiler and on-demand hot water heater, model number OWT-3 and serial number 2. The unit was manufactured by Williamson. It has an approximate net heating capacity of 115,000 BTUH. The unit is located in the basement. The unit is approximately 25 to 30 years old. The average life expectancy of a boiler is approximately 30 to 35 years if maintained properly. The system has one zone. The oil tank was in good condition. The oil line was in good condition. The boiler was functional. The combustion chamber was not visible for inspection.

The baseboards were tested and found to be functional.

A visual inspection cannot determine all defects. A complete inspection would require dismantling the entire system.

Chimney flues and flues attached to fuel burning devices are not inspected as part of the visual inspection. Chimney flues should be cleaned and inspected by a licensed mason or chimney sweep on a regular basis to determine their condition. The HomeTeam does not inspect for stop leak type boiler sealants and/or anti-freeze that may have been added to the system. This inspection is to determine that the existing equipment is in working order. It is not meant to indicate its adequacy. Heating units should be serviced once a year without failure.

Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



The boiler/water heater has a leak at the TPR drain valve. The valve should be repaired, replaced, or adjusted to eliminate the drip.

Photo 152



Photo 153



GENERAL INTERIOR

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

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

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

Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160

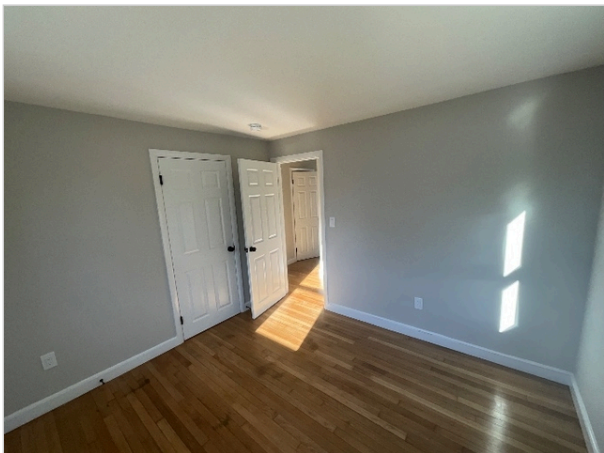


Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



NOTE: Uneven or out-of-plumb floor surfaces, stairs, and walls were noted at the time of the inspection. This condition is a common characteristic of older structures and is generally not considered to be a sign of structural failure. Building practices employed at the time the structure was built, along with continuous movement and shrinkage, all contribute to the condition and character the structure has developed. Regardless of the age of the structure, any drastic changes in this condition should be referred to a structural engineer for evaluation.

SWITCHES AND RECEPTACLES

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

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

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

Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



One of the 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.

Photo 184



Photo 185



Interior outlets in the structure had open neutral wiring. An electrician should repair and further assess the outlets.

Photo 186



Photo 187



Open electrical splices were observed in the basement, creating a potential shock hazard. An electrician should enclose all open electrical splices in an approved and covered electrical box.

Photo 188



SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should

be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Photo 189



Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



WINDOWS, DOORS INTERIOR AND EXTERIOR

A representative number of accessible windows was operated and found to be functional. A representative number of accessible doors was operated and found to be functional. The primary windows were vinyl-clad and composite, double hung, casement and slider style, with double pane glass. The primary doors were wood. 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.

Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215



Photo 216



Broken hardware on some windows.

Photo 217



Photo 218



Casement windows are present in the structure. We test a representative number of these windows due to their configuration and the possibility of damage during normal operation. Casement windows present unique challenges, including swelling of wood and stress on cranks and arms that require diligence, maintenance, and care when opening. Ensure the areas around the casement windows remain free of debris, moisture, and damage. All casement windows should be opened prior to closing.

Photo 219



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

Photo 220



INTERIOR WALLS, CEILINGS & FLOORS

The interior wall and ceiling surfaces were predominantly finished with drywall and plaster. 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. The interior floor surfaces were predominantly finished with wood and ceramic.

Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227



Photo 228



Photo 229



Photo 230



Photo 231



Photo 232



Photo 233



Photo 234



Photo 235



Photo 236



Photo 237



Photo 238

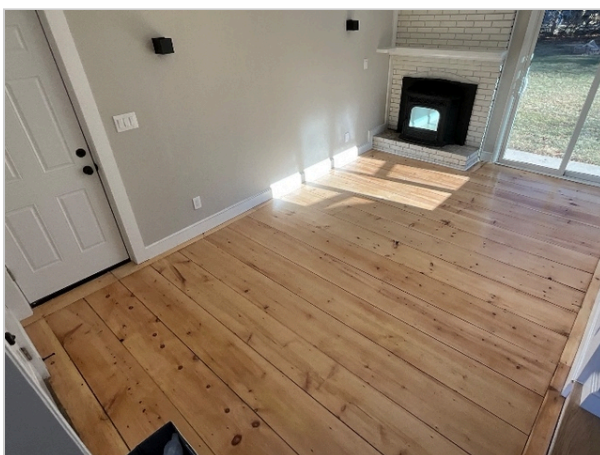
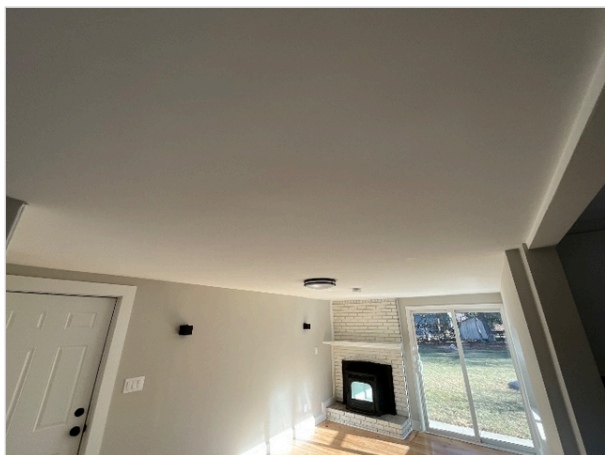


Photo 239



FIREPLACE - Living Room

There was one fireplace in the structure. A home inspection of the fireplace and chimney is limited to the readily visible portions only. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified chimney sweep will clean the interior if necessary using specialized tools, testing procedures, mirrors, and video cameras as needed, to evaluate the fireplace system. If the fireplace has not been cleaned and inspected by a qualified fireplace professional within the past year we recommend this service prior to use. The results of such an

inspection may reveal needed or recommended repairs. The damper was tested and did appear to be adequate.

Photo 240



Photo 241



Photo 242



Photo 243



Photo 244



PELLET STOVE

There was a pellet-burning stove located in the family room. For safety reasons, the pellet-burning stove and the chimney or pipe to which it is vented should be cleaned by a chimney sweep and then inspected before using as there may be hidden defects not fully visible at the time of the inspection. Be advised, due to the nature of such an inspection, additional defects or maintenance items may arise. There was some visible creosote on the flue pipe. The stove appeared to have adequate clearances from combustible materials. The specifications for this make and model should be reviewed to insure safe operation. NOTE: If the wood stove has not received routine seasonal maintenance, it is possible deficiencies may be revealed once it is cleaned. Corrosive gas and moisture can collect on the interior of the flue pipe and cause deterioration or damage. Because of these potential problems, HomeTeam recommends having wood stoves cleaned and serviced.

Photo 245



Photo 246



Photo 247



BATHROOMS AND MISC PLUMBING - FULL 1st Floor

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

Photo 248



Photo 249



Photo 250



Photo 251



Photo 252



Photo 253



Photo 254

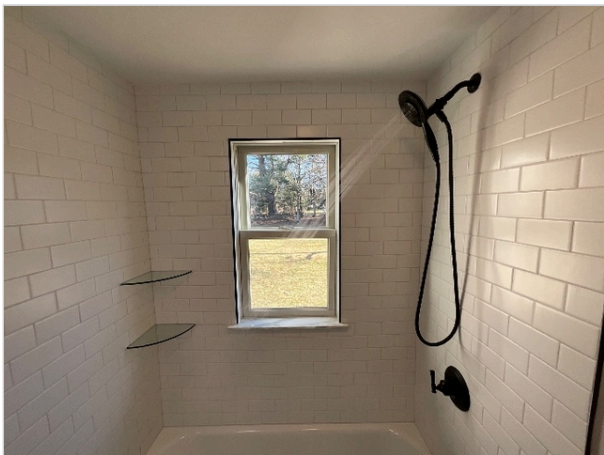


Photo 255



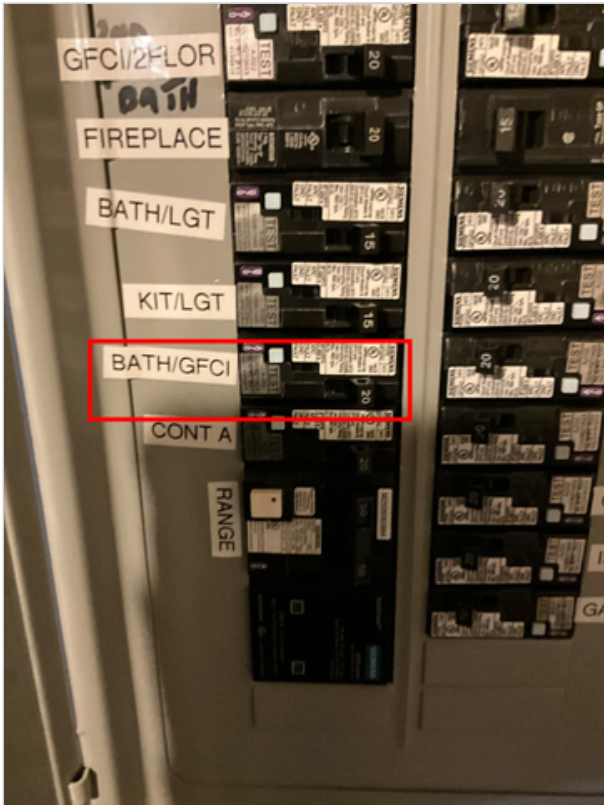
Photo 256



Photo 257



Photo 258



The toilet in the 1st floor bathroom is loose. Failure to secure the toilet may lead to leakage around the wax ring.

The toilet should be secured.

Photo 259



BATHROOMS AND MISC PLUMBING - FULL 2nd Floor

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

Photo 260



Photo 261



Photo 262



Photo 263



Photo 264



Photo 265



Photo 266



Photo 267



Photo 268



Photo 269



Photo 270



Photo 271



KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

Photo 272



Photo 273



Photo 274



Photo 275



Photo 276



Photo 277



Photo 278



Photo 279



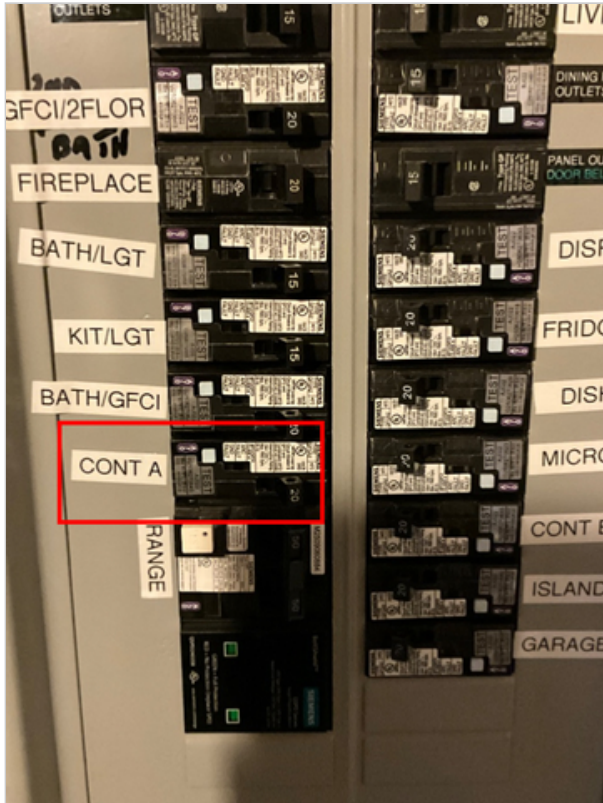
Photo 280



Photo 281



Photo 282



OVEN RANGE

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

Photo 283



Photo 284



Photo 285



HOOD FAN

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

Photo 286



Photo 287



REFRIGERATOR

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

Photo 288



Photo 289



Photo 290



DISHWASHER

The dishwasher was tested and did appear to be functional.

Photo 291



Photo 292



Photo 293



DISPOSAL

The disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

Photo 294



Photo 295



WASHER AND DRYER CONNECTIONS

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. A 240 volt style outlet for an electric clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet is properly wired or that power is present. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed.

A drain for a washing machine was not present.

Photo 296



Photo 297



Photo 298



Photo 299



Photo 300



Photo 301



HomeTeam recommends using a rigid metal (tin/aluminum) dryer hose venting system. The aluminum foil type accordion hose vents tend to collect moisture and dryer lint resulting in overheating.

Photo 302



A loose outlet was observed in the basement. This could be a shock hazard due to exposed electrical contacts. The affected outlet(s) should be replaced by a qualified contractor.

Photo 303



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.

There are no visible signs of active wood destroying insects observed at time of inspection. With that said, HomeTeam strongly recommends that a home of this age have an annual treatment for pest control. Old homes are not built with "pressure treated" wood structures and are feeding grounds for termite and carpenter ants. An annual pest control program is inexpensive and shows good homeownership which is so valued at time of resale.

The Commonwealth of Massachusetts recommends that any potential Buyer of this property gather the following information from the Seller or Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

(a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.

(b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?

(c) Do you use any type of dehumidification in any part of the dwelling?

(d) Are you aware of any mold and/or air quality issues in the dwelling?

(e) Is the dwelling on a private sewage system?

1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?

2. Has the dwelling ever been inspected and/or treated for insect infestation?

a. If so, when?

b. What were the chemicals used?

(f) Has the dwelling ever been tested for radon gas and/or lead paint?

1. If so when?

2. What were the results?

(g) Has the dwelling ever been inspected by an Inspector?

1. If so, when?

2. Were any problems noted?

3. Is a copy of the inspection Report available?

(h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?

(i) Has there ever been a fire in the dwelling?

1. If so, when?

2. What areas were involved?

3. What chemical cleaners, if any, were used for cleanup?

(j) Has there ever been a hazardous waste spill on the property?

(k) Is there is an underground storage tank on the property?

Additional Recommended Resources:

1. A copy of Massachusetts Standards of Practice for Home Inspection are available online [here](#).

File Number: **MA000000**

Address of Inspection: **10 Sample Street**

2. A copy of Massachusetts Definitions for Home Inspection are available online [here](#).

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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