



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



Dear Bill Sample,

On Sunday, January 01, 2000 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Boulder , CO 80302. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement. Although general maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

If I can be of any assistance, please feel free to call me at (303) 503-0457. Thank you for choosing HomeTeam.

Sincerely,

Tim Burns
HomeTeam Inspection Service

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 person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to construed as an appraisal and may not be used as such for any purpose.

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. The age of structures varies from new to over 99 years. Building techniques have changed dramatically over the years. These changes are what bring character to the neighborhoods of the front range of Colorado, and affect a buyer's decision to purchase one home over another. 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.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or determine the operating costs of systems or components. The home inspection is also 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.**

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

File Number: **CO000000**

Address of Inspection: **123 Sample Drive**

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.

Note: It is recommended that regional building, city or county records be obtained to determine, if any, permits that were issued and completed for the home, prior to closing.

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.

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.**

Safety Concerns

1. The GFCI outlet located in the detached garage loft is defective and should be replaced.
2. Exposed or un-terminated live wires were observed in the detached garage loft.
3. The main electrical service wire feeding this structure was in contact with tree branches
4. Per Colorado state law, carbon monoxide detectors are required to be installed within 15 feet of all sleeping areas. No carbon monoxide detectors were observed installed within 15 feet of the sleeping areas on the upper level.

Exterior

1. The grading on the right side of the structure appears to be insufficient to carry water away from the foundation.
2. A few of the joist hangers on the middle deck appear to be coming loose.

Interior, Windows, Doors

1. The gas valve to the primary bedroom fireplace was turned off at the time of inspection and the fireplace could not be tested.

Plumbing

1. Corrosion was observed on the water pipes for the water heater. No water leaks were observed at the time of the inspection.
2. Corrosion was observed on the water distribution pipes for the hydronic heating system. No water leaks were observed at the time of the inspection.
3. An exterior hose bib did not function when tested.

Electrical

1. A missing outlet cover was observed in the garage.

Foundation and Structure

1. The sub-floor above the crawlspace lacks insulation.

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.

INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional 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.

All items designated for inspection in the Nachi (National Association of Certified Home Inspectors) Standards of Practice, which were present at the time of the inspection, were inspected unless noted in this report.

LOT AND GRADE

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

Photo 1



Photo 2



Photo 3



Photo 4



The grading around the structure appears to be insufficient to carry water away from the foundation.

HomeTeam recommends having the soil regraded on the right side of the structure and further assessed at the time of regrading.

Photo 5



The approximate temperature at the time of the inspection was 80 to 85 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 16 years.

STRUCTURE AND CLADDING

The inspected property consisted of a three story wood-framed structure with wood and rock that was occupied at the time of the inspection.

FOUNDATION

The foundation was constructed of steel reinforced poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

- Ask the seller - Because the inspection is a "snapshot in time" it may not reveal moisture problems that would otherwise be obvious during periods of rain. It is prudent to ask the seller the history of moisture in the basement and living areas, prior to the close of the contingency period.

GUTTERS

The roof drainage system consisted of galvanized metal 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 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.

ROOF

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

The roof shingles exhibited no curling and moderate to substantial surface wear. Several areas were tested for lifted

edges, and lifted edges were not observed. Nail pops were not observed. Previous repairs were not observed. These conditions indicate the roof shingles were in the second half 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, 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.

- Note: the under-layment of any roof covering or flashing is not able to be viewed or inspected without removing the roof covering or shingles, which is beyond the scope of a home inspection. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for that use.
- Note: roof coverings should be checked in the spring and fall seasons for any missing shingles/tiles, damaged coverings and visible roof felt.

Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



CHIMNEYS AND FLUES

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

Photo 14



Photo 15



Photo 16



Photo 17



DRIVEWAY

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

Photo 18



Photo 19



DETACHED GARAGE/WORKSOP

The detached one car wood framed garage with wood exterior was located on the right side of the home with vehicle access through one overhead-style door. There was one man door(s) for access independent of the drive-through door(s). The man door was tested and found to be functional.

The garage roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level. There was one layer of roofing material on the garage at the time of the inspection. The condition of the garage roof indicated the roofing was near the middle of its useful life.

The underground electric service wire entered the garage on the left side wall. A service sub-panel was installed.

A LiftMaster automatic garage door opener was present and was functional

Photo 20



Photo 21



Photo 22



Photo 23



The garage was heated by a propane forced air furnace. The control for this heating system was located in the unit. The thermostat was found to be in working order. The garage heating system was functional.

Photo 24



Photo 25



ATTACHED GARAGE

The attached garage was designed for one car with access provided by one overhead-style door. A functional Lift

Master brand electric garage door opener was present. The beam automatic safety reverse on the garage door was tested and found to be functional. The garage floor was in good condition.

Photo 26



Photo 27



Photo 28



Photo 29



DECKS

Three composition wood decks were located on the front and left sides of the structure. There did not appear to be significant deterioration of the deck surface. The handrails on the deck appeared to be secure. A wood deck should be cleaned and sealed regularly to prevent deterioration.

Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



A few of the joist hangers on the middle deck appear to be coming loose. Recommend repairs by a qualified contractor.

Photo 38

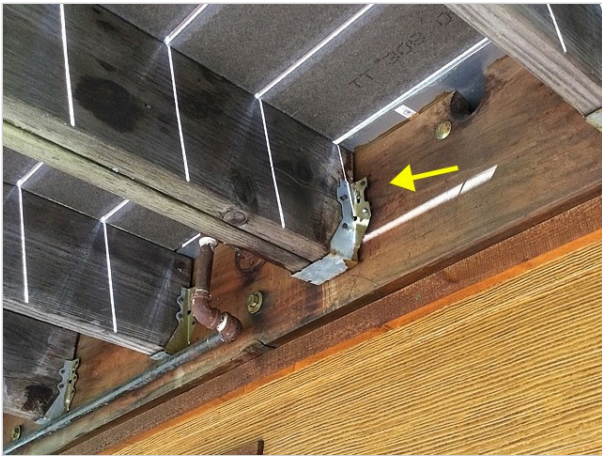


Photo 39



ELECTRIC SERVICE

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

Photo 40

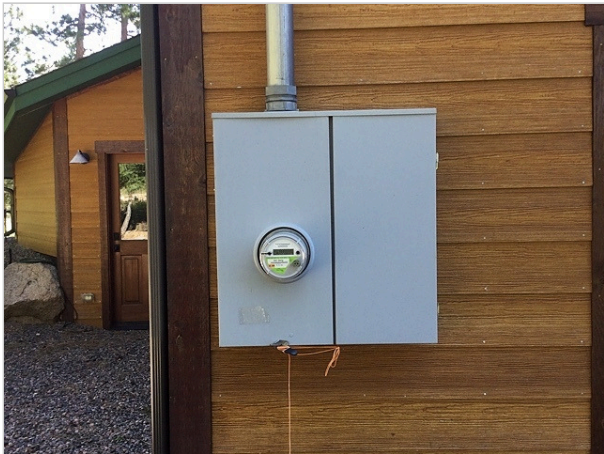


Photo 41



Photo 42



Photo 43



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 44



MAIN PANEL

The service wire appeared to be 120/240 volt and 200 amp and entered a Siemens service panel, located on the rear

utility room wall. The main service disconnect was 200-amp rated and was located adjacent to the service cable entry point. 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 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 45

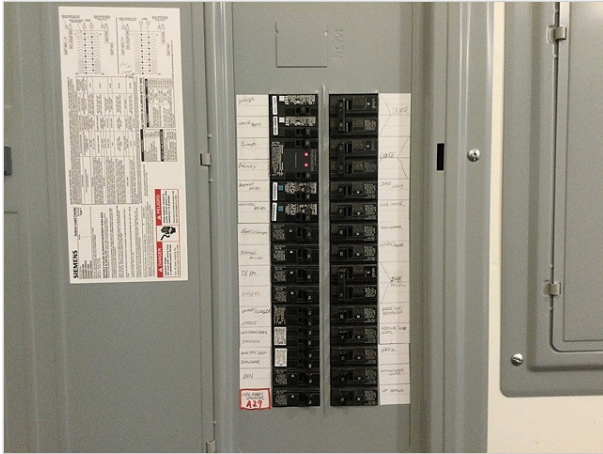


Photo 46

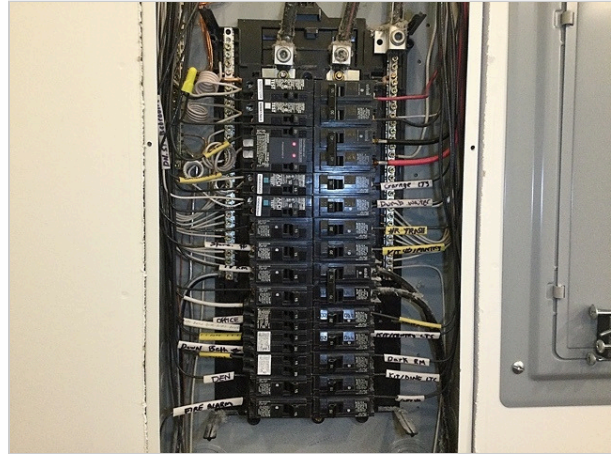


Photo 47

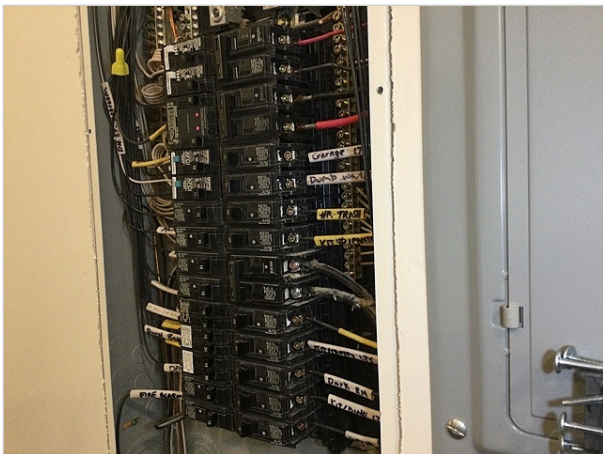
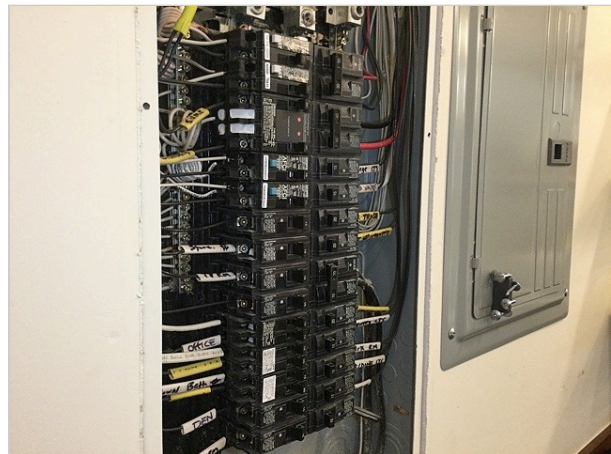


Photo 48



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

SUB PANEL UTILITY ROOM

An electric service sub-panel was located on the utility room wall, and was manufactured by Siemens. The service wire appeared to be rated for 70 amps. The disconnect switch for this panel was located in the main panel, and was rated at 70 amps. 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 visible wiring consisted primarily of the Romex type and appeared to be in good condition.

Photo 49

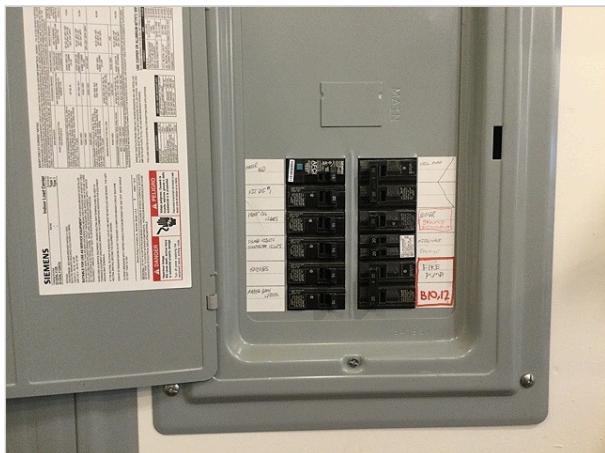


Photo 50

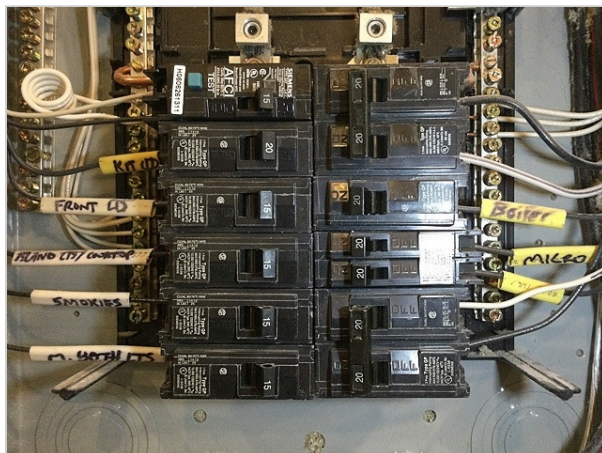


Photo 51

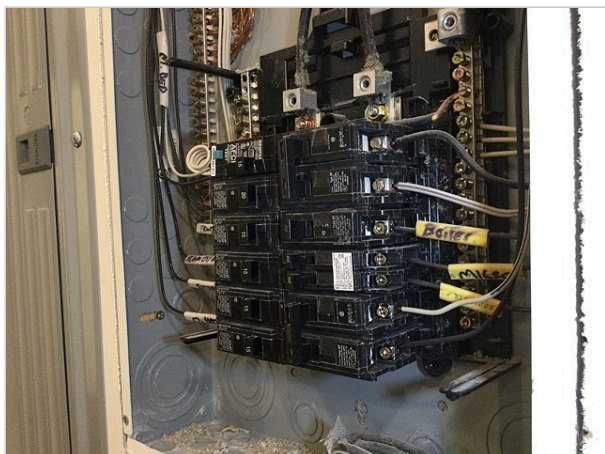
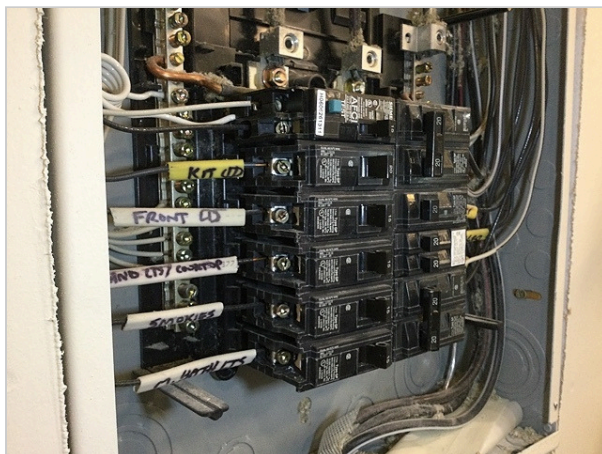


Photo 52



SUB PANEL DETACHED GARAGE

An electric service sub-panel was located in the detached garage, and was manufactured by Siemens. The service wire appeared to be rated for 100 amps. The disconnect switch for this panel was located adjacent to the service entrance, and was rated at 100 amps. 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 visible wiring consisted primarily of the Romex type and appeared to be in good condition.

Photo 53



Photo 54

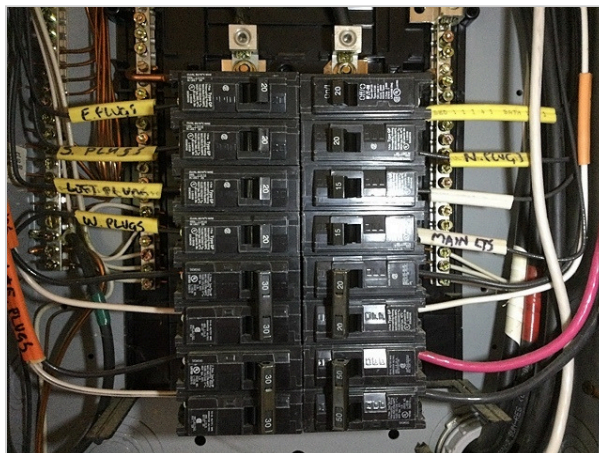


Photo 55

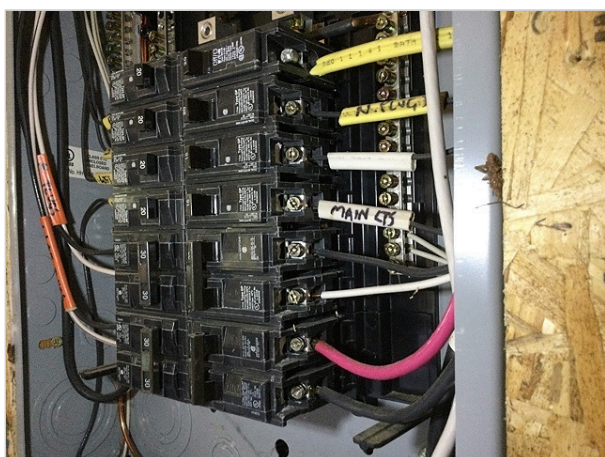


Photo 56



SWITCHES AND RECEPTACLES

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

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

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

Arc fault circuit interrupters (AFCI's) with resets were located in the main electric service panels. AFCI's are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

GENERAL ELECTRICAL NOTES:

All GFCI receptacles should be tested monthly.

Light fixtures without bulbs or apparent expired bulbs were not dismantled for proof of proper operation.

Recommend light fixtures without bulbs and expired bulbs be replaced and check prior to closing. Receptacles that were hidden behind furniture, stored items, personal effects or appliances may not have been inspected for proof of proper wiring.

- Receptacles are checked with a receptacle type (plug in) tester only for correct wiring. The receptacles are not checked for available current or load capacity of the circuit.

The GFCI outlet located in the detached garage loft is defective and should be replaced.

Photo 57



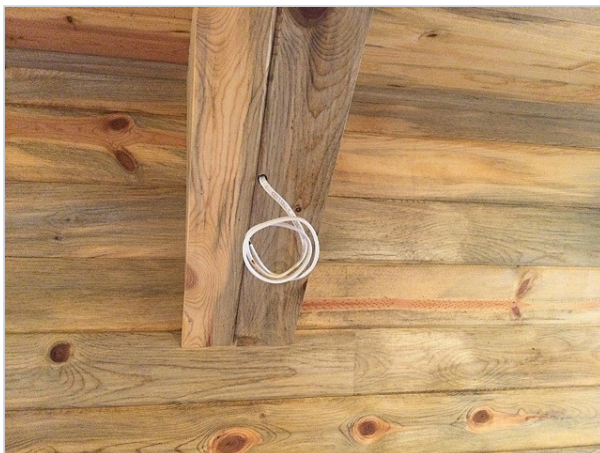
A missing outlet cover was observed in the garage. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by a qualified electrician.

Photo 58



Exposed or un-terminated live wires were observed in the detached garage loft. The wires should either be disconnected at the source or properly terminated in an approved, covered electrical box. Consult with a qualified electrician for repair and further assessment.

Photo 59



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 60



Photo 61



Photo 62



Photo 63



Photo 64

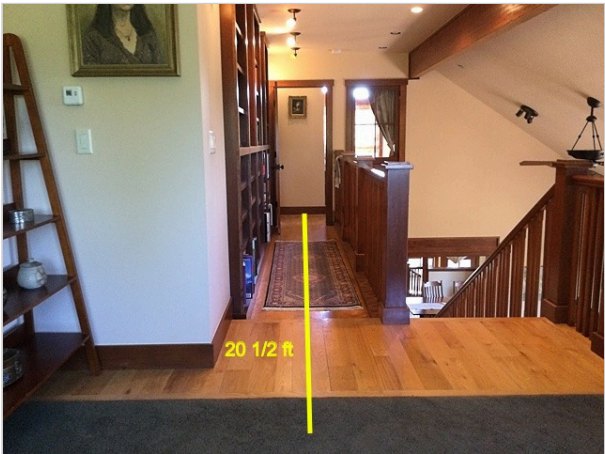


Photo 65



Per Colorado state law, carbon monoxide detectors are required to be installed within 15 feet of all sleeping areas. No carbon monoxide detectors were observed installed within 15 feet of the sleeping areas on the upper level.

Photo 66



BASEMENT

The partial basement plus crawlspace was unfinished.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the NACHI 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.

Ask the seller - Because the inspection is a "snapshot in time" it may not reveal moisture problems that would otherwise be obvious during periods of rain. It is prudent to ask the seller the history of moisture in the living areas and basement, prior to the close of the contingency period.

FINISHED BASEMENT WAIVER

The interior walls of the basement were finished; therefore, a complete inspection of the reinforced steel poured concrete foundation was not possible.

CRAWLSPACE

The crawl space was accessible at the time of the inspection and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space. The crawl space had a did not have a polyvinyl vapor barrier and appeared to be adequately vented.

Crawl space note: it is not within the scope of this inspection to determine or to predict the amount or frequency of past or future water intrusion into the crawl space. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry crawl space.

Photo 67



Photo 68



Photo 69



Photo 70



The sub-floor above the crawlspace lacks insulation. Adding insulation may help regulate the temperature of the living space above the crawlspace and may assist in preventing moisture intrusion.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by twelve -inch TJI joists spaced sixteen inches on center. A three and one half -inch steel post was present for load bearing support.

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

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

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.

GENERAL PLUMBING NOTES:

- Supply valves such as those on the toilet supply lines, laundry room hose bibs, faucet supply lines under the sinks and dishwasher supply lines are not tested.
- Shower pans are visually checked for leakage but leaks often do not show except when the shower is in normal use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of

the inspection. It is very important to maintain all grouting and caulking in the bath and shower areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future as homeowners.

- Clients are advised to ask sellers about any and all past plumbing leaks as a standard procedure in purchasing a home. An inspection is not intended to uncover all issues that may or may not have been repaired and are not disclosed. Determining reasons and causes of water stains and repairs is often speculation without invasive testing being performed (which is not performed with a standard whole house inspection), and are not always revealed even with invasive testing. Therefore, being able to rely upon honest and full disclosure from the selling parties is a critical element of a home purchase transaction. The clients should ask the appropriate questions regarding all aspects of the selling parties' home issues, breakdowns, repairs, defects, and safety issues and should expect complete and forthright responses.
- Lawn sprinklers systems (if present) are typically not included or tested in a home inspection as per NACHI (National Association of Certified Home Inspectors) standards. It is recommended that the seller be asked if they are aware of any concerns with the sprinkler system. The sprinkler system should be winterized during the time period of October-May by a company that specializes in this type of work.

Photo 71



BATHROOMS AND MISC PLUMBING

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

An exterior hose bib did not function when tested. During winter months and times of colder temperatures, homeowners often turn off hose bibs from the interior to prevent pipes from freezing and bursting. Due to the possibility of uncontrollable leaks at the faucet handle if activated, HomeTeam does not activate shutoff valves. Once temperatures remain safely above freezing the client should check the hose bibs for proper operation.

Photo 72



rear hose bib

JETTED TUB

The jetted tub was tested by filling the tub above the jets and engaging the on/off switch. The operation of the tub was done by verifying that water was coming out of each of the jets. The jets were run for approximately 1 minute. The tub did appear to be operable. Leaks were not observed from the jetted tub.

The GFCI for the jetted tub was located in the master bedroom closet.

Photo 73



Photo 74



WELL

The home's water supply comes from a well. Water pressure throughout the home was found to be at acceptable levels.

The recovery rate of the well was consistent.

Note: well output changes throughout the year. Periods of drought reduce ground water tables and can reduce well capacity. Any flow test that is conducted tells you the capacity and output of the well only on that day. The well was operated for 60 minutes.

This is an inspection report and not a warranty. HomeTeam Inspection Service does not provide any warranty or guarantee, express or implied, or any other warranty whatsoever, that the system meets any code or specifications, or will function properly for any period of time whatsoever, or otherwise will not malfunction or cause contamination of the ground or waters of the State.

Photo 75



Photo 76



Photo 77



Photo 78



HOT WATER STORAGE TANK

A 60 gallon capacity, water heater was located in the utility room. The water heater was manufactured by SuperStor, model number SSU-60 and serial number J13L26111. Information on the water heater indicated that it was manufactured 17 years ago.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 79



Photo 80



TANKLESS WATER HEATER

There was a propane tankless water heater located in the utility room. The water heater was manufactured by Buderus. Information on the water heater indicated that it was manufactured approximately sixteen years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor.

The tankless water heater was functional.

Photo 85

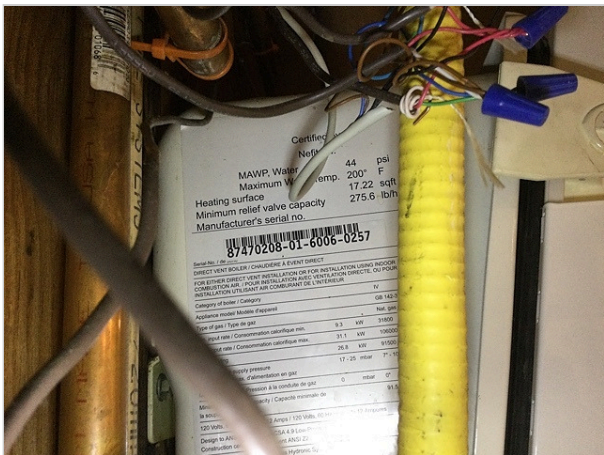


Photo 86



Photo 87

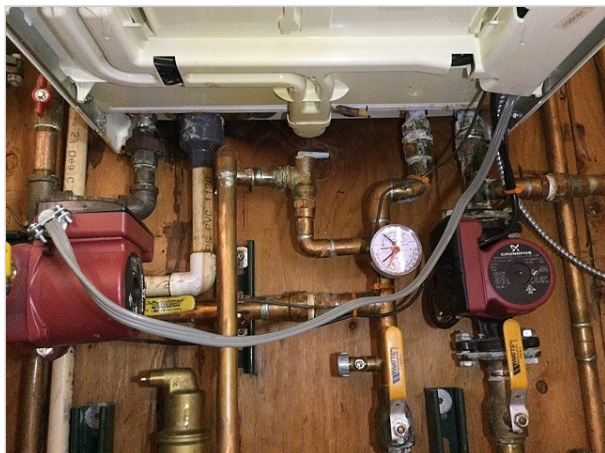


Photo 88



Corrosion was observed on the water pipes for the water heater. No water leaks were observed at the time of the inspection.

Photo 89



EJECTOR PUMP

An ejector pump was present in the structure. The ejector pump was tested and was functional.

- Note: sewage extractors do require periodic maintenance and cleaning and should be inspected occasionally to ensure that the pump is functioning as designed.

Note: sewage extractors are not opened by the inspector. We recommend servicing annually by a plumber and installing a moisture alarm.

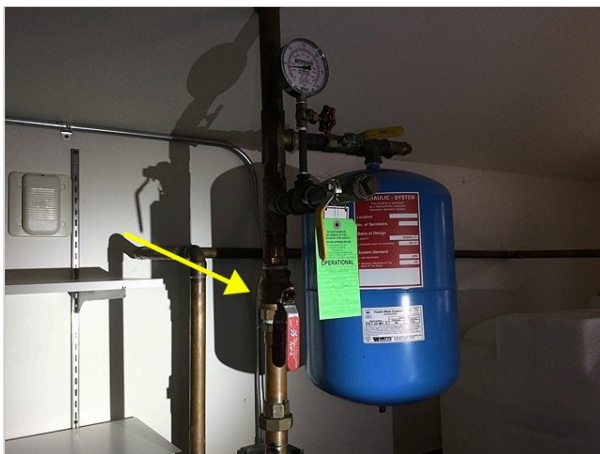
Photo 90



MAIN WATER SHUTOFF

The main water shutoff valve for the structure was located adjacent to the water service entry point in the utility room. 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 91



main water shut off

PROPANE TANK AND GAS METER

The propane tank and gas meter was located on the front lot near the detached garage . The main gas valve is usually located at the gas meter and require a wrench to operate. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

Note: gas leak alarms are recommended and are similar to a smoke or carbon monoxide detectors. They can be installed independently of your alarm system or can be interconnected. The installation of a gas leak detector is very important and should be considered in areas of the home that contain gas lines, gas furnaces, gas water heaters and other gas appliances.

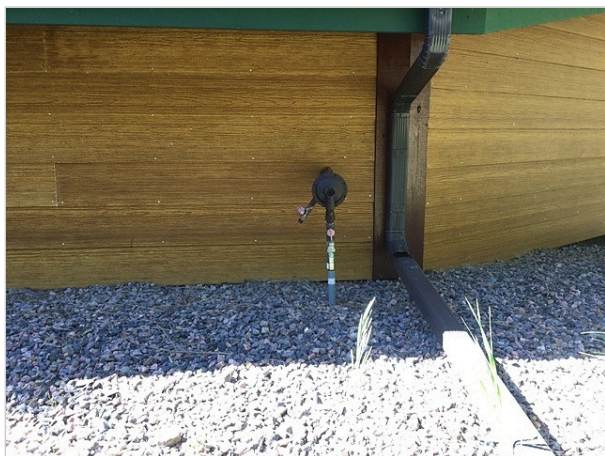
Photo 92



Photo 93



Photo 94



A bonding or grounding device is recommended to be verified and/or installed on the CSST (Corrugated Stainless Steel Tubing) natural gas system in order to reduce the chances of a natural gas leak or fire. Bonding is provided primarily to prevent a possible electric shock to people who come in contact with the gas piping and other metal objects connected to the CSST system. Nearby lightning strikes can also result in an electrical surge and can potentially puncture a hole in the CSST. Additional information regarding this type of condition can be found at: <http://csstsafety.com/>

Photo 95



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 structures be tested for mold to determine the type of mold present in the building.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were wood, casement, slider and static style, with double pane glass. 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. Changing conditions such as temperature, humidity, lighting as well as external water spots and soiling can limit the ability to visually review windows for broken seals. Therefore, conditions indicating a broken or compromised seal may not be apparent or visible at the time of the inspection. A broken seal causes a loss of vacuum between the panes and results in the loss of the insulation value.

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.

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

WOOD FIREPLACE

A wood-burning fireplace was located in the basement family room. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney. The fireplace was not tested for operation.

Photo 96



Note: a home inspection of the fireplace and chimney/flue exhaust is limited to the readily visible portions only. The inner reaches of a flue are mainly inaccessible. Our view was not adequate to discover possible deficiencies or damage, even with a strong light. 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 be done prior to use.

WOOD STOVES

There were two wood-burning stoves located in the lower level family room and garage. For safety reasons, recommend that the wood-burning stove and the chimney or pipe to which it is vented be cleaned and re-inspected before using as there may be hidden defects not fully visible at the time of the inspection. Although not actually tested, the stove appeared to be functional. The stove appeared to have adequate clearances from combustible materials.

Photo 97



Photo 98



Photo 99



Photo 100



GAS STOVE

There was a propane-burning stove located in the primary bedroom. For safety reasons, recommend that the gas-burning stove and the chimney or pipe to which it is vented be cleaned and re-inspected before using as there may be hidden defects not fully visible at the time of the inspection. The stove was non-functional at the time of inspection. The stove appeared to have adequate clearances from combustible materials.

Photo 101



Photo 102



gas valve

The gas valve to the primary bedroom fireplace was turned off at the time of inspection and the fireplace could not be tested. Recommend seller disclosure.

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:

The Dacor propane cook top 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 Frigidaire electric oven was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric 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 Kenmore refrigerators were inspected and did appear to be functional . The ice maker operation and hookups, if present, are not within the scope of the inspection.

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

The InSinkErator garbage disposals were 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.

WASHER AND DRYER CONNECTIONS

The Kenmore washer and dryer were operated. Laundry room drains are not tested. It is recommended that all washing machines have a drip pan installed under the unit and that stainless steel flex hoses be installed on the washing machine cold and hot water supply hose bibs. Please note that the washer and dryer was run without clothing and, therefore, some defects may appear when run full of clothing which may not have been evident at the time of the inspection. The cleaning efficiency is not within the scope of this inspection. There are no warranties or guarantees of the normal operating conditions of the units. 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. Consult with a qualified contractor if the desired type of connection is not available.

A drain for a washing machine was present.

A dryer vent was installed.

Note: it is recommended that the dryer vent be cleaned periodically, for safety.

Photo 103



Photo 104



HEATING

The structure was heated by a Buderus propane tankless water heater, which is 16 years old. The unit was located in the utility room of the structure. The heating system was found to be functional.

Photo 105

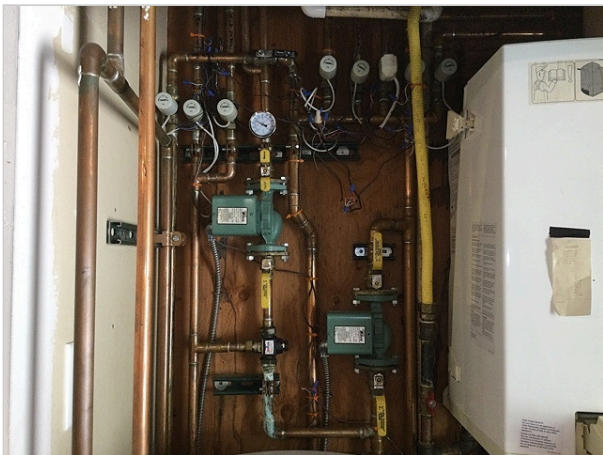
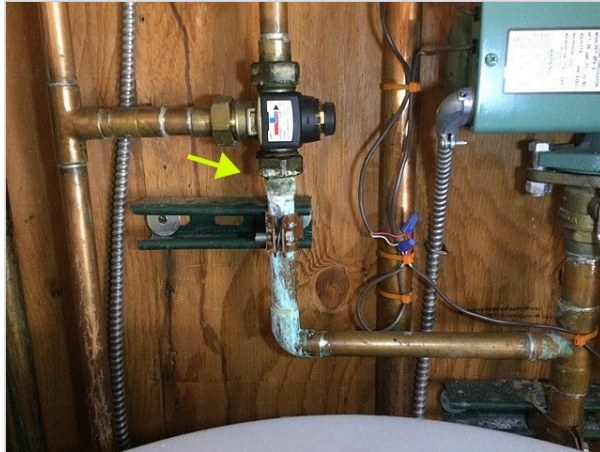


Photo 106



Corrosion was observed on the water distribution pipes for the hydronic heating system. No water leaks were observed at the time of the inspection.

Photo 107



THERMOSTATS

The controls for the heating system were 24 volt digital thermostats located on various walls of the home. The thermostats were manufactured by Honeywell and were found to be in working order.

Photo 108



kitchen

Photo 109



family room

Photo 110



upper loft

Photo 111



first floor office

Photo 112



first floor loft

Photo 113



garage

RADON TEST

A radon test was performed according to EPA guidelines and testing protocol. The test is a screening measurement to determine the average radon concentration in the structure during the testing period. The test was accomplished with a Continuous Radon Monitor (CRM), a sophisticated EPA-approved testing device.

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into the structure through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon.

The radon inspection report will follow under separate cover upon completion of the test period. Radon levels vary over time based on many different factors, and the average concentration for the structure will change. HomeTeam recommends performing periodic, long-term radon testing once the structure is occupied.

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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