



Dear Bill Sample,

On Friday, May 22, 2026 The HomeTeam Inspection Service made a visual inspection of 123 Sample Street, Charlotte, NC 28217. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Inspection Agreement.

If I can be of any assistance, please feel free to call me at (704) 754-5006. Thank you for choosing HomeTeam.

Sincerely,

David Tinstman

David Tinstman

HomeTeam Inspection Service
NCHI 3979 / SCHI 49320

SUMMARY

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. This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

Kitchen

1. The kitchen cabinets near the gas range appear to be separating from the wall and are loose. Gaps were observed in the caulk and grout. If not repaired this will continue to worsen. Have the builder ensure that these cabinets are adequately secured to the walls and make repairs to ensure proper function.

Roof

1. LIMITATION: Due to heavy rain fall and wet conditions the inspection of the roof system including shingle evaluation was limited. We suggest that the buyer have a qualified roofing contractor evaluate the roof system when weather conditions improve.

HVAC

1. LIMITATION: Direct observation of the HVAC evaporator coil was not possible due to this enclosure being sealed and not readily accessible and openable. No statement as to the condition of the evaporator coil can be made. Only a qualified HVAC technician can open and evaluate this area. It is recommended that a qualified HVAC technician be consulted to open and review these parts of the HVAC system prior to ones due diligence period expiring.
2. The heat pump provided higher heat in the regular heat mode (heat pump) than in the supplemental heat mode (emergency heat). This may mean that the emergency heat mode is not fully functional or that the modes are reversed at the thermostat. The emergency heat mode should provide higher heat temperatures than the regular heat mode. Have a qualified HVAC contractor evaluate and advise regarding heating system operability.

Plumbing

1. The functionality second floor hallway bathroom toilet could not be determined due to the water supply being unavailable. Once the water supply is restored, have the builder or a qualified plumbing contractor search for leaking components, evaluate functional supply and waste drainage and repair the plumbing system as required.
2. Water pressure is generally on the lower limits of normal. If not repaired low water flow/pressure makes multiple fixture and appliance use inefficient. Have a licensed plumbing contractor evaluate and make appropriate adjustments.
3. The powder room toilet is loose at the floor. If not repaired a loose toilet and or loose toilet tank may result in water leakage and damage to adjacent areas. Have a licensed plumbing contractor evaluate and repair as required.

Structural

1. At the rear garage foundation wall a crack was observed. This crack was also visible on the opposite side in the crawlspace. If not evaluated and repaired this crack can worsen resulting in additional damage to the foundation and adjacent areas. Have a qualified structural engineer evaluate and advise.

2. There is evidence of efflorescence on the inside of the block foundation walls. Efflorescence is caused by moisture entering from the exterior of the foundation and weeping through. The white residue that is left behind on the inside of the block foundation when drying occurs are mineral deposits. Efflorescence is evidence of water penetration and or elevated moisture levels. If not evaluated and repaired water intrusion and or elevated moisture levels can damage the foundation and adjacent structural components. Have a qualified contractor evaluate and make appropriate repairs to prevent future water penetration (Not limited to photos).
3. At one support pier there appears to be missing and or inadequate support between the top of the pier and the floor structure. Additionally, it appears that a supplemental post was added without adequate footing or support. If not evaluated and repaired this may result in damage to the floor structure. Have the builder evaluate and make repair as needed to ensure proper support (Not limited to photos).
4. At one place a joist hangers appears to be missing nails, have nails not completely set or are installed incorrectly. If not repaired this may result in structural issues. Have the builder evaluate the joist hangers and ensure that they are installed as directed.

Crawl Space

1. This home has a mechanically ventilated closed crawl space that uses dehumidification equipment for moisture control. This space is an engineered system that requires seasonal maintenance and service. The seller should be asked for disclosure related to the maintenance schedule and history.
2. In the crawl space, there is evidence of possible microbial growth on the floor structure. This is often evidence of higher than normal moisture levels in the area. If not mitigated high moisture levels (above 18%) can lead to the growth of harmful mold, mildew, fungus and make the wood more susceptible to wood destroying insects and rot. At the time of this inspection moisture meter readings indicated that the wood moisture content was below 18% (9.2%). Moisture levels in crawl spaces can be cyclical. Therefore it is recommended that a qualified contractor evaluate the condition of the crawl space regularly and repair / mitigate conditions when necessary (Not limited to photos).

Interior

1. At numerous places the floors are noisy and squeaky. If not repaired this may continue to worsen possibly resulting in damage to the flooring. Have the builder or a qualified general contractor evaluate the flooring and floor structure of this home and repair as needed to ensure proper function (Not limited to photos).
2. At the interior there are numerous places that require cleaning, painting and or repair. Have the builder evaluate and repair these prior to closing (Not limited to photos).

Garage

1. At the garage daylight was observed between the door framing and block foundation wall. If not repaired or sealed this could allow moisture, pests and small animals to enter into the garage. Have the builder repair and or seal this opening.

Windows & Doors

1. The second floor hallway bathroom door latch is misaligned. If not repaired this prevents the door from securing properly. Have a qualified contractor repair as required.
2. Missing hinge screws were noted at the front door. If not repaired this may predispose these hinges and doors to additional wear and tear and possible failure. Have the builder install proper hinge screws at these locations.
3. At the kitchen rear garage entry pantry/closet the right side door is warped and or damaged. The door does not close properly. If not repaired this prevents the door from working as intended and this may worsen resulting in door failure. Have the builder repaired or replace this closet door.

Chimney/Flue/Fireplace

1. The living room fireplace was not operational at the time of the inspection. Have the present owner demonstrate its function or have a qualified fireplace contractor evaluate and make appropriate repairs.

Attic

1. **LIMITATION:** The attic inspection was limited by the configuration of duct work and structure. Due to the inability to view the entirety of the attic, determining the condition of vent/flue penetration points, structural components, and overall attic condition was not possible.

Siding

1. At the exterior, at places the siding is dirty. If not cleaned and repaired as needed this may result in damage to the siding and adjacent wood trim. Have a qualified cleaning contractor clean the siding and repair as needed (Not limited to photos).

Porch and Steps

1. At the front porch the ceiling has gaps at the edges where moisture, pests and small animals could infiltrate. Some gaps are wide enough to view the trusses. If not repaired moisture infiltration, pests and animals can ultimately damage the wall sheathing and structural components. Have the builder make repairs. .
2. At the rear screened in porch, the screen door appears to be installed so that it is leaving a large gap or opening at the bottom. If not repaired this gap will permit bugs and pests entry into the screened porch. Have the builder repair this door.

Bathroom

1. In the bathrooms, around the tub, shower, sinks, and walls, some of the caulk and grout was cracked or missing. If not repaired the failure to keep walls sealed can lead to moisture penetration resulting in moisture damage to adjacent areas. Have the builder re-caulk and re-grout these areas to prevent moisture penetration. (Not limited to photos).

Gutters

1. Two gutter downspouts have no splash guards. If not repaired the lack of splash pads allows the flow of water to accumulate at the foundation. This can lead to damage at the foundation. Have a qualified gutter and downspout contractor install splash pads as required.
2. Two gutter downspouts located above the front porch appear to require modifications. The elbows appear to be too short or not directed in a way to adequately drain rain water away from flashing and wall structure. If not reviewed and repaired this may lead to damage at walls and adjacent structures. Additionally, this can lead to excessive gutter overflow. Have the builder evaluate these downspouts and repair to ensure proper installation and function.
3. On this rainy day the gutter appears to be leaking at the corner of the front porch. If not repaired, this can allow water to run down the siding resulting in possible water damage to siding and structural components. Have the builder or a qualified gutter and downspout contractor evaluate gutters.

PREFACE

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

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

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

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

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

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

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

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

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

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

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

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

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.

Photo 1



Photo 2



LOT AND GRADE

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

CONDITIONS

The approximate temperature at the time of the inspection was 65 to 70 degrees Fahrenheit, and the weather was cloudy, wet and rainy. The utilities were on at the time of the inspection. The age of the structure appeared to be 1 year.

STRUCTURE AND CLADDING

The inspected property consisted of a duplex / townhouse wood structure with brick and fiber cement siding that was vacant at the time of the inspection.

Photo 3



Photo 4



At the exterior, at places the siding is dirty. If not cleaned and repaired as needed this may result in damage to the siding and adjacent wood trim. Have a qualified cleaning contractor clean the siding and repair as needed (Not limited to photos).

Photo 5



Right Side

FRONT & REAR PORCHES

A concrete porches were located in the front and rear of the structure. There did not appear to be significant deterioration of the porch surfaces. The handrails on the porches appeared to be secure.

Photo 6



Photo 7



At the front porch the ceiling has gaps at the edges where moisture, pests and small animals could infiltrate. Some gaps are wide enough to view the trusses. If not repaired moisture infiltration, pests and animals can ultimately damage the wall sheathing and structural components. Have the builder make repairs. .

Photo 8

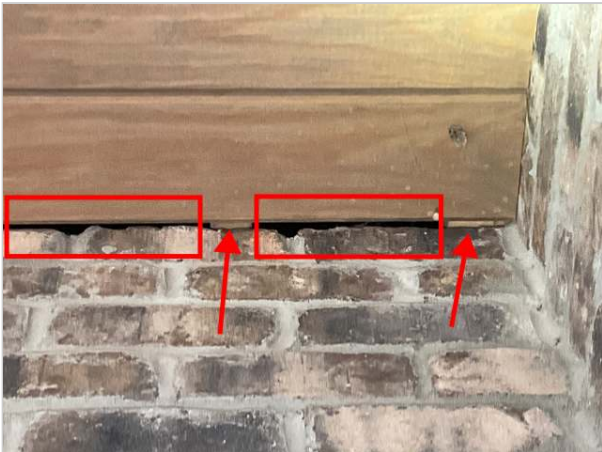


Photo 9

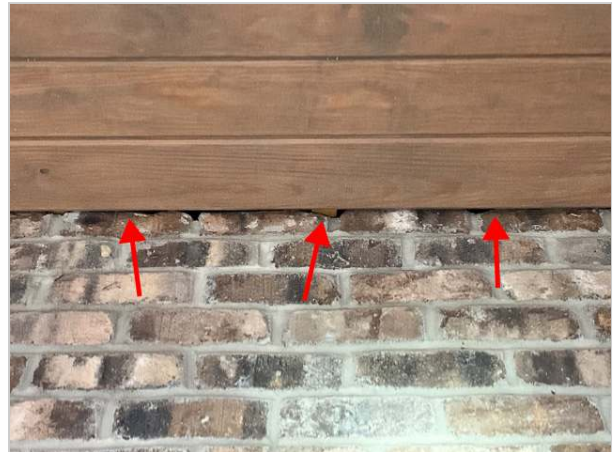


Photo 10

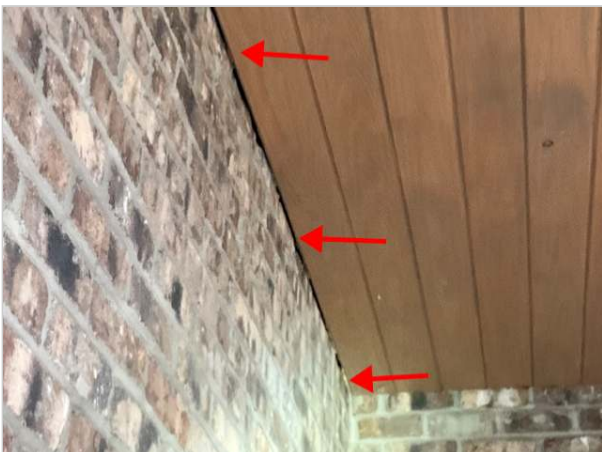


Photo 11



At the rear screened in porch, the screen door appears to be installed so that it is leaving a large gap or

opening at the bottom. If not repaired this gap will permit bugs and pests entry into the screened porch. Have the builder repair this door.

Photo 12



Photo 13



GAS METER

The gas meter and main shutoff were located on the right exterior wall. There was no noticeable odor of gas detected at the time of the inspection.

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

Photo 14



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 and drainage problems that may lead to water intrusion. Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

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

extending the life expectancy of a house and its components.

Photo 15



Photo 16



Two gutter downspouts have no splash guards. If not repaired the lack of splash pads allows the flow of water to accumulate at the foundation. This can lead to damage at the foundation. Have a qualified gutter and downspout contractor install splash pads as required.

Photo 17



Photo 18



Two gutter downspouts located above the front porch appear to require modifications. The elbows appear to be too short or not directed in a way to adequately drain rain water away from flashing and wall structure. If not reviewed and repaired this may lead to damage at walls and adjacent structures. Additionally, this can lead to excessive gutter overflow. Have the builder evaluate these downspouts and repair to ensure proper installation and function.

Photo 19



Photo 20



On this rainy day the gutter appears to be leaking at the corner of the front porch. If not repaired, this can allow water to run down the siding resulting in possible water damage to siding and structural components. Have the builder or a qualified gutter and downspout contractor evaluate gutters.

Photo 21



ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the ground with the aid and binoculars and from a ladder. There appeared to be one layer of shingles.

The roof shingles exhibited no curling and no surface wear. Lifted edges were not observed. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were at the beginning of their useful life.

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

Photo 22



Photo 23



LIMITATION: Due to heavy rain fall and wet conditions the inspection of the roof system including shingle evaluation was limited. We suggest that the buyer have a qualified roofing contractor evaluate the roof system when weather conditions improve.

CHIMNEYS AND FLUES

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

DRIVEWAY

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

Photo 24



GARAGE

The attached garage was designed for two cars with access provided by one overhead-style door. A functional electric garage door opener was present. The garage floor was in good condition.

Photo 25

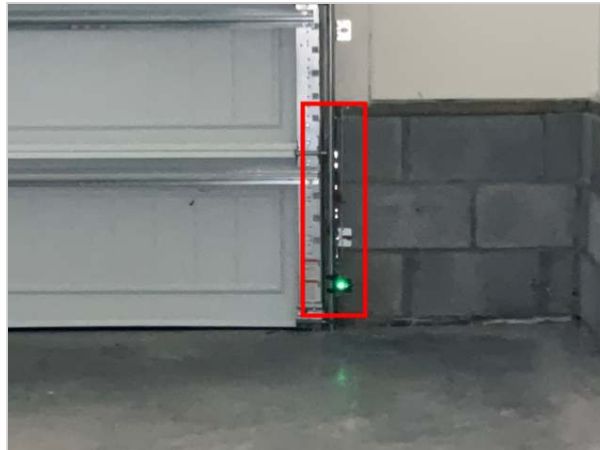


Photo 26



At the garage daylight was observed between the door framing and block foundation wall. If not repaired or sealed this could allow moisture, pests and small animals to enter into the garage. Have the builder repair and or seal this opening.

Photo 27



ATTIC STRUCTURE

The attic was accessed via pull down steps in the hallway and was entered.

The attic above the living space was insulated with fiberglass loose-fill insulation, approximately ten-inches in depth.

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

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood and OSB sheathing.

There was no moisture visible in the attic space.

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

reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc.

Photo 28



Photo 29



LIMITATION: *The attic inspection was limited by the configuration of duct work and structure. Due to the inability to view the entirety of the attic, determining the condition of vent/flue penetration points, structural components, and overall attic condition was not possible.*

ELECTRIC SERVICE

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

Photo 30



Photo 31



MAIN PANEL

The service wire appeared to be 120/240 volt and 200 amp and entered a Siemens service panel, located on the rear exterior wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breakers 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.

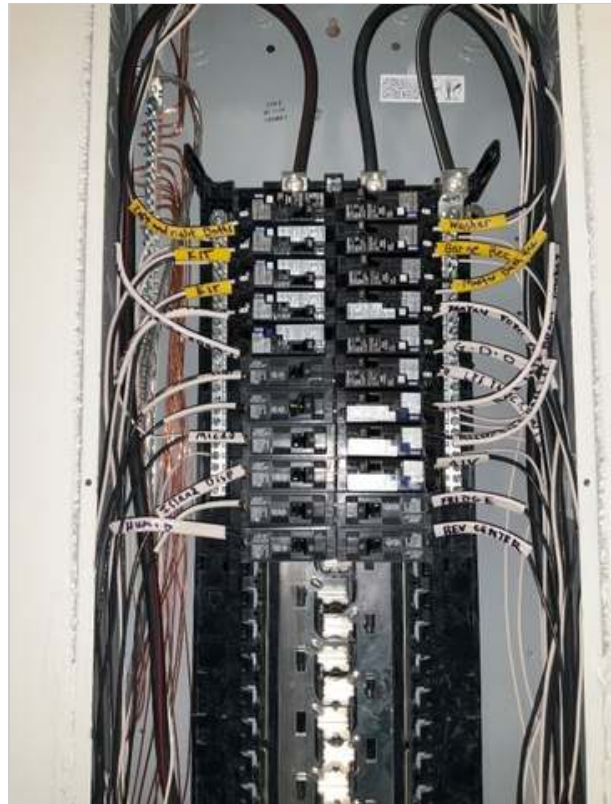
The electrical service appeared to be adequate. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

amps. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible wiring consisted primarily of the NM (non-metallic) type and appeared to be in good condition.

Photo 35



Photo 36



SWITCHES AND RECEPTACLES

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

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

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

FOUNDATION

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

Photo 37



Photo 38



At the rear garage foundation wall a crack was observed. This crack was also visible on the opposite side in the crawlspace. If not evaluated and repaired this crack can worsen resulting in additional damage to the foundation and adjacent areas. Have a qualified structural engineer evaluate and advise.

Photo 39



Rear Garage Wall

Photo 40



From Inside Crawlspace

There is evidence of efflorescence on the inside of the block foundation walls. Efflorescence is caused by moisture entering from the exterior of the foundation and weeping through. The white residue that is left behind on the inside of the block foundation when drying occurs are mineral deposits. Efflorescence is evidence of water penetration and or elevated moisture levels. If not evaluated and repaired water intrusion and or elevated moisture levels can damage the foundation and adjacent structural components. Have a qualified contractor evaluate and make appropriate repairs to prevent future water penetration (Not limited to photos).

Photo 41



Photo 42



CRAWL SPACE

The crawl space was accessible at the time of the inspection and was entered. The crawl space access is located on the exterior. The visible area of the crawl space was dry at the time of the inspection.

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

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

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

Photo 43



Photo 44



This home has a mechanically ventilated closed crawl space that uses dehumidification equipment for moisture control. This space is an engineered system that requires seasonal maintenance and service. The seller should be asked for disclosure related to the maintenance schedule and history.

Photo 45



Photo 46



In the crawl space, there is evidence of possible microbial growth on the floor structure. This is often evidence of higher than normal moisture levels in the area. If not mitigated high moisture levels (above 18%) can lead to the growth of harmful mold, mildew, fungus and make the wood more susceptible to wood destroying insects and rot. At the time of this inspection moisture meter readings indicated that the wood moisture content was below 18% (9.2%). Moisture levels in crawl spaces can be cyclical. Therefore it is recommended that a qualified contractor evaluate the condition of the crawl space regularly and repair / mitigate conditions when necessary (Not limited to photos).

Photo 47



Photo 48



Photo 49



Photo 50



FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by eight -inch wood joists spaced sixteen inches on center. Multiple 6x12-inch built-up wood center beams and 16x16 -inch concrete block posts or piers were present for load bearing support.

Photo 51



Photo 52



At one support pier there appears to be missing and or inadequate support between the top of the pier and the floor structure. Additionally, it appears that a supplemental post was added without adequate footing or support. If not evaluated and repaired this may result in damage to the floor structure. Have the builder evaluate and make repair as needed to ensure proper support (Not limited to photos).

Photo 53



Photo 54



Photo 55



Photo 56



Wood Base?

At one place a joist hangers appears to be missing nails, have nails not completely set or are installed incorrectly. If not repaired this may result in structural issues. Have the builder evaluate the joist hangers and ensure that they are installed as directed.

Photo 57



PLUMBING

The visible water supply lines throughout the structure were 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 average. Water pressure appeared to be adequate.

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

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

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

Photo 58

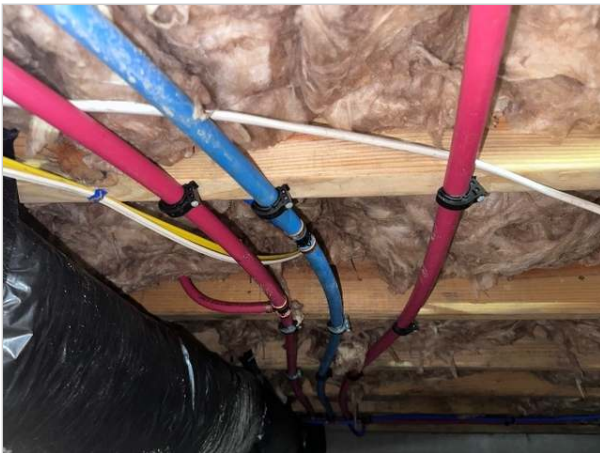


Photo 59



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.

In the bathrooms, around the tub, shower, sinks, and walls, some of the caulk and grout was cracked or missing. If not repaired the failure to keep walls sealed can lead to moisture penetration resulting in moisture damage to adjacent areas. Have the builder re-caulk and re-grout these areas to prevent moisture penetration. (Not limited to photos).

Photo 60

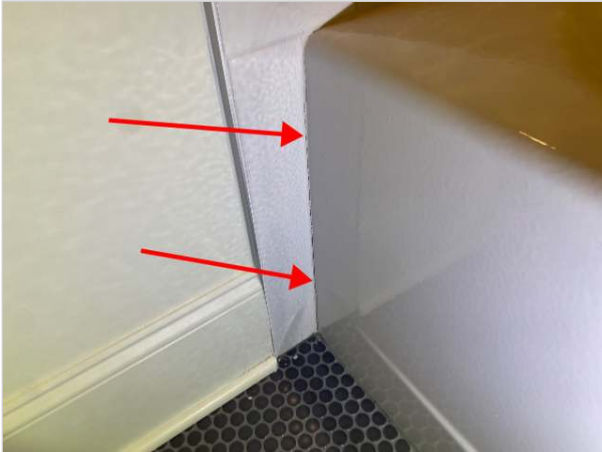


Photo 61



Photo 62



Photo 63



The functionality second floor hallway bathroom toilet could not be determined due to the water supply being unavailable. Once the water supply is restored, have the builder or a qualified plumbing contractor search for leaking components, evaluate functional supply and waste drainage and repair the plumbing system as required.

Photo 64



Second Floor Hallway Bathroom Toilet

Water pressure is generally on the lower limits of normal. If not repaired low water flow/pressure makes multiple fixture and appliance use inefficient. Have a licensed plumbing contractor evaluate and make appropriate adjustments.

Photo 65



The powder room toilet is loose at the floor. If not repaired a loose toilet and or loose toilet tank may result in water leakage and damage to adjacent areas. Have a licensed plumbing contractor evaluate and repair as required.

Photo 66



Powder Room

WATER METER

The water meter was located in the driveway. The main water shutoff valve for the structure was located adjacent to the water service entry point in the garage. 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 67



Photo 68



Foyer Closet

WATER HEATER

A tankless natural gas water heater was located in the right exterior wall. The water heater was manufactured by Navien, model number NPE-240A2 and serial number 2087B2451753642. Information on the water heater indicated that it was manufactured 2 years ago. Hot water temperature was approximately 105 degrees F.

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 69



Photo 70



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. Clients are urged to obtain further information concerning mold and

air quality.

Photo 71



At numerous places the floors are noisy and squeaky. If not repaired this may continue to worsen possibly resulting in damage to the flooring. Have the builder or a qualified general contractor evaluate the flooring and floor structure of this home and repair as needed to ensure proper function (Not limited to photos).

Photo 72



Primary Bathroom

Photo 73



Front Hallway

Photo 74



Primary Bathroom

Photo 75



Kitchen

At the interior there are numerous places that require cleaning, painting and or repair. Have the builder evaluate and repair these prior to closing (Not limited to photos).

Photo 76



Photo 77



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 78



Photo 79



WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, casement and crank 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.

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

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

Photo 80

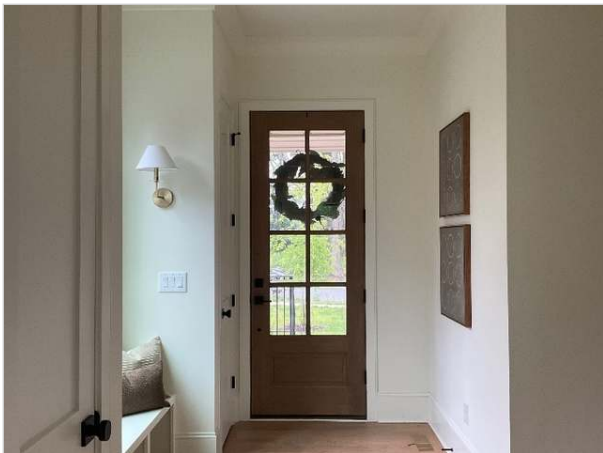


Photo 81



The second floor hallway bathroom door latch is misaligned. If not repaired this prevents the door from securing properly. Have a qualified contractor repair as required.

Photo 82



Missing hinge screws were noted at the front door. If not repaired this may predispose these hinges and doors to additional wear and tear and possible failure. Have the builder install proper hinge screws at these locations.

Photo 83

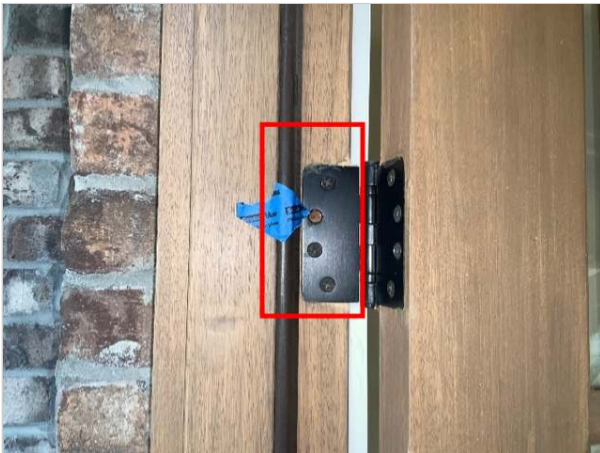


Photo 84



At the kitchen rear garage entry pantry/closet the right side door is warped and or damaged. The door does not close properly. If not repaired this prevents the door from working as intended and this may worsen resulting in door failure. Have the builder repaired or replace this closet door.

Photo 85



Photo 86



INTERIOR WALLS AND CEILINGS

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.

FIREPLACE

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

The visual condition at the time of the inspection was as follows:

Photo 87



The living room fireplace was not operational at the time of the inspection. Have the present owner demonstrate its function or have a qualified fireplace contractor evaluate and make appropriate repairs.

KITCHEN

The visible portions of the kitchen cabinets and counter tops were in good condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or

otherwise affected by wear and tear or use. The kitchen contained the following appliances:

Photo 88



Photo 89



Photo 90



Photo 91



The kitchen cabinets near the gas range appear to be separating from the wall and are loose. Gaps were observed in the caulk and grout. If not repaired this will continue to worsen. Have the builder ensure that these cabinets are adequately secured to the walls and make repairs to ensure proper function.

Photo 92



Photo 93



Photo 94



Photo 95



OVEN RANGE & MICROWAVE

The natural gas oven and range combo and microwave were inspected and appeared to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Oven Range -Manufacturer: Model Number: SM45000218 PCFG3670AF Serial Number:

Microwave- Manufacturer: Model Number: Serial Number:

Photo 96



Photo 97



Photo 98



Photo 99



HOOD FAN

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

Manufacturer: N/A Model Number: N/A Serial Number: N/A

Photo 100



Photo 101



REFRIGERATOR

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

Manufacturer: Frigidaire Model Number: PRFG2383AFC Serial Number: 4A50919154

Photo 102



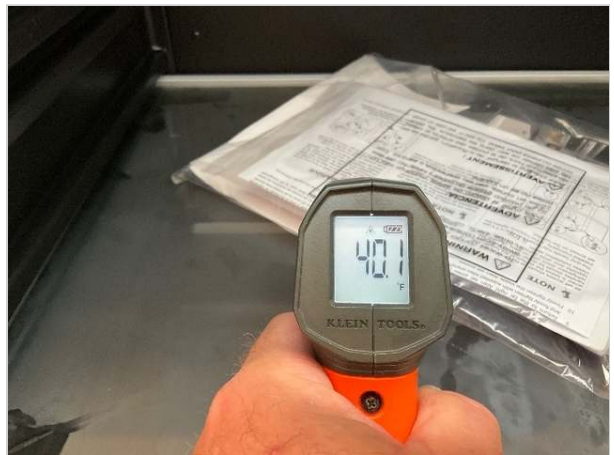
Photo 103



Photo 104



Photo 105



DISHWASHER

The dishwasher was tested and did appear to be functional.

Manufacturer: Bosch Model Number: SHP78CM5N/28 Serial Number: FD050308545

Photo 106



Photo 107



DISPOSAL

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

Manufacturer: InSinkErator Model Number: BADGER 5-91A Serial Number: IDE1464505

Photo 108



WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed.

A drain for a washing machine was present.

Photo 109



HEATING, VENTILATION & AIR CONDITIONING

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

LIMITATION: Direct observation of the HVAC evaporator coil was not possible due to this enclosure being sealed and not readily accessible and openable. No statement as to the condition of the evaporator coil can be made. Only a qualified HVAC technician can open and evaluate this area. It is recommended that a qualified HVAC technician be consulted to open and review these parts of the HVAC system prior to ones due diligence period expiring.

The heat pump provided higher heat in the regular heat mode (heat pump) than in the supplemental heat mode (emergency heat). This may mean that the emergency heat mode is not fully functional or that the modes are reversed at the thermostat. The emergency heat mode should provide higher heat temperatures than the regular heat mode. Have a qualified HVAC contractor evaluate and advise regarding heating system operability.

HEATING - FIRST FLOOR (CRAWLSPACE)

The first floor of the structure was heated by a Lennox electric heat pump, Model Number CBK45UHPT - 024-230-01 and Serial Number 1524L48401, which is 2 years old. The unit was located in the crawl space of the structure. It has an approximate net heating capacity of 60 Hz . The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

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

The HVAC condensate line was raised above the floor drain or drain inlet. The condensate line was trapped. The HVAC condensate line must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. The heating system was found to be functional.

Photo 110

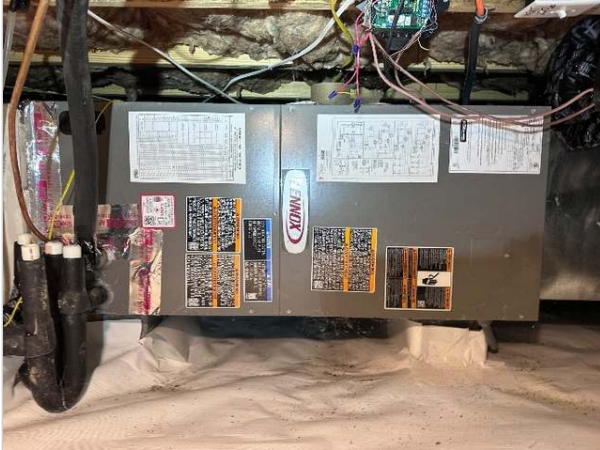


Photo 111



HEATING - SECOND FLOOR (ATTIC)

The second floor of the structure was heated by a Lennox electric heat pump, Model Number CBK45UHPT-024-230-01 and Serial Number 1524G39289, which is 2 years old. The unit was located in the attic of the structure. It has an approximate net heating capacity of 60 Hz . The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

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

The HVAC condensate line was raised above the floor drain or drain inlet. The condensate line was trapped. The HVAC condensate line must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. The heating system was found to be functional.

Photo 112



Photo 113



COOLING - FIRST FLOOR (RIGHT)

The electric outdoor heat pump condensing unit servicing the first floor was a Lennox, Model Number ML14KP1-018-230A01 and Serial Number 1925B43963. The unit is located in the back of the structure. This unit is approximately 1 years old (02/2025). Periodic preventive maintenance is recommended to keep this unit in good working condition. The heat pump system was functional.

The temperature was measured at several locations. At the supply it was 58 degrees F, and at the return it was 75 for a

average of 66.5 degrees F, which is normal.

Photo 114



Photo 115



COOLING - SECOND FLOOR (LEFT)

The electric outdoor heat pump condensing unit servicing the second floor was a Lennox, Model Number ML14KP1-018-230A01 and Serial Number 1925B30856. The unit is located in the back of the structure. This unit is approximately 1 years old (02/2025). Periodic preventive maintenance is recommended to keep this unit in good working condition. The heat pump system was functional.

The temperature was measured at several locations. At the supply it was 58 degrees F, and at the return it was 75 for a average of 66.5 degrees F, which is normal.

Photo 116



Photo 117



THERMOSTAT

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

FILTER

The disposable/washable filter should be replaced/cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. Multiple disposable filter(s) were installed in each hallway filter grille.

DUCTWORK

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

PEST INSPECTION

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

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.

Photo 118



Photo 119



THERMAL SCANNING

Thermal cameras (TC) have limitations in several areas; TC cannot penetrate materials like glass, water, or even certain types of clothing. The inability to accurately measure temperatures through these surfaces is because these materials either reflect or absorb infrared radiation. Additionally, their performance can be affected by environmental conditions like rain, fog, and humidity, affecting the accuracy.

When evaluating a structures thermal barrier, the most accurate results are obtained when the interior/exterior temperature differential is a minimum 18 degrees.

The thermal scanning of the structure did not locate/identify areas with temperature differentials indicating area of concerns related active moisture intrusion, overheating components, and / or the structure's thermal barrier.

Photo 120



Photo 121



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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