



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



HomeTeam[®]
INSPECTION SERVICE



CONVENIENT BOOKINGS | EFFICIENT & 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

Inspection Details

PRIMARY INSPECTOR

Steven Ming

HomeTeam Inspection Service

Phone

Email **nemetroatlanta@hometeam.com**

CLIENT

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SELLERS AGENT

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ADDITIONAL INFO



Inspection date

Jul 7th, 2026



Dear Bill Sample, On 07-07-2026 09:00:00 The HomeTeam Inspection Service made a visual inspection of 123 Sample Street. 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 (678) 293-8474. Thank you for choosing HomeTeam!

Sincerely,

A handwritten signature in black ink that reads "Steven Ming". The signature is written in a cursive, flowing style.

Steven Ming

HOUSE - BASEMENT

SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

SAFETY CONCERNS

1. The handrails were noted as loose, not secure or not graspable on the property
2. Exposed or un-terminated live wires were observed in the basement.
3. One or more areas of the property lacks GFCI protection.
4. An appropriate handrail was not present on the stairs on the second floor.
5. The structure did not have an operable carbon monoxide alarm.

EXTERIOR

1. The grading around the structure appears to be insufficient to carry water away from the foundation.
2. Cracks were present on the exterior cladding of the structure.
3. Some of the downspouts around the structure are draining into the ground with corrugated tubing and may not have a conclusive termination point.

ROOF AND GUTTERS

1. One or more of the gutter mounts were loose and should be secured.
2. Curled roof shingles have been observed, suggesting that the roof may be nearing the end of its lifespan. It is recommended to have it assessed by a professional roofer.

ATTIC

1. Parts of the attic show signs of previous water intrusion.
2. A bathroom exhaust fan is discharging into the attic.

PLUMBING

1. A leak was observed at a plumbing fixture.
2. No hot water in Front en suite bath Front en suite bath, It may be shut off at the supply line. Home inspector can not turn on main supply lines.

INTERIOR, WINDOWS, DOORS

1. One or more doors were observed to bind against the frame or adjacent surfaces, making them difficult to open and close.

HVAC

1. Humidifiers can lead to indoor air quality issues if not properly maintained. It is recommended to have your humidifier evaluated by a qualified HVAC professional.
2. Humidifiers can lead to indoor air quality issues if not properly maintained. It is recommended to have your humidifier evaluated by a qualified HVAC professional.
3. Rust noted in heating system should be evaluated by qualified HVAC contractor
4. HVAC unit is obstructed with vegetation or debris.
5. The insulation on air conditioning line set is damaged or missing.
6. HVAC unit is obstructed with vegetation or debris.
7. AC condenser was not operational during inspection.
8. Thermostat inoperable

MISC

1. A buildup of soot and/or creosote was observed in the chimney.

REPORT

1. 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.

2. CONDITIONS

The approximate temperature at the time of the inspection was 75 to 80 degrees Fahrenheit, and the weather was partly cloudy. The utilities were on at the time of the inspection. The age of the structure appeared to be 22 years.

A radon mitigation system is installed in the structure. This system depends on an operable fan and a sealed ventilation system. HomeTeam recommends periodically checking to ensure the system is providing a low-pressure environment to help reduce radon buildup in the structure.



Photo 1

3. LOT AND GRADE

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



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

The grading around the structure appears to be insufficient to carry water away from the foundation. HomeTeam recommends having the soil regraded on the front of the structure and assessed at the time of regrading.



Photo 8

4. STRUCTURE AND CLADDING

The inspected property consisted of a two story wood framed structure with brick cladding, cement fiber board, and wood trim that was occupied at the time of the inspection.

Cracks were present on the stone work of the structure. The cracks were located on the front. The cracks are common and do not usually have any structural significance. No structural concern was noted. All cracks should be monitored for significant changes in characteristics. The cracks should be sealed to prevent water intrusion behind the brick.



Photo 9: Back of garage



Photo 10: Front of structure

Vent damage was noted



Photo 11

5. WALKWAY

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



Photo 12

6. PORCH

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



Photo 13

The handrail on the porch in the front is loose or otherwise not secure. The handrails should be repaired by a qualified contractor.



Photo 14

7. PATIO

There was a stone patio in the back of the home. Surface defects in patios can develop and progress with age and are considered normal as long as they do not create a safety hazard.



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

8. 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 23



Photo 24



Photo 25

9. GAS METER

The gas meter and main shutoff were located in the right side yard. There was no noticeable odor of gas detected at the time of the inspection. The gas shut off valve will be indicated with arrow in picture below. NOTE: HomeTeam recommends that any structure with natural gas supply lines be protected with CO monitors located in living areas which will most improve the safety of the structure's occupants.



Photo 26

10. 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.

A loose gutter mount was observed at the time of the inspection. This is a common condition and is caused by expansion and contraction, along with the freeze thaw cycles that we experience in this area. The mounts should be re-secured and the underlying fascia checked for damage.



Photo 27: Front of structure

Some of the downspouts around the structure are draining into the ground with corrugated tubing and may not have a conclusive termination point. HomeTeam recommends ensuring termination points for all downspouts is far enough from the structure and configured in such a way as to ensure water flows away from the foundation during periods of rain. Diligence should be maintained to monitor that the corrugated tubing is not obstructed preventing water flow away from the structure.



Photo 28



Photo 29

11. ROOF - CEDAR SHAKE

The roof was a gable design covered with cedar shake. Observation of the roof surfaces and flashing was performed with a drone. The roof shingles exhibited light curling and no deterioration. Evidence of a hail event was not observed. Previous repairs were not observed. These conditions indicate the roof is in the first half of their useful life. Due to the cost of cedar shake roofs and their rare instances in this part of the country, we recommend obtaining a second opinion from an experienced cedar roofer.

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 deterioration, 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 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47

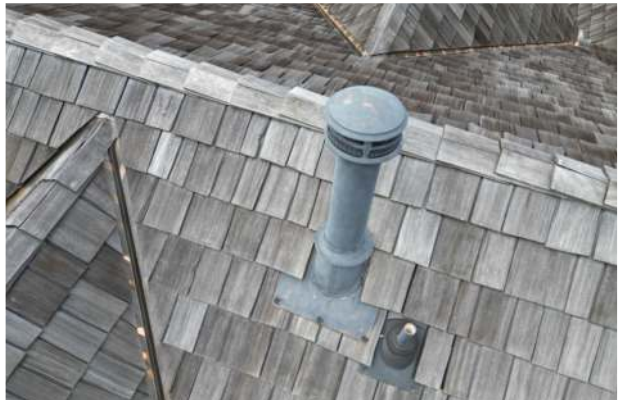


Photo 48



Photo 49





Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55

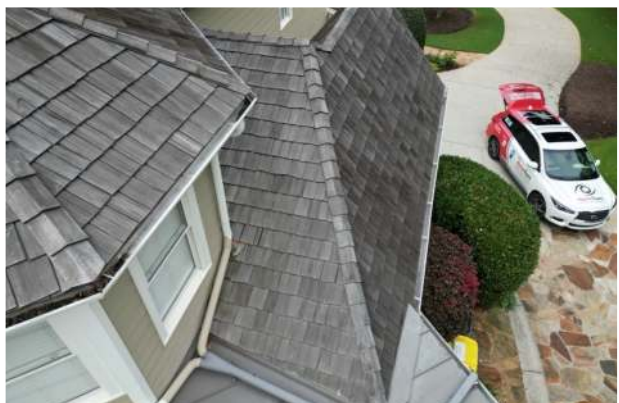


Photo 56



Photo 57



Photo 58



Photo 59



Photo 60

Photo 61



Photo 62

Curled roof shingles have been observed, suggesting that the roof may be nearing the end of its lifespan. It is recommended to have it assessed by a professional roofer.



Photo 63



Photo 64

12. CHIMNEYS AND FLUES

The structure had two chimneys and two flues. Observation of the chimney and flues was made from a drone. The flashing around the roof penetration point appeared to be adequate. The chimney appeared to be vertically plumb.



Photo 65



Photo 66



Photo 67



Photo 68

The metal flue chase cap is rusted. Over time, this may lead to water intrusion. No points of visible water intrusion were evident, although our view was limited. As a maintenance item, the rust should be removed and the metal cap painted and sealed to help prolong the life of the cap and reduce the potential for water intrusion.



Photo 69



Photo 70

13. GARAGE

The attached garage was designed for three cars with access provided by two over-head-style doors. A functional electric garage door opener was present. An EV (Electric Vehicle) charging system or a 240 volt outlet was not present in the garage. The garage floor was in good condition.

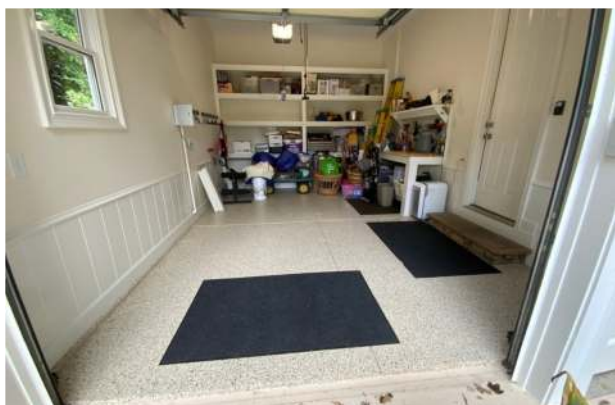


Photo 71



Photo 72

The door leading to the garage does not self-close. Consider installing spring-loaded hinges.

14. ATTIC STRUCTURE

The attic was accessed via pull down steps in the master bedroom closet and was entered. The attic above the living space was insulated with fiberglass batted and loose fill insulation, approximately over twelve -inches in depth. Ventilation throughout the attic was provided by soffit , gable and ridge vents. The attic ventilation appeared to be adequate. The roof structure consisted of two-inch by six -inch wood rafters spaced 16 inches on center and OSB (waferboard) sheathing. There was no moisture observed 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 73



Photo 74



Photo 75



Photo 76



Photo 77

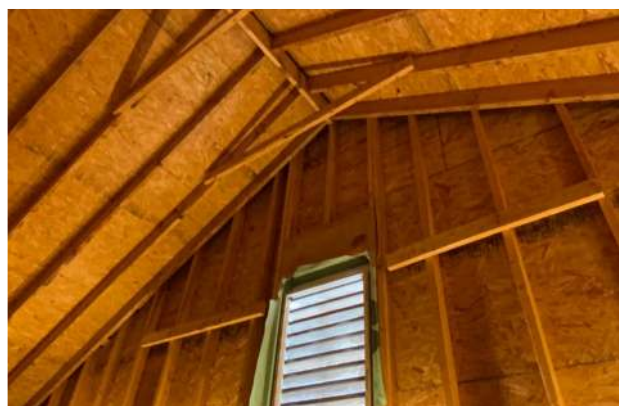


Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100

Photo 101

The bathroom exhaust fan is discharging into the attic. Excessive moisture can build up in the insulation, creating a condition for mold growth. A duct should be installed from the fan exhaust to an exterior vent.



Photo 102

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

15. ELECTRIC SERVICE

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



Photo 103



Photo 104



Photo 105

16. MAIN PANEL

The service wire appeared to be 120/240 volt and 200 amp and entered the General Electric service panel located on the basement interior 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 appear to be copper, other areas are unknown. 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 106



Photo 107



Photo 108



Photo 109

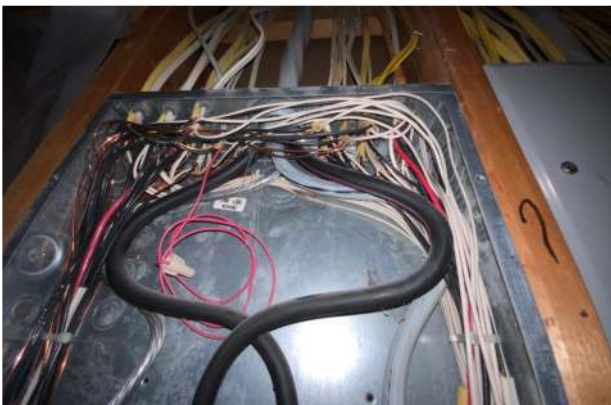


Photo 110



Photo 111

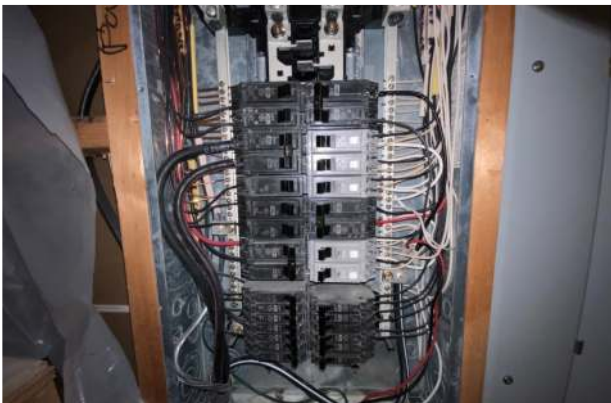


Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117

17. MAIN PANEL 2

The service wire appeared to be 120/240 volt and 200 amp and entered the General Electric service panel located on the basement interior 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 appear to be copper, other areas are unknown. 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 118



Photo 119



Photo 120



Photo 121

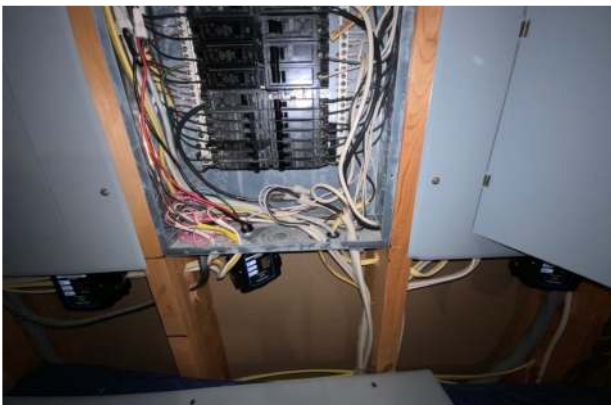


Photo 122

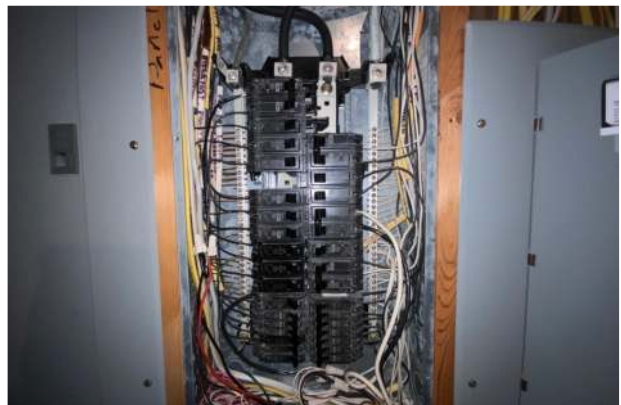


Photo 123



Photo 124



Photo 125



Photo 126

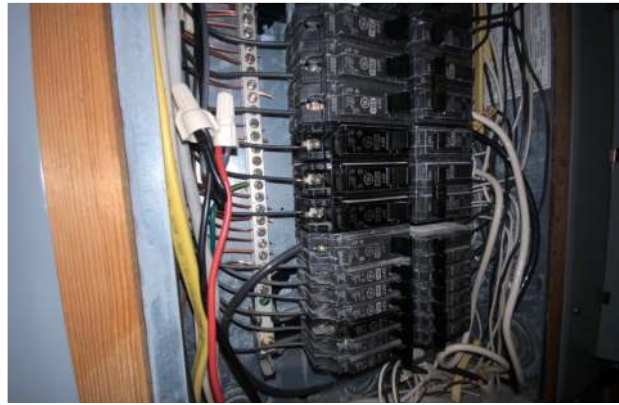


Photo 127



Photo 128

18. SUB PANEL

An electric service sub-panel was located on the basement wall, and was manufactured by General Electric. The service wire appeared to be rated for 100 amps. The disconnect switch for this panel was located in both then main and sub panels, and was rated at 100 amps. The branch circuits within the panel appear to be copper, other areas are unknown. These branch circuits and the circuit breaker 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 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135

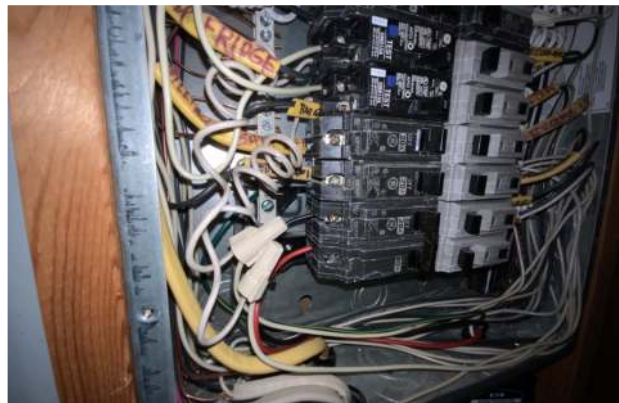


Photo 136

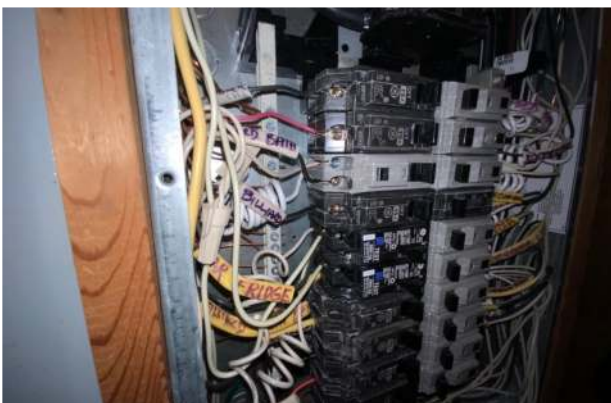


Photo 137

19. WIRING

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

Exposed or un-terminated live wires were observed in the basement. 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 assessment.



Photo 138

20. 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.

NOTE:

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.

The The structure in the indicated areas lacks GFCI protection.

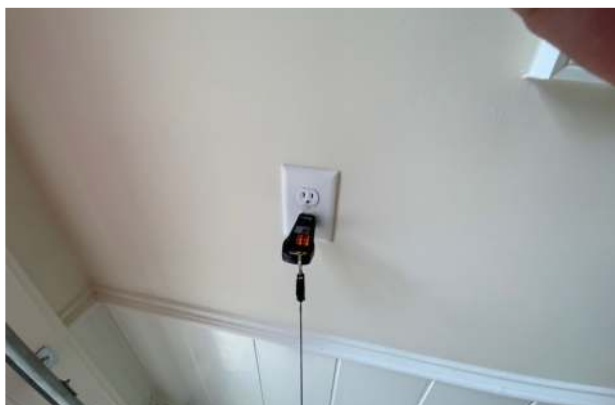


Photo 139: Single stall garage

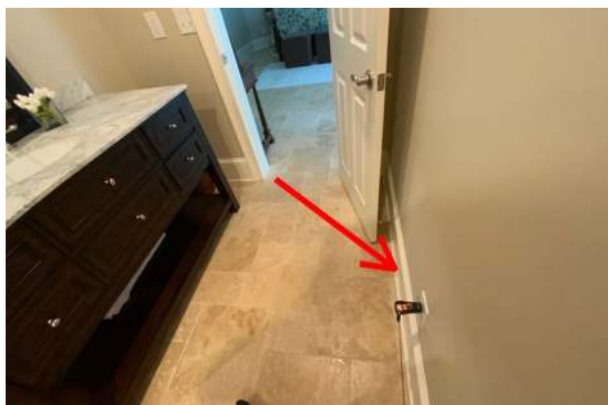


Photo 140: Basement bath [OBJ]

21. FOUNDATION

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

22. BASEMENT

The full basement was partially finished. The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing. The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support. HomeTeam does not verify if any finished work in the basement has been properly permitted with the county or local municipality. Please work with your realtor to validate that any work that may have been done throughout the structure has been properly permitted for proper building code and property tax purposes.

23. EJECTOR PUMP

An ejector pump was present in the structure. The ejector pump was tested and was functional. There was no ejector pump failure alarm system would offer protection should there be a failure and should be considered as an upgrade.



Video 1

24. FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by twelve-inch TJI joists spaced sixteen inches on center.



Photo 141



Photo 142

25. PLUMBING

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

A leak was observed at the utility sink faucet. The faucet should be repaired or replaced.



Photo 143

Hose bibs were winterize at shut off valve. HomeTeam was not able to ascertain bib function due to winterization which is done to prevent water freezing damage of bib and pipes behind wall during below freezing temperatures.



Photo 144

Evidence of previous water leak is present under the kitchen and bathrooms sinks throughout the structure. Water stains are common beneath sinks and are often caused when someone bumps the drain piping accessing items under the sink, loosening the compression joints at the P-trap and allowing minor leakage. No active leaking was

observed at the time of the inspection unless otherwise noted.

26. 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.

Minimal hot and cold water in **Front en suite bath**, It may be shut off at the supply line. Home inspector can not turn on main supply lines.



Photo 145

One or more bathroom fans are not connected to a timer-controlled switch. Over time, dust, lint, and debris can build up in the fan's motor, leading to overheating. If the fan is left running for long durations, particularly when unattended, the motor may ignite, resulting in potentially catastrophic outcomes. Consider adding a timer that automatically turns off the fan after a predetermined period, significantly reducing the risk of overheating and fire.

27. 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 for approximately 1 minute. The tub did appear to be operable. leaks could not be observed from the jetted tub. The GFCI for the jetted tub was located in the bathroom. A maintenance access panel for the tub's equipment was located in the tub's side.



Photo 146



Photo 147



Photo 148



Photo 149



Video 2



Video 3

28. PUBLIC WATER METER

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

indicated with an arrow, the water pressure regulator is circled and the public water meter is surrounded by a square.



Photo 150

29. DUAL WATER HEATERS

There were two 50 gallon capacity, natural gas water heaters were located in the basement. The water heaters were installed in series. In a series water heater installation, cold water will enter the first tank and get heated and will travel to the second water heater tank. When demand is required, the hot water leaves the second tank and goes to the home. The water heaters will be identified by numbers in the pictures below. Water heater number one (1) was manufactured by Rheem, model number PROG50- 38N RH60 and serial number Q 0362109033 . Information on the water heater indicated that it was manufactured 5 years ago. Water heater number two (2) was manufactured by Rheem, model number PROG50- 38N RH60 and serial number Q 0362109022 . Information on the water heater indicated that it was manufactured 5 years ago. Together they produce hot water temperature of approximately 106 degrees F. Temperature and pressure relief valve (T & P) were present on both water heaters. The overflow legs were present on both water heaters and both terminated properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. Both water heaters appear to be 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.
- Water heaters in general have an average estimated useful service life of 10-12 years, though water quality, routine upkeep/maintenance, and location of the water heater will all play critical roles in the longevity of these systems.



Photo 151



Photo 152: 1



Photo 153: 2



Photo 154

30. 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 from the following and other sources: <https://sporecyte.com/mold-resources/>

An appropriate handrail was not present on the stairs **going to the second floor**. Adding a handrail may improve safety.



Photo 155

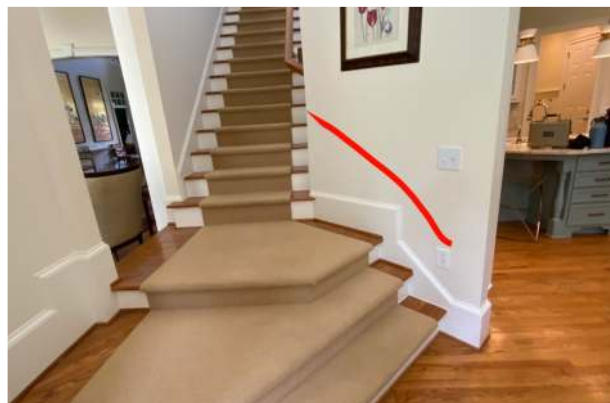


Photo 156

No access for this part of the structure



Photo 157

The interior living area and closets were cluttered with many stored items and/or shelves at the time of inspection. The obstructed areas were not able to be visually inspected.

31. SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house. Carbon monoxide detectors could not be confirmed if 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 158

The structure did not have an operable carbon monoxide alarm. Because of combustible fuel use within the structure, an operable carbon monoxide alarms should be installed in the appropriate places prior to occupancy.

32. WINDOWS AND DOORS

A representative number of accessible windows were operated and found to be functional except as noted below. The primary windows were wood, double hung 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.

One or more doors were observed to bind against the frame or adjacent surfaces, making them difficult to open and close. Evaluation and repair of the door, frame, and/or hardware are recommended to restore proper operation.

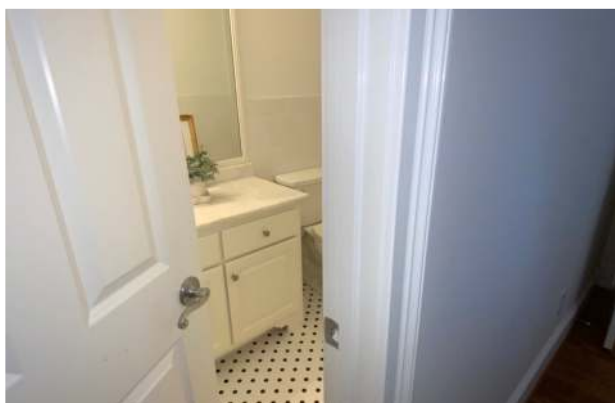


Photo 159: Left front en suite bath door

Multiple windows were painted or sealed shut and could not be opened for testing. Maintenance is required to test and inspect for proper operation and any damage.

33. 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.

34. FIREPLACE

There was a wood burning fireplace located in the Sunroom, living room, and formal living room of 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.



Photo 160



Photo 161

A buildup of soot and/or creosote was evident in the chimney in the living room fireplace. The unit should be cleaned and further assessed by a qualified fireplace service company.

35. GAS FIREPLACE

A vented fireplace with natural gas fuel supply was located in the family room. The chimney/flue was metal. The unit was operated and was functional. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace. If the fireplace is used for burning wood, special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur. Often, gas fireplaces that have not been operated for a prolonged time require an extended number of attempts before they will light. This is often due to air in the lines that requires time to purge.



Photo 162: Living room



Photo 163: Living room



Photo 164: Living room



Photo 165: Sunroom

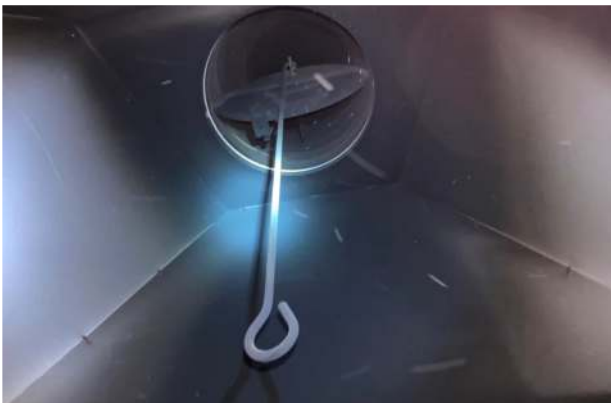


Photo 166: Sunroom



Photo 167: Sunroom

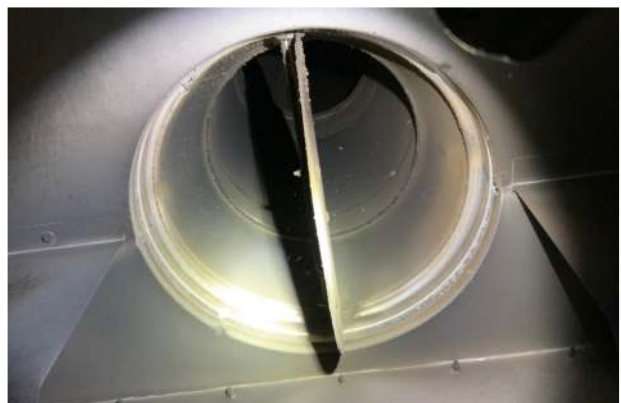


Photo 168: Formal living room



Photo 169: Formal living room

Photo 170

36. 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.



Photo 171

37. OVEN RANGE

The electric double 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.



Photo 172



Photo 173

Photo 174

38. MICROWAVE

The the built in microwave 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.



Photo 175



Photo 176

39. COOKTOP

The built in cooktop was tested and found to be functional.



Photo 177



Photo 178

40. REFRIGERATOR

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



Photo 179



Photo 180



Photo 181

41. DISHWASHER

The dishwasher was tested and did appear to be functional.



Photo 182



Photo 183

42. DISPOSAL

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



Photo 184



Video 4

43. LAUNDRY - 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 connection 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 185

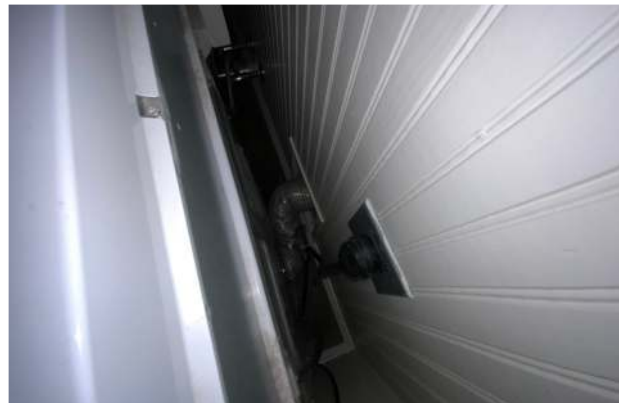


Photo 186

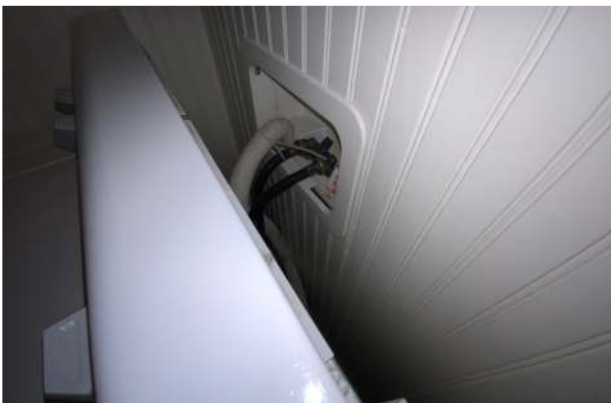


Photo 187

The washing machine does not have a pan or floor drain underneath it to catch possible leaks and drain them away safely. As a precaution, HomeTeam recommends placing a moisture detector near the washing machine to monitor for possible leaks. Monitoring for leaks is the best way to prevent possible water damage.



Photo 188

The dryer vent is vertical in at least one place. This is not necessarily a deficiency, but because of this configuration the homeowner should consider having the dryer vent ductwork cleaned at regular intervals to prevent clogs.

44. 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.

Please note, to determine a heating or cooling unit's age, inspectors usually can refer to the manufacturer's nameplate tag on the unit itself. Occasionally, inspectors get lucky and the date is listed as the manufacture date. However, most of the time, the date is hidden within the serial number. Because the unit age may require some decoding to obtain, there may be inaccurate age estimates within the inspection reports.

NOTE:

- Gas-fired forced air furnaces in general have an average estimated useful service life of 15-20 years and 10-15 years for electric heatpump systems, though routine upkeep/maintenance, and location of the furnace will all play critical roles in the longevity of these systems.
- Split system air conditioners and heat pumps in general have an average estimated useful service life of 10-15 years, though routine upkeep/maintenance, regional weather/climate, and location of the condenser unit will all play critical roles in the longevity of these systems.

45. HEATING

Heat is provided by a Ruud natural gas forced air furnace, Model Number UGPI-OZEAUER , Serial Number EB5D302F230214336 , which is approximately 24 years old. The unit was located in the attic of the structure and provides heating to the second floor area. Termination of HVAC condensate lines was not raised above the floor drain or drain inlet. The condensate lines were not trapped. HVAC condensate lines 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 galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the structure and was in good condition. The system was on and the ignition source enabled. The heating system was functional. The unit does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

Note: The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.



Photo 189



Photo 190



Photo 191

The furnace may be past its design life. This is an informational note only to help give an idea of future budgeting considerations. The system was functional at the time of the inspection unless noted otherwise. Please note that since codes change, it is possible the

configuration for the flue and/or condensate lines may need to be altered at the time of a future replacement.

Humidifiers can lead to indoor air quality issues if not properly maintained. It is recommended to have your humidifier evaluated by a qualified HVAC professional.



Photo 192

46. HEATING 2

Heat is provided by an American Standard natural gas forced air furnace, Model Number AUD2C100B9V5VBB, Serial Number AUD2C100B9V5VBB, which is approximately 5 years old. The unit was located in the basement of the structure and provides heating to the main floor area. Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were not trapped. HVAC condensate lines 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 galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the structure and was in good condition. The system was on and the ignition source enabled. The heating system was functional. The unit does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

Note: The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.



Photo 193



Photo 194



Photo 195

Humidifiers can lead to indoor air quality issues if not properly maintained. It is recommended to have your humidifier evaluated by a qualified HVAC professional.



Photo 196

47. HEATING 3

Heat is provided by a Trane electric heat pump, Model Number 2TEE3F31A1000AA , Serial Number 70937RG , which is approximately 19 years old. The unit was located in the basement of the structure and provides heating to the basement area. Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines 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 system was on and the ignition source enabled. The heating system was functional. The unit does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

Note: The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.



Photo 197

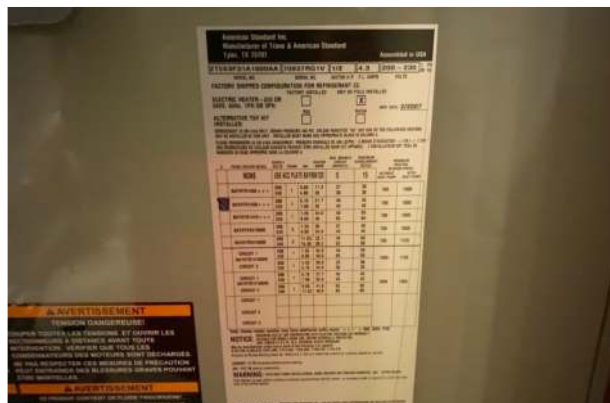


Photo 198



Photo 199

The furnace may be past its design life. This is an informational note only to help give an idea of future budgeting considerations. The system was functional at the time of the inspection unless noted otherwise. Please note that since codes change, it is possible the configuration for the flue and/or condensate lines may need to be altered at the time of a future replacement.

48. HEATING 4

Heat is provided by a Trane natural gas forced air furnace, Model Number TUH2B060A9V3VAB, Serial Number 10275M 1R7G, which is approximately 16 years old. The unit was located in the basement of the structure and provides heating to the Sun room area. Termination of HVAC condensate lines was raised above the floor drain or drain inlet. The condensate lines were not trapped. HVAC condensate lines 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 PVC venting system was adequate to exhaust the spent gases to the exterior of the structure and was in good condition. The system was on and the ignition source enabled. The heating system was functional. The unit does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation. Note: The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection.



Photo 200

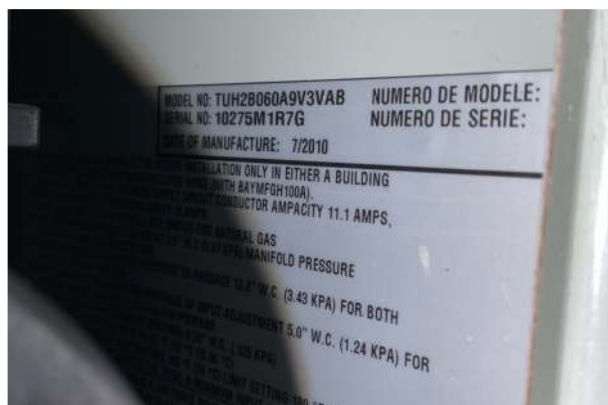


Photo 201

The furnace may be past its design life. This is an informational note only to help give an idea of future budgeting considerations. The system was functional at the time of the inspection unless noted otherwise. Please note that since codes change, it is possible the configuration for the flue and/or condensate lines may need to be altered at the time of a future replacement.

Rust noted in heating system should be evaluated by qualified HVAC contractor



Photo 202

49. COOLING

The electric outdoor condensing unit was a Trane, Model Number ATTR4036L1000AA and Serial Number 170510X53F . The unit is located on the right side; the first from the front of the structure and provide cooling for the second floor. This unit is approximately 9 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional. The temperature was measured at several locations. At the supply it was 55 degrees F, and at the return it was 75 degrees F, which is normal.

NOTE:

During periods of very high outdoor temperatures, even a properly functioning and well-maintained air conditioning system may have difficulty lowering the indoor temperature to a typical comfort level. This is normal, as most residential HVAC systems are designed to cool the interior approximately 15-20°F below the outdoor temperature under extreme conditions. To help ensure the system operates as efficiently as possible, regular maintenance and annual servicing by a qualified HVAC professional is recommended.



Photo 203



Photo 204

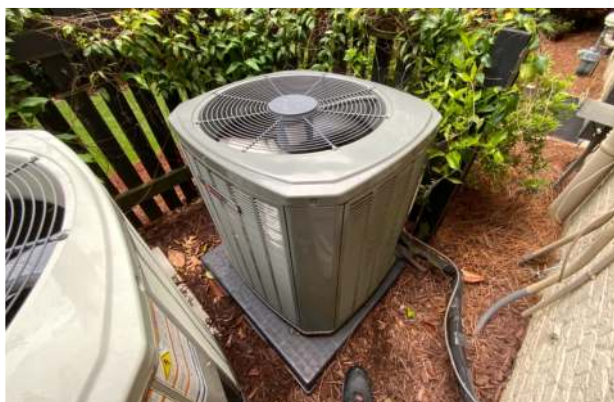


Photo 205



Photo 206



Photo 207

Vegetation is obstructing the HVAC unit. Removed the obstruction to maximize HVAC efficiency.



Photo 208

50. COOLING 2

The electric outdoor condensing unit was a Trane, Model Number 4TTB3060D1000DA and Serial Number 14272U9U5F. The unit is located on the right side; the second from the front of the structure and provide cooling for the main floor. This unit is approximately 12 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional. The temperature was measured at several locations. At the supply it was 43 degrees F, and at the return it was 73 degrees F, which is normal.

NOTE:

During periods of very high outdoor temperatures, even a properly functioning and well-maintained air conditioning system may have difficulty lowering the indoor temperature to a typical comfort level. This is normal, as most residential HVAC systems are designed to cool the interior approximately 15-20°F below the outdoor temperature under extreme conditions. To help ensure the system operates as efficiently as possible, regular maintenance and annual servicing by a qualified HVAC professional is recommended.



Photo 209



Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215

51. COOLING 3

The electric outdoor condensing unit was a Trane, Model Number 2TWX4018A1000AA and Serial Number 44244862F . The unit is located on the right side; the third from the front of the structure and provide cooling for the basement. This unit is approximately 22 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional. The temperature was measured at several locations. At the supply it was 54 degrees F, and at the return it was 73 degrees F, which is normal.

NOTE:

During periods of very high outdoor temperatures, even a properly functioning and well-maintained air conditioning system may have difficulty lowering the indoor temperature to a typical comfort level. This is normal, as most residential HVAC systems are designed to cool the interior approximately 15-20°F below the outdoor temperature under extreme conditions. To help ensure the system operates as efficiently as possible, regular maintenance and annual servicing by a qualified HVAC professional is recommended.



Photo 216



Photo 217



Photo 218



Photo 219



Photo 220

The air conditioner may be past its design life.^f , Unless noted otherwise, the system was functional at the time of the inspection. As with a light bulb that functions normally one day but the next may not turn on, a system's age is a helpful factor that assists in budgeting for eventual replacement.

The insulation on the air conditioning line set is damaged **in and around multiple areas of the property**. This could affect the efficiency of the system and should be replaced.



Photo 221

52. COOLING 4

The electric outdoor condensing unit was an American Standard, Model Number 4A7A4018L1000AB and Serial Number 21225NXM3F . The unit is located on the right side; the forth from the front of the structure and provide cooling for the Sun room. This unit is approximately 5 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional. The temperature was measured at several locations. At the supply it was 50 degrees F, and at the return it was 74 degrees F, which is normal.

NOTE:

During periods of very high outdoor temperatures, even a properly functioning and well-maintained air conditioning system may have difficulty lowering the indoor temperature to a typical comfort level. This is normal, as most residential HVAC systems are designed to cool the interior approximately 15-20°F below the outdoor temperature under

extreme conditions. To help ensure the system operates as efficiently as possible, regular maintenance and annual servicing by a qualified HVAC professional is recommended.



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226

Vegetation is obstructing the HVAC unit. Removed the obstruction to maximize HVAC efficiency.



Photo 227

53. THERMOSTAT

The control for the heating and air conditioning system was/were a 24 volt digital programmable thermostat(s) located as indicated in the pictures below. The thermostat(s) was/were manufactured by various manufacturers and was found to be in working order.



Photo 228: Sunroom Honeywell



Photo 229: Main floor formal living Honeywell



Photo 230: Second floor Honeywell



Photo 231: Basement Emerson



Photo 232: Wine cellar

54. 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.

55. MINI-SPLIT SYSTEM

The mini-split heating and cooling system was inspected by HomeTeam. 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 system is described below. The Wine cellar was climate controlled by Wine cellar Systems electric heat pump, Model Number SLP 3D , Serial Number 26J0721 , which is approximately Unknown years old. The condensing unit was located on the left side of the home. LIMITATION: Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. The electric heating elements can and will fail. The heating elements fail just like a light bulb; they are working one minute and not the next. These types of systems are usually designed to condition the air in a defined space of a home. The heating and cooling system was found to be non functional . These units generally require very little maintenance, but should still be evaluated regularly to be sure the unit is performing at its top efficiency. Filters, if present should be cleaned or replaced on a regular basis.



Photo 233



Photo 234



Photo 235



Photo 236

Photo 237

AC condenser was not operational during inspection. Have qualified HVAC technician troubleshoot.

Thermostat inoperable



Photo 238

56. 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.

Four disposable filter(s) were installed at the side or in the bottom of each furnace. Regardless of the cleanliness of the filters, consider replacing filters upon taking ownership of the home.



Photo 239



Photo 240



Photo 241



Photo 242



Photo 243



Photo 244



Photo 245

57. MOLD TESTING AND ANALYSIS

The purpose of a mold test inspection is to evaluate what type and levels of mold are floating around in the air of the structure. This test will take three air samples; one from the outside as a control and two inside the structure. These samples, along with chain of custody information will be mailed to a lab for analysis. The lab results will be delivered via email and may take up to four business days, but normally two.

For our office's reference only Lab test control # AQ60826

Air sample 1 - outside



Photo 246



Photo 247

Air sample 2



Photo 248: Sunroom



Photo 249

Air sample 3



Photo 250



Photo 251

58. RADON SAMPLING

A radon sample or screening was performed on the property. Based on the results of this screening, the results indicate the radon levels are low, less than 2 pCi . An annual radon monitoring recommended.

Please note: this radon sampling is a screening test, not the same as a full 48-hour radon monitoring. The purpose of the sampling is to take a quick snapshot of radon levels while we are on the property, it is not to confirm the level of radon. Based on the results, we can help determine whether a full 48-hour radon monitoring should be considered to confirm the level or radon exposure. A complete 48-hour radon monitoring will be necessary to provide proper evidence for negotiations with the selling party regarding remediation requirements.

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.



Photo 252

59. IN CONCLUSION

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.

- * 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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