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

Welcome to Your New Home!



Dear John Smith,

On Thursday, November 12, 2026 HomeTeam Inspection Service made a visual inspection of 123 Sample Drive, Buffalo Grove, IL 60089. 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 (847) 558-1274. Thank you for choosing HomeTeam.

Sincerely,

James Cistaro
HomeTeam Inspection Service

Illinois Licensed Home Inspector #450.013530, Expires November 30, 2028

Cistaro Incorporated - Business Entity License #451.001528, Expires November 30, 2028

SUMMARY

The following is a summary of our findings that HomeTeam recommends be carefully considered and resolved prior to real estate closing. Be sure to read the entire inspection report; it contains additional observations and greater detail about the property overall, and may include additional items pertinent to the buyer that may need further consideration prior to real estate closing. All recommended investigation actions must be performed prior to the conclusion of the inspection contingency period to ensure a full understanding of all necessary repair items prior to real estate closing.

Electrical

1. Numerous receptacles were loose and in need of repair or replacement to ensure safe electrical operation in the basement.
2. A missing switch-plate cover was observed in the basement.
3. A minor break in the protective wire insulation coating (exposed bare wire) was observed in the main electric panel that represents a shock hazard and should be repaired/replaced by a certified electrician to prevent sparking or short circuiting.

Plumbing

1. The sump pump shows signs of active/current leakage.

HVAC

1. The cooling system was visually inspected but not tested due to cold exterior temperatures in the preceding 24-hours.

Roof and Gutters

1. Standing water was present in the front gutter system due to improper pitch that prohibits drainage flow and needs to be repaired.

Interior, Windows, Doors

1. One insulated window pane(s) had defective thermal seals. Fogging was observed at time of inspection.
2. Locking mechanism hardware was improperly installed on a door, which should be repaired or replaced to allow proper operation, locking/unlocking, and sealing of the door .
3. Evidence of active water intrusion with staining present on the basement wall, which damaged the lower door frame.

Garage

1. There were no guardrails or handrails installed at the garage steps into the home.

Misc

1. The radon test was not complete at time of home inspection. The test must run for a minimum of 48 hours. The radon test results will be sent under separate cover.

NOTE: This summary is presented to assist in the presentation of information but 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. Additional observations about the property may be included in the report as a service to the buyer that are not listed in the summary section. It is important for buyers to work closely with their real estate professional and attorney in developing their repair requests. Please contact HomeTeam for clarification on any of the items in the entire 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.

A pest inspection was not ordered through HomeTeam Inspection Service. We strongly urge all buyers to obtain a pest intrusion inspection that includes wood destroying insects prior to the end of the inspection timeframe window. HomeTeam strives to identify all types of pests and insects that may have intruded into the structure at time of its standard home inspection, however, that inspection is limited to readily visual evidence only and may not identify all areas of intrusion or damage that a professional exterminator may discover in a highly focused search. Please note that FHA/VA mortgage loans require a pest/wood destroying insect inspection be completed as part of its funds approval process, so that inspection should be completed in a timely manner to support the contract timeframe.

CONDITIONS

The approximate temperature at the time of the inspection was 35 to 40 degrees Fahrenheit, and the weather was clear and dry. The utilities were on at the time of the inspection. The structure was occupied at time of inspection and appeared to be constructed 6 years ago according to the MLS listing data.

STRUCTURE AND CLADDING

The inspected property consisted of a two story wood-framed structure with brick and wood cladding. The following items are recommended for repair, monitoring, and routine maintenance.

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

Damaged cladding was observed on the right side of the exterior home that should be repaired. No water intrusion was observed on any inspected interior walls. This condition does not have an effect on the structural integrity of the building, however, should be repaired to prevent further deterioration of the surface as well as underlying materials that may lead to water intrusion.

Photo 1



Exterior vertical cracks were present in the concrete foundation of the home consistent with normal settlement but should nonetheless be tuckpointed, sealed, or otherwise repaired to prevent water intrusion. Monitor those areas for further movement and contact a foundation repair specialist if the crack widens or continues to expand.

Photo 2



Left

Photo 3



Left

Photo 4



Left

Photo 5



Left

Photo 6



Right

Photo 7



Right

Photo 8



Right

DRIVEWAY

An asphalt driveway was present in the front of the structure. Cracks and surface imperfections 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. Applying sealant over the entire surface on an annual basis, especially to defects and areas where there was previous wear, may help slow the rate of driveway deterioration. The following items are recommended for repair, monitoring, and routine maintenance.

Photo 9



Photo 10



The driveway was worn and due for a new application of sealcoating to prevent deterioration. HomeTeam recommends all external asphalt surfaces be routinely cleaned and sealcoated on an annual basis as part of standard preventive maintenance to enhance the appearance and extend the life of the pavement.

Photo 11



WALKWAY / MAIN ENTRANCE

There was a concrete walkway leading to a concrete covered entryway and porch in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. The following items are recommended for repair, monitoring, and routine maintenance.

Photo 12



Settlement cracks have developed over time in the concrete front porch. Watch for ongoing active crack widening or movement, and contact a concrete contractor for guidance on an appropriate repair if the condition worsens.

Photo 13



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.

The most common cause of water intrusion into a structure, basements and crawlspaces in particular, are inadequate surface lot grading and water drainage systems. Many water problems in the home are a result of improper grading and neglected gutters and downspouts. Masonry and concrete materials are not waterproof unless treated and maintained with waterproof materials in addition to keeping hydrostatic pressure against the outer foundation wall as low as possible with proper drainage systems that take surface water away and downhill from the foundation. HomeTeam recommends that all lot grading and downspouts along the foundation wall are designed in such a manner that water drains away from the home with at least a 6-inch drop in elevation within the first 10 feet of the foundation around the entire perimeter of the home.

PATIO

There was a brick paver patio in the rear of the home. No significant material defects or repair items observed at time of inspection.

Photo 14



Photo 15



Photo 16



ROOF

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

The roof shingles exhibited light cupping and curling, and light surface wear . Aggregate granule loss was not observed. Nail pops were not observed. Evidence of a hail event was not observed. Previous repairs were not observed. Several areas were tested for lifted edges, and lifted edges were not observed.

These conditions indicate the roof materials appeared to be in the first half of its 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 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Roof detail

Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Several shingles were damaged and temporarily repaired on the left side of the upper level roof from nailing straight through the top surfaces of the shingles and then filling the holes with caulk sealant. Damaged and repaired shingle tabs are not necessarily a sign of a future roof leak, however, will now require regular maintenance to prevent leaks and should be replaced with undamaged shingles to prevent water intrusion. The roof and its components should be repaired and further assessed by a qualified roofer.

Photo 34



ROOF DRAINAGE - GUTTERS AND DOWSPOUTS

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional except where noted below at time of inspection. Gutters and downspouts should receive routine maintenance to prevent drainage problems that may lead to water intrusion. Observation of fascia behind the gutters was obscured by the gutters. Keeping the gutters clean and free from debris will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware of gutters that have been dirty or clogged for an extended period of time may have unobservable damage to underlying roofing material components including interior attic spaces beyond visual detection.

Water flow from downspout extensions or splash blocks should be carried at least 6 feet away from the foundation towards a downward-slope to ensure water drains well away from the foundation to reduce hydrostatic pressure on below grade structural surfaces. These measures will help ensure excessive water is not deposited in close proximity to the foundation that 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 and integrity of a house as well as its key components including roof, roof structure, and foundations in particular.

Photo 35



Photo 36



Photo 37



All of the upper level downspouts were draining onto the lower roof. HomeTeam recommends ensuring termination points for all downspouts and exterior drain lines are extended directly into the roof gutter system to prevent premature wearing of roofing materials and configured in such a manner that drainage flows downhill, away from all wall surfaces and foundations during periods of rain or ice-melt runoff to reduce hydrostatic pressure against the above grade structure and below grade foundations to help prevent potential water intrusion.

Photo 38



Photo 39



Photo 40



Standing water was present in the front gutter system due to improper pitch that prohibits drainage flow and needs to be repaired. 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.

Photo 41



Photo 42



Photo 43



Photo 44



All of the ground level downspouts were draining onto the ground too close to the foundation. HomeTeam recommends ensuring termination points for all downspouts and exterior drain lines are extended at least 6 feet away from the foundation and configured in such a manner that drainage flows downhill, away from all wall surfaces and foundations during periods of rain or ice-melt runoff to reduce hydrostatic pressure against the above grade structure and below grade foundations to help prevent potential water intrusion.

Photo 45



Photo 46



Photo 47



ATTIC STRUCTURE - MAIN HOME

The attic was accessed via a scuttle hatch in the upper level hallway and was entered.

The attic above the living space was insulated with fiberglass and mineral-based loose-fill insulation, approximately 12 to 14 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 (waferboard) sheathing.

There was no active 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 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



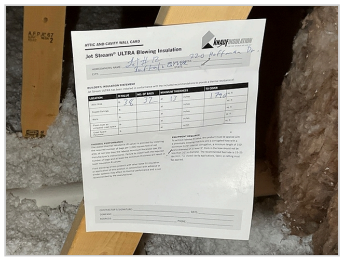
Photo 61



Photo 62



Photo 63



GARAGE

The attached garage was designed for two cars with access provided by 1 overhead door. An electric garage door opener for the door was present and functional. An automatic garage door photo-electric reversing light beam sensor system for the door was present and functional. An automatic garage door obstacle reversing mechanism for the door was present and functional. The garage floor was in good condition except where noted below.

The attached garage ceiling was examined for previous repairs and water staining. There were no signs of previous repairs and water stains observed at time of inspection.

Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Salt damage observed on the concrete garage floor. This condition typically occurs due to a chemical reaction between the calcium chloride found in salt and calcium hydroxide found in many white-gray concrete products. The reaction creates calcium oxychloride (CAOXY), which pits and damages the surface of the concrete. HomeTeam recommends using ice-melt products that do not contain calcium chloride. In addition, patch the damaged sections of concrete and apply a sealant to the entire area to prevent further chemical reactions from exposure to road salts.

Photo 72



There were no guardrails or handrails installed at the garage steps into the home. HomeTeam recommends the installation of appropriate guardrails and handrails with a graspable surface where needed to improve the safety of stairs, steps, walkways, and elevated surfaces.

Photo 73



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.

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

Photo 74



Photo 75



Photo 76



The foundation walls and floor were covered or otherwise concealed with stored items and/or shelves at time of inspection. The obstructed areas were not able to be visually inspected.

Photo 77



Photo 78



Photo 79



The foundation walls inside the basement were covered with insulation and therefore were unable to be entirely inspected for defects such as cracking and settling.

Photo 80



Photo 81



Photo 82



BASEMENT

The full basement was entirely finished except for a utility room.

The basement was dry at the time of the inspection. Because the basement was 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 was 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 good 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 was built and serve no purpose with regard to structural support.

Rough-in plumbing connections observed in the basement.

Photo 83



FLOOR STRUCTURE

The visible floor structure consisted of an OSB subfloor, supported by two-inch by ten-inch wood joists spaced 16-inches on center. An 8 x 6 inch steel I-beam center beam and 4-inch steel posts/piers were present for load bearing support.

Photo 84



Photo 85



Photo 86



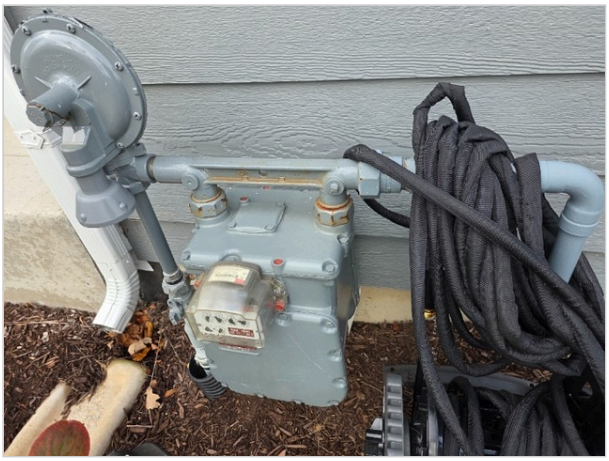
The majority of floor structure and sill plate were not visible due to the installation of permanent ceiling finishing materials, which obstructed those areas from being fully assessed.

GAS METER

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

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

Photo 87



ELECTRIC SERVICE

The underground electric service wire entered the structure on the right exterior wall.

Photo 88



ELECTRIC SERVICE - MAIN PANEL

The copper service wire appeared to be 120/240 volt and 200 amps entered a Siemens service panel located on the right basement wall. The main service disconnect was rated at 200 amps and was located in the main panel. 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, 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 89

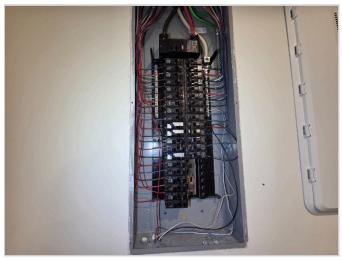


Photo 90



Photo 91

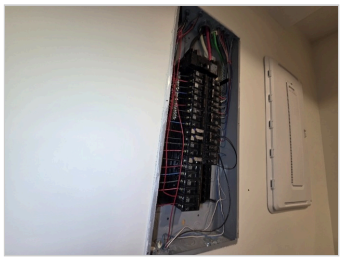
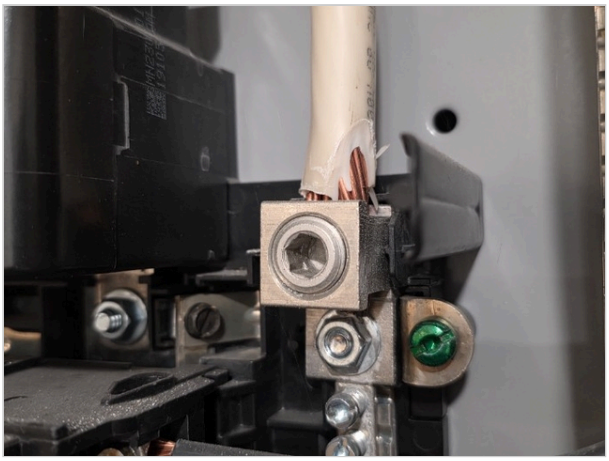


Photo 92



A minor break in the protective wire insulation coating (exposed bare wire) was observed in the main electric panel that represents a shock hazard and should be repaired/replaced by a certified electrician to prevent sparking or short circuiting.

Photo 93



The visible wiring consisted primarily of rigid conduit 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 was connected to.

The installation of GFCI protected circuits and/or outlets located within six feet of water, near kitchen countertops, in unfinished basement areas, garages, and exteriors on the perimeter of the structure are commonly accepted practices and may be also 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.

Numerous receptacles were loose and in need of repair or replacement to ensure safe electrical operation in the basement. All receptacles should be fully secured within a proper electrical outlet box to avoid shock hazards. Electrical repairs should be performed by an electrician.

Photo 94



Photo 95



A missing switch-plate cover was observed in the basement. All switch and receptacle boxes should be properly covered to avoid a shock hazard. Electrical repairs should be performed by an electrician.

Photo 96



PLUMBING

The visible water supply lines throughout the structure were 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 are 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 are any concern as to the condition of the waste lines under the structure. Sewer scoping the drainage system of the home/structure is always prudent regardless of age or apparent condition/performance of the drainage system at time of inspection. HomeTeam recommends a camera scope be completed on the drain lines by a licensed plumber prior to real estate closing as part of the standard home/ structure inspection process.

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. All mixing valves found in the home were tested using a standardized method that brings each fixture to full hot water first and then cold water

afterwards in that order to ensure both sides of the valve are functional for adjusting temperature and pressure accordingly. Every applicable mixing valve in the home was tested and deemed fully functional unless otherwise noted in the inspection findings below.

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.

MAIN WATER SHUTOFF VALVE

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 was 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 was 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. The HomeTeam is not responsible for leaks caused by operating the valve.

Photo 97



WATER HEATER

A 50 gallon capacity, natural gas water heater was located in the basement. The water heater was manufactured by State, model number GS6-50-YRVIT 200 and serial number 2135125867686. Information on the water heater indicated it was manufactured 5 year(s) ago. Hot water temperature was approximately 130 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 plumber or technician, it is necessary for that individual to bring the entire installation up to the then-current code. This may include altering the configuration of the water heater, including flue configuration.

Photo 98



Photo 99



Photo 100



The water heater was missing a water overflow basin to divert water into designated drainage and prevent spillage into the living space. HomeTeam recommends installing water overflow basins beneath all upper level appliances that utilize water as well as all lower level appliances within proximity to finished floors and walls to ensure leaks or overflows are properly contained into designated drainage systems that protect the home from water damage.

SUMP PUMP

There was one sump pump located in the basement.

The primary pump and backup secondary pump were functional.

HomeTeam recommends all sump pumps be tested regularly. If not already installed, HomeTeam recommends a battery or hydro backup power source installed on all sump pumps to provide an added measure of protection.

Photo 101



Photo 102



The sump pump discharges were draining onto the ground too close to the foundation. HomeTeam recommends ensuring termination points for all downspouts and exterior drain lines are extended at least 6 feet away from the foundation and configured in such a manner that drainage flows downhill, away from all wall surfaces and foundations during periods of rain or ice-melt runoff to reduce hydrostatic pressure against the above grade structure and below grade foundations to help prevent potential water intrusion.

Photo 103



The sump pump shows signs of active/current leakage. The pump should be repaired or replaced by a licensed plumber.

Photo 104



EJECTOR PUMP

There was one ejector pump located in the basement.

The ejector pump was functional.

HomeTeam recommends all ejector pumps be tested regularly. If not already installed, HomeTeam recommends a battery or hydro backup power source installed on all ejector pumps to provide an added measure of protection from backup during a power outage that would expose the home to biological waste or cause damage to finished walls/ floors.

Photo 105



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.

Chipped and broken tiles were observed on the primary bathroom shower enclosure.

Photo 106



Photo 107

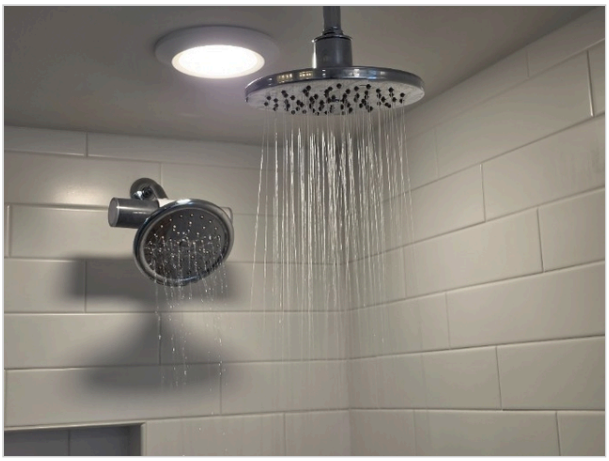


Photo 108



Low water pressure with a slower flow rate than other plumbing fixtures in the home was observed at the shower head located in the primary bathroom. Consult a licensed plumber for determining the cause of the lower water pressure as well as possible improvement options, if desired.

Photo 109



The primary bathroom sink drained very slowly, indicating a possible obstruction in the drain line or vent. HomeTeam recommends having the affected drain lines cleaned or rodded, and other drain lines further assessed at time of clearing to ensure adequate drainage from the home.

Photo 110



GENERAL INTERIOR

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 through the process of tape lifts on dry surfaces, swab sampling on wet surfaces, or air quality sampling for airborne particulates. 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

INTERIOR WALLS AND CEILINGS

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

Evidence of active water intrusion with staining present on the basement wall, which damaged the lower door frame. The affected area measured high water content with a moisture meter which may indicate the leak is active and surrounding enclosed areas may also be wet, which may lead to mold/mildew if not properly ventilated and thoroughly dried. All associated enclosed or otherwise concealed wall and floor cavities should be opened and assessed for the source of the leak followed by needed repair to prevent water intrusion.

Photo 111



Photo 112



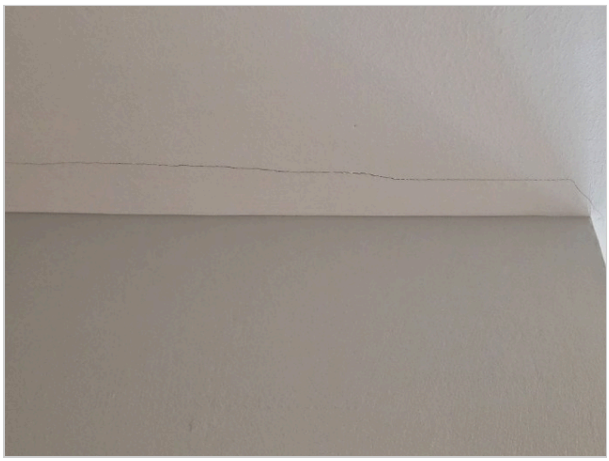
Evidence of settlement was observed on the ceiling and wall of the office. This appears to be a cosmetic blemish only and not a structural defect or deficiency.

Photo 113



Office

Photo 114



Office

WINDOWS AND DOORS

A representative number of accessible windows and doors were operated and found to be functional except as noted below.

The primary **windows** were vinyl-clad, single 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.

One insulated window pane(s) had defective thermal seals. Fogging was observed at time of inspection. A defective thermal seal can be identified when fogging is observed between the panes of glass although that statement should not be considered all inclusive. Oxidation or rust inside the interior window frame between panes of glass may also occur with exposure to environment after the factory-installed seal is broken. Our ability to identify defective thermal seals is affected by dirty glass, the angle by which we can view the windows, window coverings, temperature variations, and the direction of the sun. It is not possible to identify mild cases of fogging between glass panes given the conditions that affect our view. Fogging is primarily a cosmetic issue only. The insulation value of the window is minimally affected. Repair of the thermal seal can be accomplished by replacing the affected glass panel. HomeTeam recommends having the affected window panes repaired or replaced and further assessed.

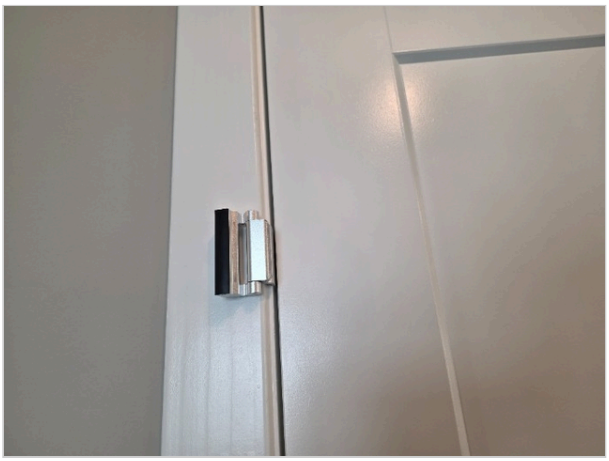
Photo 115



Primary bedroom

Locking mechanism hardware was improperly installed on a door, which should be repaired or replaced to allow proper operation, locking/unlocking, and sealing of the door .

Photo 116



Several doors in the basement were dragging on the upper door frame, making it difficult to open and close. It should be repaired to make operating the door easier while also preventing damage to the door and surfaces it contacts.

Photo 117

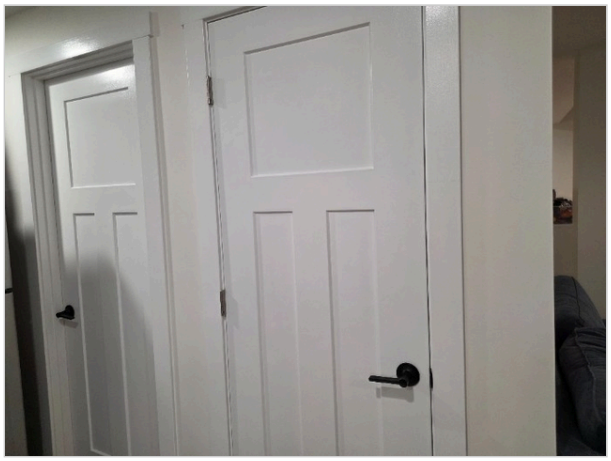
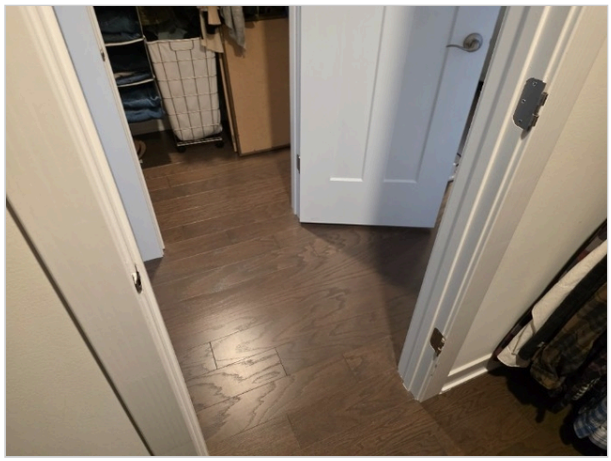


Photo 118



The primary bedroom closet door was missing.

Photo 119



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 first use. The results of such an inspection may reveal needed or recommended repairs.

It is highly recommended that all applicable chimneys be inspected, and cleaned if deemed necessary, by a Chimney Safety Institute of America (CSIA) certified chimney professional prior to closing. National Fire Protection Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection. All references to a qualified chimney or fireplace professional in this section means a CSIA certified individual.

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

A vented fireplace appliance with natural gas fuel supply was located in the family room. The chimney and flue were metal. The unit was operated and was functional. Be sure to read and understand the operating procedures prior to operating the unit. There were no defects observed on the gas-burning device. If the unit is used for burning wood,

special precautions should be taken, including a full assessment by a chimney sweep for suitability and any configuration changes that should occur. Often, gas-burning equipment that have not been operated for a prolonged period of time require an extended number of attempts before successfully igniting. This is often due to air in the lines that requires time to purge.

Photo 120



Photo 121



Photo 122



SMOKE ALARMS AND CO DETECTORS

Smoke alarms were present in the house.

Carbon monoxide detectors were present in the house.

Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom while others only require them on each floor. Similar varied requirements exist with regard to carbon monoxide detectors. Check with the local code enforcement officer for the requirements in your area. For safety reasons, smoke and carbon monoxide detectors/alarms should be located within 15 of every sleeping area of the home, tested immediately upon occupancy to ensure operation, and retested regularly at set intervals throughout the year to ensure ongoing functionality. The batteries (if any) should be replaced with new ones when you move into the house and tested regularly thereafter.

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 was 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 123



Photo 124



Photo 125



Photo 126



Some of the grout was cracked from around the countertop in the kitchen.

Photo 127



OVEN / RANGE

The electric double oven was functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



COOKTOP

The built in cooktop was tested and found to be functional.

Photo 133



HOOD FAN

The range hood was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

Photo 134



REFRIGERATOR

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

Photo 135



DISHWASHER

The dishwasher was tested and did appear to be functional.

All testing of this appliance is limited to determining basic functionality only for the purpose of ensuring electrical, plumbing, and drainage connections are proper for safe operation of the equipment. The equipment was turned on and standard operating cycle run in its entirely for making this determination. The inspection did not include any assessment of equipment effectiveness or any implied statement of suitability for this device to adequately performing its intended function. Effectiveness of the equipment regarding ability to adequately perform its intended function should be tested by the buyer prior to real estate closing if that aspect or detail of operation is desired.

Photo 136



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.

Photo 137



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 gas connection for a natural gas clothes dryer was installed in the laundry area. For safety reasons, no attempt was made to verify that the electrical outlet was properly wired, that power was present, or that there was gas service. Consult with a qualified contractor if the desired type of connection was not available.

A dryer vent was installed.

A drain for a washing machine was present.

All testing of these appliances are limited to determining basic functionality only for the purpose of ensuring all applicable electrical, natural gas, plumbing, drainage, and venting connections are proper for safe operation of the equipment. The equipment was turned on and standard operating cycles run in their entirely for making this determination. The inspection did not include any assessment of equipment effectiveness or any implied statement of suitability for these devices to adequately performing their intended functions. Effectiveness of the equipment regarding ability to adequately perform their intended function should be tested by the buyer prior to real estate closing if that aspect or detail of operation is desired.

Photo 138



Photo 139



The washing machine was missing a water overflow basin to divert water into designated drainage and prevent spillage into the living space. HomeTeam recommends installing water overflow basins beneath all upper level appliances that utilize water as well as all lower level appliances within proximity to finished floors and walls to ensure leaks or overflows are properly contained into designated drainage systems that protect the home from water damage.

HEATING, VENTILATION, & AIR CONDITIONING (HVAC)

The heating, ventilation, and air conditioning (HVAC) 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.

THERMOSTAT

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

Photo 140



HEATING

The structure was heated by a Goodman natural gas forced air furnace, Model Number GMES960804CNAA and Serial Number 2107514353, which was approximately 5 year(s) old. The unit was located in the basement utility room of the structure. It has an approximate net heating capacity of 80,000 BTUH. The automatic safety controls on the unit were found to be functional at 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 was 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 at the time of the inspection.

Photo 141

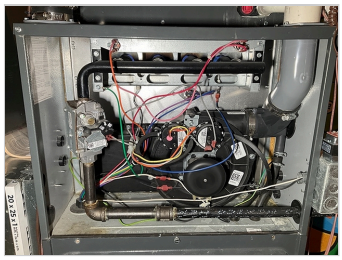


Photo 142

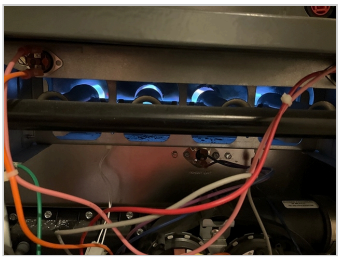


Photo 143

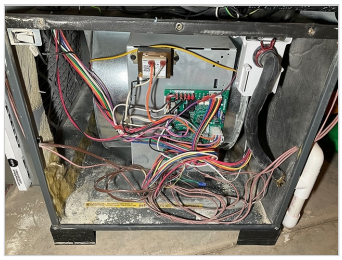
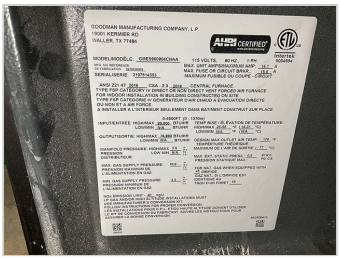


Photo 144



A previous condensate leak was noted on the drain line for the AC evaporator coil on top of the furnace cabinet. Repairs should be made by a qualified HVAC or plumbing contractor.

Photo 145



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

Photo 146



The furnace should be serviced professionally by a HVAC technician on an annual basis as part of routine maintenance to enhance performance and prolong the life of the equipment.

Photo 147



HUMIDIFIER

An Aprilaire central humidifier was installed. The humidistat was turned to maximum to see if the unit responded to a call for humidification. The humidifier did appear to be functional . The water supply valve to the unit appeared to be on. The humidistat was located on the return air plenum at the furnace. Use care when raising the humidity setting for the home. Too much humidity in the air can create undesirable conditions. Humidifiers generally contain some type of replaceable media that should be monitored. The frequency of replacement depends upon how much use the humidifier gets. At a minimum, the unit should be checked by the HVAC contractor during annual maintenance of the heating system.

Photo 148

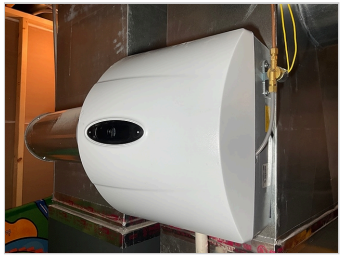


Photo 149

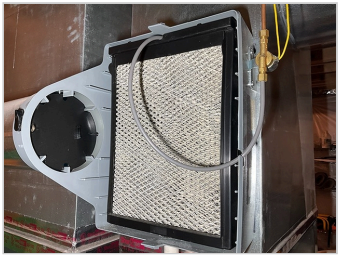


Photo 150

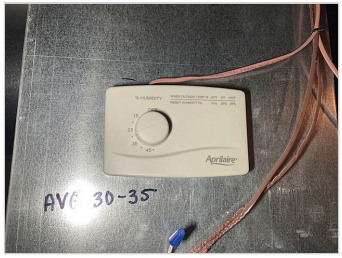
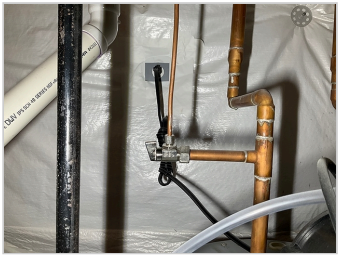


Photo 151



COOLING

The electric outdoor air conditioner compressor unit was a Goodman, Model Number GSX130361EH and Serial Number 210341602. The unit was located on the right side of the structure. This unit was approximately 5 year(s) 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 152



Photo 153



The cooling system was visually inspected but not tested due to cold exterior temperatures in the preceding 24-hours. When outdoor temperatures have been below 60 degrees F within 24-hours of inspection, operation of the cooling system can damage the compressor. Full functionality will need to be evaluated once the outside temperature is sustained above 60 degrees prior to inspection. The system should be cleaned, serviced, and inspected by a HVAC technician in the coming Spring.

The air conditioning system should be serviced professionally by a HVAC technician on an annual basis as part of routine maintenance to enhance performance and prolong the life of the equipment.

AIR 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 20 x 25 x 1 filter(s) was installed at the left side of the furnace.

Photo 154



Photo 155



The home is equipped with a whole house ventilation control system that circulates exterior air throughout the HVAC system ductwork to enhance internal air quality. The ventilation system was visually inspected and appeared to be in working order.

Photo 156

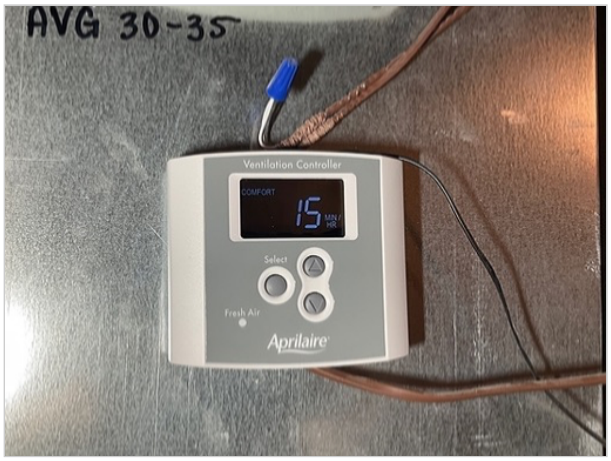


Photo 157

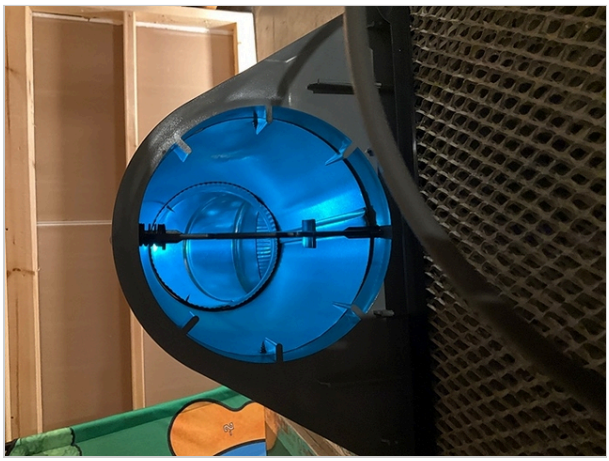


A UV air purification system was installed inside the furnace ductwork that was visually inspected and appeared to be operational at time of inspection.

Photo 158



Photo 159



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.

RADON

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 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.

File Number: **000000**
Address of Inspection: **123 Sample Drive**

A passive radon mitigation system was installed in the structure that appeared to be in operation. HomeTeam recommends testing the home for active radon levels every two years to ensure it is within safe living parameters in accordance with EPA guidelines.

Photo 160



Photo 161



The radon test was not complete at time of home inspection. The test must run for a minimum of 48 hours. The radon test results will be sent under separate cover.

Photo 162



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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