



HomeTeam[®]

INSPECTION SERVICE

HOME INSPECTION REPORT



Home. Safe. Home.



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INSPECTION SERVICE



CONVENIENT BOOKINGS | EFFICIENT & 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

Inspection Details

PRIMARY INSPECTOR

John Schildt
HomeTeam Inspection Service

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CLIENT

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BUYERS AGENT

Robert Smith

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SELLERS AGENT

Jane Smith

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ADDITIONAL INFO

 Inspection date	Jun 22nd, 2026
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Dear John Smith,

On 06-22-2026 14:00:00 The HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Painesville OH 44077. 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 (440) 578-7273. Thank you for choosing HomeTeam.

Sincerely,

Dan Smith

HomeTeam Inspection Service

HOUSE- BASEMENT- ATTACHED GARAGE

SUMMARY

EXTERIOR

1. Peeling paint was present on the exterior of the home. Exterior wood should be properly sealed and painted to prevent deterioration.
2. Extensive plant growth was observed against the home. The growth should be cut back to prevent damage to the home.

SAFETY CONCERNS

1. There were no handrails on the steps leading to the back yard .
2. Improper dryer vent termination

PLUMBING

1. The toilet in the hall bath is loose. Failure to secure the toilet may lead to leakage around the wax ring.

INTERIOR, WINDOWS, DOORS

1. At least one of the windows in the structure had a broken thermal seal.

REPORT

1. INTRODUCTION

Throughout this report, the terms "right" and "left" are used to describe areas of the home 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.

2. LOT AND GRADE

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



Photo 1: Backyard has a gentle slope away from the house



Photo 2: Side yard has a gentle slope away from the house



Photo 3: Left side of home has a level grade

3. CONDITIONS

The approximate temperature at the time of the inspection was 70-75 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection. According to public records, the age of the structure is approximately 20 years.

4. STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with vinyl siding that was occupied at the time of the inspection.



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

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



Photo 9: Overgrowth in front yard

There were no handrails on the steps in the back. Adding a handrail may improve the safety of the stairs.



Photo 10: Missing handrail

Peeling paint was present on the exterior of the home. In order to preserve the life of the exterior surfaces and materials, all areas should be scraped, sealed, and painted after any damaged wood is repaired. This is a routine maintenance item.



Photo 11: Peeling paint around front door



Photo 12: Peeling paint around mandoor



Photo 13: Peeling paint around man door

5. GAS METER

The gas meter and main shutoff were located in the left side yard. There was no noticeable odor of gas detected at the time of the inspection. NOTE: HomeTeam recommends that all homes with natural gas supply lines be protected with CO monitors located in areas which will most improve the safety of the home's occupants. *Many areas of the state have different standards/codes as to the location of the meter/regulator/etc. We recommend to contact the proper authorities and companies if there are any concerns about this. HomeTeam only visually inspects the unit, the codes/standards for the location of the meters/regulators are outside the scope of home inspection.*

The gas meter assembly appears tilted. Recommend evaluation by the gas, utility provider or qualified contractor to determine if movement, settlement, or stress on the gas piping is present.



Photo 14: Gas meter is tilted and out of level

6. GUTTERS

The roof drainage system consisted of galvanized metal 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.



Photo 15



Photo 16: Front downspout drains into flower bed

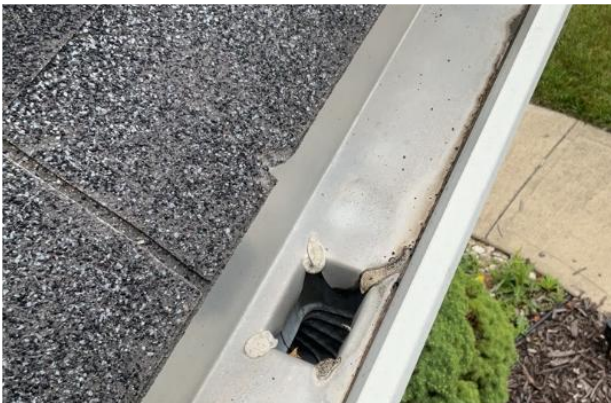


Photo 17



Photo 18: Granules from the shingles



Photo 19

Multiple downspouts were draining at or too close to the base of the foundation.

To reduce the likelihood of water problems at the base of the structure, all roof drainage should be directed at least six feet from the base of the foundation.



Photo 20: Left front corner of home downspout draining at foundation



Photo 21: Right front corner of garage draining at foundation

7. ROOF

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the eaves and the ground with the aid of binoculars. There appeared to be one layer of shingles. The roof shingles exhibited no 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 not observed. Previous repairs were not observed. These conditions indicate the roof shingles were near the middle or early 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 22



Photo 23



Photo 24: Front roof damaged shingle



Photo 25: Lifted shingle front roof

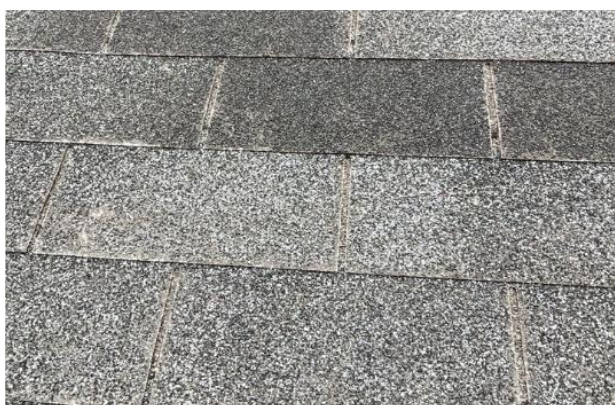


Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31

8. DRIVEWAY

A concrete driveway is present on the right side of the structure. Cracks and spalling were not 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 32



Photo 33

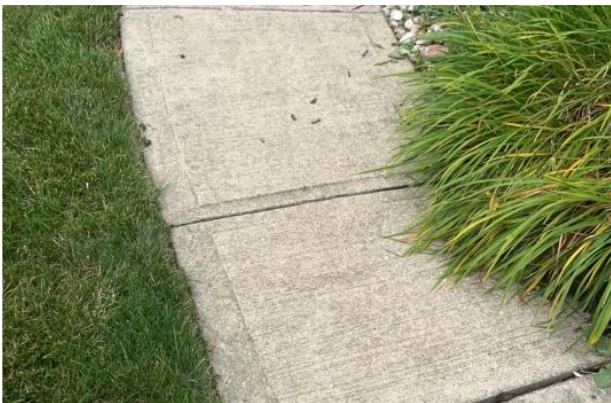


Photo 34



Photo 35

9. GARAGE

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



Photo 37

Photo 36: Damaged trim front left corner of garage



Photo 38: Functioning water hose bib in garage

Photo 39

10. ATTIC STRUCTURE

The attic was accessed via 2 scuttles and a knee wall door in The upper level and was partially entered. The attic above the living space was insulated with cellulose-based loose-fill insulation, approximately six-inches in depth. Ventilation throughout the attic was provided by soffit and ridge 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 (waferboard) sheathing. There was no moisture visible in the attic space. As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Due to configuration, parts of the attic were not accessible. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection, ie, heavy rain combined with high winds. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. This inspection does not include the reporting of any animal intrusion, past or present, such as mice, bats, squirrels, raccoons, excrement, etc. If there is evidence of an intrusion that are noticed at the time of inspection, that information MAY be mentioned in the report. However, this is outside the scope of the home inspection and requires other professionals with different credentials and licenses. If a Wood Destroying Insect Report is ordered, animal intrusion is not included in the Wood Destroying Insect Report.



Photo 40



Photo 41



Photo 42: Attic over bedroom to the right of the stairs



Photo 43



Photo 44



Photo 45

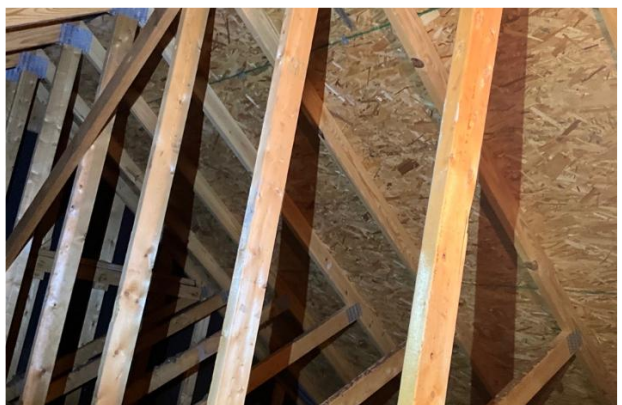


Photo 46



Photo 47



Photo 48



Photo 49



Photo 50: Knee wall attic access bedroom to the left of the stair stairs



Photo 51



Photo 52



Photo 53: Attic over bedroom to the left of the stairs





Photo 54



Photo 55



Photo 56



Photo 57

11. ELECTRIC SERVICE

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



Photo 58

12. MAIN PANEL

The service wire appeared to be 120/240 volt and 200 amp and entered a n Eaton service panel, located on the rear basement wall. The main service disconnect was 150-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 fair condition. The visible house wiring consisted primarily of the

NM (non-metallic) type and appeared to be in fair to 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 59: Panel was missing four screws



Photo 60: Main service disconnect



Photo 61

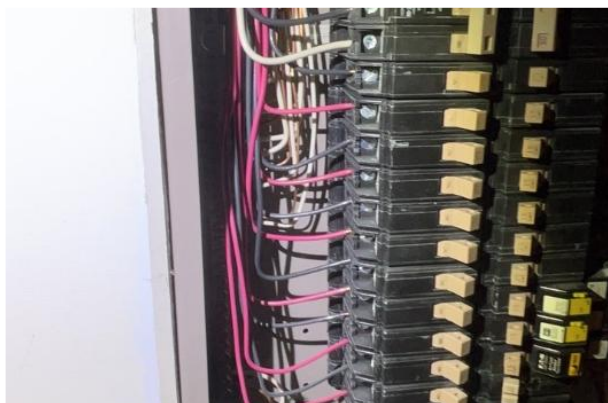


Photo 62

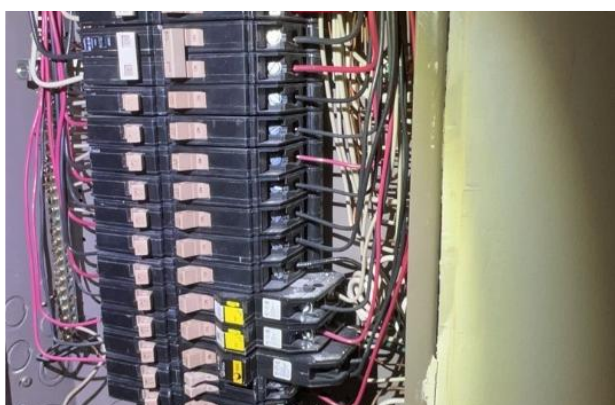


Photo 63

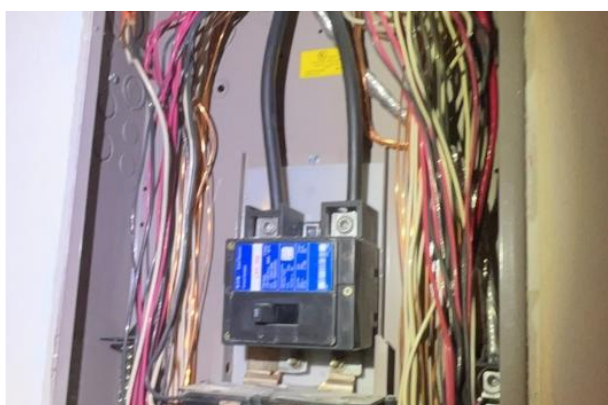


Photo 64

13. SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home 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 home 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 home 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.

14. FOUNDATION

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



Photo 65



Photo 66

15. BASEMENT

The full basement was partially finished. The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. Please note that it is not within the scope of this inspection to determine or predict the amount or frequency of past or future water intrusion into the basement. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. If you require a guarantee of a 100 percent dry basement, consult with a company specializing in water proofing. The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors

are poured after the structure is built and serve no purpose with regard to structural support.



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71

16. SUMP PUMP

There was a sump pump located in the basement. The sump pump was functional. 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.

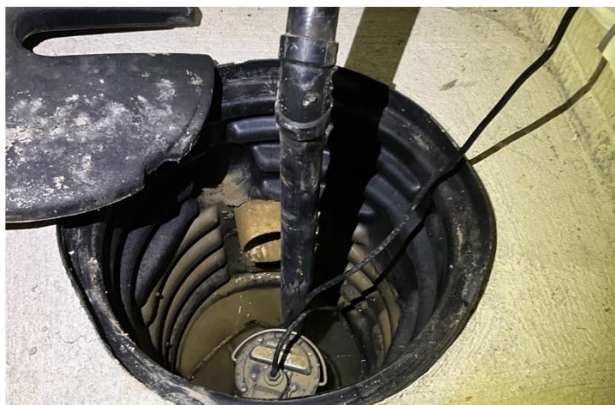


Photo 72: Sump pump was tested and found to be functional

17. FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by eight-inch wood joists spaced sixteen inches on center. A 4x8-inch steel I-Beam center beam and four -inch steel posts or piers were present for load bearing support.



Photo 73



Photo 74

18. PLUMBING

The visible water supply lines throughout the structure were CPVC 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 home. 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 home. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure 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.

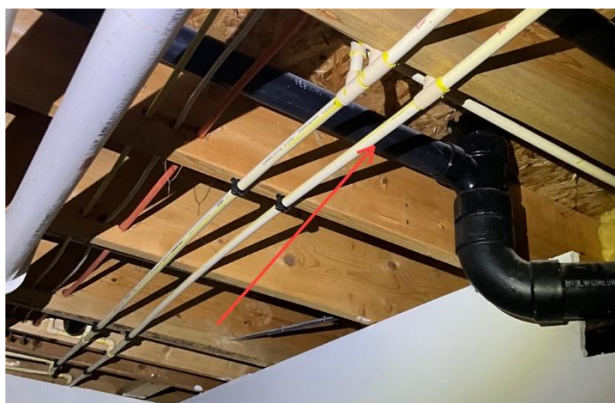


Photo 75: CPVC Pipeing

19. 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, i.e., a person taking a shower or bath. Any latent deficiencies noted under these conditions once the home is occupied should be sealed to prevent water intrusion and damage.



Photo 76: Functioning downstairs, bath-room sink and toilet



Photo 77: Functional sink upstairs bath-room

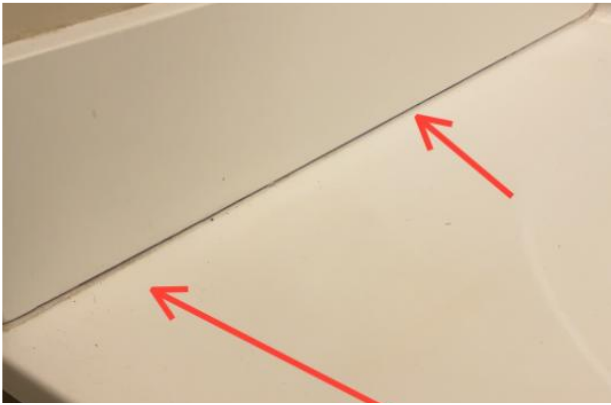


Photo 78: Counter needs sealed upstairs bathroom



Photo 79: Functional upstairs shower



Photo 80: Shower head leaks in upstairs bathroom

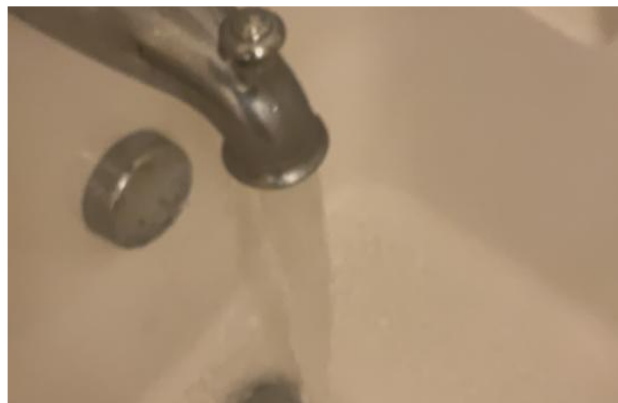


Photo 81: Functional upstairs bathroom



Photo 82: Functional sink half bath



Photo 83: Functional master bath sinks



Photo 84: Functional tub faucet in master bath



Photo 85: Functional shower

The toilet in the second floor hall bathroom is loose. Failure to secure the toilet may lead to leakage around the wax ring. The toilet should be secured.

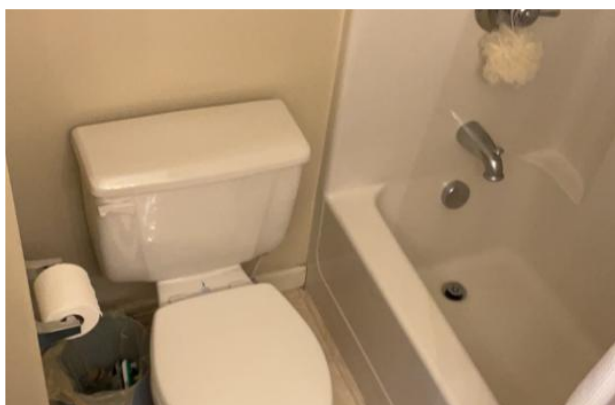


Photo 86: Loose toilet at base

The toilet in the hall bathroom runs. This may be due to an improperly seated flapper valve or some other component that is not properly sealed. Exterior leakage was not observed at the time of the inspection.

20. WATER METER

The main water shutoff valve for the structure was located adjacent to the water service entry point in a closet 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.

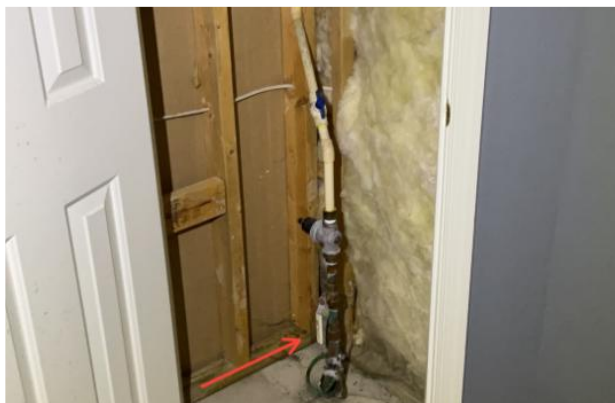


Photo 87: Main water shut off valve



Photo 88: Signs of previous moisture were present on the inside of the door leading to the main water shut off. The stains were dry at the inspection.

21. WATER HEATER

A 50 gallon capacity, electric water heater was located in the basement. The water heater was manufactured by A. O. Smith, model number E650H45DV and serial number 2042121476717. Information on the water heater indicated that it was manufactured 6 years ago. Hot water temperature was approximately 114 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 89



Photo 90



Photo 91



Photo 92

22. 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 homes 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 Environmental Protection Agency and the Ohio Department of Health.



Photo 93

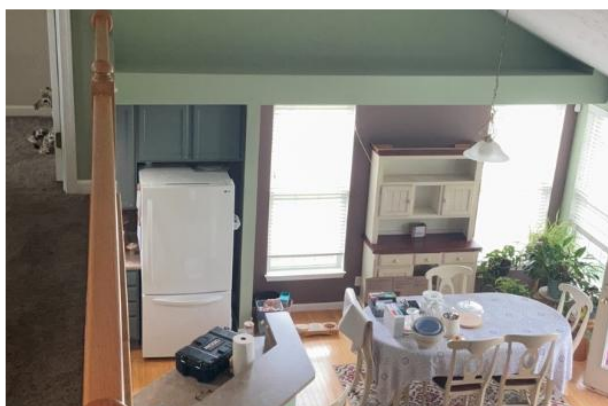


Photo 94



Photo 95: Damage to trim in livingroom



Photo 96

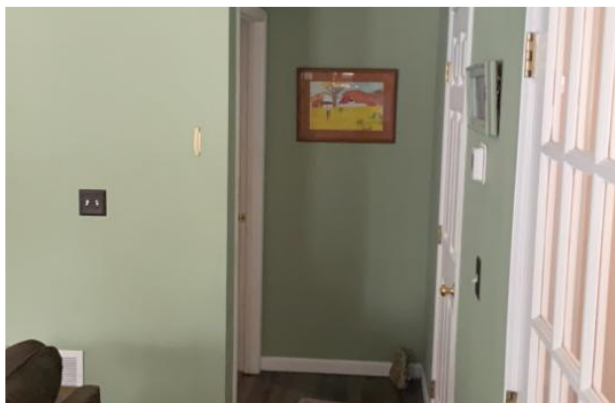


Photo 97



Photo 98



Photo 99

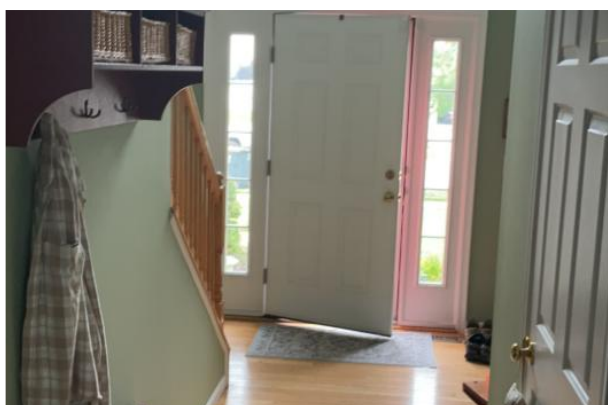


Photo 100

23. SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house. Carbon monoxide detectors were not present in the house. Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, the alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.



Photo 101



Photo 102: Smoke detector observed

24. WINDOWS, DOORS, WALLS AND CEILINGS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were vinyl-clad, double hung 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. *Due to the fact that in some cases the inspectors are not able to reach some windows or for other reasons might not be able to inspect ALL the windows, if there is a deficiency in one or more windows, we recommend that a professional re-inspect ALL the windows at the time of evaluation/repairs.*

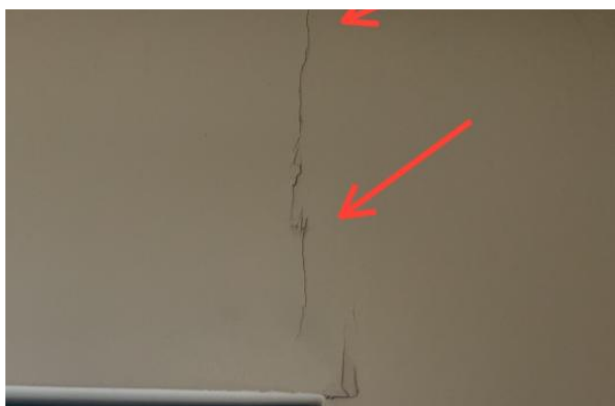


Photo 103: Common settlement cracking in upstairs left bedroom



Photo 104: Normal settlement cracking in common area ceiling

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 105: Loss of thermal seal in dining room

25. INTERIOR WALLS AND CEILING

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.

26. 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:

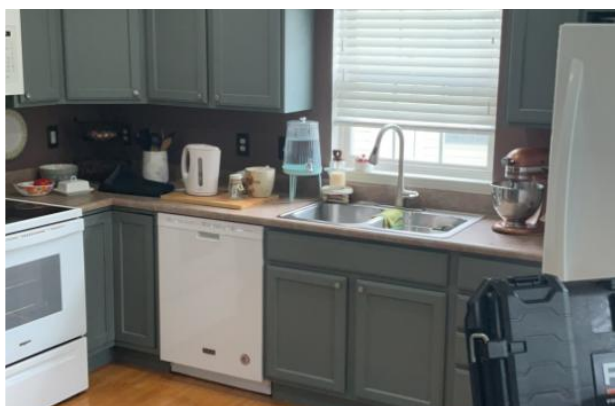


Photo 106

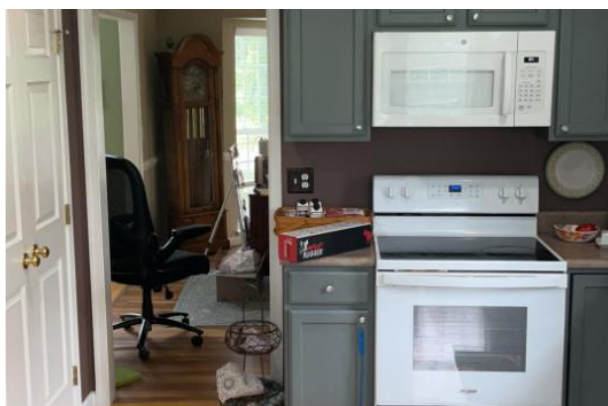


Photo 107

27. OVEN RANGE

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

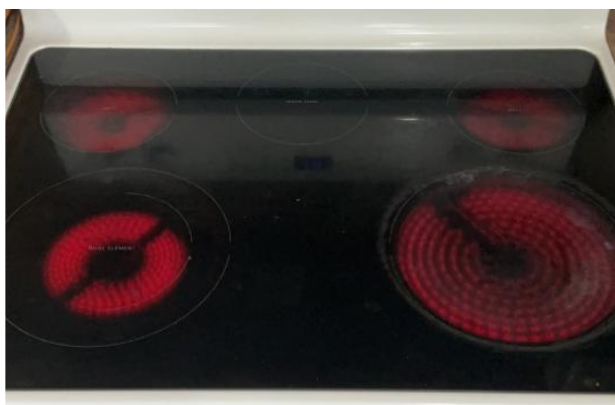


Photo 108: All burners working properly



Photo 109: Oven temp

28. REFRIGERATOR

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 110: Fridge temp



Photo 111: Freezer temp

29. DISHWASHER

The dishwasher was tested and did appear to be functional.



Photo 112: Dishwasher is functional



Photo 113: Dishwasher temp

30. DISPOSAL

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.

31. 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 114: Functioning laundry sink

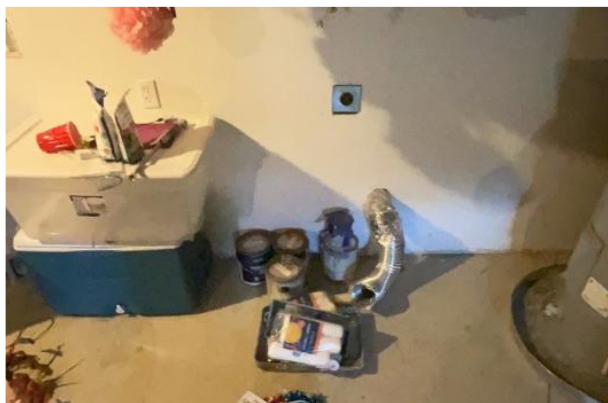


Photo 115



Photo 116: Water supply and drain



Photo 117: Vent pipe



Photo 118

The clothes dryer exhaust duct terminates within the basement rather than discharging to the exterior. Lint accumulation was observed at the termination point. If a dryer is connected to this event, moisture, heat, and lint will be discharged into the basement, creating a potential fire hazard and contributing to elevated humidity levels. Recommend modifying the dryer vents to terminate at an improved exterior location before the dryer connection is used.

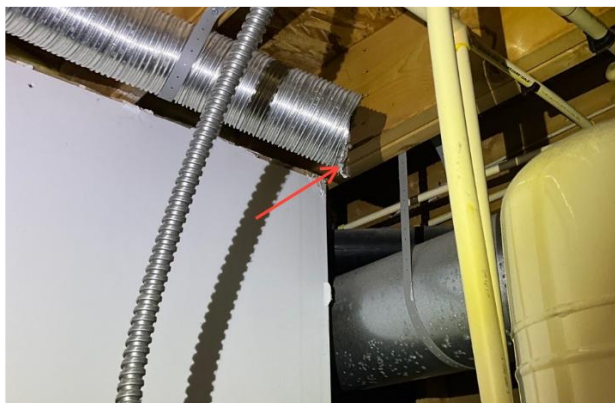


Photo 119: Vent terminates in the ceiling area of the basement near the furnace



Photo 120: Dryer lint was observed on the floor behind the water heater and near the furnace

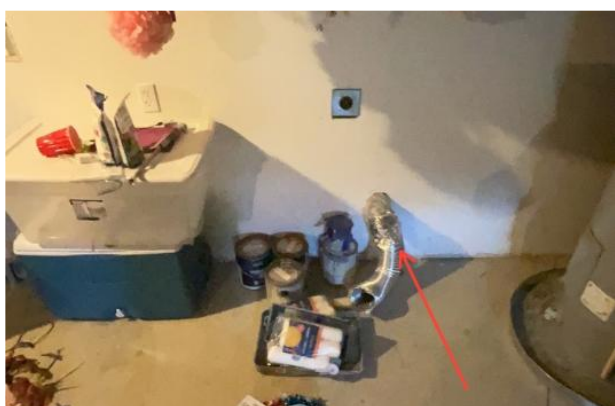


Photo 121: Dryer vent in basement

32. HEATING SYSTEM

The heating system was inspected by a qualified HomeTeam professional. Periodic preventive maintenance is recommended to keep this unit in good working condition. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system are described below: The structure was heated by a Heil natural gas forced air furnace, model number G96VTN0801716A1, serial number A233364216 which is 3 years old. The temperature split was measured at several locations and was approximately 30 degrees F, which is normal. The unit was located in the basement of the structure. The flue vent appeared to be configured in such a way as to properly vent the flue gases. NOTE: Codes change for proper furnace installation. As a reminder, this is a visual and functional check of the system only. Whenever a furnace is replaced by a licensed HVAC technician it is necessary for him to bring the setup up to the then-current code. This may include altering the current configuration of the system. This is a functional test only; if a complete and exhaustive checkout of all of the components of the HVAC system is desired, or if your warranty company requires a specific inspection from their approved HVAC vendor list, contact a reputable and licensed HVAC company prior to closing.



Photo 122



Photo 123



Photo 124



Photo 125: No CO gases were detected at inspection

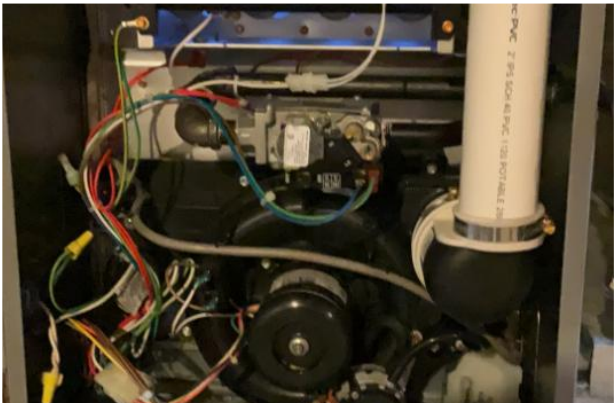


Photo 126



Photo 127



Photo 128

Photo 129: 93 degrees at register, functioning furnace

33. AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Heil, Model Number N4A4S36AKANAABAA and Serial Number X231764107. The unit is located on the left side of the structure. This unit is approximately 3 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition, and HomeTeam strongly recommends partnering with a reputable HVAC company for routine maintenance for the heating and cooling systems in the fall and spring. The air conditioning system was tested and found to be functional. As a reminder, this is functionality test and visual inspection only; we do not check suction pressures, contactor amps, or refrigerant levels. If a more detailed inspection is required, please consult with an HVAC company.



Photo 130



Photo 131



Photo 132



Photo 133: Functioning air conditioner

34. FILTER AND 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.

The air filter should be replaced or cleaned, as appropriate, on a regular basis to maintain the efficiency of the system.

35. RADON TEST

A radon test was performed according to EPA guidelines and testing protocol at your request. 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 will follow under separate cover upon completion of the test period. 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.