



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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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

File Number: **MI0111111**
Address of Inspection: **123 Main
Street**



Dear Bill Sample,

On Friday, January 1, 2026 The HomeTeam Inspection Service made a visual inspection of 123 Main Street, Ann Arbor, MI 48103. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If we can be of any assistance, please feel free to call me at 734-944-2700. Thank you for choosing HomeTeam.

Sincerely,

HomeTeam Inspection Service

INTRODUCTION

Throughout this report, the terms "right" and "left" are used to describe 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 photographs included in this report are representative only and they should not be construed as a comprehensive pictorial representation of the components and/or defects in the home.

When material defect, safety concerns, issues-defects are observed, we recommend you consult with a qualified contractor prior to the conclusion of the inspection contingency period. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in our report, cost estimates are advised.

It is beyond the scope of our inspection to return and evaluate any repairs that were done by any party. We can only see that repairs were made not that they were done correctly, which is why we recommend you consult a licensed contractor.

If items are deemed inaccessible, not tested, not visible or snow covered we can return, for a fee, or you should contact a licensed contractor to inspect these areas or items once they are made accessible, visible or uncovered. These areas should be evaluated prior to the conclusion of the inspection contingency period. Return visits start as low as \$175.00.

This report is not a technically exhaustive inspection. We can help arrange for additional specialist inspections, (for a fee) should you, the client request one. The HomeTeam Inspection Service inspects for evidence of structural failure and safety concerns only.

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

We can give an excellent overview of the property but may not find every defect, whether visible or not. We will not eliminate risk. We can not predict the future or inspect items we can not see.

Moving furniture, any dismantling (other than the service panel cover and furnace panels should they be accessible) or lighting gas pilots is not within the scope of the inspection. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., may not be addressed. All conditions are reported, as they existed at the time of the inspection.

Clients are urged to perform a full walk-through before closing. Checking areas not visible at the time of the inspection due to snow, area rugs, furnishings, or other lack of access is strongly recommended. Also operating appliances, plumbing, etc. are recommended.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance, cosmetic 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.

Structures that have been vacant for a period of time may present unique problems when the buyer moves in. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction upon first use.

The approximate temperature at the time of the inspection was 50-55 degrees Fahrenheit, and the weather was misty and wet. The utilities were on at the time of the inspection. If a utility is said to not be on at the time of the inspection anything pertaining to that utility should be evaluated prior to closing once the utility is turned on.

The buyer was not present at the time of the inspection.

BUILDING TYPE AND SIDING

The inspected property consisted of a two-story wood-framed structure with brick and aluminum siding that was vacant (with furniture) at the time of the inspection. The age of the home, as reported by the seller, was said to be 61-65 years old.

Some loose, rotted, dented and thin cracking, of building materials is common and ordinarily considered a part of routine maintenance and may not be listed in our report.

There were hose faucets on the exterior of the home.

There were GFCI protected circuits located on the exterior of the home.

Cracks were observed on the exterior brickwork in multiple areas of the home. Tuck pointing and sealing cracks will help prolong the life of the brick and help prevent water penetration.

Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78

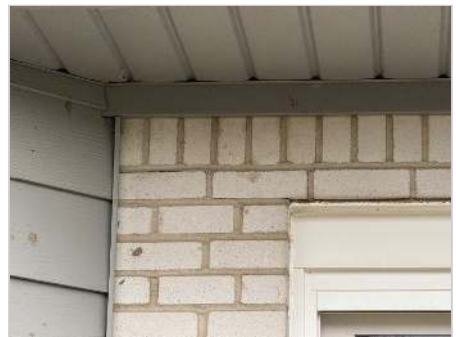


Photo 79



Photo 80



Photo 81



The caulking on the exterior of the home was cracked or missing in one or more areas. The caulking should be replaced to ensure the exterior of the home remains weather and watertight.

Photo 82



Peeling paint was noted in multiple areas of the home. To maintain the integrity and longevity of the exterior surfaces and materials, it is advisable to scrape and repaint all affected areas.

Photo 83



Photo 84



Sealing is needed around various siding penetrations. Proper sealing is recommended to help prevent moisture and pest intrusion.

Photo 85



The downspout serving the upper roof was not properly aligned with the lower gutter at the left rear corner of the home. As a result, roof runoff is discharging directly onto the adjacent brick wall rather than into the gutter system. Evidence of moisture staining and organic growth was observed on the brick in this area, indicating prolonged water exposure. Corrections are recommended to properly align and secure the downspout to direct water into the gutter system and help reduce the potential for continued moisture-related deterioration of the exterior wall.

Photo 86



Photo 87



WALKWAYS AND PORCHES

There was a concrete walkway leading to a brick/concrete cap porch in the front of the home.

Surface defects in walkways/porches develop and progress with age and are considered normal as long as they do not create a safety hazard.

As a safety precaution, porches and stairs should have guard rails. Surfaces that pitch towards the home increase the probability of water infiltration. When any small cracks or settlement in the walkway(s) are found, cosmetic repair is advised or the cracks and settlement could get larger and become an issue. Any large cracks or differential separation (lifting), on the property would be a safety hazard for which the property owner may be responsible.

Cracks were observed in the concrete porch cap at the time of the inspection. Monitoring and sealing of the cracks are recommended to help prevent moisture intrusion and further deterioration.

Photo 88



Photo 89



Photo 90



LOT AND GRADE

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

The grade around the home, when possible should slope away from the foundation, at about a half inch per foot for about three to six feet from the foundation. Directing water away from the home can help with water entry into the home. Determining if the property holds water could only be done if there is visible evidence of standing water at the time.

The fence gate on the left side of the home was damaged and was difficult to open and close. Repair or replacement is recommended to restore proper operation.

Photo 91



DRIVEWAY

There was a concrete driveway in the front of the home, which led to the attached garage.

Surface defects in driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. All cracks should be sealed and any settlement should be corrected.

The surface of the driveway showed signs of deterioration at the time of the inspection. Deterioration can worsen over time and may lead to an uneven or damaged surface. Repairs or resurfacing may be necessary to maintain durability and function.

Photo 92



Photo 93



GAS METER

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

Photo 94



ROOF STRUCTURE

The roof was a hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, and penetrations was performed by walking the roof and at ground level. The age of the roof covering, as reported by the seller, was 10+ years. There appears to be one layer of shingles on the roof at the time of the inspection. There was light curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life. There were no valleys on this home. The aluminum/vinyl soffit and fascia was inspected and was in satisfactory condition with the exception of the right side of the second floor roof.

The inspector is not required to walk on the roof in unsafe conditions such as pitch, snow covered, frost or when they are wet. When shingles are deemed to be nearing or at the end of their useful life you should budget for new shingles. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept sealed and maintained. It is not possible to determine if leaks will occur in the future.

There was moss noted on the roof. Moss and algae can hold moisture on the shingles. Preventive maintenance is recommended to prevent premature wear to the roofing materials.

Photo 95



The soffit along the right side of the second-floor roof was sagging and partially detached, with open sections allowing direct visibility into the attic space. This condition can allow moisture, pests, and cold air to enter the attic and may contribute to insulation disturbance or reduced energy efficiency. Repair and securement of the soffit is recommended to restore proper enclosure of the roof structure.

Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



GUTTERS

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

All downspouts should terminate away from the building foundation area, by use of splash blocks or underground drainage pipe. Downspouts and gutters can become loose over time for several reasons. Monitor and keep secured to allow them to function properly. Wood rot behind the gutters can occur but is not always visible. Keep gutters clear to

allow the water to flow freely.

The gutters need to be cleaned. Clogged gutters can cause roof drainage water to back up and cause damage to the structure, soffit and fascia. Keeping gutters clean will help move water away from the foundation which could lead to basement water problems.

Photo 102



Photo 103



Photo 104



CHIMNEY/FLUE CHASE

There was one chimney. Observation of the chimney exterior was made from the ground and roof. There were rain caps on the chimney.

Chimneys, chases and B-vents are a common source of water infiltration, both at the roof and in the dwelling. We suggest you check these areas regularly and maintain as needed. A rain cap can reduce the chances of water infiltration at the chimney.

Cracking was observed in the concrete block chimney structure visible within the garage. This condition should be monitored and repaired as needed to help prevent further deterioration. Evaluation and repair by a qualified chimney contractor is recommended.

Photo 105



Photo 106



GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. The electric garage door opener was tested and found to be functional. There was an automatic (electric eye) safety reverse present on the overhead door. The automatic (electric eye) safety reverse on the garage door was tested and found to be functional. The auto-reversing system (a secondary system) was not tested as this could damage the door or the garage door opener. If you have any concerns about the auto-reversing system you should check your owner's manual or contact the opener manufacturer about specific (and sometimes different) procedures. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection. The concrete garage floor was in fair

condition.

The fire separation walls, ceilings and doors between the dwelling unit and the attached garage were in unsatisfactory condition.

There were GFCI protected circuits located in the garage.

We suggest you keep attic hatches closed, repair any holes or damage that exist or occur and not create openings between the home and garage. This is to help keep the migration of smoke or fire from entering the house in the event of a fire in the garage.

The weather stripping around the garage doors was loose and poorly installed. This condition can allow air, moisture, and pests to enter the garage. Repair or replacement is recommended to improve the seal and overall performance of the doors.

Photo 107

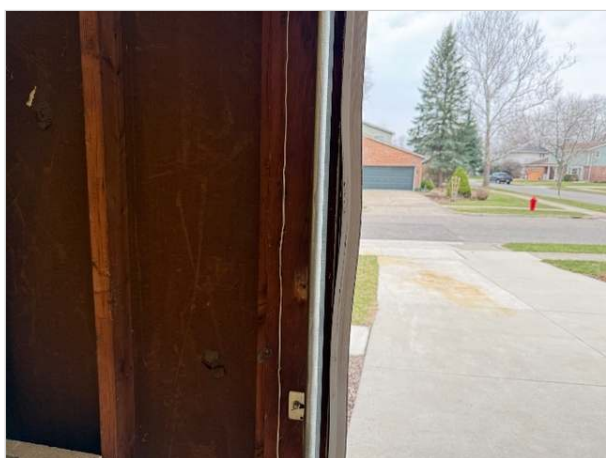


Photo 108



Cracks and settlement were observed in the garage floor. Addressing these issues is recommended to prevent further deterioration and reduce potential tripping hazards, which may be the homeowner's responsibility. Due to the limited timeframe of the home inspection, it is not possible to determine whether the cracks will worsen or if additional settlement will occur.

Photo 109



Photo 110



Photo 111



The door leading from the garage to the house does not appear to be fire rated. Some municipal regulations as well as certain lenders may require the installation of a fire rated door. Corrections are recommended.

Photo 112



The finish on the garage ceiling/walls is designed to provide a barrier between the garage and living space in the event of a fire. One or more openings were noted in the garage ceiling or walls. Repairs should be made to maintain the integrity of this important safety feature.

Photo 113



Photo 114



PATIO

There was a concrete patio located in the back of the home. The patio surface did pitch towards the home. There were cracks or settlement to the patio surface.

Surfaces that pitch towards the home increase the probability of water infiltration.

The concrete patio slopes towards the foundation. This increases the chance for water penetration, as described in the grade notes within this report. Correcting this slope is recommended.

Photo 115



GENERAL INTERIOR

The interior areas of the home were inspected for indications of structural issues and potential safety concerns. Cosmetic items such as paint, wall finishes, floor coverings, and window treatments are not evaluated as part of a general home inspection.

Sloping was observed in portions of the second-floor flooring. No indications of structural concerns were noted in the areas below at the time of the inspection. Variations in floor level can occur over time due to typical settling or construction methods. Monitoring is recommended, and further evaluation may be considered if changes in the condition are observed or concerns arise.

Photo 116



Photo 117



Photo 118



KITCHEN CABINETS AND COUNTER TOPS

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

We perform a visual check of built-in appliances. The appliances were turned on to check 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. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

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

The disposal splash guard was deteriorated or missing. Replacing or repairing the splash guard can prevent larger objects falling into the disposal or debris being expressed from the disposal.

Photo 119



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

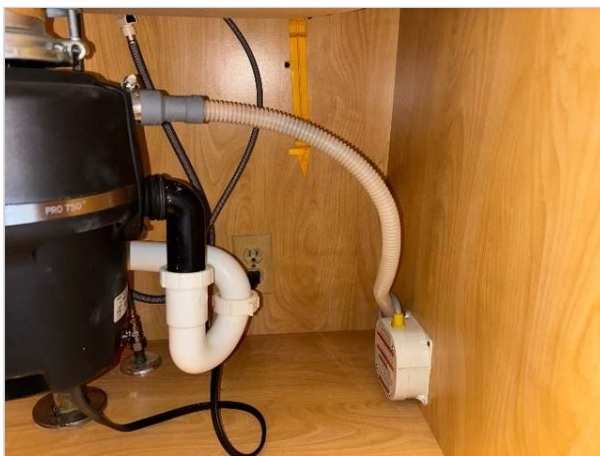
The electric oven/range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The dishwasher was observed through a rinse cycle and did appear to be functional.

The microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

The dishwasher drain should be installed with a high loop above the drain to prevent waste water from entering into the drain line from the disposal in the event of a back up. Corrections are recommended.

Photo 120



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

DRYER CONNECTIONS AND VENT

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them.

There was an electric hook up for a clothes dryer in the laundry area.

The electric outlet for the dryer was visible. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed. The visible portion of the dryer vent was inspected and appeared to be adequate for venting to the exterior of the home. There was a semi-flexible exhaust pipe installed at the time of the inspection. We suggest using rigid, smooth metal exhaust pipe for dryer exhaust as flexible/plastic pipe has been indicated in house fires.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, sliding and awning style with insulated glass. Exterior doors were operated and found to be functional.

The exterior door locks should be changed or rekeyed upon occupancy. All deadbolt locks should be thumb latch type and not keyed on the inside of the home as this could prevent escape in case of an emergency. Possible problem areas may not be identified if the windows or doors have been recently painted or cluttered with debris.

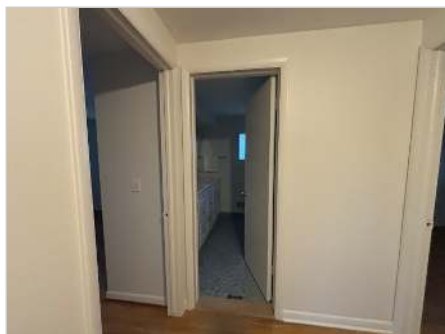
One or more interior doors would not latch. Adjustments are recommended for privacy.

Photo 121



Rear right bedroom

Photo 122



Hallway bathroom

Photo 123



Front right bedroom

One or more exterior doors have a deadbolt that requires a key to unlock it from the interior of the structure. For safety during emergency egress, all exterior doors should be operable without a key from the interior. The affected locks should be repaired or replaced to allow for manual, keyless operation from the interior.

Photo 124



Garage rear

INTERIOR WALLS AND CEILINGS

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

interior wall and ceiling surfaces have been recently painted or are covered with wallpaper. These areas would be considered not visible.

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.

FIREPLACE

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A wood burning fireplace was located in the living room. The damper did appear to be functional. There was visual evidence of creosote buildup in the firebox and/or chimney. There were cracks observed in the firebox or visible portions of the chimney.

For safety reasons, the wood-burning insert and the chimney or pipe to which it is vented should be cleaned and re-inspected before using as there may be hidden defects not fully visible at the time of the inspection.

Photo 125



There was creosote build up inside the chimney which has limited our ability to observe the walls of the chimney. Due to this condition you should have the chimney cleaned as there could be defects that are not visible. Further evaluation is recommended.

Photo 126



Cracks were present in the firebox of the fireplace located in the living room. Generally, firebox cracks are acceptable

unless they are wide enough to fit a quarter into. The bricks and mortar inside the firebox are designed to act as a heat and spark shield and should be free of any voids. The firebox should be repaired and further assessed by a qualified chimney and fireplace service.

Photo 127



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

When a fireplace has been altered from its original state such as adding gas logs to a natural fireplace, drafting could become an issue. Further testing and evaluation would be needed.

SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

There were no smoke detector(s) found in the house. There were no carbon monoxide detector(s) found in the house.

For safety reasons, smoke detectors and carbon monoxide detectors should be installed as needed and/or tested upon occupancy. If the home were to be constructed today, standards would require installation of the detectors in each sleeping room and in the hallway accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. The built in test button when present only verifies proper battery power and/or horn function, but does not test the smoke sensor. It is recommended by the Consumer Product Safety Commission that the batteries be replaced upon occupancy and the detectors be tested monthly. Testing the detectors at the time of the inspection, and typically at least a month prior to closing would lead clients to a false sense of security and complacency regarding their safety. As added protection a carbon monoxide and gas detector are recommended and should be installed according to the manufactures recommendations.

There were missing smoke detectors and carbon monoxide detectors in the home. Corrections are recommended to ensure proper alerting of hazards are possible.

ATTIC STRUCTURE

The attic was accessed through an opening in the bedroom closet and garage. The attic above the living space was insulated with loose-fill cellulose insulation, approximately 12 to 14-inches in depth. Ventilation throughout the attic was provided by box and soffit vents. The roof structure consisted of two-inch by eight-inch wood rafters spaced 16 inches on center and plywood sheathing.

Because of the configuration of the rafters, which limited access, it was not possible to inspect all areas of the attic. There was no active 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. Many areas of the roof are not visible from the attic especially near the freeze boards, where the largest volume of water drains. The presence of/ 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. 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 and the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

The roof sheathing and/or trusses have been painted white. This is usually an indication of mold mitigation and/or smoke damage. Obtain documentation from sellers of any prior issues or repairs.

Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Water stains were noted in the attic, in one or more areas. While these areas appeared dry at the time of the inspection, water stains can result from various issues that may not be immediately visible. It is advisable to consult with the seller regarding any known past problems. Further evaluation would be needed to determine the cause of the stains and assess any potential ongoing issues.

Photo 134



Attic above garage

Photo 135



Attic above garage

Mouse droppings were noted in one or more places on the property. Further evaluation would be needed to determine how they are entering the home or if they are active.

Photo 136



Attic above garage

A gap was observed at the roof edge where the roof covering meets the gutter. From within the attic, this area was open to the exterior. Openings at the roof edge can allow moisture intrusion, air leakage, and entry by pests. Correction by a qualified roofing contractor is recommended.

Photo 137



Front of home above garage visible from garage attic

ELECTRIC SERVICE

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

Photo 138



The service wire entered a Square D service panel, located on the basement wall with a 100-amps and 120/240 volt rated capacity. The main service disconnect switch 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 service panel appeared to be adequate by today's standards.

Photo 139



Photo 140

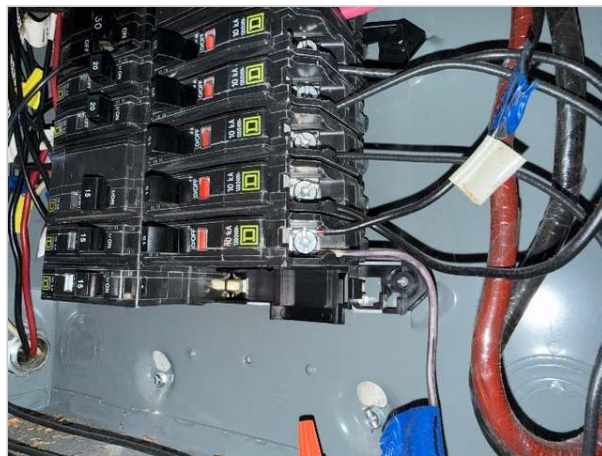


Photo 141



A Square D circuit breaker with two conductors connected at a single terminal (commonly referred to as a “double tap”) was observed in the electrical panel. Some Square D breakers are designed and listed to accommodate two conductors under a single terminal, depending on the specific model and labeling. No deficiencies were confirmed at the time of inspection. If there are any concerns regarding compatibility or installation, consultation with a qualified electrician is recommended.

Photo 142

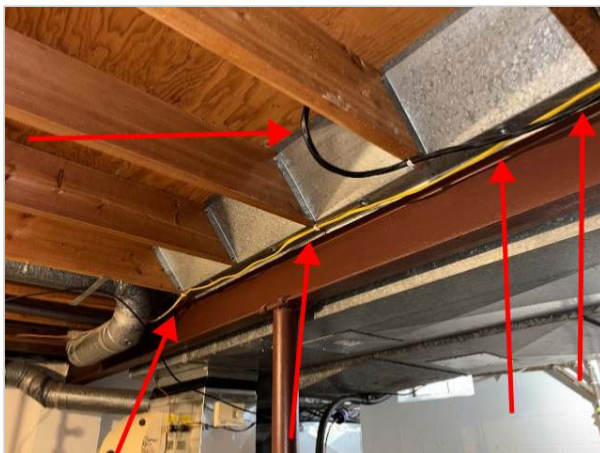


The visible house wiring consisted primarily of the romex and cloth sheathed type and appeared to be in fair condition. An electric service grounding system was present.

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 standards.

Exposed or surface wiring was observed in one or more places in the home. Exposed wiring, also called surface wiring, refers to wiring that is installed without protection from physical damage. Examples include when an electric wire is run under floor joists or rafters, along the front of wall joists, or down walls. Appropriate installations include: installing the wire through holes in the floor joists, above rafters, or enclosing the wire in conduit to meet the requirements for protection from physical damage. Certain other requirements may apply. Corrections are recommended.

Photo 143



Basement

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional.

There were GFCI protected circuits located in the kitchen and bathroom(s).

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. The installation of GFCI protected circuits and/or outlets located within six feet of water, 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 circuit breakers should be tested monthly.

One or more GFCI receptacles or circuits in the home appear to be wired incorrectly because power is still present at the GFCI even after the device trips. Further evaluation is recommended.

Photo 144



Hallway bathroom

GFCI receptacles in one or more areas were non functional and would not reset when tested. Corrections are recommended to ensure proper protection exists for the circuit or receptacle.

Photo 145



Bedroom bathroom

Reverse polarity was noted at one or more receptacles on the property. Reversed polarity refers to improper wiring of a circuit or receptacle. Reversed polarity is generally easily corrected by an electrician who can perform minor wiring adjustments at the receptacle. It is important that this correction be made for the safe use of the outlet and those items powered off the receptacle.

Photo 146



Living room

One or more uncovered junction boxes were noted on the property. Electrical connections should be housed within approved, covered junction boxes, including receptacles and outlets. Corrections are recommended.

Photo 147



Basement

Loose outlets were noted in one or more areas of the property. Loose or broken outlets/receptacles should be replaced to prevent injury.

Photo 148



Kitchen

The GFCI outlet on the front exterior of the home was found to be in a failed condition at the time of the inspection and did not operate when tested. Replacement is recommended to restore proper function and safety.

Photo 149



The electrical service appeared to be adequate.

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

BATHROOMS AND 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.

Because leaks can occur at any time, plumbing should be checked regularly. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grout and caulk should be replaced at once. Heated floor tile and its controls are beyond the scope of the inspection.

Ventilation for the bathroom(s) was provided by windows and a fan that were functional at the time of the inspection.

The visible water supply lines throughout the home were copper pipe.

The water was supplied by a public water supply.

Water flow throughout the home was average.

Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection.

The visible waste lines consisted of copper and PVC pipe.

The home was connected to a public sewer system.

The functional drainage of the drain waste lines appeared to be adequate at the time of the inspection.

The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visual 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.

During the inspection, accordion-style drain lines were observed in use. While these lines are functional, they are more prone to clogging and may not be as durable as other types of drain lines. It is recommended to monitor these lines

regularly for signs of blockage or wear, and consider replacing them with more robust options to ensure long-term reliability and efficiency.

Photo 150



Bedroom bathroom sink

Corrosion and scabbing is evident on drain lines. Active water leaks were not observed at the time of the inspection. Corrosion or scabbing may indicate the affected plumbing lines have leaked in the past and may leak in the future. In some cases, corrosion or scabbing may be an indication the affected plumbing lines are at or near the end of their useful lives. In others, simple patches or repairs may be necessary. Further evaluation is recommended.

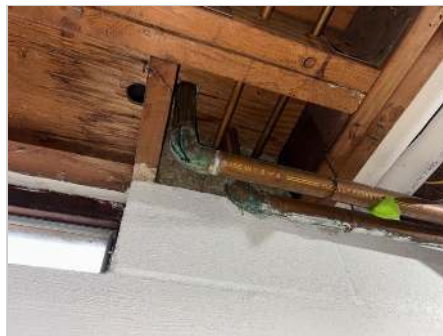
Photo 151



Photo 152



Photo 153



All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks.

This report is not intended to be an exhaustive list of minor plumbing issues. Once you move in we suggest installing an anti-siphon device on the utility tub faucet and all exterior spigots, to reduce the chances of dirty water back flow into the drinking water. This is an inexpensive upgrade.

Several toilets in the home were loose at the base. Securing the base will help prevent damage and possible leaks. Further evaluation would be necessary to determine if leaks are present or have occurred in the areas not accessible during an inspection.

Photo 154



Hallway bathroom

Photo 155



Bedroom bathroom

Photo 156



Half bathroom

Loose plumbing fixtures were noted in one or more areas of the home. Corrections are recommended to prevent damage to the plumbing or the fixtures which may lead to leaks or water damage.

Photo 157



Utility tub

There were leaks noted at one or more faucets in the home. Corrections are recommended.

Photo 158



Utility tub

The water meter was located in the basement. The main water shutoff valve for the home was located at the meter. The water meter ground jumper wire was present at the time of the inspection.

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.

Photo 159



There was a 50- gallon capacity, natural gas water heater located in the basement.

The water heater was manufactured by Kenmore. Information on the water heater indicated that it was manufactured approximately 11 years ago. The average life of a water heater is 12-15 years.

The water heater was functional.

There was an adequate venting system from the water heater to the exterior of the house.

A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow tube was present. It did terminate close to the floor. An overflow tube should terminate 4 to 6 inches from the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor.

Photo 160



Photo 161



There was corrosion at the fittings above the water heater. Although there were no leaks at this time, this is an

indication that there was a leak or leaks could occur. Corrections are recommend.

Photo 162



The vent pipe may not be sealed properly. Carbon monoxide could be expelled into the home when the exhaust vent is damaged or not properly installed. Corrections are recommended.

Photo 163



Photo 164



FLOOR STRUCTURE

The visible floor structure consisted of a plywood sub floor, supported by two-inch by eight -inch wood joists spaced sixteen inches on center.

An eight-inch steel flange center beam and four-inch steel posts or piers were present for load bearing support.

FOUNDATION

The foundation was constructed of concrete block.

Any foundation walls that were finished/covered; are not visible, a complete inspection of the foundation would not be possible.

A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance

of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

BASEMENT: (LOWER LEVEL)

The full basement was unfinished, and contained the following mechanical systems: furnace and water heater.

The basement appeared to be dry at the time of the inspection.

The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often do to shrinkage and settlement.

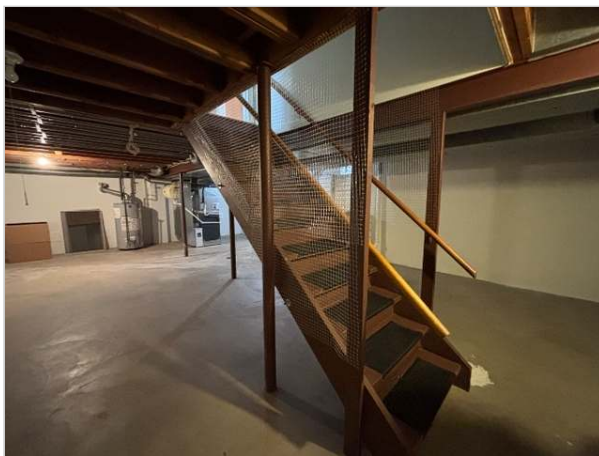
There were floor drains located in the basement. Water in the floor drain trap should be replenished periodically to eliminate the possibility of sewer gas venting into the basement.

There were no egress options in the basement. A functional egress window would allow for escape to safety in case of a fire.

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.

There were missing balusters at one or more sets of stairs on the property. As a safety precaution, stairs should have continuous handrails extending from the top to the bottom, along with securely spaced balusters on open sides to prevent falls. Corrections are recommended to improve safety.

Photo 165



Water stains were noted in the basement, in one or more areas. While these areas appeared dry at the time of the inspection, water stains can result from various issues that may not be immediately visible. It is advisable to consult with the seller regarding any known past problems. Further evaluation would be needed to determine the cause of the stains and assess any potential ongoing issues.

Photo 166



There is a radon mitigation system located in the basement. The Radon system appeared to be non functional. Further evaluation is recommended.

Photo 167



Photo 168



An uncovered floor drain was noted in the basement. A cover should be installed to eliminate possible trip hazards or debris falling into the drain.

Photo 169



HEATING, VENTILATION & AIR CONDITIONING

The heating, ventilating and air conditioning systems were inspected by HomeTeam Inspection Service in accordance with the American Society of Home Inspectors Standards of Practice. 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.

The home was heated by a Amana natural gas forced air furnace, which appears to be approximately 2 years old.

The unit was located in the basement of the home. It has an approximate net heating capacity of 100,000 BTUH.

The flue and vents for the heating unit did appear to be functional. One or more safety switches did appear to be functional. The heating system was found to be functional.

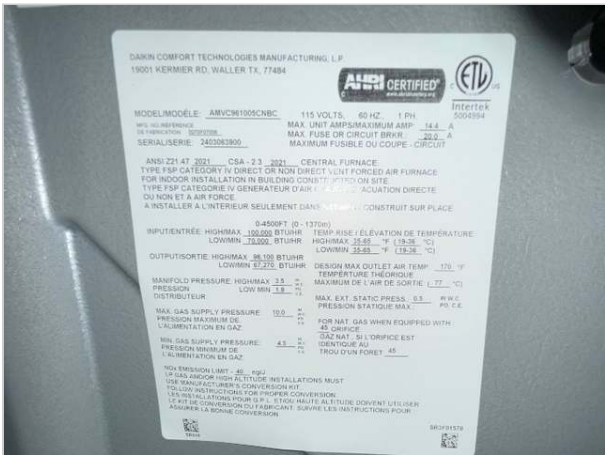
The average lifespan of most gas furnaces is 18-20 years. If the system is nearing or beyond this age range, budgeting for a replacement may be advisable.

Examination of heating systems is mechanically limited, as the unit cannot be dismantled to inspect all internal components. Without removing the burners to gain complete access and with only a limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test, or buried fuel tank inspection.

Photo 170



Photo 171



A condensate pump was installed on the HVAC system. A condensate pump drains the water produced by the furnace, air conditioner and humidifier overhead to another location in the home. The condensate pump drained to the utility tub. The condensate pump appeared to be functional.

There was a disposable filter being used. Filters should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. The size of the filter present in the system was 20x25x5.

Photo 172



Photo 173



A built-in whole-home humidifier was present on the HVAC system and was manufactured by Aprilaire.

The humidistat was located on the cold air return. The humidistat was turned to its maximum setting to check if the unit responded to a call for humidification.

The water supply valve to the unit was located above the water heater on a plumbing supply line and appeared to be on. In accordance with ASHI standards of practice, water valves are not operated during the inspection due to the potential for leaks that can occur when a valve has not been used for some time.

The humidifier did not appear to be functional.

Use care when raising the humidity setting for the home. Too much humidity in the air can create undesirable conditions and help promote mold growth.

Photo 174



Photo 175



Photo 176



The humidifier did not appear to be functional, it did not respond the the humidistat. Consult and HVAC technician for necessary repairs or maintenance.

The electric outdoor air conditioner condensing unit was manufactured by Carrier. The unit is located in the back of the home. This unit is approximately 13 years old. The cooling system was not tested due to temperatures being too low for

safe operation, according to our standards of practice and the inspection agreement.

The average life of most Air Conditioners is 18-20 years. Budget for a new air conditioner when nearing or above the age of 18-20 years.

Periodic preventive maintenance is recommended to keep this unit in good working condition. The unit should be kept clean and free of debris. An air conditioner should be level and plant growth kept at least eighteen inches away to allow for proper ventilation. Air Conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night see our agreement. Additionally, some units have built-in heaters and can be damaged if operated before power has been restored for 12-24 hours.

Photo 177



Photo 178



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

Photo 179



All visible rooms did appear to have a heat source.

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.

SUMMARY:

Summary:

THIS SUMMARY SHOULD NOT BE SOLELY RELIED UPON AND THE REPORT SHOULD BE READ IN ITS ENTIRETY. THE SUMMARY IS NOT INTENDED TO BE ALL-INCLUSIVE OR CONTAIN DETAIL, WHICH CAN BE FOUND IN THE NARRATIVE. CATEGORIZATION OF ITEMS IS SUBJECTIVE IN NATURE, AND THE CLIENT(S) SHOULD REACH THEIR OWN DETERMINATION OF PRIORITIES. While we strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to compile an exhaustive, complete, or definitive list of defects and areas of concern in these circumstances due to the time-limited nature and generalizations inherent with a home inspection, as well as areas of the property not being visible, not being accessible, or being considered dangerous and unsafe. The information contained in this report should not be construed as an exhaustive, complete, or definitive list of defects and areas of concern. Recommended repairs and/or renovation of this structure, or any part of this structure, as well as issues/defects and/or safety issues listed in the report, may expose additional defects or needed upgrades that could affect your evaluation of the property. We recommend that you act upon the stated issues and recommendations during the negotiations timetable. You can always consult a licensed contractor should you have any concerns prior to closing. A home inspection is not designed to eliminate all risk, and cannot be relied upon to discover all defects that are not disclosed by the sellers. The home inspection is not a 'code inspection'. All homeowners should anticipate normal problems and expenses as a normal part of home ownership. Things will go wrong in a home, appliances will malfunction, and you will discover additional 'problems' over time; to expect otherwise is not realistic ... that is a guarantee we can provide you without hesitation. For that reason, a home inspection should not be considered an insurance policy. This report is not transferable, and The HomeTeam will not be held responsible for use or misinterpretation of the inspection report by third parties. The applicable copyright laws protect this report, and it may not be reproduced in any manner without written permission from The HomeTeam Inspection Service. The following is a summary of the inspection performed at 123 Main Street, Ann Arbor, MI 48103:

SAFETY CONCERNS

- Cracks were present in the firebox of the fireplace located in the living room.
- There were missing smoke detectors and carbon monoxide detectors in the home.
- The vent pipe may not be sealed properly.
- One or more GFCI receptacles or circuits in the home appear to be wired incorrectly.
- GFCI receptacles in one or more areas were non functional and would not reset when tested.
- Reverse polarity was noted at one or more receptacles on the property.
- One or more uncovered junction boxes were noted on the property.
- Loose outlets were noted in one or more areas of the property.
- There were missing balusters at one or more sets of stairs on the property.
- One or more exterior doors have a deadbolt that requires a key to unlock it from the interior of the structure.
- The door leading from the garage to the house does not appear to be fire rated. Some municipal regulations as well as certain lenders may require the installation of a fire rated door. Corrections are recommended.

ISSUES-DEFECTS

- There was creosote build up inside the chimney.
- There was corrosion at the fittings above the water heater.
- Several toilets in the home were loose at the base.
- The dishwasher drain is improperly installed.
- The disposal splash guard was deteriorated.
- Corrosion and scabbing is evident on drain lines.
- Water stains were noted in the basement, in one or more areas.
- Loose plumbing fixtures were noted in one or more areas of the home.
- There is a radon mitigation system located in the basement.
- There were leaks noted at one or more faucets in the home.
- An uncovered floor drain was noted in the basement.
- Exposed or surface wiring was observed in one or more places in the home.
- The humidifier did not appear to be functional.
- A Square D circuit breaker with two conductors connected at a single terminal (commonly referred to as a "double tap") was observed in the electrical panel.
- Water stains were noted in the attic, in one or more areas.
- Mouse droppings were noted in one or more places on the property.

Street

- A gap was observed at the roof edge where the roof covering meets the gutter.
- The gutters need to be cleaned.
- Cracks were observed on the exterior brickwork in multiple areas of the home.
- The weather stripping around the garage doors was loose and poorly installed.
- Cracks and settlement were observed in the garage floor.
- One or more openings were noted in the garage ceiling or walls which act as a fire barrier.
- The GFCI outlet on the front exterior of the home was found to be in a failed condition at the time of the inspection and did not operate when tested.
- There was moss noted on the roof.
- Cracks were observed in the concrete porch cap at the time of the inspection.
- The concrete patio slopes towards the foundation.
- The caulking on the exterior of the home was cracked or missing in one or more areas.
- Peeling paint was noted in multiple areas of the home.
- The surface of the driveway showed signs of deterioration at the time of the inspection.
- Sealing is needed around various siding penetrations.
- The downspout serving the upper roof was not properly aligned with the lower gutter at the left rear corner of the home.
- The soffit along the right side of the second-floor roof was sagging and partially detached, with open sections allowing direct visibility into the attic space.
- Cracking was observed in the concrete block chimney structure visible within the garage.