



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



Dear John Smith,

On Monday, August 24, 2026 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Pigeon Forge, TN 37863. 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 (865) 432-6802. Thank you for choosing HomeTeam.

Sincerely,

A vertical photograph of a handwritten signature in cursive script, which reads "Archer Marlow".

Archer Marlow
HomeTeam Inspection Service

SUMMARY

The following is a summary of our findings. Be sure to read the full body of the inspection report; it contains much more detail about the property. Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

Electrical

1. One or more loose outlets were observed. This condition can lead to damage to the outlet as well as to the wiring. Recommend tightening the affected outlets to properly secure them to the structure.
2. One exterior outlets were not properly covered, potentially allowing rainwater to enter the circuit. Outlet covers designed for use in wet locations should be installed on all exterior outlets.
3. Miscellaneous abandoned wiring in the main disconnect panel and main panel should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a potential shock/electrocution/fire hazard.
4. Damaged or deteriorated wiring was observed in the main panel. Any such wiring should be repaired or replaced by a qualified electrical contractor to help ensure that safe conditions exist.

Plumbing

1. The dishwasher did not appear to have an anti-siphon device installed in the drain line.
2. The dishwasher did not appear to have an anti-siphon device installed in the drain line.
3. A leak was observed at the drain line to the bathroom sink. The drain line or seals should be repaired or replaced to prevent water intrusion and should be further assessed at the time of repair.
4. The sewer scope inspection for this property has been completed, providing a clear assessment of the condition of the main sewer line. The main sewer line was accessed from the clean outs in the side and back yards. The scope found there were no issues with the main line. Further evaluation by a licensed plumber is not indicated.
5. The basement master left side drains very slowly.
6. The main water shutoff valve was not located.

Foundation and Structure

1. The basement was fully finished; therefore, a complete visual examination of the foundation and floor structure was not possible in areas that were visually obstructed.

Interior, Windows, Doors

1. The seal at the bottom of the front door is torn and in need of repair
2. Water stains were present on the wall of the structure. The stains appeared to be dry at the time of the inspection and should be monitored for any future moisture.
3. A substance with the characteristics of mold is visible in one or more areas of the property.
4. The exterior door sticks. The door is out of alignment and needs adjusting.

Kitchen

1. When operated the disposal is very noisy.

Bathrooms

1. The toilet in the basement bath is loose. Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured.
2. The faucet in the multiple bathrooms are loose and should be secured.
3. Some of the caulk and grout was missing from around the tub in multiple bathrooms. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

Misc

1. There was corrosion noted on the gas line between the meter and the house. Recommend painting to slow the corrosion process.
2. A ceiling light fixture in the bathroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and an evaluation and any necessary repairs should be performed by a qualified electrical contractor.

HVAC

1. The outdoor compressor unit is not level.
2. The fins on the outdoor compressor unit are bent.
3. The fins on the outdoor compressor unit are bent.
4. Outdoor condenser not securely fastened. The exterior condensing unit was observed to wobble when touched, suggesting it may not be properly anchored or supported. The manufacturer requires the unit to be installed level and firmly secured to its pad to prevent vibration, movement, or damage to refrigerant and electrical connections. Recommend evaluation and correction by a qualified HVAC contractor.
5. Evidence of water was noted inside the furnace compartment, indicating a possible problem with the condensate discharge system.
6. A condensate leak was observed on the air handler drain line.
7. The cutoff switch for the air handler did not function when tested/ was not present
8. The HVAC system should be cleaned, serviced, filter changed, and further assessed due to its condition.
9. Condensation was observed at an HVAC supply register. Condensation at supply registers can occur when cold conditioned air causes the register or surrounding surfaces to fall below the dew point and may be associated with elevated indoor humidity, inadequate duct insulation, air leakage around the register/duct connection, or other HVAC conditions. Continued condensation may result in staining or moisture-related damage. Recommend evaluation and correction by a qualified HVAC contractor.

Safety Concerns

1. Some of the structural supports under the balcony should be re-secured to ensure deck safety.
2. Joists hangers improperly attached. Recommend repair by qualified contractor.
3. Miscellaneous abandoned wiring in the main disconnect panel and main panel should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a potential shock/electrocution/fire hazard.
4. Damaged or deteriorated wiring was observed in the main panel. Any such wiring should be repaired or replaced by a qualified electrical contractor to help ensure that safe conditions exist.
5. The railing balusters were constructed in a climbable form. This can be a safety concern for young children as they could climb this and fall.
6. There is a gap between the dead front cover and the panel box, which prevents the cover from securely sealing the enclosure. The dead front cover is designed to protect against accidental contact with live parts and to contain any potential arcing that may occur within the panel. This gap increases the risk of sparks reaching nearby combustible surfaces, posing a fire hazard. It is recommended that a licensed electrician evaluate and correct this condition.
7. The upstairs windows do not appear to have fall protection installed. Per the IRC, the window needs fall protection when these conditions are present. The window is operable. The top of the sill height is located less than 24 inches above the finished floor. The top of the sill height is located more than 72 inches above the finished grade below on the exterior side.
8. The railing balusters were constructed in ladder form. This can be a safety concern for young children as they could climb this and fall.
9. Carbon monoxide (CO) detectors were missing from some of the required areas. Recommend installing CO detectors in the appropriate areas.
10. The water heater overflow leg does not terminate properly and should be repaired or rerouted.

Material Defects

1. Exterior - Grading / Erosion Concern Observation: Erosion was observed along the front side of the home at the foundation perimeter. Soil loss is evident at the base of the wall, with exposed areas and uneven grading. Additionally, the downspout termination is discharging water directly adjacent to the foundation, and vegetation/debris buildup is present, which can trap moisture. Recommend: addressing the cause of the erosion and regrading of the soil.

2. Door Hardware - Improper Operation The door hardware was observed to be sticking and difficult to operate from the exterior side. This condition may be due to misalignment, improper installation, or a defective latch/handle assembly. Doors that do not operate smoothly can impact safety, security, and egress. Recommendation: Adjust, repair, or replace the door hardware as needed to ensure proper operation.
3. Upon inspection of the HVAC system, it was determined that the secondary condensate drain is blocked, which could lead to moisture backup and potential water damage if left unresolved. The secondary drain serves as a backup system in the event that the primary drain becomes clogged or malfunctioning, and its blockage is a significant concern that could compromise the efficiency of the HVAC system and the integrity of the surrounding structure.

Exterior

1. Exterior painted wood surfaces were minimally deteriorated.
2. The exterior caulking between the driveway and the structure is cracked and deteriorated.
3. Missing siding was evident on on the front and right side of the structure.
4. Evidence of carpenter bees noted.
5. The condensate line for the HVAC system is discharging adjacent to the foundation.
6. The siding and sill plate are positioned at or below grade level in certain areas of the structure. This configuration poses a heightened risk for moisture intrusion, wood decay, and pest infestation due to direct soil contact. To mitigate these risks, it is recommended to regrade the soil to establish a proper slope away from the foundation and maintain a minimum clearance of 6 inches between the siding/sill plate and the soil. Additionally, inspecting the affected areas for existing damage is advised. Consultation with a licensed contractor is strongly recommended to implement corrective measures and ensure long-term protection of the structure
7. Cement parging is cracked and should be sealed.
8. Cement parging was missing and damaged on the left side of the structure. This can lead to potential moisture intrusion into the foundation. This area should be monitored for further moisture.

NOTE: This summary is presented to assist in the presentation of information and should never be solely relied upon. The report should be read and understood in its entirety, and the inclusion or omission of certain items in the summary does not indicate any relative importance or special significance. It is important for clients to work closely with their real estate professional in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

PREFACE

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCTION

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. A system or component has a material defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

LOT AND GRADE

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

Exterior - Grading / Erosion Concern

Observation:

Erosion was observed along the front side of the home at the foundation perimeter. Soil loss is evident at the base of the wall, with exposed areas and uneven grading. Additionally, the downspout termination is discharging water directly adjacent to the foundation, and vegetation/debris buildup is present, which can trap moisture.

Recommend: addressing the cause of the erosion and regrading of the soil.

Photo 1



Front left

WALKWAY-PORCH/PATIO

There was a composition wood 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.

The approximate temperature at the time of the inspection was 75 to 80 degrees Fahrenheit, and the weather was clear. The utilities were on at the time of the inspection. The age of the structure appeared to be 4 years.

STRUCTURE AND CLADDING

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

Exterior painted wood surfaces were minimally deteriorated. Wooden surfaces, particularly those exposed to the elements, should be repaired and refinished to prevent further deterioration and water intrusion.

The structure has a manufactured stone veneer (MSV) cladding. Structures with MSV can develop moisture intrusion problems even when properly constructed according to industry standards. The problem can develop because of moisture buildup behind the veneer that is unable to drain, and this moisture can cause significant structural damage that is not visible during a non-destructive test. Specific areas of concern include areas around the windows that may have been subjected to prolonged water exposure. Other areas of likely penetration are around chimneys, decks, and any other penetration points. Water intrusion is more likely at these points. In all cases, HomeTeam recommends having MSV-clad structures professionally inspected by an MSV-qualified technician prior to purchase and again each year. Typically, this type of test involves drilling several holes and inserting moisture meters to determine if any moisture is present behind the veneer.

The exterior caulking between the driveway and the structure is cracked and deteriorated. The caulking should be re-sealed to help direct rain water away from the structure.

Photo 2



Missing siding was observed on on the front and right side of the structure. Consult with a qualified contractor for replacement.

Photo 3



Photo 4



Photo 5



Evidence of carpenter bees noted.

Photo 6



Front example

The condensate line for the HVAC system is discharging adjacent to the foundation. Condensate water is mildly corrosive and can cause damage to the foundation over time. The condensate drain line should be extended further away from the structure.

Photo 7



Photo 8



The siding and sill plate are positioned at or below grade level in certain areas of the structure. This configuration poses a heightened risk for moisture intrusion, wood decay, and pest infestation due to direct soil contact. To mitigate these risks, it is recommended to regrade the soil to establish a proper slope away from the foundation and maintain a minimum clearance of 6 inches between the siding/sill plate and the soil. Additionally, inspecting the affected areas for existing damage is advised. Consultation with a licensed contractor is strongly recommended to implement corrective measures and ensure long-term protection of the structure

Photo 9



Cement parging is cracked and should be sealed. The parging is a covering for the foundation; it is important to keep it sealed in order to prevent further deterioration.

Photo 10



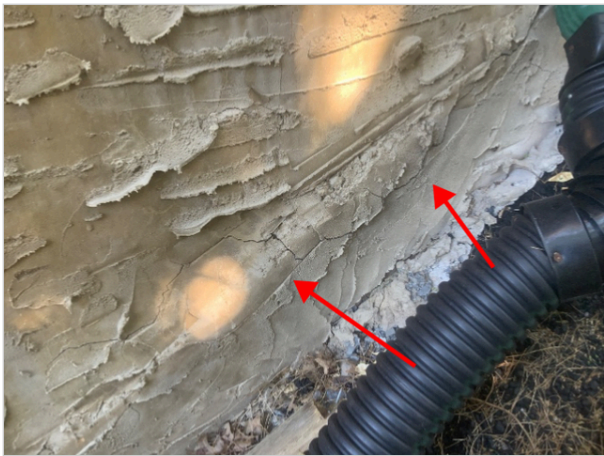
Example

Photo 11



Example

Photo 12



Example

Cement parging was missing and damaged on the left side of the structure. This can lead to potential moisture intrusion into the foundation. This area should be monitored for further moisture.

Photo 13



BALCONY

There was a composition wood balcony located in the back of the home. The balcony was in good condition. The handrails on the balcony were secured.

Some of the structural supports under the balcony should be re-secured to ensure deck safety.

Photo 14



Photo 15



Joists hangers improperly attached. Recommend repair by qualified contractor.

Photo 16



Example

Photo 17



Example

BALCONY

There was a composition wood balcony located in the back of the home. The balcony was in good condition. The handrails on the balcony were secured.

The railing balusters were constructed in a climbable form. This can be a safety concern for young children as they could climb this and fall.

Photo 18



GAS METER

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

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

There was corrosion noted on the gas line between the meter and the house. Recommend painting to slow the corrosion process.

Photo 19



RETAINING WALL

There was one retaining wall constructed of railroad ties. The wall was in fair condition.

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.

ROOF

The structure had a metal roof. The metal roof was observed from the from the ground with the aid of a drone. Metal roofs are not walked since walking a metal roof can cause damage to the panels, seams, and/or fasteners and attachment points, leading to leakage.

The panel seams appeared to be adequate. The observed washers/sealant for the fastener holes appeared to be adequate.

Metal roofs, if properly maintained, can last a long time. The roof should be inspected annually to ensure these areas, including any sealant or washers, are in good order. Any deterioration of these items should be addressed promptly to avoid water intrusion and further deterioration.

DRIVEWAY

An asphalt 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.

ATTIC STRUCTURE

The attic was accessed via a door in the hallway and was not entered.

The attic above the living space was insulated with spray foam.

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

There was no moisture visible in the attic space.

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

The roof decking is encapsulated with sprayed-in-place foam insulation. This completely encapsulates the roofing structure, making a thorough visual inspection of the attic structure not possible. The visible area is constructed of 2x4 wood trusses spaced 24 inches on center. This type of roofing encapsulation negates the need for ventilation of the attic space. The entire roof deck should be encapsulated if using this material. There is a space near the attic scuttle that is missing encapsulation. Please consult with qualified professional to correct this deficiency.

ELECTRIC SERVICE

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

MAIN PANEL

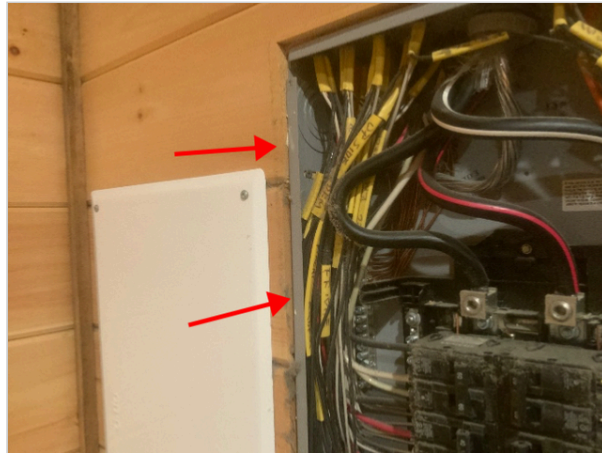
The service wire appeared to be 120/240 volt and 200 amp and entered a Siemens service panel, located on the rear

entertainment room wall. The main service disconnect was 200-amp rated and was located on the exterior wall. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

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

There is a gap between the dead front cover and the panel box, which prevents the cover from securely sealing the enclosure. The dead front cover is designed to protect against accidental contact with live parts and to contain any potential arcing that may occur within the panel. This gap increases the risk of sparks reaching nearby combustible surfaces, posing a fire hazard. It is recommended that a licensed electrician evaluate and correct this condition.

Photo 20



The visible house wiring consisted primarily of the non-metallic sheathed cable type and appeared to be in fair to 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.

Miscellaneous abandoned wiring in the main disconnect panel and main panel should be evaluated by a qualified electrical contractor to determine whether any wiring is still energized. Improperly terminated, energized wiring is a potential shock/electrocution/fire hazard.

Photo 21

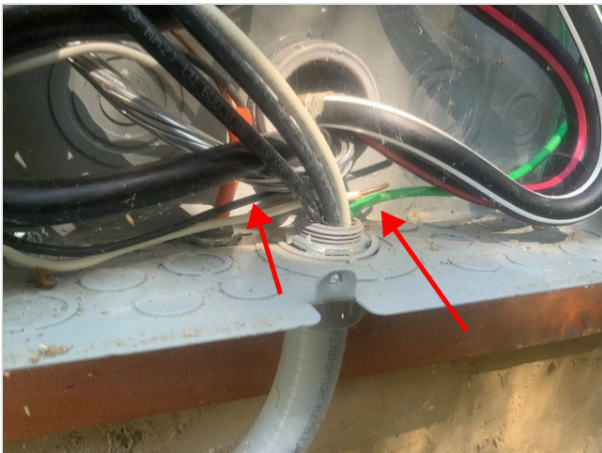
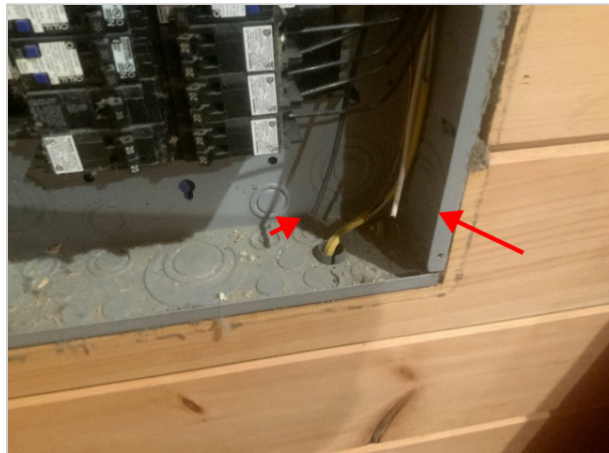


Photo 22



Damaged or deteriorated wiring was observed in the main panel. Any such wiring should be repaired or replaced by a qualified electrical contractor to help ensure that safe conditions exist.

Photo 23



SWITCHES AND RECEPTACLES

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

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

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

One or more loose outlets were observed. This condition can lead to damage to the outlet as well as to the wiring. Recommend tightening the affected outlets to properly secure them to the structure.

Photo 24



Left side master GFCI

Photo 25



left side master example

Photo 26



Exterior right

Photo 27



Upstairs bunk room example

Photo 28



Upstairs right side master example

Photo 29



Theater room example

Photo 30



Basement examples

Photo 31



Basement master example

One exterior outlets were not properly covered, potentially allowing rainwater to enter the circuit. Outlet covers designed for use in wet locations should be installed on all exterior outlets.

Photo 32



Right

A ceiling light fixture in the bathroom did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, this condition may represent a potential fire hazard and an evaluation and any necessary repairs should be performed by a qualified electrical contractor.

Photo 33



Main floor left

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.

Small cracks were observed on the foundation. The cracks were 1/16th-inch or less in width. The homeowner should monitor these cracks for any changes, and if changes are noted, should contact a structural repair company for further analysis. Below-grade cracks are highly susceptible to water intrusion during times of heavy rain. Water staining from previous water intrusion was not visible. HomeTeam recommends sealing these cracks if a watertight basement is desired.

Photo 34



Rear

Photo 35



Rear

Photo 36



Rear

ICF Foundation: The foundation is constructed using Insulated Concrete Forms (ICF). This type of construction uses hollow foam forms that are stacked in place and then filled with reinforced concrete. The foam remains as a permanent part of the wall and provides insulation on both the interior and exterior sides of the concrete.

ICF foundations are generally known for their strength, energy efficiency, and resistance to moisture and air infiltration when properly installed. Because much of the structural concrete is concealed by the foam forms and interior/exterior finishes, portions of the foundation cannot be directly viewed during a standard visual home inspection. The inspection is therefore limited to readily visible and accessible conditions.

BASEMENT

The full basement was 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.

FLOOR STRUCTURE

The floor structure was not visible.

The basement was fully finished; therefore, a complete visual examination of the foundation and floor structure was not possible in areas that were visually obstructed.

PLUMBING

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

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

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

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

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

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

The structure appears to have a septic system. Check with the MLS listing and the seller to verify if the structure is on septic, sewer, or other system. Septic system and underground sewer lines are outside the scope of the inspection other than the observation of normal drainage of the tubs, sinks, toilets, etc.

If the structure is on a septic system, HomeTeam strongly recommends having the system pumped and inspected by a professional septic company prior to the expiration of the inspection period, or otherwise obtaining verifiable evidence of the condition of the system by a third party.

The sewer scope inspection for this property has been completed, providing a clear assessment of the condition of the main sewer line. The main sewer line was accessed from the clean outs in the side and back yards. The scope found there were no issues with the main line. Further evaluation by a licensed plumber is not indicated.

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.

The toilet in the basement bath is loose. Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured.

Photo 37



Basement master

A leak was observed at the drain line to the bathroom sink. The drain line or seals should be repaired or replaced to prevent water intrusion and should be further assessed at the time of repair.

Photo 38



Left main floor

The faucet in the multiple bathrooms are loose and should be secured.

Photo 39



Upstairs left side master

Photo 40



Double vanity left side upstairs left side master

Photo 41



Bunk room

Photo 42



Right side master bath

Photo 43



Basement master

Some of the caulk and grout was missing from around the tub in multiple bathrooms. These areas should be sealed to prevent moisture penetration. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection.

Photo 44



Photo 45



Bunk room

Photo 46



Right side master

The basement master left side drains very slowly, indicating a possible obstruction in the drain line or vent. HomeTeam recommends having the affected line cleared and other lines further assessed at the time of clearing.

Photo 47



WATER METER

The water meter was located behind the home. The main water shutoff valve for the structure was not located adjacent to the water service entry point. 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.

The main water shutoff valve was not located. The main water shutoff should be altered to be readily identifiable and accessible in order to turn off the water supply to the structure in case of emergency.

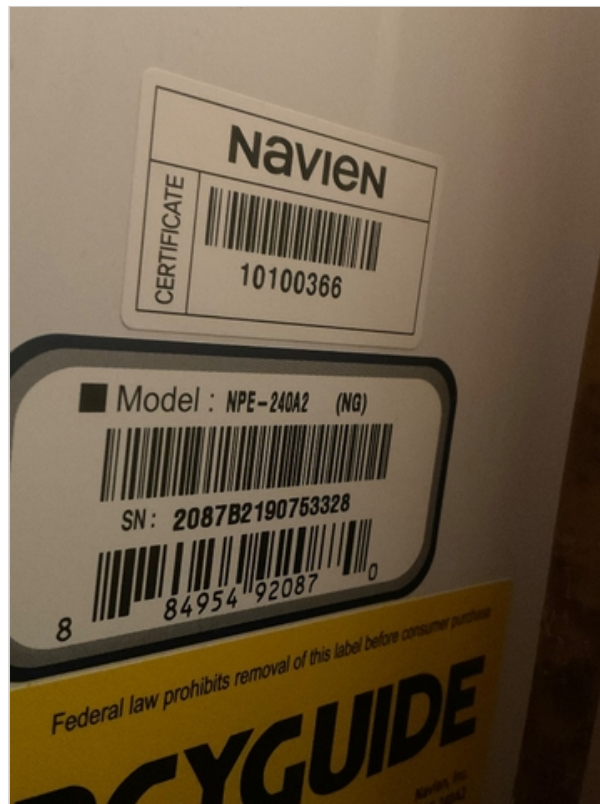
WATER HEATER

A tankless natural gas water heater was located in the basement. The water heater was manufactured by Navien, model number NPE24DA2 and serial number 2087B2190753328. Information on the water heater indicated that it was manufactured 5 years ago. Hot water temperature was approximately 128 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did not terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

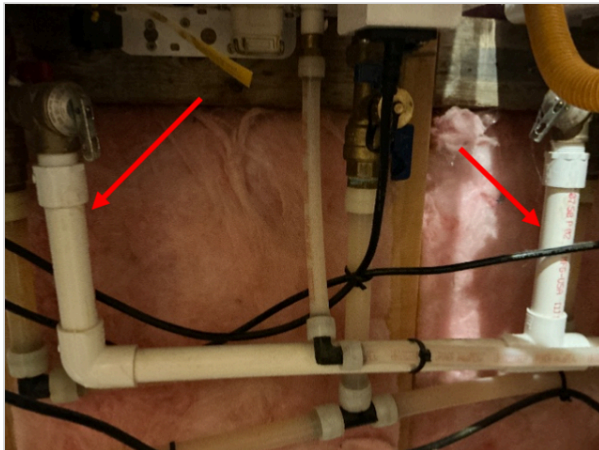
NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration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

Photo 49



The water heater overflow leg does not terminate properly. The overflow leg should be repaired/replaced with one that terminates properly.

Photo 50



PVC

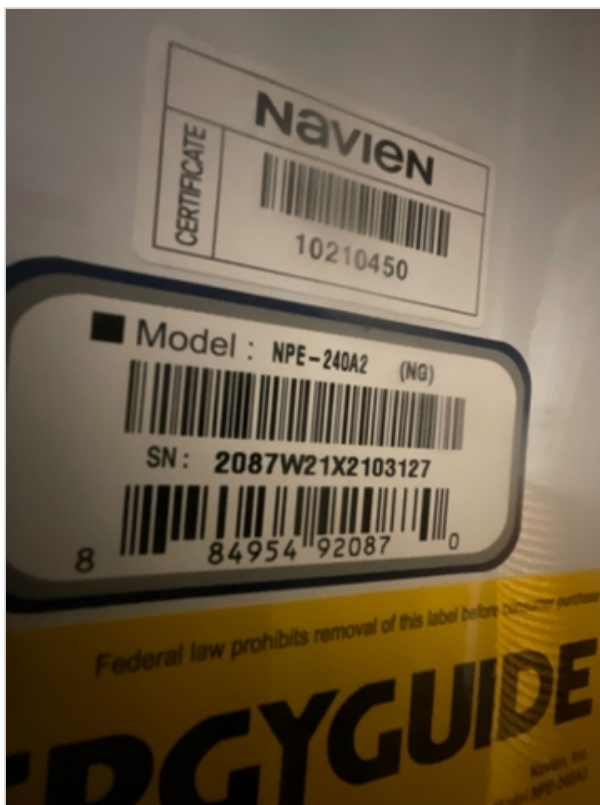
WATER HEATER

A tankless natural gas water heater was located in the basement. The water heater was manufactured by Navien, model number NPE-240A2 and serial number 2087W21X2103127. Information on the water heater indicated that it was manufactured 5 years ago. Hot water temperature was approximately 128 degrees F.

A temperature and pressure relief valve (T & P) was present. An overflow leg was present. It did not terminate properly. Your safety depends on the presence of a T & P valve and proper termination of the overflow leg. The water heater was functional.

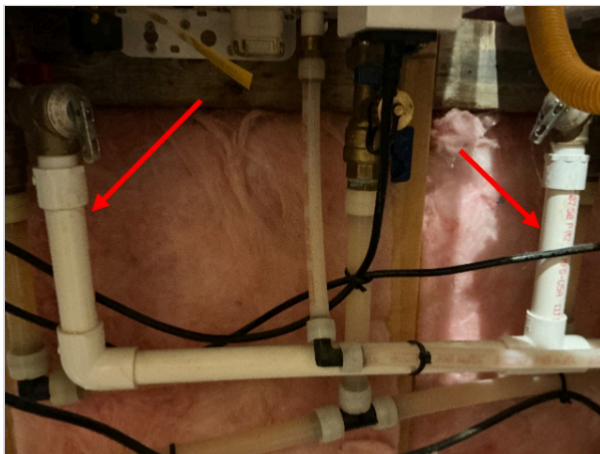
NOTE: Codes change for proper water heater installation. As a reminder, we do not inspect for current code compliance but for safety. When a water heater is replaced by a licensed technician it is necessary for him to bring the setup up to the then-current code. This may include altering the configuration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

Photo 51



The water heater overflow leg does not terminate properly. The overflow leg should be repaired/replaced with one that terminates properly.

Photo 52



PVC

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:

www.doh.wa.gov/ehp/ts/IAQ/Got-mold.html and www.iaqcouncil.org

The railing balusters were constructed in ladder form. This can be a safety concern for young children as they could climb this and fall.

Photo 53



Third floor catwalk

SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

Carbon monoxide (CO) detectors were missing from some of the required areas. Recommend installing CO detectors in the appropriate areas.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were wood, double hung style, with double pane glass. All exterior doors were operated and found to be functional except as noted below. 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.

Door Hardware - Improper Operation

The door hardware was observed to be sticking and difficult to operate from the exterior side. This condition may be due to misalignment, improper installation, or a defective latch/handle assembly.

Doors that do not operate smoothly can impact safety, security, and egress.

Recommendation:

Adjust, repair, or replace the door hardware as needed to ensure proper operation.

Photo 54



Left bedroom main floor

Photo 55



Pool door

The DOOR SEAL: The seal at the bottom of the exterior door is torn and in need of repair. Recommend replacement of the door seal.

Photo 56



Main floor left bedroom

The upstairs windows do not appear to have fall protection installed.

Per the IRC, the window needs fall protection when these conditions are present.

- The window is operable.
- The top of the sill height is located less than 24 inches above the finished floor.
- The top of the sill height is located more than 72 inches above the finished grade below on the exterior side.

Photo 57



Left side Master bedroom

Photo 58



Bunk room

The exterior door sticks. The door is out of alignment and needs adjusting.

Photo 59



Lower level master

The door to the lower level utility closet does not latch. The door, frame, and/or latching mechanism should be adjusted to allow for proper operation of the door.

Photo 60



In pool room

The interior wall and ceiling surfaces were predominantly finished with paneling. 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.

Water stains were present on the wall of the structure. The stains appeared to be dry at the time of the inspection and should be monitored for any future moisture.

Photo 61



Main level master

FIREPLACE

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

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

A ventless gas fireplace is present in the family room. The fireplace was operated. As an added safety measure, Hometeam recommends having CO monitors in the same room as a vent-less gas fireplace.

Photo 62



KITCHEN

The visible portions of the kitchen cabinets and counter tops were in serviceable condition. The appliances were operated to check basic operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. The kitchen contained the following appliances:

Kitchen cabinet door hinges are in need of adjustment. These adjustments are usually relatively simple and only require the tightening of screws or alignment of a variable adjustment hinge.

Photo 63



Photo 64



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

The range hood and microwave combination 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.

The range hood installed above the cooktop is a recirculating (ductless) unit. Rather than exhausting air to the exterior, it filters air through a charcoal or grease filter and returns it back into the kitchen. This is a design characteristic, not a defect, but it's worth understanding: recirculating hoods remove grease and some odor, but they don't remove heat, moisture, or combustion byproducts the way a ducted system does.

Recommend the homeowner replace filters per manufacturer guidelines to maintain effectiveness. If additional kitchen ventilation is desired, a licensed contractor can evaluate the feasibility of converting to a ducted, exterior-vented system.

The Whirlpool 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.

The Whirlpool 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.

The dishwasher was tested and did appear to be functional.

The dishwasher did not appear to have an anti-siphon device installed in the drain line. An anti-siphon device prevents cross contamination between potable water and wastewater. Consult with the manufacturer to determine if this particular model requires an air gap or external high loop (some are integrated and are not visible). If so, HomeTeam recommends having an anti-siphon valve (air gap) installed or the drain hose looped higher than the attachment point of the drain hose (high loop) to the disposal/plumbing drain by a qualified contractor.

The dishwasher was tested and did appear to be functional.

The dishwasher did not appear to have an anti-siphon device installed in the drain line. An anti-siphon device prevents cross contamination between potable water and wastewater. Consult with the manufacturer to determine if this particular model requires an air gap or external high loop (some are integrated and are not visible). If so, HomeTeam recommends having an anti-siphon valve (air gap) installed or the drain hose looped higher than the attachment point of the drain hose (high loop) to the disposal/plumbing drain by a qualified contractor.

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.

When operated the disposal is very noisy.

Photo 65



WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed.

A drain for a washing machine was present.

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.

Photo 66



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.

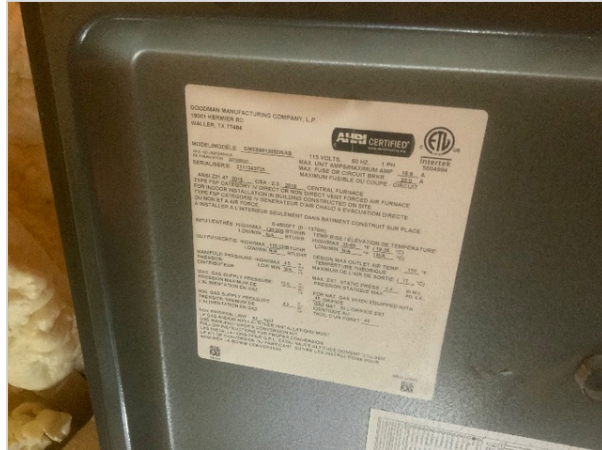
HEATING

The structure was heated by a Goodman natural gas forced air furnace, Model Number GMES961205DNAB and Serial Number 2111343725, which is 5 years old. The unit was located in the attic knee-wall of the structure. It has an approximate net heating capacity of 115,000 BTUH. The automatic safety controls on the unit were tested and found to be functional, but in need of service at the time of the inspection.

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

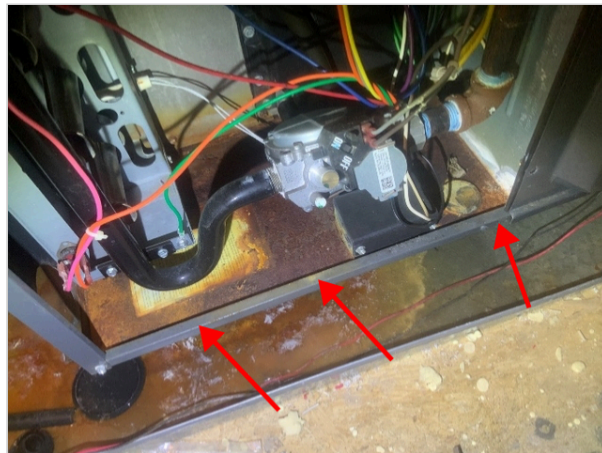
The HVAC condensate line was raised above the floor drain or drain inlet. The condensate line was trapped. The HVAC condensate line must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. The heating system was found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

Photo 67



Evidence of water was noted inside the furnace compartment. The condition is most likely caused by a condensate leak in the furnace and/or air conditioning condensate drain lines. The water can also be caused by a leaking humidifier if one is installed. Water inside the furnace compartment can damage the furnace cabinet or other operational components and should be repaired. The furnace compartment was dry at the time of the inspection. Consult with a qualified heating contractor to determine the source of the water and correct the issue.

Photo 68



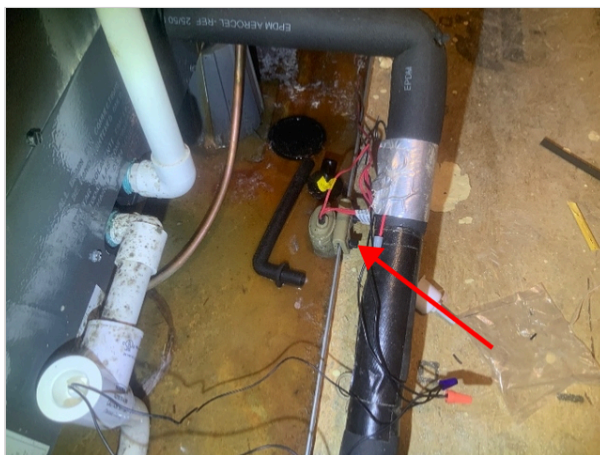
A condensate leak was noted at the air handler . Repairs should be made by a qualified contractor.

Photo 69



The cutoff switch for the air handler did not function/ was not present when tested. The cutoff switch should be repaired or replaced to provide the intended safety features for this unit.

Photo 70



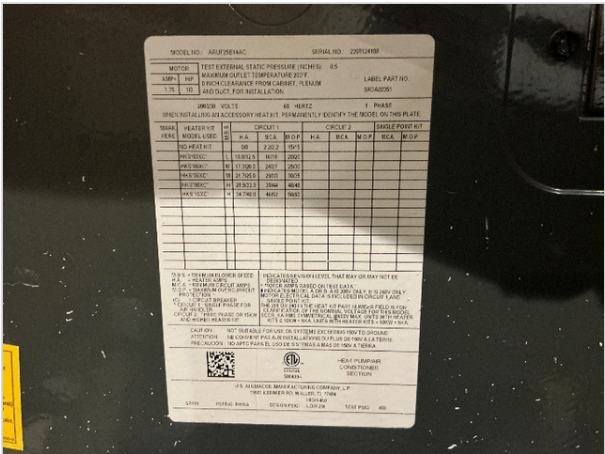
HEATING

The structure was heated by a Goodman electric air handler/heat pump, Model Number ARUF25B14AC and Serial Number 2208124188, which is 4 years old. The unit was located in the basement of the structure. It has an approximate net heating capacity of 7 KW or 24,000 BTUH. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

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

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

Photo 71



COOLING

The electric outdoor air conditioner condensing unit was a Goodman, Model Number GSX140601KE and Serial Number 2207114162. The unit is located on the right side of the structure. This unit is approximately 4 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional, but in need of service and cleaning.

Photo 72



The outdoor compressor unit is not level. The unit should be leveled to ensure proper lubrication of the moving parts.

Photo 73



The fins on the outdoor compressor unit are bent. Combing or straightening the fins may improve the efficiency of the unit by aiding heat transfer.

Photo 74



COOLING

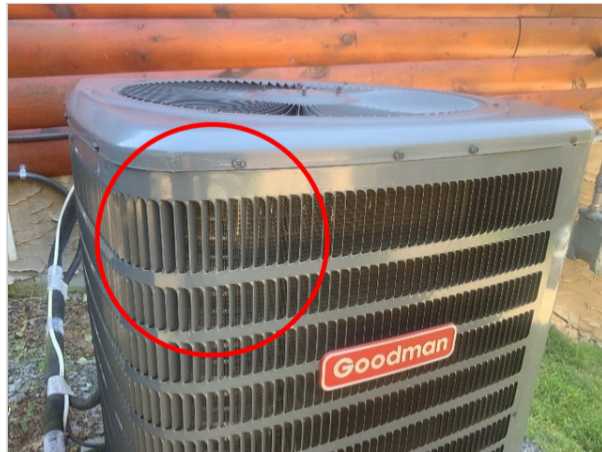
The electric outdoor heat pump condensing unit was a Goodman, Model Number GSZ140241LA and Serial Number 2208286781. The unit is located on the right side of the structure. This unit is approximately 4 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The heat pump system was functional, but in need of service and cleaning.

Photo 75



The fins on the outdoor compressor unit are bent. Combing or straightening the fins may improve the efficiency of the unit by aiding heat transfer.

Photo 76



Outdoor condenser not securely fastened. The exterior condensing unit was observed to wobble when touched, suggesting it may not be properly anchored or supported. The manufacturer requires the unit to be installed level and firmly secured to its pad to prevent vibration, movement, or damage to refrigerant and electrical connections. Recommend evaluation and correction by a qualified HVAC contractor.

Photo 77



THERMOSTAT

The control for the heating and air conditioning system was a 24 volt digital programmable thermostat located on the first, second and third floor hallway walls of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

FILTER

The disposable/washable filter should be replaced/cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. Three 20x20x1, 20x25x1, and 14x25x1 filter(s) were installed behind each filter grille.

The air filter is extremely dirty and should be replaced. Prolonged operation of an HVAC system with a dirty filter can cause internal damage to the compressor valves that may not be observable during the inspection; operating with a dirty filter may also damage the air handler. HomeTeam recommends having the HVAC system cleaned and serviced for this reason.

Photo 78



Third floor hall

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.

Condensation was observed at an HVAC supply register. Condensation at supply registers can occur when cold conditioned air causes the register or surrounding surfaces to fall below the dew point and may be associated with elevated indoor humidity, inadequate duct insulation, air leakage around the register/duct connection, or other HVAC conditions. Continued condensation may result in staining or moisture-related damage. Recommend evaluation and correction by a qualified HVAC contractor.

Photo 79



Mold-like growth is visible in the structure. The EPA has helpful information that may assist the buyer. HomeTeam recommends having the areas tested to determine presence, type and relative concentration of mold spores, and professionally remediated by a reputable mold remediation company, which may include removing and replacing affected segments. A mold remediation company may uncover additional areas or issues requiring repair or remediation. Swab sample taken for analysis.

Photo 80



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 pool room was heated by a gree electric heater and air conditioner, Serial Number 3621GS36516, Model Number VIR36HP230VICO which is approximately 5 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 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 81



Upon inspection of the HVAC system, it was determined that the **secondary condensate drain** is blocked, which could lead to moisture backup and potential water damage if left unresolved. The secondary drain serves as a backup system in the event that the primary drain becomes clogged or malfunctioning, and its blockage is a significant concern that could compromise the efficiency of the HVAC system and the integrity of the surrounding structure.

Photo 82



Photo 83



PEST INSPECTION

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

The pest inspection was performed by Arrow Exterminators. Their completed report is sent under separate cover.

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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