



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



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WHAT IS A HOME INSPECTION?

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

WHAT DOES THIS REPORT MEAN TO YOU?

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

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

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

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

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

WE EXCEED YOUR EXPECTATIONS.

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

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE



Dear Bill Sample,

On Saturday, January 1, 2025 The HomeTeam Inspection Service made a visual inspection of 123 Sample Street, Rome, GA 30161. 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 (770) 547-2096. Thank you for choosing HomeTeam.

Sincerely,

Scott Irmscher
HomeTeam Inspection Service
AL HI-4604

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.

Misc

1. The crawlspace vents were all closed at the time of the inspection.

Safety Concerns

1. The home lacks GFCI protection. Electrical repairs should be performed by a qualified electrician.

Bathrooms

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

Material Defects

1. The low slope roof appears to be in the second half of its life and requires evaluation by a professional roofer for remaining viability.

Exterior

1. Several downspouts were draining at or too close to the base of the foundation. To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.
2. Exterior caulking around the windows is cracked or missing. The caulking should be repaired or replaced to help prevent water intrusion.
3. Loose siding was present on the right side of the structure. The siding should be reattached to prevent water and insect intrusion.

Garage

1. Evidence of moisture intrusion was present on rear wall of the storage room behind the carport. The area was dry at the time of the inspection. Many water intrusion problems can be controlled by improving the drainage on the exterior of the structure. It is important that all roof drainage and surface water (ie, from driveway) is directed away from the foundation. Monitor for future water intrusion and repair as necessary.

Roof and Gutters

1. The roof requires routine maintenance to prolong its life. At the time of the maintenance, the roof should be further assessed for any additional repairs.

Plumbing

1. A leak was observed at the drain line to the XXXXXXXX.

Electrical

1. Multiple three prong type outlets in the structure had an open ground. The affected outlet(s) should be grounded, replaced with two-prong outlets, or connected to GFCI circuits to improve safety. This condition means that the third prong, also known as the ground prong, is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with an electrician for the best course of action.

2. Two prong outlets were found in the structure. At the time this structure was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.
3. 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.
4. Braided cloth NM wiring was present in this home. This is the predecessor for today's polyvinyl chloride (Romex-like) wiring. This wiring's insulating jacket, both external, and the individual jackets covering the conductors themselves become brittle with age, and can be damaged easily, particularly at securement points to studs and joists, in hot attics, and at bend points in the wiring. Typically this form of wiring does not contain an EGC (ground wire). Replacement of this wiring is recommended to be considered due to its age alone. For safety, AFCI breakers are recommended to protect the circuits with braided cloth NM wiring, as the breaker would trip if a damaged section of the wiring were to arc.

Foundation and Structure

1. The sub-floor above the crawlspace lacks insulation. Adding insulation may help regulate the temperature of the living space above the crawlspace and may assist in preventing moisture intrusion.
2. 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.

Attic

1. Areas of the attic were not properly insulated. This can lead to excessive energy bills and undesirable temperature variations within the structure. Insulation should be added to the affected areas.
2. Parts of the attic show signs of previous water intrusion. The areas were dry at the time of the inspection. The buyer should maintain vigilance in monitoring the areas for any recurrence of the previous issue and should rectify any issues immediately upon observing them.
3. The bathroom exhaust fan is discharging into the attic. Excessive moisture can build up in the insulation, creating a condition for mold growth. A duct should be installed from the fan exhaust to an exterior vent.

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

CONDITIONS

The approximate temperature at the time of the inspection was 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 68 years.

STRUCTURE AND CLADDING

The inspected property consisted of a ranch wood-framed structure with brick and vinyl cladding that was vacant at the time of the inspection.

Photo 1



Photo 2



Photo 3



Photo 4



Structures that have not been occupied for a period of time may present unique problems when they are re-occupied. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction or present maintenance issues soon after being placed back into daily service, including plumbing systems and disposals. We run lots of water during the inspection; we stop up sinks and tubs looking for leaks; we flush toilets a minimum of 3 times. Nevertheless, a vacant structure comes with a certain amount of risk associated with it: leaks may develop and are often at dishwashers, faucets and other supply connections and lines and at drain line connections. These are sometimes caused by excess sediment settling in supply lines and drain lines and by seals and washers drying out in valves, drain fittings, and other areas. Flapper valves and other internal parts of toilets may be deteriorated and fail. Although somewhat rare, sewer lines can become obstructed and back up several days after the structure is re-occupied. Sediment that hardens inside a drain line or sewer pipe that has been dry for an extended period of time can break loose and clog the line. This is usually remedied by routine sewer auguring service. HomeTeam recommends carefully monitoring supply and drain lines, and waiting at least one week before placing personal items under sinks to ensure any latent leakage problems manifest during the initial time of occupancy. Any slow drains observed during initial occupancy should be monitored and cleared as needed.

Exterior caulking around the windows is cracked or missing. The caulking should be repaired or replaced to help prevent water intrusion.

Photo 5



Caulk needs repair around windows

Loose siding was present on the right side of the structure. The siding should be reattached to prevent water and insect intrusion.

Photo 6



Loose siding over carport transitions

Photo 7



Loose siding over carport transitions

GAS METER

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

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

Photo 8



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.

Several downspouts were draining at or too close to the base of the foundation. To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.

Photo 9



Downspout drains too close to foundation on front of structure

Photo 10



Downspout drains too close to foundation

Photo 11



Downspout drains too close to foundation

Photo 12



Downspout drains too close to foundation

ROOF

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

The roof shingles exhibited no curling and light surface wear. Several areas were tested for lifted edges, and lifted edges were not observed. Nail pops were not observed. Evidence of a hail event was not observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the first half of their useful life.

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

hail event, we recommend getting a second opinion or approval from your insurance provider regarding the roof. We do not make installation judgments regarding roof covering, appropriate pitch, etc.

Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



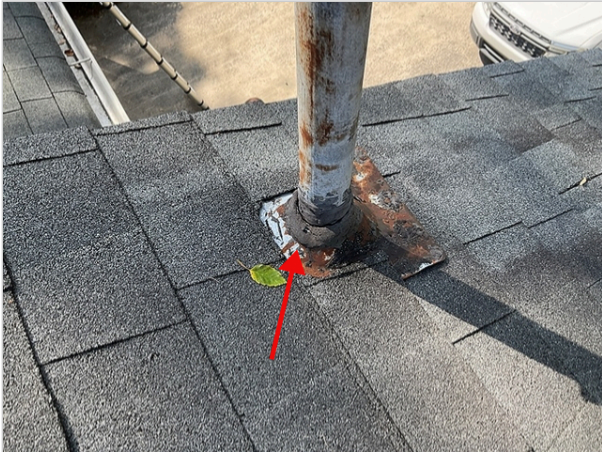
A low-slope ("flat") roof was present. It was covered with rolled asphalt material. The roof was observed by walking it. The seams and joints appeared to be in satisfactory condition. Areas with indications of ponding or pooling were observed. Please note that low slope roofs have a much higher maintenance need, especially at any seams, and should be regularly inspected and maintained. The nature of a low-slope roof does not allow it to shed water as readily as a higher sloped roof and may lead to leakage over time unless properly and consistently maintained. Active leaks on these types of roofs may only be visible during periods of heavy rain.

Photo 21



The roof requires routine maintenance to prolong its life. At the time of the maintenance, the roof should be further assessed for any additional repairs.

Photo 22



Cracked sealant at power mast

Photo 23



Cracked sealant on plumbing boot in rear addition

Photo 24



Secure plumbing boot on rear

The low slope roof appears to be in the second half of its life and requires evaluation by a professional roofer for remaining viability.

CHIMNEYS AND FLUES

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

Photo 25



Photo 26



Photo 27



Open chimney. Cover to prevent animal intrusion

DRIVEWAY

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

Photo 28



CARPORT

The structure had a carport. The structure of the carport did not appear to require repair.

Photo 30



Evidence of moisture intrusion was present on rear wall of the storage room behind the carport. The area was dry at the time of the inspection. Many water intrusion problems can be controlled by improving the drainage on the exterior of the structure. It is important that all roof drainage and surface water (ie, from driveway) is directed away from the foundation. Monitor for future water intrusion and repair as necessary.

Photo 31

Prior water intrusion in storage room behind carport

ATTIC STRUCTURE

The attic was accessed via a scuttle in a bedroom closet and was entered.

The attic above the living space was insulated with styrofoam batted and loose fill insulation, approximately eight-inches in depth.

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

The roof structure consisted of two-inch by six-inch wood rafters spaced 24 inches on center and wood plank sheathing.

There was no moisture visible in the attic space.

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

Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Areas of the attic were not properly insulated. This can lead to excessive energy bills and undesirable temperature variations within the structure. Insulation should be added to the affected areas.

Photo 41



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

issues immediately upon observing them.

Photo 42



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

Photo 43



Bathroom bath fan vents into attic

ELECTRIC SERVICE

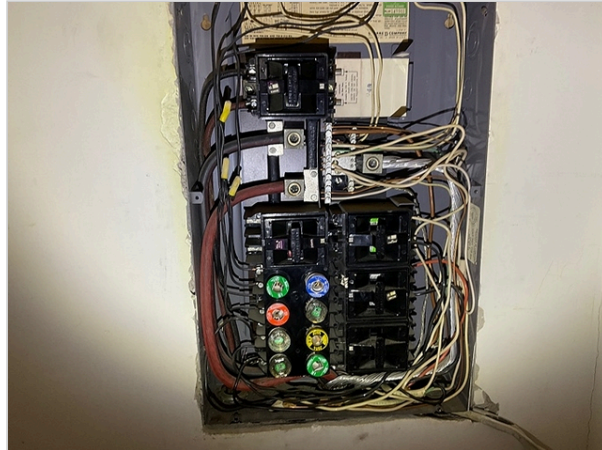
The overhead electric service wire entered the structure on the front wall. The electric meter was located on the exterior wall.

MAIN PANEL

The service wire appeared to be 120/240 volt and 150 amp and entered a Square D service panel, located on the interior hallway closet. The main service disconnect was 60-amp rated and was located in the main panel. 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 but outdated by today's standards. As a reminder, alarms, electronic keypads, remote control devices, landscape lighting, telephone and television wiring are beyond the scope of this inspection.

Photo 44



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

Braided cloth NM wiring was present in this home. This is the predecessor for today's polyvinyl chloride (Romex-like) wiring. This wiring's insulating jacket, both external, and the individual jackets covering the conductors themselves become brittle with age, and can be damaged easily, particularly at securement points to studs and joists, in hot attics, and at bend points in the wiring. Typically this form of wiring does not contain an EGC (ground wire). Replacement of this wiring is recommended to be considered due to its age alone. For safety, AFCI breakers are recommended to protect the circuits with braided cloth NM wiring, as the breaker would trip if a damaged section of the wiring were to arc.

Photo 45



Cloth braided wiring

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.

Multiple three prong type outlets in the structure had an open ground. The affected outlet(s) should be grounded, replaced with two-prong outlets, or connected to GFCI circuits to improve safety. This condition means that the third prong, also known as the ground prong, is not doing its job. This is often caused by a missing or disconnected ground connection at an electrical device in the circuit. Consult with an electrician for the best course of action.

Two prong outlets were found in the structure. At the time this structure was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician should be consulted when working on or updating the electrical system in your home.

Photo 46



Two prong outlets in structure

The home lacks GFCI protection. Electrical repairs should be performed by a qualified electrician.

Photo 47



No GFCI protection in bathroom

Photo 48



Kitchen lacks GFCI protection

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 49



No cover on exterior outlet under carport

FOUNDATION

The foundation was constructed of brick. 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 50



Small crack in foundation on left side of structure

Photo 51



Small crack in foundation on rear of structure

Photo 52



Small crack in foundation on rear of str

CRAWL SPACE

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

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

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

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

Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



The crawlspace vents were all closed at the time of the inspection. The crawlspace vents should be open unless the outside temperature is below freezing to allow for the proper ventilation into the crawlspace.

Photo 62



Vents are closed at time of inspection

The sub-floor above the crawlspace lacks insulation. Adding insulation may help regulate the temperature of the

living space above the crawlspace and may assist in preventing moisture intrusion.

Photo 63



No insulation on subfloor in crawl space

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.

Photo 64



Mold like growth in crawl space

FLOOR STRUCTURE

The visible floor structure consisted of a wood planking subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. A 4x10-inch built-up wood center beam and 4x8 -inch concrete block posts or piers were present for load bearing support.

PLUMBING

The visible water supply lines throughout the structure were galvanized 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 and cast iron 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.

Galvanized pipes are in use in the structure. Galvanized steel pipe was often used for water supply piping in structures until the early 1970s. It is rarely used today because corrosion problems limit its useful lifespan to between 40 and, at best, 50 years. Rust/corrosion may accumulate inside, which may restrict the flow of water to faucets and showers and, eventually, the corrosion may cause the pipe to spring leaks. Check with your insurance company to ensure they will insure the structure with original galvanized water piping still in place. Any visible leakage may indicate the pipes are at or near the end of their useful life.

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

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.

Photo 65

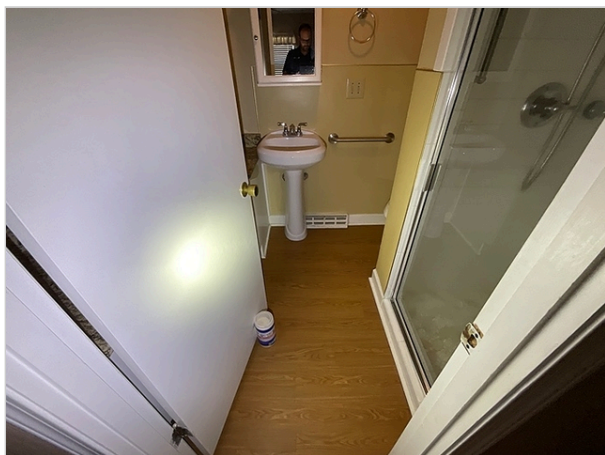


Photo 66



Photo 67



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

Photo 68



Loose toilet in primary bathroom

WATER METER

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

Photo 69



WATER HEATER

A 40 gallon capacity, natural gas water heater was located in the utility room. The water heater was manufactured by Rheem, model number PROG40 - 38N1 RIH59 and serial number Q461424013. Information on the water heater indicated that it was manufactured 11 years ago. Hot water temperature was approximately 118 degrees F.

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

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

Photo 70



Photo 71

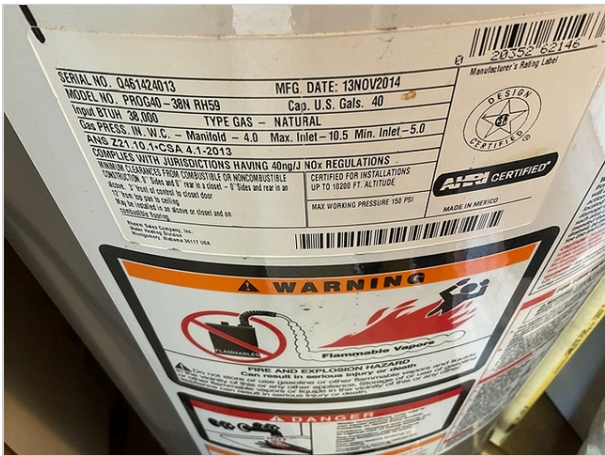


Photo 72



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

Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were not present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while

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

Photo 80



Carbon monoxide detectors were not present in the house. Carbon Monoxide detectors should be used whenever there are gas appliances in the home.

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 single pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

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

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

Photo 81



Photo 82



INTERIOR WALLS AND CEILINGS

The interior wall and ceiling surfaces were predominantly finished with drywall. The interior wall and ceiling structure

consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

Previous repairs are evident in the structure's ceiling. The presence of repairs does not indicate any current or ongoing issue. However, HomeTeam is not able to see behind areas of repair and is unable to determine if the cause of the previous damage has been corrected. Monitor and correct as needed.

Photo 83



Previous repair in bedroom

FIREPLACE

There were two fireplaces 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 masonry fireplace was located in the family room. A natural gas supply line was present and was not operated. The damper did appear to be functional. The chimney flue was masonry. There was no visual evidence of creosote buildup in the firebox and/or chimney.

Photo 84



Photo 85



KITCHEN

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

OVEN RANGE

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.

HOOD FAN

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.

WASHER AND DRYER CONNECTIONS

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

A dryer vent was installed.

A drain for a washing machine was present.

Photo 86

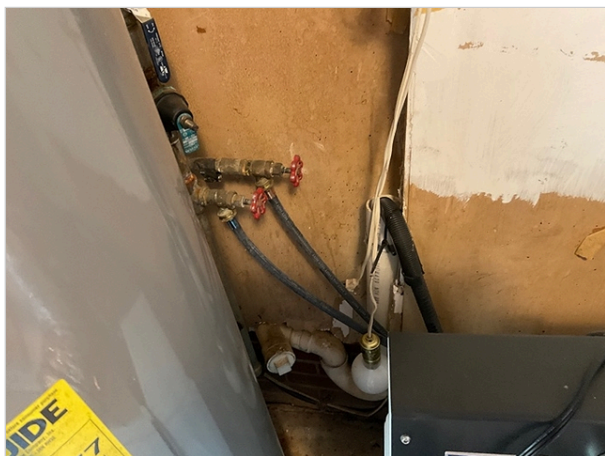


Photo 87



Photo 88



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 Rheem natural gas forced air furnace, Model Number R801SA075417MSA and Serial Number W061715935, which is 8 years old. The unit was located in the crawl space of the structure. It has an approximate net heating capacity of 75,000 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 89



Photo 90

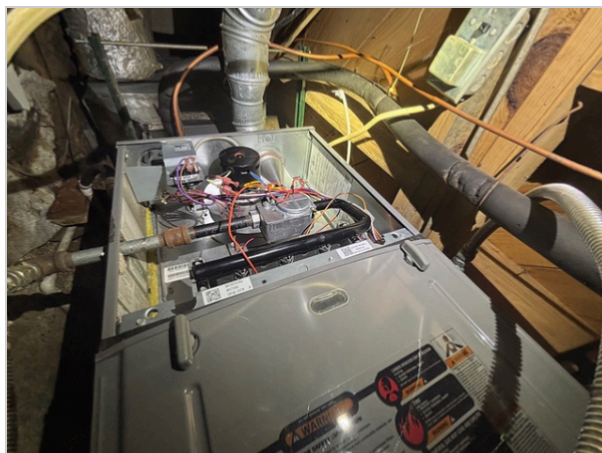
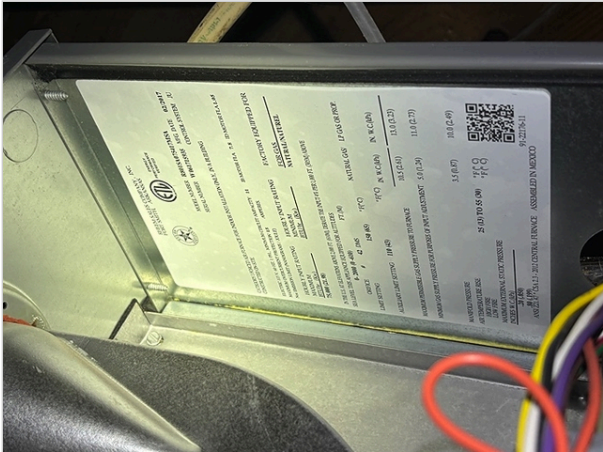


Photo 91



COOLING

The electric outdoor air conditioner condensing unit was a Rheem, Model Number RA1436AJ1NA and Serial Number W391619026. The unit is located on the left side of the structure. This unit is approximately 9 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was functional.

The temperature was measured at several locations. At the supply it was 59 degrees F, and at the return it was 72 for a average of 13 degrees F, which is normal.

Photo 92



Photo 93



Photo 94



THERMOSTAT

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

Photo 95



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. A 20x25x1 filter(s) was installed at the side of the furnace.

DUCTWORK

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

PEST INSPECTION

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

A pest inspection was not ordered through HomeTeam. We strongly urge all structure buyers to obtain a WDI prior to

File Number: **GA000000**
Address of Inspection: **123 Sample Street**

the end of the inspection window.

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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