HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT INSPECTIONS & FAST REPORTS

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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

HomeTeam INSPECTION SERVICE

FAST TRUSTED ACCURATE



Dear John Smith,

On Thursday, May 29, 2025 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Madison, SD 57042. 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 (605) 679-6643. Thank you for choosing HomeTeam.

Sincerely,

Jared Graham
HomeTeam Inspection Service
Home Inspector Lic. #18035 exp. 12-31-2026

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.

HVAC

1. The furnace appeared to be "short cycling," meaning the unit would operate for a short period of time, and then shut off momentarily prior to satisfying the thermostat setting.
2. The outdoor air conditioner's coil is dirty.
3. The insulation on the exterior air conditioning line set is missing.
4. The temperature drop for the air conditioning system appeared to be inadequate, indicating an improperly functioning or improperly charged system.

Misc

1. The gas line on the exterior is not supported by any type of mounting strap.

Safety Concerns

1. The garage door safety pressure reverse system is not operable. This means that the door does not stop and reverse when resistance is placed at the base of the door.
2. The kitchen lacks GFCI protection.
3. One or more uncapped gas lines were present in the Deck.
4. The average radon concentration was above the mitigation threshold of 4.0 pCi/L.

Bathrooms

1. A bathroom exhaust fan was not operable.
2. The toilet in the basement bath is loose. Failure to secure the toilet may lead to leakage around the wax ring.

Exterior

1. Extensive plant growth was observed against the structure. The growth should be cut back to prevent damage to the structure.
2. Exterior caulking around the windows,doors, corners and seams is cracked or missing in one or more areas.
3. The slope around the structure appears to be insufficient to carry water away from the foundation.
4. Several areas of the walkway have settled.

Interior, Windows, Doors

1. An appropriate handrail or guardrail was not present on the stairs leading to the basement.
2. Hardware was missing on select windows.
3. Water stains were present on the ceiling of the structure.
4. At least one of the windows in the structure had a broken thermal seal.

Garage

1. The garage door is missing the door seal.

Roof and Gutters

1. Evidence of a hail event is present on the roof.
2. All exposed nail heads should be sealed to prevent leaking over time
3. Several areas of the roof were spongy or soft when walked upon, indicating potential problems with the underlying sheathing or support structure.

Plumbing

1. Corrosion or scabbing is evident on plumbing lines.
2. Polybutylene water supply pipes were found at the time of inspection.
3. A leak was observed at the drain line to the basement.

Attic

1. The bathroom exhaust fan is discharging into the attic.
2. Parts of the attic show signs of previous water intrusion.
3. The roof sheathing shows significant signs of damage, including cracks and broken sections.

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 inadequate on the back to direct rain water away from the foundation, assuming normal drainage and downspout, gutter, and other systems are functioning properly.

Photo 1



Photo 2



The slope around the structure appears to be insufficient to carry water away from the foundation. HomeTeam recommends grading the exterior to shed water away from the foundation at the rear of the structure.

Photo 3



Low area

Photo 4



Low area

Photo 5



The lot consists of several large trees. HomeTeam inspectors are not Arborists. The only reporting done on trees or vegetation is if they are in contact with the structure. If there are any concerns consult with a qualified arborist to access the species, health, and over all condition of the tree.

Photo 6



Photo 7



WALKWAY-PORCH/PATIO

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

Photo 8



Several areas of the walkway have settled. Settling has led to potential tripping hazards. The areas should be monitored and repaired as needed.

Photo 9



The approximate temperature at the time of the inspection was 60 to 65 degrees Fahrenheit, and the weather was partly cloudy. The utilities were on at the time of the inspection. The age of the structure appeared to be 32 years.

STRUCTURE AND CLADDING

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

Extensive plant and/or tree overgrowth was observed against the structure. HomeTeam recommends trimming or removing this growth to prevent possible damage including insect infestation, moisture buildup, and impact damage to the roof and structure.

Photo 10



Photo 11



Photo 12



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

Photo 13



DECK

There was a wood deck located in the back of the home. The deck appeared to be properly anchored to the main

structure of the home. The vertical supports on the deck appear to be adequate to support the outer load of the deck. Construction methods, attachment requirements and supporting load specifications have changed dramatically over the years. The deck inspection provides a general condition report and is not meant to imply that the construction meets current standards. Consult with the local municipality for current deck construction requirements. There did not appear to be significant deterioration of the deck surface. A wood deck should be cleaned and sealed regularly to prevent deterioration

Photo 14



GAS METER

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

NOTE: HomeTeam recommends that all stuctures 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 15



Main gas shutoff

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 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 light curling and moderate 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 observed.

Previous repairs were not observed.

These conditions indicate the roof shingles were in the second 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 16



Photo 17



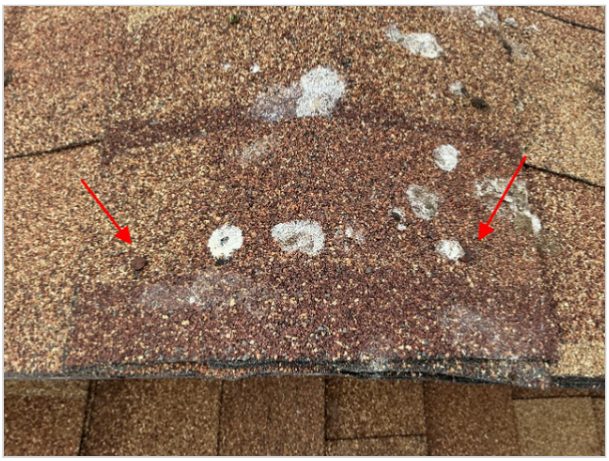
Evidence of a hail event is present on the roof (dents in metal materials and/or bruised shingles on or near roof). Consult with a professional roofer and/or the current owner to determine if the roof has been assessed or replaced since the hail event, and if not, have the roof assessed for replacement or repair by a professional roofer. Depending on the results of this consultation, this may be a material defect.

Photo 18



All exposed nail heads should be sealed to prevent leaking over time

Photo 19



Several areas of the roof were spongy or soft when walked upon, indicating potential problems with the underlying sheathing or support structure. When the roof is next replaced, expect these areas to require new sheathing and/or support.

Photo 20



Tree branches were hanging over, or making contact with the roof. The trees should be cut back away from the roof to avoid damage to the roofing material.

Photo 21



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 22



The driveway has cracks that are normal for the area and climate. All cracks should be sealed to prevent water penetration and freezing.

GARAGE

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

Photo 23



The garage door safety pressure reverse system is not operable. The garage door safety pressure reverse system is crucial for preventing injuries and damage by ensuring the door stops and reverses when it encounters resistance. If this system is not operable, it poses a significant safety risk. To resolve this issue, the garage door opener should be thoroughly inspected and adjusted to ensure proper functionality. If adjustments do not rectify the problem, professional repair or replacement of the opener may be necessary to restore safe operation. Regular maintenance checks are also recommended to prevent future malfunctions.

The garage door is missing the door seal. Garage door seal should be added to prevent the outside elements from entering the garage.

Photo 24



ATTIC STRUCTURE

The attic was accessed via a scuttle in the garage and was entered.

The attic above the living space was insulated with cellulose-based loose-fill insulation, approximately 10-12-inches in depth.

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

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

There was prior 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 25



Photo 26



As a future consideration, the addition / upgrade of attic insulation could help control heating and cooling costs. It is

common today for attics to contain up to 18-inches of insulation. The type of insulation including the inclusion of or absence of a vapor retarder, along with proper ventilation are important considerations. Consult with a qualified insulation contractor for recommendations. The addition of insulation should be considered a discretionary improvement rather than a required repair.

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 27



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 28



The roof sheathing shows significant signs of damage, including cracks and broken sections. This deterioration indicates that the sheathing is compromised and will need to be replaced during the next roof replacement. Regular inspections and timely maintenance are essential to ensure the integrity of the roof and prevent further issues.

Photo 29



Photo 30



ELECTRIC SERVICE

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

Photo 31



MAIN PANEL

The service wire appeared to be 120/240 volt and 200 amp and entered a Siemens service panel, located on the rear basement wall. The main service disconnect was 200-amp rated and was located in the main panel. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition.

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

Photo 34

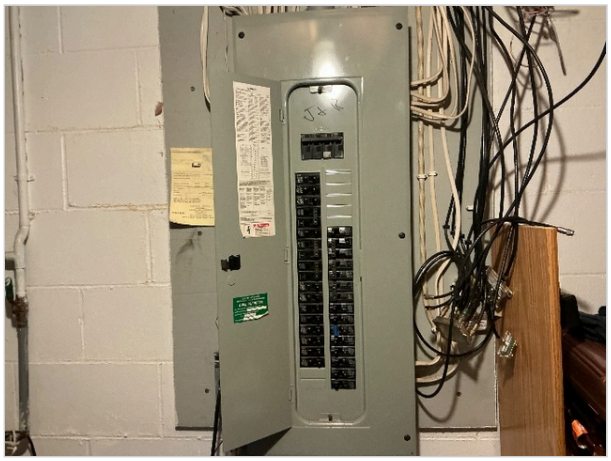
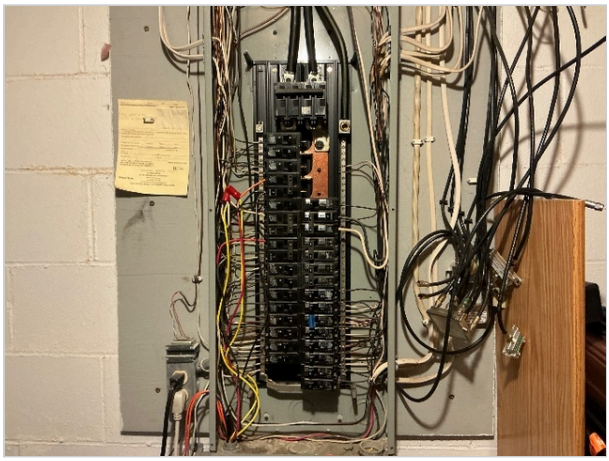


Photo 35



The visible house wiring consisted primarily of the Romex 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.

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.

The kitchen lacks GFCI protection.

Photo 36



not GFCI protected

FOUNDATION

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

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

BASEMENT

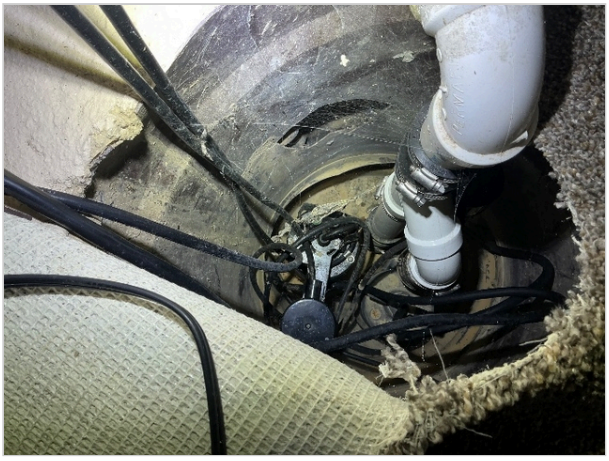
The full basement was finished.

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 Covered 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.

There was a sump pump located in the basement. The sump pump was not tested because the sump was dry at the time of the inspection.. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

Photo 37



FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. A Center wall was present for load bearing support.

Photo 38



PLUMBING

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

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

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

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

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

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

Exterior hose bibs were tested. Interior leaks were not seen at the time of inspection. All hoses should be disconnected and hose bibs covered before the first freeze of the year to prevent damage due to freezing. Every spring when first used the area inside should be checked for leaks.

Corrosion evident on supply lines visible in the several areas. Active water leaks were not observed at the time of the inspection. Corrosion or scabbing may indicate the affected plumbing lines have leaked in the past and may leak in the future. In some cases, corrosion or scabbing may be an indication the affected plumbing lines are at or near the end of their useful lives. In others, simple patches or repairs may be necessary. These areas should be repaired as necessary and further assessed for any additional repairs or the need for replacement. Consult with a plumber for estimates and courses of action.

Photo 39



Photo 40



Polybutylene water supply pipes were found at the time of inspection. Polybutylene water lines have had a history of failure. No active leaks were observed unless noted elsewhere in this report.

Photo 41



Evidence of previous plumbing leaks were evident from the basement. The areas were dry at the time of the inspection but should be monitored for any future water intrusion.

Photo 42



A leak was observed at the drain line to the basement. 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 43



Photo 44



A water softener is present in the structure. The water softener is outside the scope of the inspection but should be checked for functionality and correct installation and operation. A jumper was present.

Photo 45



An uncapped gasline was present in the Deck. The lines should be properly capped and sealed or attached to an appropriate gas-burning device to prevent inadvertent gas leakage.

Photo 46



The gas line on the exterior is not supported by any type of mounting strap. Supports should be installed by a qualified contractor.

Photo 47



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 48



Photo 49



Photo 50



The hall bathroom exhaust fan was not operable at the time of the inspection. A working exhaust fan, ducted to the exterior of the structure should be installed in the absence of an operable window. The fan should be repaired or replaced.

Photo 51



The toilet in the basement bath is loose. The loose toilet poses a risk of leakage around the wax ring, which can lead to water damage and further complications. This issue is often caused by loose mounting bolts or a damaged wax ring. To address this, first, check the tightness of the closet bolts securing the toilet to the floor. If they are loose, tighten them carefully to avoid cracking the porcelain. If the toilet continues to rock or if there are signs of leakage, it may be necessary to replace the wax ring. Ensuring the toilet is securely fastened will prevent future leaks and maintain proper function.

Photo 52



WATER METER

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

Photo 53



Main water shutoff

WATER HEATER

A 50 gallon capacity, electric water heater was located in the basement. The water heater was manufactured by American, model number E6N-50R 110 and serial number 1901113177582. Information on the water heater indicated that it was manufactured 6 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 54



Photo 55



Photo 56



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

An appropriate handrail or guardrail wall was not present on the stairs leading to the basement. Adding an appropriate handrail or guardrail will improve the safety of the stairs.

Basement

Photo 57



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

Photo 58



Photo 59



Photo 60



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.

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, casement style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted.

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

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

Casement windows are present in the structure. We test a representative number of these windows due to their configuration and the possibility of damage during normal operation. Casement windows present unique challenges, including swelling of wood and stress on cranks and arms that require diligence, maintenance, and care when opening. Ensure the areas around the casement windows remain free of debris, moisture, and damage. All casement windows should be opened prior to closing.

Hardware was missing on select windows. Hardware should be attached to allow proper locking of the windows.

Photo 61



One of the windows in the structure had a broken thermal seal. A window with a defective thermal seal will show a slow but gradual "fogging" effect, and the insulation value of the window is marginally reduced. HomeTeam recommends having the affected window(s) repaired or replaced and further assessed.

Photo 62



garage

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

FIREPLACE

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

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

An enclosed gas fireplace (appliance) was located in the basement. The unit was operated and was functional. Be sure to read and understand the operating procedures prior to operating the unit. There were no material defects observed on the gas fireplace.

Photo 63



KITCHEN

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

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

Photo 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.

Photo 65



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

Photo 66



The dishwasher was tested and did appear to be functional.

Photo 67



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

Photo 68



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 69



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 Payne natural gas forced air furnace, Model Number PG95SAS48080B and Serial Number 4915A 45399, which is 10 years old. The unit was located in the basement of the structure. It has an approximate net heating capacity of 80,000 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 70



Photo 71



The furnace appeared to be "short cycling," meaning the unit would operate for a short period of time, and then shut off momentarily prior to satisfying the thermostat setting, and then returning to an operating mode. This is often an indication of a very dirty filter, an obstruction in the air supply, or sometimes another internal problem. The unit should be cleaned, serviced, and further assessed by licensed HVAC technician.

COOLING

The electric outdoor air conditioner condensing unit was a Coleman, Model Number BRCS024B and Serial Number 930556564. The unit is located in the back of the structure. This unit is approximately 30+ years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The cooling system was not tested due to cold exterior temperatures.

Photo 72

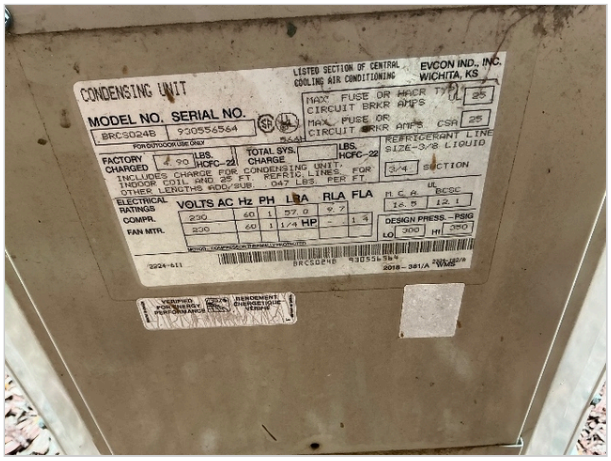


Photo 73



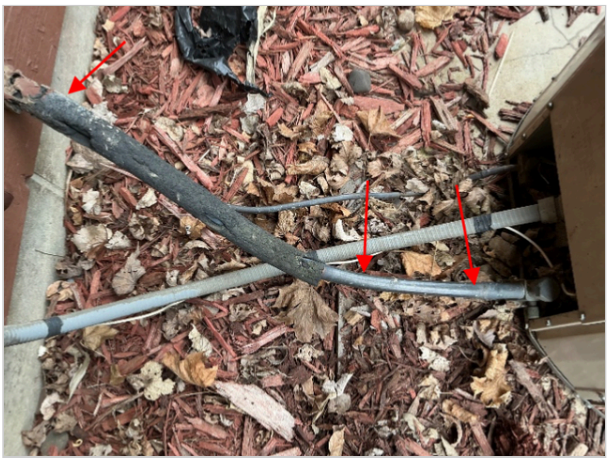
The outdoor air conditioner's coil is dirty. To ensure the outdoor air conditioner works efficiently and has a longer lifespan, it is crucial to clean and service its coil regularly. This maintenance task helps in maintaining proper airflow and heat transfer, which are essential for the unit's optimal performance. Neglecting this maintenance can lead to reduced efficiency, increased energy consumption, and potential damage to the air conditioner. Regular cleaning and servicing of the coil is a preventive measure that can help avoid costly repairs or premature replacement of the unit.

Photo 74



The insulation on the exterior air conditioning line set is missing. This could affect the efficiency of the system and should be replaced.

Photo 75



The AC system may be approaching or have exceeded its intended design lifespan. This information serves as a reference for future financial planning purposes. It was reported as operational during the inspection, unless stated otherwise. It is important to consider that as building codes evolve, modifications to the flue and condensate lines may be necessary when replacing the furnace in the future.

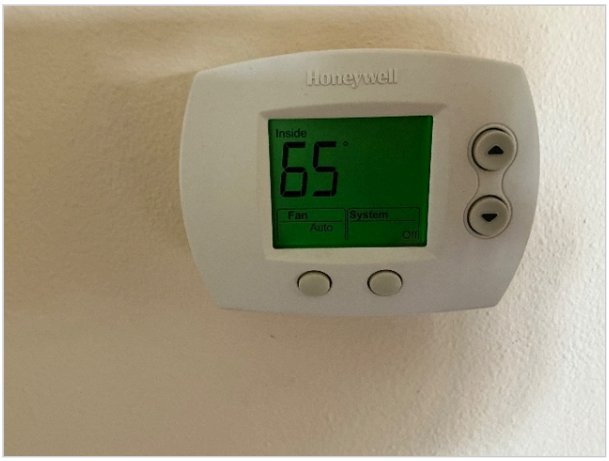
Given the age of the furnace, HomeTeam recommends exploring options such as a Home Warranty policy and seeking advice from an HVAC contractor regarding potential future replacement.

The cooling system was tested during the inspection measuring the return and supply air temperature. **The temperature drop for the air conditioning system appeared to be inadequate, possibly indicating an improperly functioning or improperly charged system** (generally a drop of at least 10 degrees is observed). Consult with a qualified heating and cooling contractor to service, repair and further evaluate the cooling system.

THERMOSTAT

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

Photo 76



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 below the furnace cabinet.

Photo 77



HVAC filter

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.

SEWER SCOPE

A Sewer Scope Inspection was performed to inspect the condition of the home sewer line, and to identify components in need of immediate repair. Access to the sewer system was made via a roof vent and the sewer line was scoped 80 feet from that point towards the city main sewer line. The entry pipe was PVC and in good condition . A majority of the sewer pipe was composed of PVC and in good condition . The home's main sewer drain exited the front of the home and was not inspected all the way to the main sewer line. Flow was observed to be adequate and slope was observed to be adequate. HomeTeam recommends having sewer lines inspected periodically to ensure proper conditions and functionality.

The following link is a video of the sewer scope produced from this inspection for your convenience and use with a plumber if necessary.

https://youtu.be/nptHbV0VIAM

The inspection conforms to the recommended inspection procedure provided by the manufacturer of the inspection equipment, and will include the following: obtaining proper access into the sewer line, inserting a camera device to inspect the line and creation of a report to outline the findings. The inspection and report are not intended to be technically exhaustive. HomeTeam Inspection Service provides a written report that is a summary of observations and unbiased opinions bases on the experience of the inspector. The inspection is intended to reduce risk, but cannot eliminate risk. HomeTeam cannot observe every square inch of the sewer system and could fail to see or note a defect. Understand that defects may exist that cannot be detected by visual inspection only.

RADON TEST

A radon test was performed according to EPA guidelines and testing protocol. The test is a screening measurement to determine the average radon concentration in the structure during the testing period. The test was accomplished with a Continuous Radon Monitor (CRM), a sophisticated EPA-approved testing device.

Radon, the second leading cause of lung cancer, is a radioactive gas that comes from the natural breakdown of uranium in soil and rock and gets into the air you breathe. It moves through the ground and into the structure through cracks and other holes in the foundation where it can accumulate to unsafe levels. Because it is odorless, colorless, and tasteless, testing is the only way to know if you and your family are at risk from radon.

The radon inspection report is attached, with a summary below. Radon levels vary over time based on many different factors, and the average concentration for the structure will change. HomeTeam recommends performing periodic, long-term radon testing once the structure is occupied.

The average radon concentration was above the mitigation threshold of 4.0 pCi/L. HomeTeam recommends consulting with a radon mitigation company to determine an appropriate mitigation solution.

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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File Addendum

Title: 123 Sample Drive_radonreport.pdf

Radon Measurement Report

COMPANY INFORMATION

Name:	Jared Graham
Phone Number:	6056796643
Email:	jgraham@hometeam.com
Address:	Tea, South Dakota 57064, US

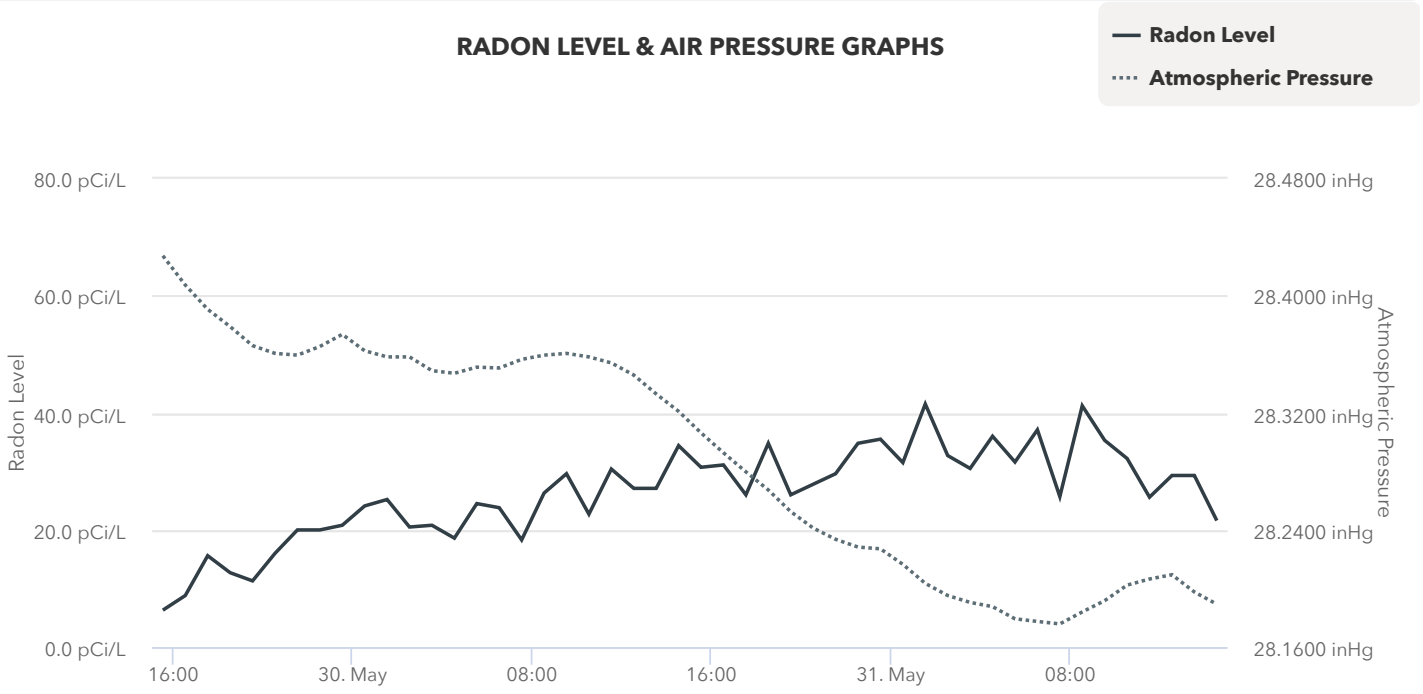
PROPERTY INFORMATION

Address:	123 Sample Drive, Madison, SD 57042, United States

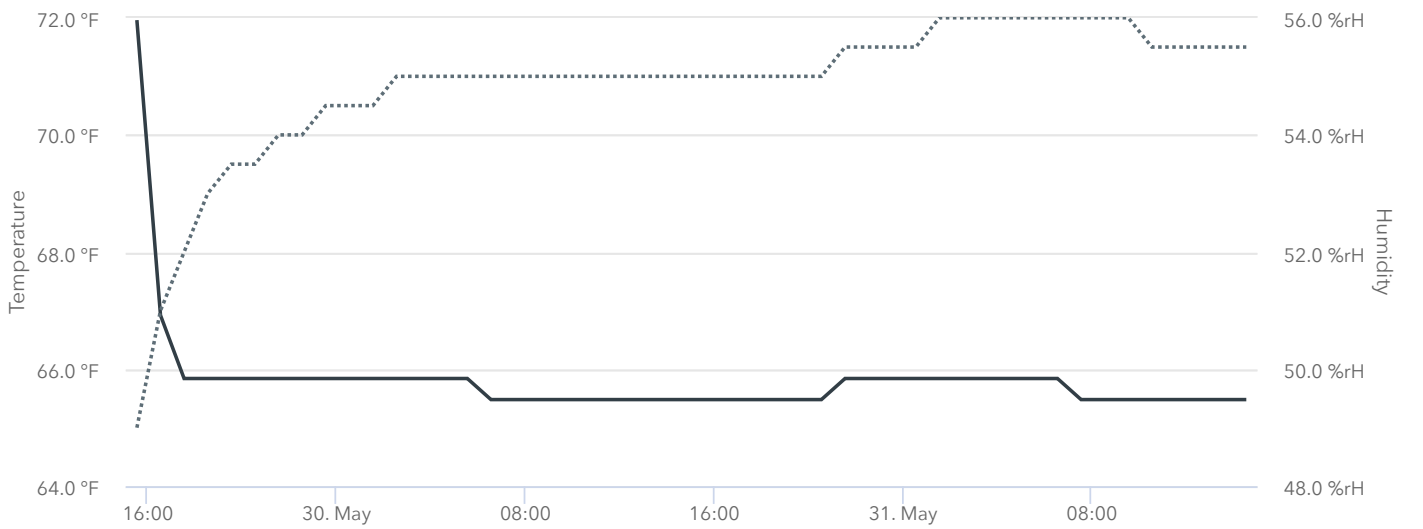
MEASUREMENT SUMMARY

	MINIMUM	AVERAGE	MAXIMUM
LEVEL OF RADON	6.3 pCi/L	26.3 pCi/L	41.5 pCi/L
TEMPERATURE	65.5 °F	65.8 °F	72.0 °F
HUMIDITY	49.0 %rH	54.8 %rH	56.0 %rH
ATMOSPHERIC PRESSURE	28.1758 inHg	28.2902 inHg	28.4273 inHg

RADON LEVEL & AIR PRESSURE GRAPHS



TEMPERATURE & HUMIDITY GRAPHS



HOURLY MEASUREMENT DATA

Note : Measurements are offset by 1 hour from the start of the test. (The first hour will read 3:00 for a 2:00 start time).

	DATE & TIME	RADON	AIR PRESSURE	TEMPERATURE	HUMIDITY
1	2025-05-29, 3:32 p.m. CDT	6.3 pCi/L	28.4273 inHg	72.0 °F	49.0 %rH
2	2025-05-29, 4:32 p.m. CDT	8.8 pCi/L	28.4073 inHg	66.9 °F	51.0 %rH
3	2025-05-29, 5:32 p.m. CDT	15.6 pCi/L	28.3907 inHg	65.8 °F	52.0 %rH
4	2025-05-29, 6:32 p.m. CDT	12.7 pCi/L	28.3789 inHg	65.8 °F	53.0 %rH
5	2025-05-29, 7:32 p.m. CDT	11.3 pCi/L	28.3659 inHg	65.8 °F	53.5 %rH
6	2025-05-29, 8:32 p.m. CDT	16.0 pCi/L	28.3606 inHg	65.8 °F	53.5 %rH
7	2025-05-29, 9:32 p.m. CDT	20.0 pCi/L	28.3594 inHg	65.8 °F	54.0 %rH
8	2025-05-29, 10:32 p.m. CDT	20.0 pCi/L	28.3653 inHg	65.8 °F	54.0 %rH
9	2025-05-29, 11:32 p.m. CDT	20.8 pCi/L	28.3736 inHg	65.8 °F	54.5 %rH
10	2025-05-30, 12:32 a.m. CDT	24.1 pCi/L	28.3624 inHg	65.8 °F	54.5 %rH
11	2025-05-30, 1:32 a.m. CDT	25.2 pCi/L	28.3582 inHg	65.8 °F	54.5 %rH
12	2025-05-30, 2:32 a.m. CDT	20.5 pCi/L	28.3582 inHg	65.8 °F	55.0 %rH
13	2025-05-30, 3:32 a.m. CDT	20.8 pCi/L	28.3488 inHg	65.8 °F	55.0 %rH
14	2025-05-30, 4:32 a.m. CDT	18.6 pCi/L	28.3470 inHg	65.8 °F	55.0 %rH
15	2025-05-30, 5:32 a.m. CDT	24.5 pCi/L	28.3512 inHg	65.8 °F	55.0 %rH
16	2025-05-30, 6:32 a.m. CDT	23.8 pCi/L	28.3506 inHg	65.5 °F	55.0 %rH
17	2025-05-30, 7:32 a.m. CDT	18.3 pCi/L	28.3565 inHg	65.5 °F	55.0 %rH
18	2025-05-30, 8:32 a.m. CDT	26.3 pCi/L	28.3594 inHg	65.5 °F	55.0 %rH
19	2025-05-30, 9:32 a.m. CDT	29.6 pCi/L	28.3606 inHg	65.5 °F	55.0 %rH
20	2025-05-30, 10:32 a.m. CDT	22.7 pCi/L	28.3582 inHg	65.5 °F	55.0 %rH
21	2025-05-30, 11:32 a.m. CDT	30.4 pCi/L	28.3541 inHg	65.5 °F	55.0 %rH
22	2025-05-30, 12:32 p.m. CDT	27.1 pCi/L	28.3458 inHg	65.5 °F	55.0 %rH
23	2025-05-30, 1:32 p.m. CDT	27.1 pCi/L	28.3329 inHg	65.5 °F	55.0 %rH
24	2025-05-30, 2:32 p.m. CDT	34.4 pCi/L	28.3210 inHg	65.5 °F	55.0 %rH
25	2025-05-30, 3:32 p.m. CDT	30.7 pCi/L	28.3063 inHg	65.5 °F	55.0 %rH
26	2025-05-30, 4:32 p.m. CDT	31.1 pCi/L	28.2927 inHg	65.5 °F	55.0 %rH
27	2025-05-30, 5:32 p.m. CDT	26.0 pCi/L	28.2797 inHg	65.5 °F	55.0 %rH
28	2025-05-30, 6:32 p.m. CDT	34.8 pCi/L	28.2673 inHg	65.5 °F	55.0 %rH
29	2025-05-30, 7:32 p.m. CDT	26.0 pCi/L	28.2525 inHg	65.5 °F	55.0 %rH
30	2025-05-30, 8:32 p.m. CDT	27.8 pCi/L	28.2413 inHg	65.5 °F	55.0 %rH
31	2025-05-30, 9:32 p.m. CDT	29.6 pCi/L	28.2336 inHg	65.8 °F	55.5 %rH
32	2025-05-30, 10:32 p.m. CDT	34.8 pCi/L	28.2283 inHg	65.8 °F	55.5 %rH

33	2025-05-30, 11:32 p.m. CDT	35.5 pCi/L	28.2271 inHg	65.8 °F	55.5 %rH
34	2025-05-31, 12:32 a.m. CDT	31.5 pCi/L	28.2165 inHg	65.8 °F	55.5 %rH
35	2025-05-31, 1:32 a.m. CDT	41.5 pCi/L	28.2035 inHg	65.8 °F	56.0 %rH
36	2025-05-31, 2:32 a.m. CDT	32.7 pCi/L	28.1952 inHg	65.8 °F	56.0 %rH
37	2025-05-31, 3:32 a.m. CDT	30.5 pCi/L	28.1905 inHg	65.8 °F	56.0 %rH
38	2025-05-31, 4:32 a.m. CDT	36.0 pCi/L	28.1876 inHg	65.8 °F	56.0 %rH
39	2025-05-31, 5:32 a.m. CDT	31.6 pCi/L	28.1793 inHg	65.8 °F	56.0 %rH
40	2025-05-31, 6:32 a.m. CDT	37.1 pCi/L	28.1775 inHg	65.8 °F	56.0 %rH
41	2025-05-31, 7:32 a.m. CDT	25.7 pCi/L	28.1758 inHg	65.5 °F	56.0 %rH
42	2025-05-31, 8:32 a.m. CDT	41.2 pCi/L	28.1840 inHg	65.5 °F	56.0 %rH
43	2025-05-31, 9:32 a.m. CDT	35.3 pCi/L	28.1917 inHg	65.5 °F	56.0 %rH
44	2025-05-31, 10:32 a.m. CDT	32.2 pCi/L	28.2023 inHg	65.5 °F	55.5 %rH
45	2025-05-31, 11:32 a.m. CDT	25.6 pCi/L	28.2065 inHg	65.5 °F	55.5 %rH
46	2025-05-31, 12:32 p.m. CDT	29.3 pCi/L	28.2094 inHg	65.5 °F	55.5 %rH
47	2025-05-31, 1:32 p.m. CDT	29.3 pCi/L	28.1976 inHg	65.5 °F	55.5 %rH
48	2025-05-31, 2:32 p.m. CDT	21.6 pCi/L	28.1893 inHg	65.5 °F	55.5 %rH

TEST INFORMATION

Average Radon Level:	26.3 pCi/L
Dataset Name:	123 Sample Drive
Measurement Type:	Real-Estate Transaction
Start Date:	May 29, 2025, 2:32 p.m. CDT
End Date:	May 31, 2025, 2:32 p.m. CDT
Measurement Duration:	48h
Floor/Level:	
Room:	
Comment:	No comments documented.

TEMPORARY CONDITIONS & DEVIATIONS FROM PROTOCOL

Temporary Conditions:	None documented.
Deviations from Protocol:	None documented.

Recommended Actions

≥8.0 PCI/L - W/O MITIGATION SYSTEM

The measured average radon level is above the Environmental Protection Agency (EPA) Action Level of 4.0 pCi/L. Since this radon test was performed under the Extended Protocol, it is recommended that a second short-term test is performed immediately, and the average of the two measurements will determine whether or not it is recommended to mitigate the building. Since it is not possible for the second measurement to be low enough that the average of the two is below the Action Level, you may wish to use this test result alone to determine to mitigate. If a radon mitigation system is installed, retest the building at least 24 hours but within 30 days after the system has been installed and running. The EPA recommends having this building retested at least once every 2 years to ensure the system remains effective. Performing follow-up tests during the heating season is recommended since this is when radon levels tend to be the highest. A 12-month long test, or continuous monitoring, will most accurately reflect radon exposure throughout the year.

MONITOR INFORMATION

Serial Number:	2700012493
Calibration Date:	2025-03-03
Calibration Expiration Date:	2026-03-03
Manufacturer:	Airthings
Model:	Corentium Pro
Calibration Chamber:	Airthings Lab
License #:	TC111706 / TRC2101
Noninterference Controls:	Corentium Pro uses a motion sensor to detect movement of the monitor during the measurement. It also records hourly temperature, humidity, and atmospheric pressure data to detect if closed-building conditions may have been broken during the measurement.

TIME REPORT WAS GENERATED

Unique Report ID:	2700012493-2025-05-29T20:32:07Z
Date Report Was Generated:	2025-05-31
Time:	3:05 p.m. CDT

RADON PROFESSIONAL INFORMATION

Name:	Jared graham
Email address:	jgraham@hometeam.com
Phone number:	6056796643

STATEMENT OF LIMITATIONS

There is an uncertainty with any radon measurement result due to statistical variations in radiation, and other factors such as conditions which change daily and seasonally which can cause variations in indoor radon levels. These conditions can change based on the weather, the use or disuse of appliances, systems, and components of the structure, tampering with the radon test, or failure to comply with the closed-building conditions necessary for a valid radon measurement result.

ADDITIONAL RADON INFORMATION

For further information regarding your radon measurement report, radon exposure risk, a radon professional, or to obtain a list of certified radon measurement and mitigation professionals in your area, contact your jurisdiction's Department of Health.

RADON PROFESSIONAL'S SIGNATURE

This report is certified by Jared graham.

Jared graham

Electronic Signature

2025-05-31
Madison