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HomeTeam[®]
INSPECTION SERVICE

John Smith

**123 Sample Drive
Chattanooga , TN 37409**



Dear John,

On 7/9/2026, HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (423) 406-6343. Enjoy your new home!

Sincerely,

**Robert Putman
HomeTeam Inspection Service**

SUMMARY:

This summary provides a simplified overview of the results of the Thursday, July 9, 2026 inspection at 123 Sample Drive, Chattanooga, TN 37409. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

Door Issues

1. The right closet door in the bonus room is missing a door knob.

Appliance Concerns

1. There is a stain on the kitchen ceiling at the top of the range hood. Recommend that the area be further evaluated to confirm that the range hood is venting properly.

Roof Concerns

1. There were loose shingles on the carport roof. Recommend that the shingles be properly secured by a qualified roofing professional.

Electrical Concerns

1. The 2 receptacles to the left and the 2 receptacles to the right of the kitchen sink need to be GFCI protected. Recommend that the receptacles be further evaluated and the necessary repairs be made by a qualified electrical professional
2. **The raised GFCI receptacles located on each front porch were non-functional as a ground fault circuit interrupter. The receptacles were tested by interrupting the current flow with a GFCI testing device and would not trip from the tester or manually. The GFCI receptacles may need to be replaced, for safety. It is recommended that a licensed electrician be consulted to further evaluate and perform any of the necessary repairs.**
3. The exterior receptacle on the outside of the left screened porch needs to be GFCI protected for safety. Recommend that the receptacle be further evaluated and the necessary repair be made by a qualified electrical professional.
4. The receptacle to the left of the window in the bonus room is loose. Recommend that the receptacle be properly secured.

Exterior Concerns

1. There is an area to the right of the second level master bedroom exterior door that has water damage from an old leak. Recommend that the area be further evaluated and properly sealed to prevent any future water intrusion.

INFORMATIONAL NOTES

1. **NOTE: In the crawlspace, the concrete foundation was fully sealed and covered the concrete block foundation, therefore it is not possible to view the concrete block foundation for any cracks due to the settling or structural issues.**
2. **In the attic area it was noticed that the sheathing/decking and rafters was covered with sprayed type insulated material, which restricts the view of the sheathing/decking and rafters. As a result, we were not able to see the entire roof structure during the inspection. Determining the presence of any concealed defects is beyond the scope of the inspection.**
3. Recommend that the spiral staircase be padded at head level for safety.
4. There appears to be a potential old repair/paint job in the living room/kitchen area.

Minor Concerns

1. **The gutters were stopped up and full of debris and will need to be cleaned out to function properly.**
2. **The toilet in the first level bathroom was loose at the floor connection. The toilet needs to be secured to the floor to prevent possible water leakage. It is recommended that a professional plumbing company be consulted for the repairs.**
3. Recommend that the area where the floor and tub meet in the first level bathroom and the second level hall bathroom be sealed to prevent any water intrusion.
4. Recommend that the area at the rear of the kitchen countertop where the counter and backsplash meet be sealed to prevent any water intrusion.
5. There are a few areas of the stone siding that needs to be sealed to prevent any future damage.
6. Recommend that the area on each end of the whirlpool tub in the master bathroom be sealed to prevent any water intrusion.
7. There is one area on the left floor of the master bathroom shower and an area at the triangle seat that should be sealed to prevent any water intrusion.
8. The second level hall bathroom sink stopper does not hold water.
9. Recommend that the area below the electric meter be filled in to prevent any water from settling against the foundation.
10. There is an old moisture stain around the air register in the second level bathroom and around the light in the hallway just outside the bathroom. This appears to have come from the ductwork feeding the bathroom register. Recommend that the area be further evaluated by a qualified HVAC professional.
11. The fireplace remote was not functional at the time of inspection. Therefore, the fireplace was not tested. Recommend that the fireplace be tested prior to closing

PREFACE:

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 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 stored in or 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.

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

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

This inspection report includes a description of any **major visual defects*** noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the 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. 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.

Major Visual 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 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 material defect.

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another.

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

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 not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

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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SCOPE OF INSPECTION

The HomeTeam has agreed to and has performed a visual inspection of the structure located at 123 Sample Drive , Chattanooga , TN 37409 for John Smith on Thursday, July 9, 2026 in full compliance with the Standards of Practice and Code of Ethics (Rules 0780-5-1-.10 & 0780-05-.11) promulgated by the Commissioner of the Tennessee Department of Commerce and Insurance Division of Regulatory Boards for Home Inspectors (the "Commissioner"). HomeTeam is a State Licensed Certified Home Inspection Company in the State of Tennessee.

The purpose of the inspection is to identify systems and components of the PROPERTY that, in the professional opinion of the inspector, are significantly deficient. The main focus of the inspectors is to make sure the home is structurally sound, all of the safety features are functional and that there are no major defects (single items that would exceed \$1000 or more to repair). The inspection and report will be limited to visible and readily and safely accessible areas and components of the Property. (Please refer to The HomeTeam Inspection Agreement for clarification, paragraphs 1 and 5).

The inspection was limited to readily accessible areas of the property. The inspectors are not required to move or remove personal property, debris, furniture, equipment, carpeting, walls, floors, ceiling, insulation, water, ice, snow, soil or vegetation or other materials or objects that may impede access or limit visibility. The inspectors are not required to enter any area, which may contain materials hazardous to the inspectors' health and/or safety. The cosmetic condition of the paint, wall, floor and windows coverings, etc. is not within the scope of the inspection. (Please refer to The HomeTeam Inspection Agreement, paragraph 7).

The inspection and report WILL NOT INCLUDE the following systems, components, conditions or substances, whether or not visually observable and they are specifically excluded from the scope of the inspection unless otherwise specifically indicated; a latent or concealed defects, the inspection will not address the possible presence of or danger from asbestos, radon gas, lead exposure hazards, carbon monoxide, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, mold, mildew or other Fungi or other similar or potentially harmful substances. NOTE: Mold, mildew and fungi are typically caused by some type of moisture and/or water intrusion and should not be taken lightly. Any type of mold or mold-like substance should be evaluated by a qualified professional and the remediation shall always be performed using industry accepted methods and evidence of adequate remediation be provided to the buyer(s). Water or air quality, soil, geological site engineering conditions, and exterior insulated finishing systems (EIFS) are not within the scope of the foregoing conditions or substances. (Please refer to The HomeTeam Inspection Agreement for additional inspection services, which are indicated and approved by the client, paragraph 6).

THE INSPECTION AND THE RESULTING REPORT ARE NOT INTENDED AS A GUARANTY, WARRANTY OR INSURANCE POLICY. All of the conditions are reported, as they existed at the time of the inspection and are limited to readily accessible areas of the property. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the HomeTeam Inspection Agreement. 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. Throughout this report, the terms "right" and "left" are used to describe sides of the home as viewed facing the home from the street. You should always consult with a licensed technician, company or qualified professionals concerning costs for repairs and/or replacements of items for consideration that may be of concern to you.

CONFIDENTIALITY OF REPORT

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.

We are providing you with one copy of The HomeTeam Inspection Report. The report is for your sole, confidential, and exclusive use and benefit. All intellectual property rights (including, but not limited to, copyrights) in this report (including, but not limited to, its format and contents) and all related notes will remain the sole property of The HomeTeam Inspection Service. This report may not be copied or otherwise reproduced or distributed without our prior written consent, for which we may require an additional fee. This report is not intended for the benefit of, and may not be relied upon by, any other person, regardless of any legal or contractual obligation you may have to disclose the contents of the report for example, if you are the owner of the Property, you may have a legal obligation to disclose to a potential purchaser conditions or defects that may be identified in the report.

You have authorized us to provide an additional copy of this report to your real estate agent, subject to the condition that he or she may use the report only for your confidential and exclusive use and benefit in connection with your purchase or sale of the Property, and may not copy or otherwise reproduce or distribute it without our prior written consent. We will provide your agent with one copy of the report at no additional cost.

GENERAL-DESCRIPTION

The inspected property consisted of a three story wood-framed structure that was occupied at the time of the inspection. The approximate temperature at the time of the inspection was 80 to 85 degrees Fahrenheit, and the weather was partly cloudy. The utilities were on at the time of the inspection. The buyer was present during the inspection.

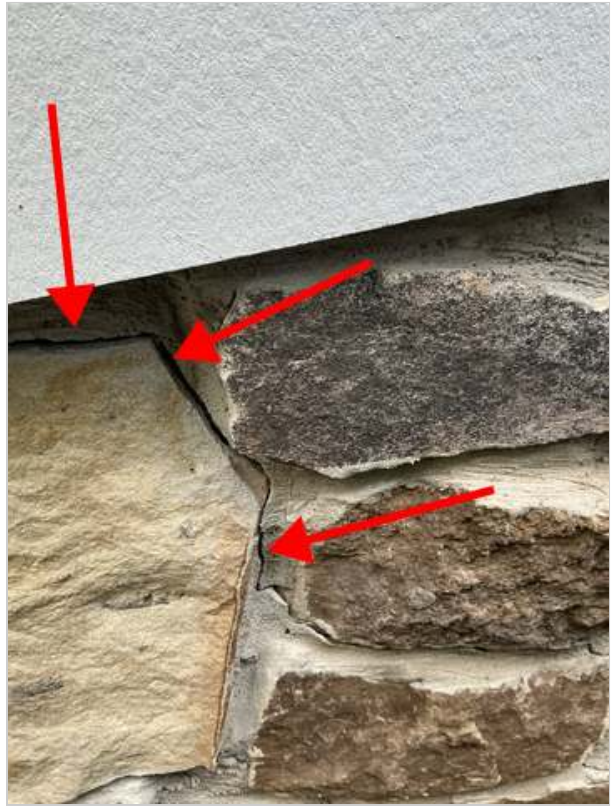
The age of the home, as reported by the buyer was said to be five years old.

SIDING

The exterior of the inspected property was covered with hardiboard and stone.

There were minor visual defects visual defects on the visual portions of the siding.

There are a few areas of the stone siding that needs to be sealed to prevent any future damage.



LOT-GRADE

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

Recommend that the area below the electric meter be filled in to prevent any water from settling against the foundation.



WALKWAY-PORCH

There was no walkway leading to a wood porch at the front of the home.

There were no major visual defects observed in the walkway or the porch.

DRIVEWAY

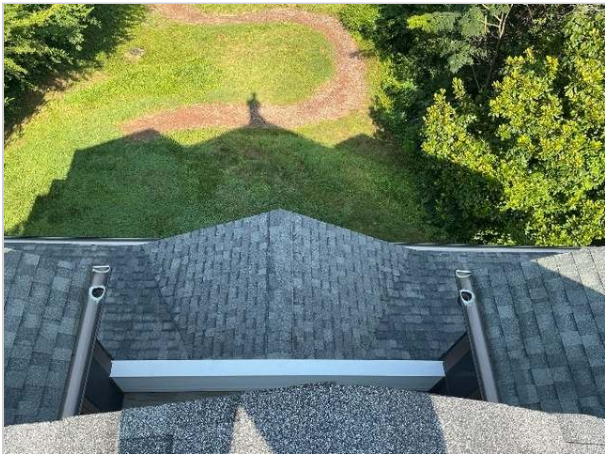
There was a concrete driveway on the back side of the home which led to the upper level parking area.

There were no major visual defects observed in the driveway.

ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed by walking on the roof. The age of the roof covering appeared to be approximately 5 years old. There was one layer of shingles on the roof at the time of the inspection. There was no curling and was light surface wear that was observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles was in the first half of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

There were minor visual defects detected on the exterior of the roof.









There were loose shingles on the carport roof. Recommend that the shingles be properly secured by a qualified roofing professional.



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.

There were minor visual defects observed on the visible portions of the gutters or downspouts.

The gutters were stopped up and full of debris and will need to be cleaned out to function properly.





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.

There were no major visual defects observed on the visible portions of the foundation.

- **NOTE:** *In the crawlspace, the concrete foundation was fully sealed and covered the concrete block foundation, therefore it is not possible to view the concrete block foundation for any cracks due to the settling or structural issues.*



CRAWLSPACE

The crawlspace was accessible at the time of the inspection, and appeared to be dry. Because of its configuration, it was not possible to inspect all areas of the crawlspace, as an example, the front porch. The crawlspace did have a polyvinyl vapor barrier covering the entire surface of the ground and should be adequately vented at all times.

There were no major visual defects observed in the crawlspace.





FLOOR-STRUCTURE

The visible floor structure consisted of an OSB or similar product floor/subfloor, supported by two-inch by twelve-inch wood joists spaced 16 inches on center.

There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING

The visible water supply lines throughout the home were PEX tubing pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average.

Water pressure was tested at an outdoor sillcock and found to be 45 pounds per square inch (psi). The home did have a pressure-reducing valve installed in the crawlspace.

There were no major visual defects observed in the visible portions of the plumbing system.



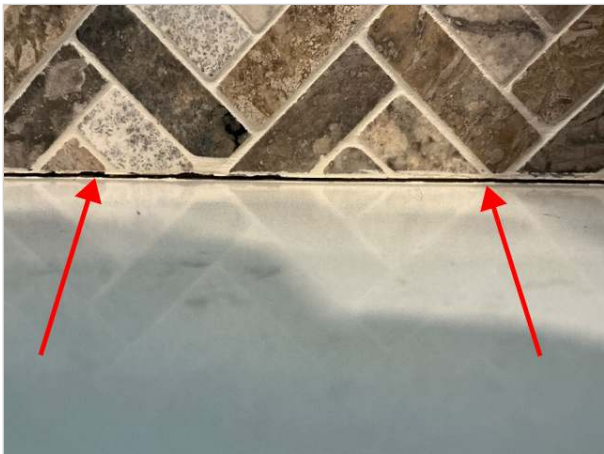
The toilet in the first level bathroom was loose at the floor connection. The toilet needs to be secured to the floor to prevent possible water leakage. It is recommended that a professional plumbing company be consulted for the repairs.

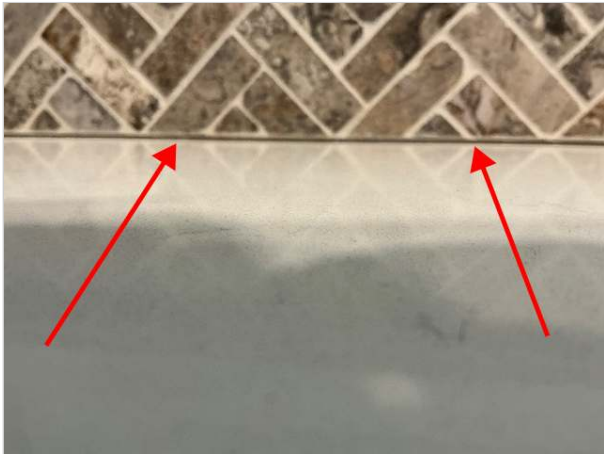


Recommend that the area where the floor and tub meet in the first level bathroom and the second level hall bathroom be sealed to prevent any water intrusion.

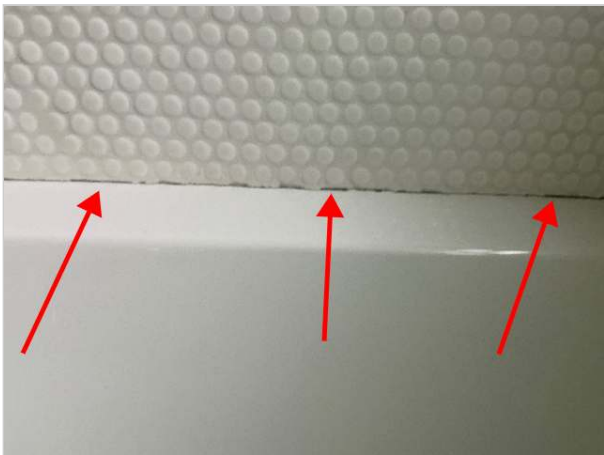


Recommend that the area at the rear of the kitchen countertop where the counter and backsplash meet be sealed to prevent any water intrusion.

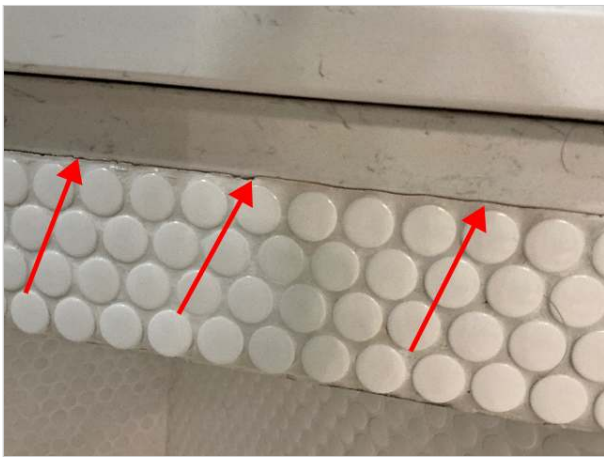
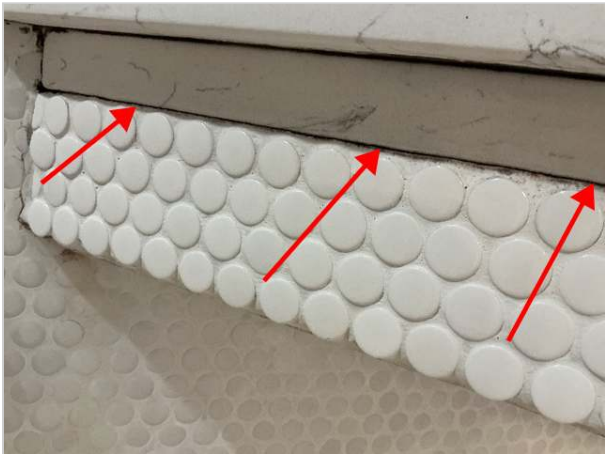
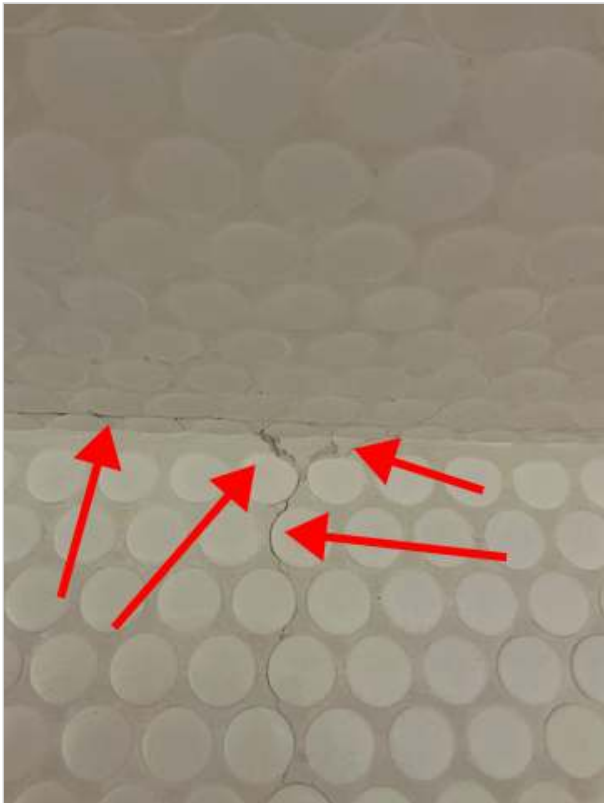




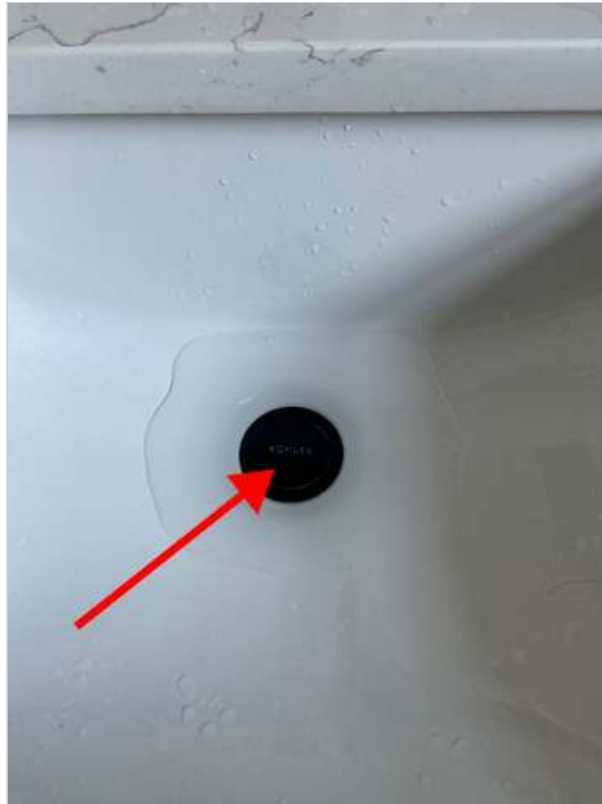
Recommend that the area on each end of the whirlpool tub in the master bathroom be sealed to prevent any water intrusion.



There is one area on the left floor of the master bathroom shower and an area at the triangle seat that should be sealed to prevent any water intrusion.



The second level hall bathroom sink stopper does not hold water.



JACUZZI / WHIRLPOOL TUB

There was a Jacuzzi / Whirlpool tub in the master bathroom . The unit was tested and did appear to be in working order. The performance of the filtering system is beyond the scope of this inspection.

There were no major visual defects for the Jacuzzi / Whirlpool tub.



WATER METER

The water meter was located (unknown). The main water shutoff valve for the home was located at the water meter and adjacent to the water service entry point in the crawlspace.



GAS METER

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



WATER HEATER

There was an on demand 237 gallons per hour capacity, natural gas water heater located in the crawlspace. The water heater was manufactured by Navien, Model Number NPE-240A2, Serial Number 2087Y2142726619. Information on the water heater indicated that it was manufactured 6 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow drip leg pipe was present.

The on demand type water heater was functional.



ELECTRIC SERVICE

The underground electric service wire entered the home on the exterior wall. The electric meter was located on the left side wall. The service wire entered a Siemens service panel, located on the living room wall with a 200 amp and a 120/240 volt rated capacity. The branch circuits within the panel that was checked were installed on circuit breakers. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched to the correct wire size.

The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.



AFCI SAFETY BREAKERS

There were Arc Fault Circuit Interrupters (AFCI) found in the electrical panel for the bedroom outlets. An AFCI is an electrical circuit protection device (circuit breaker) that detects electrical arcs from cracked, broken or damaged electrical insulation and shuts off power to the circuit before the arcing in the wiring leads to a fire. The National Electrical Code requires all homes built after January 1, 2002 to have AFCI protection for the bedroom(s). However, the smoke alarms and bonus room area may be also AFCI protected. NOTE: If the AFCI breaker were to trip, then you must unplug everything in the room and reset. If the AFCI breaker does not reset, then you must call a licensed electrician to further evaluate.

SAFETY NOTE: This is a safety feature for the home.

SWITCHES / RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the panel box, in the bathroom(s) and on the exterior. The present and tested GFCI's were functional. A non-functional GFCI receptacle or breaker should be replaced with functional GFCI receptacle or breaker.

The 2 receptacles to the left and the 2 receptacles to the right of the kitchen sink need to be GFCI protected. Recommend that the receptacles be further evaluated and the necessary repairs be made by a qualified electrical professional



The raised GFCI receptacles located on each front porch were non-functional as a ground fault circuit interrupter. The receptacles were tested by interrupting the current flow with a GFCI testing device and would not trip from the tester or manually. The GFCI receptacles may need to be replaced, for safety. It is recommended that a licensed electrician be consulted to further evaluate and perform any of the necessary repairs.



The exterior receptacle on the outside of the left screened porch needs to be GFCI protected for safety. Recommend that the receptacle be further evaluated and the necessary repair be made by a qualified electrical professional.



The receptacle to the left of the window in the bonus room is loose. Recommend that the receptacle be properly secured.



ELECTRIC

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

There were minor visual defects observed in the electrical system.

SMOKE ALARMS

SAFETY NOTE: There were smoke alarms found in the house. For safety reasons, the smoke 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.

CARBON-MONOXIDE-ALARMS

SAFETY NOTE: There were carbon monoxide monitors found in the home. Because the home has a natural gas furnace and/or gas log fireplace at least one carbon monoxide detector should be installed on each level of the home, for safety.

WINDOWS

A representative number of accessible windows were inspected. The primary windows were constructed of wood, single hung style, with double pane glass. Possible problem areas may not be identified if the windows have been recently painted.

There were minor defects observed in the windows.

The following windows would not open at the time of inspection:

- The window in the first floor bathroom.
- The window in the first floor bedroom.
- The far left window in the second floor rear bedroom.
- The far right window in the second floor rear bedroom.



First floor bathroom.



First floor bedroom.



Left window- second floor left window.



Right window- second floor rear bedroom.

DOORS

The exterior and interior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the doors have been recently painted.

There were no major defects observed in the doors.

The right closet door in the bonus room is missing a door knob.



INTERIOR

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

There were minor visual defects observed in the interior walls or ceilings.

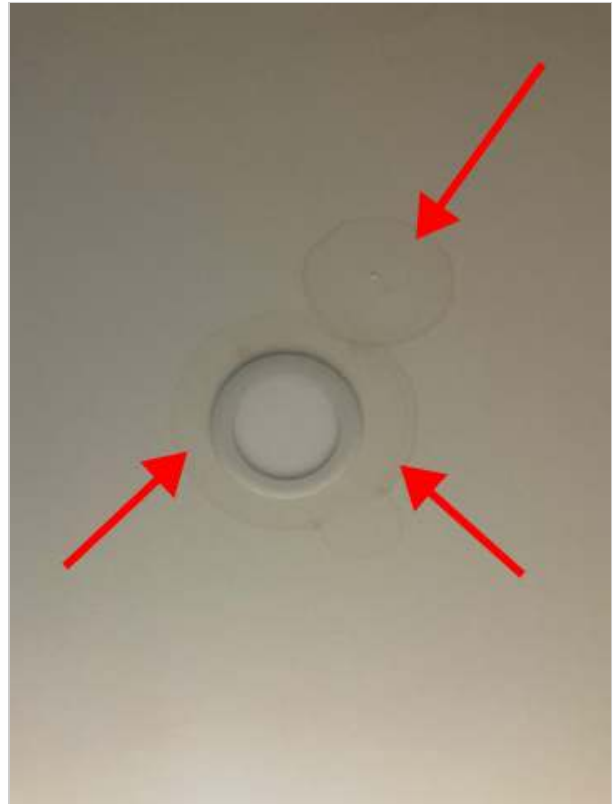
There is an area to the right of the second level master bedroom exterior door that has water damage from an old leak. Recommend that the area be further evaluated and properly sealed to prevent any future water intrusion.



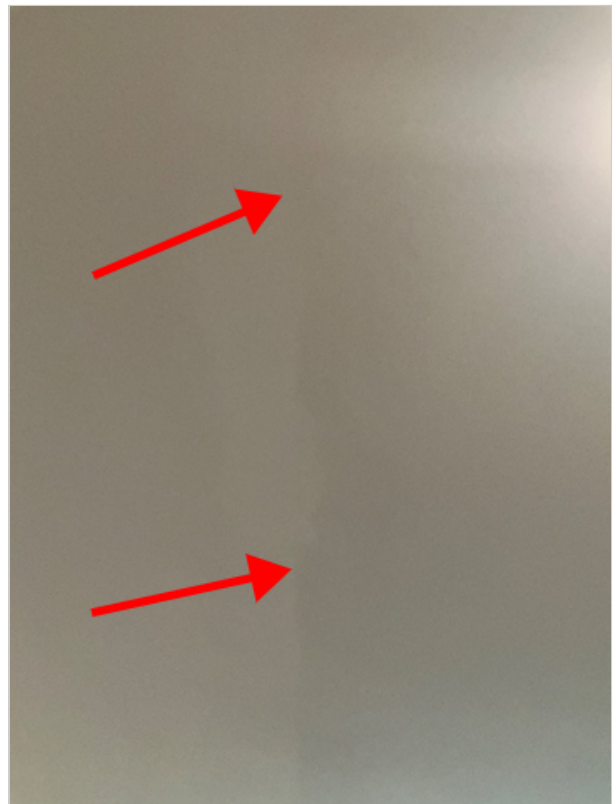
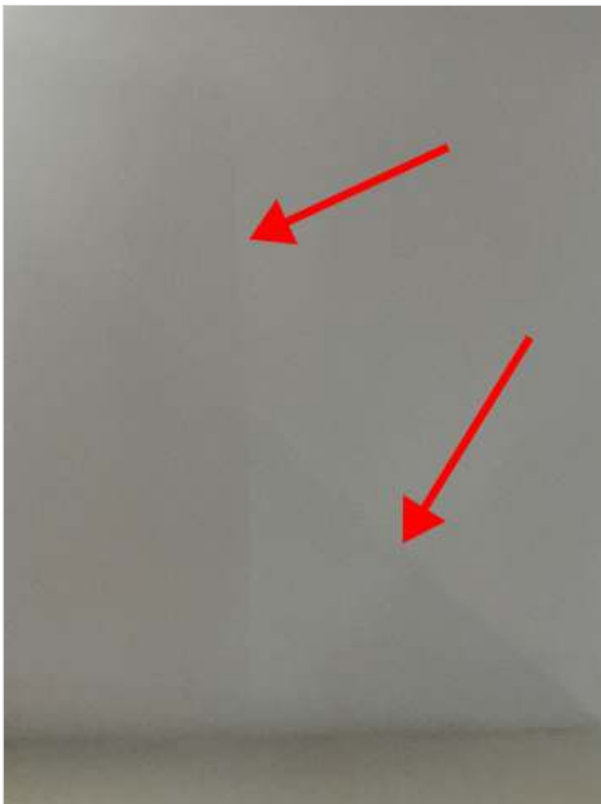
Recommend that the spiral staircase be padded at head level for safety.



There is an old moisture stain around the air register in the second level bathroom and around the light in the hallway just outside the bathroom. This appears to have come from the ductwork feeding the bathroom register. Recommend that the area be further evaluated by a qualified HVAC professional.



There appears to be a potential old repair/paint job in the living room/kitchen area.



ROOMS

- **NOTE: The HomeTeam inspects for evidence of structural failure, major defects and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc. is not**

addressed. The inspector is not allow to move furniture therefore some items may not be accessible during the inspection. Also, the home will look much different without furniture with everything exposed and accessible.

CABINET CONDITION

The visible portions of the cabinets and counter tops were in good condition.

The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

RANGE

The Samsung natural gas drop in range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

RANGE HOOD

The (unknown) 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.

There is a stain on the kitchen ceiling at the top of the range hood. Recommend that the area be further evaluated to confirm that the range hood is venting properly.



REFRIGERATOR

The LG refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present,

are not within the scope of the inspection.

DISHWASHER

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

DISPOSAL

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

FIREPLACE

A ventless natural gas-log fireplace was located in the living room. The fireplace was not operated, did appear to be functional.

There were no major visual defects observed in the fireplace.



The fireplace remote was not functional at the time of inspection. Therefore, the fireplace was not tested. Recommend that the fireplace be tested prior to closing



ATTIC STRUCTURE

The attic was accessed through a door in the upstairs hallway. The attic above the living space was insulated with foam insulation, approximately 6 to 8-inches in depth. Ventilation throughout the attic was provided by soffit vents. The proper ventilation is important because it will increase the life of the roof shingles and decking. The roof structure consisted of two-inch by (unknown)-inch wood rafters spaced 16 inches on center and OSB (waferboard) sheathing. Because of the configuration of the framing, which limited access, it was not possible to inspect all areas of the attic. As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

INFORMATIONAL NOTE: The absence of visible indications of water penetration in the attic and crawlspace at the time of the inspection is NOT conclusive evidence that the attic and crawlspace, roof, foundation, and other areas of the property are free from leaks or other water penetration. Often an inspector can observe leaks only if the inspection is conducted during a prolonged period of heavy rainfall. Therefore, to reduce your risk you should, among other appropriate actions, examine the home (listen in the attic for falling drops) and check the crawlspace during or after the next rain to see if there are any leaks, and ask the seller directly whether they are aware of any known leaks. Any concerns on your part should be referred to a qualified, licensed contractor. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (such as very high winds, for example) is common.

There were no major visual defects observed in the attic or roof structure.







In the attic area it was noticed that the sheathing/decking and rafters was covered with sprayed type insulated material, which restricts the view of the sheathing/decking and rafters. As a result, we were not able to see the entire roof structure during the inspection. Determining the presence of any concealed defects is beyond the scope of the inspection.



HVAC A/C SYSTEM-UPSTAIRS

The electric outdoor Central Air Conditioner condensing unit for the upstairs was a Frigidaire, Model Number FSA1BE4M1SN18K, Serial Number FSG2008050602. The unit is located in the exterior of the home. This unit is approximately 6 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The upstairs cooling system was found to be functional.

- **INFORMATIONAL NOTE:** The air conditioning overall temperature differential is 15 degrees: Supply air 48 degrees; Return air 63 degrees.



HVAC A/C SYSTEM-DOWNSTAIRS

The electric outdoor Central Air Conditioner condensing unit for the downstairs was a Frigidaire, Model Number FSH1BE4M1SP30KP, Serial Number FSG2106039734. The unit is located in the exterior of the home. This unit is approximately 5 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The downstairs cooling system was found to be functional.

- **INFORMATIONAL NOTE:** The air conditioning overall temperature differential is 17 degrees: Supply air 53 degrees; Return air 70 degrees.



DUCTWORK

The airflow in the home was checked at most all of the accessible floor or ceiling registers throughout the home and found to have good air flow. Although the air flow was good at the time of the inspection. Any debris found or the cleaning of the ductwork is not with the scope of the inspection however a very dirty branch duct line, return air grill area and main supply ductwork can cause some health effects and well as affect the energy efficiency. Some debris or fungus can enter or be present in the ductwork that may not visible or tested. By keeping the ductwork clean of debris will help maintain good air flow, possible reduce some health issues and help with the energy efficiency of the system.

HVAC FILTERS

The 20 x 25 disposable filter for the upstairs should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

The filter was found to be dirty.

The 14 x 25 disposable filter for the downstairs should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

The filter was found to be dirty.

HVAC THERMOSTAT

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

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

File Number: **000000**

Address of Inspection: **123 Sample Drive**

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