



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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INSPECTION SERVICE



CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

WHAT IS A HOME INSPECTION?

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

WHAT DOES THIS REPORT MEAN TO YOU?

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

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

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

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

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

WE EXCEED YOUR EXPECTATIONS.

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

Thank you for allowing us the opportunity to serve you.



FAST



TRUSTED



ACCURATE

PREFACE

A home inspection is intended to assist in the 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 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 completed 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 the 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 the 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, inspecting 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.



Dear John Smith,

On Sunday, May 3, 2026, HomeTeam Inspection Service of Northeast Orlando made a visual inspection of 123 Sample Drive, Saint Cloud, FL 34771. Enclosed is a written, narrative report of our findings in accordance with the terms of our Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in this report.

I trust the information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please contact me at (321) 341-8495. Thank you for choosing HomeTeam.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Bahm".

Aaron Bahm | Owner
HomeTeam Inspection Service of Southeast Orlando

Florida Department of Business and Professional Regulation #HI16902

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, and window coverings, including drywall damage, etc., is not addressed.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute material, visually observable defects as defined in the Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items and should not be relied upon for such items. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified individual. Cost estimates are advised before 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 over time.

NOTE: Any requested repairs should be performed by a qualified individual before closing and a receipt should be left for your records and protection. All conditions are reported as they existed at the time of the inspection. Conditions that are not visible, hidden damage, especially under flooring or slabs, inside wall cavities, under roofing materials, and behind exterior siding and fascia boards, are not within the scope of the inspection.

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 inspected property. Any additional evaluations we have recommended must be performed before the conclusion of the inspection contingency period.

NOTE: This summary is 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. Clients need to work closely with their real estate professionals in developing any repair requests. Please contact HomeTeam for clarification of any items in this report.

Safety Concerns

1. Mul GFCI receptacles were faulty.

Roof and Gutters

1. Exposed nail heads were observed on a roof shingle.
2. Standing water was present in the front gutter.
3. Gutters were in need of cleaning.

Electrical

1. A double-tap condition exists in the main electrical panel.

Plumbing

1. The water softener was leaning to the front.
2. Slow drainage was observed in one or more drains.
3. The water heater may be past its design life. The unit was functional at the time of inspection.
4. There was a white, chalky residue on the top of the water heater.

Appliances

1. The dishwasher was inspected and actuated but water would not come into the system.

HVAC

1. The packaged heat pump was not functional.
2. The air conditioner is nearing the end of its design life.

CLIMATE

The approximate temperature at the time of the inspection was 75 to 80 °F and the weather was cloudy. The inspected structure was vacant, the utilities were on, and the buyer was present at the time of the inspection.

SITE CONDITIONS

The structure was situated on a level lot. The general grade around the structure appeared to be adequate to direct rainwater away from the foundation, with the assumption roof drainage and other systems function properly. Excessive vegetation was not in close proximity to the structure. Defects in site conditions were not observed.



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 inspected for lifted edges and lifted edges were not observed. Nail pops were observed. Evidence of hail events were not observed. Previous repairs were not observed. These conditions indicate the roof shingles were in the first half of their useful life. Defects of the roof were observed and noted below.

NOTE: Sometimes our opinion of a roof may differ from that of an insurance provider, adjuster, or roofer. Some 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 indicate 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.



One or more exposed nail heads were observed on the roof. HomeTeam recommends a qualified individual seal the exposed nail heads to prevent water intrusion.



The roof has skylights. Water stains were not visible at the time of the inspection. The absence of staining is not necessarily conclusive proof that a skylight does not leak. Skylights in general have historically been problem areas for water intrusion, and whether or not signs of previous water intrusion were observed at the time of the inspection, the client should maintain vigilance for any water intrusion. If any is observed, the areas should be sealed and further assessed to prevent future water intrusion.

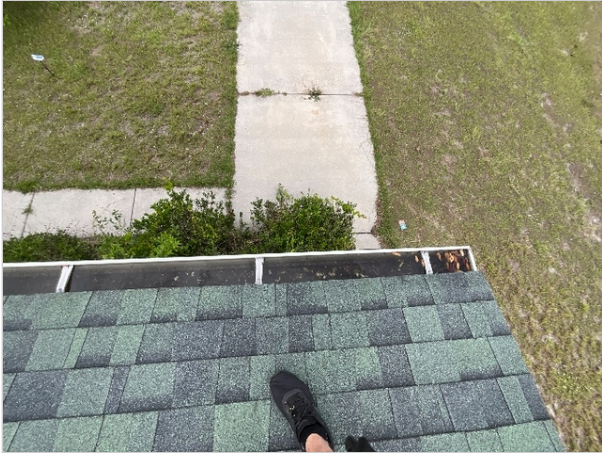


ROOF DRAINAGE SYSTEM

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be not functional. Defects of the roof drainage system were observed and noted below.

NOTE: Gutters and downspouts should receive routine maintenance to prevent premature failure and drainage problems that may lead to water intrusion. The water flow from downspout extensions or splash blocks should be carried 4 to 6 feet from the foundation towards a downslope to ensure water drains well away from the foundation. These measures will help ensure excess water is not deposited near the foundation. Excessive water near the foundation can lead to interior water intrusion, particularly with water-saturated soil or during periods of heavy rain. A properly functioning drainage system is one of the most important items for extending the life expectancy of a structure and its components.

Standing water was present in the front gutter. This condition could cause the gutter to overflow in the affected area during periods of heavy or extended rain. This condition can lead to the gutters gradually pulling away from the fascia and possible water damage to fascia that may not be apparent. The gutters should be cleaned and adjusted for proper flow as appropriate, and the underlying fascia assessed and repaired as necessary.



Gutters were in need of cleaning. Clogged gutters can cause unpredictable roof drainage, affecting the foundation or exterior surfaces. Overflow from gutters can cause damage to the fascia that is not visible or apparent at the time of the inspection. HomeTeam recommends cleaning the gutters.



Downspout drainage was at or too close to the foundation. To prevent moisture issues, HomeTeam recommends redirecting roof drainage at least six feet away from the foundation.





EAVES, SOFFITS, AND FASCIAS

The eaves, soffits, and fascia were inspected and found to be in good condition. Portions of the fascia obscured by an attached roof drainage system, if present, were not inspected. Defects in the eaves, soffits, and fascias were not observed.

NOTE: Fascias are often damaged from clogged roof drainage systems that result in overflow. Roof drainage systems that are clogged for extended periods of time may lead to unobservable damage to roofing components.



STRUCTURE AND CLADDING

The visible portions of the structure and cladding were inspected. The structure was built in 2002. It consisted of a manufactured, wood frame with vinyl siding. Defects in the structure and cladding were observed and noted below.

The vinyl skirting was damaged in several areas. This can allow pests into the crawl space area. HomeTeam recommends a qualified individual replace the damaged skirting.



FOUNDATION

The foundation type appeared to be crawlspace. Defects in the foundation were not observed.

NOTE: A single inspection cannot determine whether the movement of a foundation has ceased. Any cracks should be monitored regularly.

CRAWL SPACE

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

The crawl space was ventilated and a vapor retarder was installed. The living space above the crawl space was insulated.

Because portions of the crawl space were below grade, there exists a vulnerability to moisture penetration after heavy rains.

NOTE: The determination or prediction of the amount or frequency of past or future water intrusion into the crawl space is not within the scope of the inspection. HomeTeam will make its best effort in accordance with the State of Florida 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 structure. 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 crawlspace, consult with a company specializing in waterproofing.

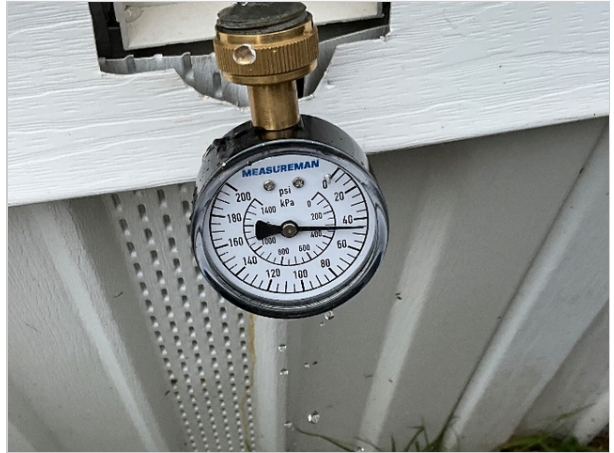


WELL WATER, SHUTOFF, AND PRESSURE

The well was located in the back yard. The main water shutoff valve for the structure was located adjacent to the water service entry point in the laundry / utility room. Water pressure was measured at an exterior hose bib at 45 PSI and appeared to be in normal range. Normal water pressure for a home pipe system is between 30 and 80 Pounds per Square Inch (PSI). Defects of the well, shutoff, and pressure were not observed.

NOTE: Water shutoff valves were visually inspected only. No attempt was made to operate any water supply shutoff valves during the inspection. 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 buyer's right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. HomeTeam is not responsible for leaks caused by operating the valve. 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. 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 there is concern about high water pressure, consult with a qualified individual regarding options, such as installation or adjustment of the regulator at the main water shutoff location.



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. HomeTeam recommends regular maintenance for the water softener.



Empty salt tank

The water softener was leaning to the front. HomeTeam recommends a qualified individual ensure the water softener is properly seated and secured.



WALKWAYS, PATIOS, AND DRIVEWAYS

A concrete driveway was present in the front of the structure. Cracks and spalling were observed on the driveway. There was a concrete walkway leading to the structure's entrance. Defects of the walkways, patios, and driveways leading to the dwelling entrance were not observed.

NOTE: Surface defects in driveways and walkways 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.



DECK

There were a wood decks located in the front and on the left side of the structure. The decks were not attached to the main structure. The vertical supports on the decks appeared 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 was 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. The handrails on the decks were secured. A wood deck should be cleaned and sealed regularly to prevent deterioration. Defects of the decks were observed and noted below.





The deck stairs were beginning to deteriorate. HomeTeam recommends replacing the stair wood as needed.



A joist hanger was missing a fastener. HomeTeam recommends a qualified individual install fasteners as needed.



ELECTRICAL SERVICE

The underground electric service wire entered the structure on the left exterior wall. Drip loops were not present because the electrical service was underground. The electric meter was located on the exterior wall. An electric service grounding system was installed. The system appeared to be properly grounded to a ground rod. Defects of the electrical service were not observed.

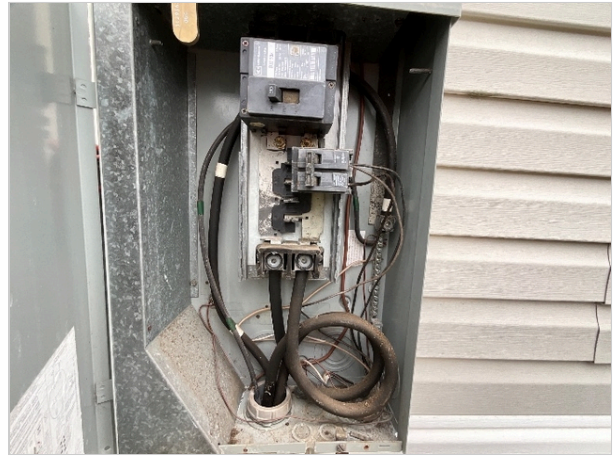
NOTE: Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.



MAIN PANEL AND WIRING

The main service disconnect was 200-amp rated and was located in the main panel. The service wire entered a Cutler Hammer service panel that was located on the exterior wall with a 120/240 volt rated capacity. The branch circuits

within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The internal components of the service panel, e.g., main lugs, bus bars, etc., were in good condition. The electrical service appeared to be adequate. The visible structure wiring consisted primarily of non-metallic (NM) sheathed cable and appeared to be in good condition. Defects of the main panel and wiring were observed and noted below.



A circuit breaker in the electric panel had two attached circuits (wires). Each circuit should have its own dedicated breaker to prevent nuisance tripping and ensure good terminal contact, which may help prevent overheating. This situation is commonly referred to as a "double-tap". An electrician should repair this condition and further assess the panel for any additional required repairs.



SUBPANEL

An electric service sub-panel was located in the laundry room and was manufactured by Siemens. The disconnect switch for this panel was located in the sub 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 visible structure wiring consisted primarily of non-metallic (NM) sheathed cable and appeared to be in good condition. Defects of the sub panel and wiring were not observed.



LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the structure were inspected. The grounding and polarity of receptacles and function of Ground Fault Circuit Interrupters (GFCI), if present, were also inspected. However, we did not check all light switches or outlets to determine which specific outlets or light fixtures each is connected to. Defects of the lighting fixtures, switches, and receptacles were observed and noted below.

NOTE: The installation of GFCI-protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garages, and the exterior of the structure is a commonly accepted practice and required by many municipalities. All GFCI receptacles and Arc Fault Circuit Interrupter (AFCI) circuit breakers should be tested monthly. Electrical codes have changed through the years. Although the structure does not need to meet the 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 requirements. Keep these items in mind if negotiating repairs.





One or more GFCI receptacles were faulty. HomeTeam recommends consulting a qualified individual to assess the affected components for repair or replacement.



Exterior by side door



Laundry room

Multiple fan lights were not functioning. HomeTeam recommends replacing the bulbs.





HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

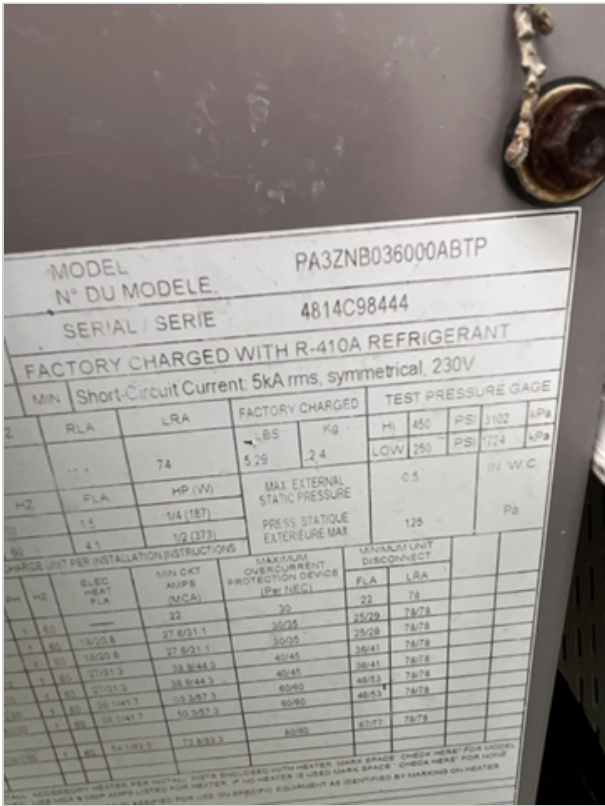
The heating, ventilation, and air conditioning system was inspected using normal operating controls. Annual maintenance is essential for safe and efficient performance and will maximize the system's useful life. Preventive maintenance is recommended to keep the system in good working condition. Air handler filters should be replaced or cleaned according to the manufacturer's recommendations to maintain the efficiency of the system.

THERMOSTAT

The control for the HVAC system was a 24-volt digital thermostat located on the kitchen wall of the structure. The thermostat was inspected and appeared to be functional. Defects of the thermostat were not observed.

PACKAGED HEAT PUMP

The electric packaged heat pump was located on the left rear of the structure. It had an approximate heating capacity of 36,000 BTUs / 10.5 kW / 3 Tons. The unit was inspected and did not appear to be functional. Defects of the packaged heat pump were observed and noted below.



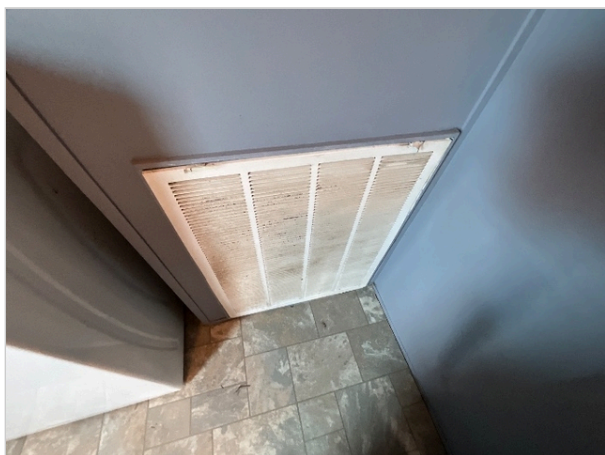


The air conditioner is nearing the end of its design life. The system was not functional at the time of the inspection.

The hvac disconnect switch cover was broken. HomeTeam recommends replacing the cover.



The HVAC's air filter was located in a hallway filter grille and was in good condition. The filter size was 20x25x1. Defects of the filter were not observed.





INTERIOR WALLS, CEILINGS, AND FLOORS

Visible portions of the interior ceilings, walls, and floors were inspected. The interior wall and ceiling surfaces were predominantly finished with paneling. Possible problem areas inside the wall cavities may not be identified due to concealment or may not be identified if the interior walls and ceiling surfaces have been recently painted. The floor covering was observed to be in serviceable condition. Defects were observed and noted below.

NOTE: The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are outside the scope of this inspection. The definitive presence of mold is also outside the scope of this inspection. The only way to tell the presence and relative concentration of mold is to perform a valid mold test by a licensed entity. 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 Florida Department of Health (<https://www.floridahealth.gov/environmental-health/mold/index.html>) and other sources.







There was damaged flooring and baseboards in the living room. HomeTeam recommends a qualified individual replace the damaged flooring.





WINDOWS AND DOORS

A representative number of accessible windows were inspected and observed to be functional. The primary windows were aluminum, single-hung style, with single pane glass. Caulking around the window frames was adequate. All exterior doors were inspected and observed to be functional. Weather stripping around the exterior doors was adequate. There were no signs of wood decay seen around the exterior doors or frames. Defects of the windows and doors were observed and noted below.

NOTE: Possible problem areas may not be identified if the windows or doors have been recently painted. Periodic caulk maintenance is recommended around the interior and exterior window frames to prevent moisture intrusion. The exterior door locks should be changed or rekeyed upon occupancy. Exterior doors' weather stripping should be routinely monitored and replaced when needed. Exterior doors and frames should be routinely checked for wood decay, and metal doors checked for rust. Wood and metal doors should be routinely painted and sealed to prevent wood decay and rust. Wood decay should be repaired as needed. The condition, presence, or absence of screens, storm windows, and doors are outside the scope of the inspection. Storm windows improve energy efficiency, assist in preventing water intrusion, and slow the deterioration of some window frames. Blinds, curtains, shutters, and window treatments and their conditions are also outside the scope of the inspection.





There was damage to the front door frame. HomeTeam recommends a qualified individual repair the areas.



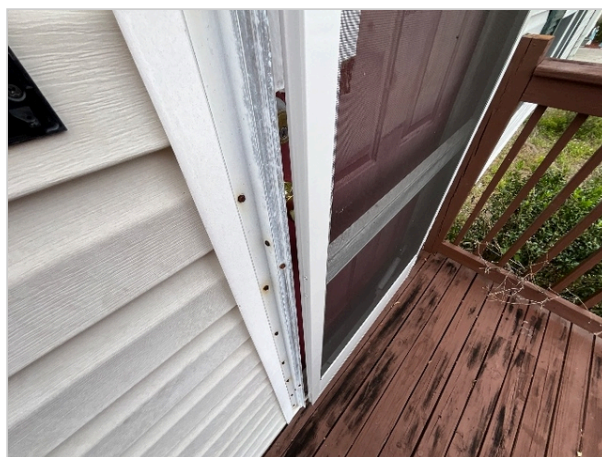
The master bedroom door would not latch. HomeTeam recommends a qualified individual adjust the door.



There was peeling paint around the window frame. The area was dry at the time of inspection. HomeTeam recommends monitoring the area.



The storm door is not the proper size and does not secure. HomeTeam recommends a qualified individual replace the storm door.



There were multiple holes in the screens throughout the home which can allow pests in the home. HomeTeam recommends a qualified individual replace the screen.



The left door was rusted at the bottom. HomeTeam recommends cleaning the area, and repainting or replacing the door.



SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present but carbon monoxide detectors were not present in the structure.

NOTE: HomeTeam notes the presence or absence of smoke and carbon monoxide detectors, but does not verify the functionality of these devices. Structure 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 concerning 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 structure and tested monthly thereafter.



KITCHEN

The visible portions of the kitchen cabinets and countertops were in fair condition. Defects of the kitchen were observed and noted below.



The caulking in the kitchen is inadequate and in need of repair. Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection. HomeTeam recommends having a qualified individual replace the caulking as needed.



APPLIANCES

The appliances were inspected to check basic operational functions only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use.

NOTE: In keeping with the State of Florida Standards of Practice for Home Inspectors, HomeTeam uses normal operating controls to verify the primary function of appliances. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The accuracy of clocks, timers, and temperature settings is not within the scope of this inspection.

REFRIGERATOR AND FREEZER

The refrigerator and freezer were inspected and appeared to be functional. Defects of the refrigerator and freezer were not observed.

NOTE: The function of the ice and water dispensers is outside the scope of the inspection, as their performance does not impact the basic intended purpose of the appliance.





DISHWASHER

The dishwasher was inspected but not actuated because the unit was not connected to the required service. The dishwasher's drain hose was properly installed with a high loop. Defects of the dishwasher were observed and noted below.



The dishwasher was inspected and actuated but water would not come into the system. HomeTeam recommends a qualified individual connect the dishwasher to the required services and test the appliance for functionality.



RANGE

The range was electric and was inspected and appeared to be functional. The oven was electric and was inspected and appeared to be functional. Defects of the range were not observed.



OVER-THE-RANGE MICROWAVE

The over-the-range microwave was inspected and appeared to be functional. The microwave's grease filter was dirty and needs cleaning. Defects of the over-the-range microwave were observed and noted below.

NOTE: The fan exhaust capacity was not within the scope of this inspection.



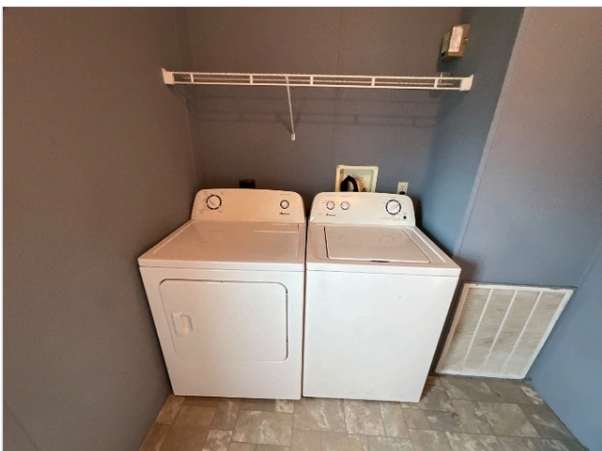
The vent was making a screeching sound when actuated. HomeTeam recommends a qualified individual evaluate and repair the vent.



WASHER AND DRYER

A drain for a washing machine was installed. The washing machine's water supply lines appeared to be functional. The unit was inspected and appeared to be functional. A dryer vent was installed. 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 was properly wired or that power was present. Consult with a qualified individual if the desired type of connection is not available. The unit was inspected and appeared to be functional. Defects of the washer and dryer area and components were observed and noted below.

NOTE: The operation of the washer and dryer without clothes may not give an accurate evaluation of the equipment. Performance testing of the washer and dryer is not within the scope of the inspection.





The dryer vent flaps were damaged. HomeTeam recommends a qualified individual replace the cover.



BATHROOMS

The visible portions of the bathroom cabinets and countertops were in good condition. Bathrooms were inspected using various techniques to help identify any areas of leakage or damage. Defects of the bathrooms were observed and noted below.

NOTE: Bathtubs and showers were inspected without the weight of a person in the enclosure. We attempted to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, i.e., a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.



The toilets were not secured properly to the floor. This could compromise the seal of the wax ring and increase the risk of leaks. HomeTeam recommends a qualified individual tighten the toilets to ensure proper stability and prevent potential water damage.





The hallway tub faucet was slightly pulled out from the wall. This can allow water behind the wall. HomeTeam recommends a qualified individual secure the faucet to the wall.



PLUMBING

The visible water supply lines throughout the structure were CPVC pipe. The visible waste lines consisted of ABS plastic pipe. The functional drainage of the drain waste lines appeared to be adequate. Defects of the plumbing were observed and noted below.

NOTE: Washing machine drains and under-floor drain lines are considered underground utilities and are specifically excluded and outside the scope of the inspection. 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 individual for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the structure.



The hallway bathroom sink was leaking from the cold knob when it was actuated. HomeTeam recommends a qualified individual seal the knob.



Slow drainage was observed in one or more drains. HomeTeam recommends a qualified individual assess the affected components for repair or replacement.



Hallway bathroom sink

WATER HEATER AND TEMPERATURE

The electric, 30 gallon water heater was located in the laundry room. A Temperature and Pressure (T&P) relief valve was present. An overflow leg was present. It did terminate properly. The unit was inspected and appeared to be functional. The hot water temperature was 128°F. 120°F is ideal. Defects of the water heater were observed and noted below.

NOTE: Your safety depends on the presence of a T&P valve and proper termination of the overflow leg in water heaters that require them. 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 them to bring the installation up to the current code. This may include altering the configuration of the water heater, including the flue configuration.





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

There was a white, chalky residue on the top of the water heater. This can be from a previous leak on the top fittings. HomeTeam recommends a qualified individual evaluate the water heater for repair or replacement.



OUTBUILDINGS

One or more outbuildings were present on the property. Outbuilding are noted but was not inspected because outbuildings are not dwelling structures. Outbuildings are not within the scope of the inspection.



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 would 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. Do not 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 will not 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 "the 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 is 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 would find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We are 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 do not 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 risks. 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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