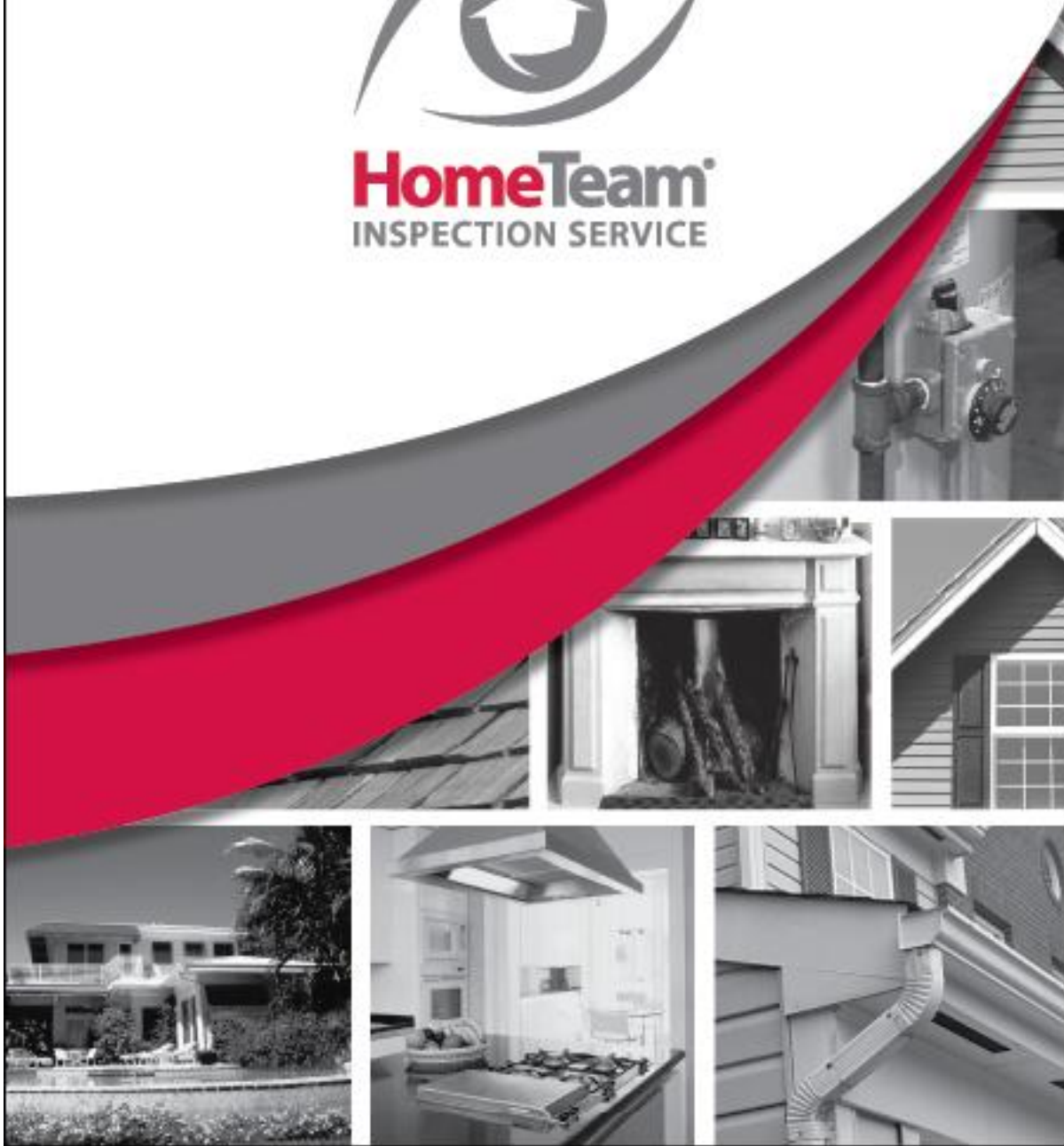


Home Inspection Report



HomeTeam
INSPECTION SERVICE



File Number: **504-112011-0410**
Address of Inspection: **575 Inspection Dr**



4021 West 12th Street • Erie, PA 16505
814-835-0388 • Fax: 814-835-0530
www.hometeaminspection.com/koloskee.html
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HomeTeam

INSPECTION SERVICE

November 16, 2011

Bob Smith

**RE: 575 Inspection Dr
Fairview, PA 16415
Inspection #: 504-112011-0410**



Dear Bob Smith:

On 11/16/2011 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

The HomeTeam Inspection Service

Dave Koloskee

Summary:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF.

Minor Defects

- There was a deck located in the back of the home. There did not appear to be significant deterioration of the material. The railings around the deck and stairs were securely attached to the deck or stairs. NOTE: One piece of composite decking was not fully nailed down at one end and was lifting slightly



- High public water pressure of 100 psi or more was observed. Elevated water pressure can lead to problems with faucets, connections, leaks, advanced deterioration of supply system, releasing of the T&P valve on the water heater, etc. Though many homes function well with elevated water pressure, many plumbing contractors will recommend that a water pressure reducing valve (and possibly an expansion tank) be installed near the water meter when the incoming water pressure is 80 psi or higher



File Number: **504-112011-0410**

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- The 1ST FLOOR bathroom was ventilated by a window and ceiling fan that was functional at the time of inspection. It was possible to see where the fan vented to. NOTE: One of the bathroom sink vanity doors has a hinge that is not connected to the vanity cabinet.



- The Whirlpool dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle. NOTE: The dishwasher door did not fully open - it was catching on some metal under the dishwasher.



GENERAL DESCRIPTION:

We are providing you with one copy of The HomeTeam Inspection Report. The report is for your sole, confidential, and exclusive use and benefit. All intellectual property rights (including, but not limited to, copyrights) in this report (including, but not limited to, its format and contents) and all related notes will remain the sole property of The HomeTeam Inspection Service. This report may not be copied or otherwise reproduced or distributed without our prior written consent, for which we may require an additional fee. This report is not intended for the benefit of, and may not be relied upon by, any other person, regardless of any legal or contractual obligation you may have to disclose the contents of the report [for example, if you are the owner of the Property, you may have a legal obligation to disclose to a potential purchaser conditions or defects that may be identified in the report].

You have authorized us to provide an additional copy of this report to your real estate agent, subject to the condition that he or she may use the report only for your confidential and exclusive use and benefit in connection with your purchase or sale of the Property, and may not copy or otherwise reproduce or distribute it without our prior written consent. We will provide your agent with one copy of the report at no additional cost.

The disclosure or distribution of this report to the current owner of the Property (if you are not the owner) or to real estate agents involved in the transaction does not make those persons intended beneficiaries of the report. You must indemnify and defend us and our employees, agents, officers, directors, shareholders, members, principals, partners, affiliates, successors, heirs, assigns, and legal representatives, and hold us and each of those parties harmless, from and against all losses, damages, and expenses (including, without limitation, attorney fees) arising from any claim asserted by a third party as the result of the unauthorized distribution or reproduction of the report.

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. **The HomeTeam inspects for evidence of structural failure and safety concerns only.** This is not a code inspection. Zoning, set-backs, restrictions, or homeowners association rules, by-laws or codes are not within the scope of this inspection. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are 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 major, visually observable defects as defined in the Home Inspection Agreement. Conditions that are not visible and hidden damage (inside wall cavities, underground piping, under roofing materials, behind exterior siding)

are NOT within the scope of inspection. **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.**

The inspected property consisted of a two story wood-framed structure with vinyl siding that was vacant at the time of the inspection. There were not any major visual defects on the visible portions of the siding. The approximate temperature at the start time of the inspection was 50 degrees Fahrenheit, and the weather was overcast. The utilities were on at the time of the inspection. The buyer was present during the inspection.

The home was situated on a level to sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation at front & left sides only. The age of the home, as reported by the MLS sheet was said to be 1 year old.

NOTE: Some homes built or remolded from 2001 to Present may have the type of drywall that contains high levels of hydrogen sulphide and ammonia (sometimes referred to as "Chinese drywall" because it was first thought to originate mostly from China). This product has been reported to cause health issues and corrosive damage to any metal in the home such as electrical wiring, plumbing, and HVAC units. To date, the presence of this type of drywall has mostly been in the southern U.S. The inspection for and identification of this type of material is NOT a part of the home inspection. For more information, please see;
<http://www.doh.state.fl.us/Environment/community/indoor-air/drywall.html> and
<http://www.cpsc.gov/info/drywall/>

There was a concrete walkway leading to a concrete covered porch in the front of the home. Trip hazards were not present at the walkway(s). NOTE: If trip hazards were present, we recommend repair to prevent possible future injury. There were no major visual defects observed in the walkway or the porch.

NOTE: The following standards and information was obtained on-line at the website www.stairways.org. You may call The Stairway Manufacturer's Association for more information toll free: 877-500-5759.

Porches, balconies, ramps or raised surfaces located more than 30-inches above the floor or grade below require guards and railings to be a minimum of 36-inches in height in a private home and 42-inches in height for a multi-unit.

Open sides of stairs with a total rise of more than 30-inches above the floor or grade below shall have guards not less than 34-inches in height measured vertically from the nosing of the treads. Baluster or guard opening limitations must not allow passage of a

sphere 4-inches or more in diameter.

There was a concrete driveway on the right side of the home which led to the attached garage. The driveway did slope away from the garage. NOTE: If the driveway does slope toward the home or garage, monitor for water intrusion into the home or garage during heavy rain and add drainage if needed. There were no major visual defects observed in the driveway. Recommend you keep any existing cracks sealed to prevent deterioration.

GARAGE:

The attached garage was designed for three cars with access provided by two overhead-style doors. The Linear brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The fire separation wall(s), doors and ceiling were inspected and in good condition. The concrete garage floor was in a condition typical for the age of this property. There were no major visual defects observed in the garage or the door mechanisms.

NOTE: While we do check one of the remote garage door openers if present, we do not check keyed or keyless entry systems.

DECKS:

There was a deck located in the back of the home. There did not appear to be significant deterioration of the material. The railings around the deck and stairs were securely attached to the deck or stairs. NOTE: One piece of composite decking was not fully nailed down at one end and was lifting slightly.

A deck should be cleaned and sealed regularly to prevent deterioration. Unless the deck is free-standing, decks should be properly secured to the home with bolts and have the floor joists supported with metal joist hangers. There were no major visual defects observed on the visible portions of the deck or support structure.

ROOF STRUCTURE:

The roof of the home was a gable and hip design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed from a ladder, windows and binoculars. The age of the roof covering was 1 year according to the MLS. There appeared to be one layer of shingles on the roof at the time of the inspection. There was minimal curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles of the home were at the beginning of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. The life expectancy of a roof is greatly affected by weather conditions, ventilation and maintenance. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

NOTE: The absence of visible of visual indications of water penetration in an attic, roof, or basement at the time of inspection is NOT conclusive evidence that the attic, roof, and other areas of the property are free from leaks or other water penetration. Often an inspector can observe leaks only if the inspection is conducted during a prolonged period of heavy rainfall. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (ex; high winds) is common.

NOTE: Sometimes our opinion of a roof may differ from that of the insurance provider/adjuster. Some insurance providers/adjusters are more particular than others. We are there to state the overall condition of the roof and the roof is not considered to be defective unless there are visible leaks and/or major damage or wear that indicates failure is imminent. **If we note any moderate to serious curling or surface wear or lifting edges then we recommend that you get approval from your insurance provider regarding the roof(s).**

NOTE: *A few of the shingles at front & left sides showed lifting of their lower edges. This may be evidence of past wind conditions.*

The roof drainage system consisted of aluminum gutters and down spouts which appeared to be functional at the time of the inspection. Gutters and down spouts should receive routine maintenance to prevent premature failure. Roof gutters with poor slope, or sagging, were not observed on the home. The down spouts went into stand-pipes at the ground.

NOTE: If the down spouts terminate into stand pipes at ground level, it is beyond the scope of this visual inspection to determine the condition of any underground piping. Only if the inspection takes place during a prolonged rain is it possible to determine if any clogging may be present at these underground pipes.

There were no major visual defects observed on the visible portions of the gutters or down spouts.

FOUNDATION:

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased. *When* the crack(s) appeared, *how* long it took for the crack(s) to develop, and *how the crack(s) relate* to other systems of the home are beyond the scope of the home inspection. Any exterior

or interior cracks should be sealed/patched and monitored regularly for any changes. If changes are observed in the size, number, placement, or any leakage is observed, then the cracks should be examined by a masonry contractor or structural engineer.

NOTE: It is common for brick, concrete block & poured concrete walls to show some cracking due to age, curing, initial shrinkage, moisture shrinkage, normal thermal expansion and contraction of the soil, foundation settlement, or during backfilling. These are typically only signs of distress.

Cracks normally become a concern when they begin to leak, either side of the crack moves in relation to the other side, or the wall itself or floor begins to tilt or bow. "Distress" will be used in reference to minor irregularities from any cause. "Damage" will be used in reference to major irregularities, particularly those that have resulted from an overt action. "Deterioration" will refer to any problems that are inevitable functions of time.

There were no major visual defects observed on the visible portions of the foundation.

NOTE: *Due to the presence of insulating panels at the basement, the foundation walls were not visible at the interior and the visual inspection was limited.*

BASEMENT: (LOWER LEVEL)

The full basement was unfinished, and contained the following mechanical systems: furnace, water heater and sump pump.

The basement was dry at the time of the inspection. No water stains were visible on the walls. Indications of past moisture were not present on the floor. A musty odor was not present. Efflorescence (a crusty white-ish residue on masonry walls) was not visible on the walls. No signs of past flooding were visible at this time.

Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains or melting snow. Most of the water problems in basements are a result of improper grading and neglected gutters and downspouts. It is important that all roof drainage and surface water is directed away from the foundation. Masonry/concrete materials are not waterproof, unless treated with waterproof materials. Interior wall, ceiling and floor finishing may hide serious leakage and mold.

Dampness on basement walls is not always a sign of water intrusion. The dampness can be the result of the cool walls coming into contact with warm humid air. In many cases the humid air condenses on the wall and forms a layer of "sweat". It is important to assess whether moisture on the basement wall is the result of water intrusion or condensation. Condensation can usually be controlled by a dehumidifier.

Signs of cracks in exterior parging of the foundation are generally surface cracks and do not penetrate through the foundation wall. However, exterior inspection alone is inconclusive and the interior foundation walls should be thoroughly inspected for cracks that extend from the outside. Note that an inspection cannot be conclusive on Basement/foundation walls that have interior finishing (paint, sealant, paneling, drywall).

There were no major visual defects observed in the basement.

Mold-like substances were not observed in the basement. If mold-like substances were observed, buyers and sellers are urged to obtain further information from the following sources:

www.epa.gov/iaq

www.epa.gov/mold/index.html

www.iaqa.com/

The absence of visible indications of water penetration in an attic or basement at the time of the inspection is NOT conclusive evidence that the attic, roof, basement, foundation, and other areas of the property are free from leaks or other water penetration. An inspector can observe leaks only if the inspection is conducted during a prolonged period of heavy rainfall. Therefore, to reduce your risk you should ask the seller directly whether they are aware of any known leaks.

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. We recommend that you consult with a company specializing in water proofing if you require a guarantee of a 100% dry basement.

FLOOR STRUCTURE:

The visible floor structure consisted of an OSB (waferboard) subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There were (2) 3 x 10 -inch engineered center beams and three-inch steel posts for load bearing support. Mold/mildew-like substances were not present on the visible floor structure. Rotted wood was not present on the visible floor structure. Water staining was not present on the visible floor structure. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

NOTE: In many areas with public water & sewage, it is prohibited to discharge surface water, groundwater, storm water, sump water, or roof water into the public sanitary sewer system. Typically, only water from bathrooms, kitchen,

laundry, and basement & garage floor drains may enter the public sanitary sewer system.

The visible water supply lines throughout the home were primarily PEX plastic pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The functional drainage of the drain waste lines was adequate at the time of inspection. The home was connected to a public sewer system as reported by the MLS sheet. There were not signs of previous leaking and/or age related corrosion on some of the fixtures, supply, and waste lines throughout the property.

NOTE: The condition of any piping that could not be observed (underground service, inside slab foundation, behind walls, behind insulation, etc) is not within the scope of the home inspection.

All accessible plumbing fixtures were operated and inspected for visible leaks. Supply valves such as those on toilet supply line, laundry room hose bibs, faucet supply lines under sinks, dishwasher supply lines, and the main water shut-off are NOT tested. These valves have most likely not been used in some time and are very prone to leakage if turned off and on. Water flow throughout the home was above average. Water pressure was tested at an outdoor spigot and found to be 100 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

NOTE: Any original galvanized steel supply piping, if present, is susceptible to failure.

NOTE: Laundry room drains are not tested if the property does not have a washing machine present (which is also included in the sale) with all of the hook-ups already connected.

NOTE: We do not operate / check exterior bibs as they are prone to leaking, are infrequently used, are often missing handles and may be shut-off at the interior.

NOTE; High public water pressure of 100 psi or more was observed. Elevated water pressure can lead to problems with faucets, connections, leaks, advanced deterioration of supply system, releasing of the T&P valve on the water heater, etc. Though many homes function well with elevated water pressure, many plumbing contractors will recommend that a water pressure reducing valve (and possibly an expansion tank) be installed near the water meter when the incoming water pressure is 80 psi or higher.

The water meter was located in the basement. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

The gas meter was located on the left exterior wall. Although no actual testing

was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection. Gas lines when present are not tested for leaks or electrical bonding. Such testing is beyond the visual scope of inspection. A licensed plumbing contractor could perform these inspections for you.

There was a sump pump located in the basement. The sump pump could be tested for operation. The cover was not sealed. The sump pump was functional. We recommend that you consider adding a back-up system (ex: battery powered) so that the pump can still function in case of a power loss to the property.

There was a 40 gallon capacity, power-vented natural gas water heater located in the basement. The water heater was manufactured by Ruud. Information on the water heater indicated that it was manufactured 1 year ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. The T & P valve should be tested annually by the homeowner, and inspected every 3 years by a plumbing contractor. An overflow leg was present on the water heater. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. There was an adequate venting system from the water heater to the exterior of the house. The water heater was functional.

NOTE: Though some units may last upwards of 20 - 30 years, any water heater older than ten years should be considered to be nearing the end of its normal life expectancy and subject to failure at any time.

***NOTE:** The temperature setting control knob on the water was turned way down so that very little, or no hot water, was present during the inspection. You may need to turn up the setting when you take ownership.*

ELECTRIC SERVICE:

The underground electric service wire entered the home on the rear wall. The electric meter was located on the rear exterior wall. The electric meter was securely attached to the exterior of the property. The service wire entered a Siemens service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the newer romex type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. All of the electrical receptacles (outlets) were grounded. 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. There were not any

non-grounded (open-ground) receptacles within six feet of plumbing fixtures that were without GFCI protection. For safety, we recommend the addition of a GFCI receptacle or grounding the receptacle wherever this condition may exist.

NOTE: Most homes built since the mid 1960's have 3 prong outlets. 3 prong outlets provide an electrical ground for your protection and the protection of your equipment, appliances, etc. Homes built prior to the 1960's often do not have 3 prong outlets unless electrical updating has taken place.

NOTE: Each electrical outlet is designed to have the wiring connected in a specific manner. Improper connections (ex: reversed polarity) can create an unsafe condition. We test as many outlets as possible, but some may not be available for testing due to obstruction by furniture, bookcases, shelving, appliances, etc.

All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located kitchen, baths, garage, exterior and basement. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system. If safety issues were present, we recommend that you seek further evaluation and/or repair estimates from an electrical contractor.

SMOKE ALARMS:

For safety reasons, the smoke alarms should be installed as needed and/or tested upon occupancy. If the home were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway accessing each sleeping area. Also, dwellings typically require a detector on each level including the basement.

Future installation of additional detectors at any unprotected location is suggested for increased fire safety. The built-in test button when present only verifies proper battery and horn function, but does not test the smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission. Furthermore, if any smoke detector is more than 10 years old, we recommend replacing it with a new one.

As an added protection, **carbon monoxide detectors** should be purchased and installed according to the manufacturer's recommendations.

WINDOWS AND DOORS:

A representative number of accessible windows and doors were operated. For windows to be functional, they must open, stay in the open position, close, and lock properly. For exterior doors to be functional, they must open, close, and lock properly. Possible problem areas may not be identified if the windows or doors have been recently painted.

The primary windows were constructed of wood, 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 re-keyed upon occupancy. There were no major defects observed in the windows or doors.

NOTE: Periodic caulk maintenance is recommended around the exterior window and door frames to prevent water intrusion.

The interior wall and ceiling surfaces were primarily finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. Signs of previous moisture on walls or ceilings were not visible.

NOTE: Thermal effects, moisture and load are factors that commonly lead to signs of minor distress, such as light cracking, at interior walls. The structural wood members inside the walls may expand & contract at various times of the year.

There were no major visual defects observed in the interior walls or ceilings.

FIRST LEVEL:

The first level consisted of kitchen, living room, dining room, den / office, bedroom and full bath. 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 interior stairways (if present) were inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

The bathroom was ventilated by a window and ceiling fan that was functional at the time of inspection. It was possible to see where the fan vented to. NOTE: One of the bathroom sink vanity doors has a hinge that is not connected to the vanity cabinet.

There were no major visual defects observed on the first level.

NOTE: The following standards and information was obtained on-line at the website www.stairways.org. You may call The Stairway Manufacturer's Association for more

information toll free: 877-500-5759. *Keep in mind that many properties will not conform to these standards due to factors including; when the property was built, local codes, etc.*

Porches, balconies, ramps or raised surfaces located more than 30-inches above the floor or grade below require guards and railings to be a minimum of 36-inches in height in a private home and 42-inches in height for a multi-unit.

Open sides of stairs with a total rise of more than 30-inches above the floor or grade below shall have guards not less than 34-inches in height measured vertically from the nosing of the treads.

Baluster or guard opening limitations must not allow passage of a sphere 4-inches or more in diameter.

The visible portions of the cabinets and counter tops were in very good condition. To be in good condition, the cabinets must be attached to the wall or floor and the counter tops must be securely attached to the cabinets.

Built-in appliances that are staying with the home were turned on to check for basic operational function only. No temperature calibration or testing for an extended time is performed. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Whirlpool range hood and microwave combination was inspected and did appear to be functional. The visible portions of the venting system which was inspected was functional at the time of inspection. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Whirlpool dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle. NOTE: The dishwasher door did not fully open - it was catching on some metal under the dishwasher.

The ISE disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

SECOND LEVEL:

The second level of the home consisted of bedrooms and baths. The interior stairways (if present) were inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

The bathrooms were ventilated by ceiling fans which were functional at the time of inspection. It was possible to see where the fans vented to. There were no major visual defects observed on the second level.

NOTE: The following standards and information was obtained on-line at the website www.stairways.org. You may call The Stairway Manufacturer's Association for more information toll free: 877-500-5759. *Keep in mind that many properties will not conform to these standards due to factors including; when the property was built, local codes, etc.*

Porches, balconies, ramps or raised surfaces located more than 30-inches above the floor or grade below require guards and railings to be a minimum of 36-inches in height in a private home and 42-inches in height for a multi-unit.

Open sides of stairs with a total rise of more than 30-inches above the floor or grade below shall have guards not less than 34-inches in height measured vertically from the nosing of the treads.

Baluster or guard opening limitations must not allow passage of a sphere 4-inches or more in diameter.

A direct-vent gas fireplace was located in the living room. The fireplace did not have an elevated hearth. There were not any cracks observed in the metal firebox. The pilot, if present, was already lit at the start of the inspection. The fireplace burner was lit and working during the inspection.

As with all elements of the home inspection, the fireplace inspection is not technically exhaustive. The inspection provides a general condition report only. Our inspection of the fireplace is limited to the readily visible portions only. The fireplace inspection does not include the interior of flues, draft characteristics, firebox integrity or the adequacy of draft, airflow or makeup air.

We saw no major defects in the visible portions of the fireplace during our inspection, however, the NFPA (National Fire Protection Association) recommends that a level II inspection of the fireplace be performed by a chimney specialist at every transfer of residential property. This will add to your inspection costs, however, it is the only way to be sure that the fireplace is in safe working order.

For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. A qualified fireplace professional will clean the interior if necessary, use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system.

NOTE: The U.S. Consumer Product Safety Commission (CPSC) recommends that every home should have at least one carbon monoxide (CO) alarm. CO is an odorless,

colorless gas produced by burning any fuel, such as gas, oil, wood, coal.

ATTIC STRUCTURE:

The unfinished attic space **ABOVE THE 2ND FLOOR ROOMS** was accessed through a ceiling scuttle in the laundry room. The attic space was insulated with loose-fill insulation, approximately 14 - 17-inches in depth. The amount of insulation present was up to today's standards. If it was not, see "NOTE" at end of this section. Ventilation throughout the unfinished attic was provided by soffit and ridge vents. This unfinished attic space did appear to be adequately vented. The insulation did not appear to be blocking soffit venting (if present) at eaves. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing.

Because of the configuration of the framing and absence of a catwalk it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. Water staining was not visible on the roof structure at attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. There were no major visual defects observed in the attic or roof structure.

Mold/mildew -like substances were not observed in the attic.

The unfinished attic space **ABOVE THE 1ST FLOOR BEDROOM & BATH** was accessed through a ceiling scuttle in the 1st floor closet. The attic space was insulated with batted insulation, approximately 10-12-inches in depth. The amount of insulation present was up to today's standards. If it was not, see "NOTE" at end of this section. Ventilation throughout the unfinished attic was provided by soffit vents. This unfinished attic space did appear to be adequately vented. The insulation did not appear to be blocking soffit venting (if present) at eaves. 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. Water staining was not visible on the roof structure at attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. There were no major visual defects observed in the attic or roof structure.

Mold/mildew -like substances were not observed in the attic.

The unfinished attic space **ABOVE THE GARAGE** was accessed through some pull down steps in the garage ceiling. The attic space was insulated with batted insulation, approximately 12-inches in depth. The amount of insulation present was up

to today's standards. If it was not, see "NOTE" at end of this section. Ventilation throughout the unfinished attic was provided by soffit and ridge vents. This unfinished attic space did appear to be adequately vented. The insulation did not appear to be blocking soffit venting (if present) at eaves. The roof structure consisted of two-inch by six and four-inch wood rafters and trusses spaced 24 inches on center and OSB (waferboard) sheathing.

There was no moisture visible in the attic space. Water staining was not visible on the roof structure at attic. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. There were no major visual defects observed in the attic or roof structure.

Mold/mildew -like substances were not observed in the attic.

NOTE: If mold/mildew -like substances were observed, buyers and sellers are recommended to obtain further information from the following sources:

www.epa.gov/iaq

www.epa.gov/mold/index.html

www.iaqa.com/

NOTE: As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains.

The presence of 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. 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. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks.

NOTE: A properly vented attic will prolong the life of the roof, reduce leakage caused by ice damming, reduce energy bills, and reduce moisture build-up in the attic.

NOTE: Energy efficiencies are beyond the scope of this inspection. Although the amount of insulation present today may have been up to standards when the house was built, it is not up to today's standards and adding insulation could be beneficial. We recommend that you consult qualified contractors specializing in energy efficiency to find out if additional insulation would be a wise investment.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by the home inspector. A gas or oil fired furnace, or boiler, is visually inspected and tested for

operation only. A thorough inspection of a gas or oil fired furnace or boiler is not possible without removing the burners to gain complete access to the heat exchanger. **Inspection of heating and cooling systems is mechanically limited since the units are not dismantled to examine interior components.** Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

Before close of escrow, we recommend obtaining from seller any documents concerning regular maintenance and service and/or a safety check by public utility, or obtain a complete system evaluation by a qualified heating and cooling specialist, particularly if heating and cooling cannot be proven to have been inspected within the past twelve months. Utility company may provide a free safety check of all gas-using appliances.

The results of our visual and operational inspection of the heating and air conditioning system are described below. The home was heated by a Ducane natural gas high efficiency forced air furnace which is 1 year old. The unit was located in the basement of the home. It has an approximate net heating capacity of 100,000 BTUH. The heat exchanger was not visible without dismantling the burners and/or sheet metal of the furnace.

Automatic safety controls were present. If present, they were tested and found to be functional at the time of inspection. The blower fan was not significantly dirty. If blower fan was dirty, the A-coil inside the plenum (above furnace) may also be dirty and both should be cleaned by an HVAC contractor. The A-coil (evaporator coil) was not visible without dismantling the ductwork.

IF this furnace is more than a few years old, and there is very limited or no visibility of the heat exchanger, we recommend that you have an HVAC contractor further evaluate this unit.

The heating system was found to be functional.

Termination of HVAC condensate line(s) was raised above the floor drain or drain inlet. The condensate line(s) was trapped.

NOTE: HVAC condensate lines should be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system. Trapping the line holds some water in the line which lessens the chance of bacteria traveling back through the line to the air-handling system. If the condensate line is not trapped via a loop, a U-shape, or a condensate pump, then we recommend that you contact an HVAC contractor to remediate this condition.

NOTE: The U.S. Consumer Product Safety Commission (CPSC) recommends that

every home should have at least one carbon monoxide (CO) alarm. CO is an odorless, colorless gas produced by burning any fuel, such as gas, oil, wood, coal.

AIR CONDITIONER:

The electric outdoor air conditioner condensing unit was a DuCane. The unit is located in the back of the home. This unit is approximately 1 year old.

The HomeTeam checks the system for proper operation using normal controls that the homeowner would use. This is not an exhaustive evaluation using gauges or invasive disassembly requiring tools and is not a guarantee or warranty that this system will continue to operate in a similar manner after the inspection. Periodic preventive maintenance is recommended to keep this unit in good working condition.

NOTE: Any air conditioning unit older than 15 -20 years should be considered to be nearing the end of its normal life expectancy and subject to failure at any time. Units that are older than 20 years may require additional maintenance or replacement.

NOTE: The cooling system was visually inspected but was not operated due to cool or cold exterior temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, extended operation of the cooling system can damage the compressor.

The maximum breaker size rating on the name plate was 35 amps. The circuit breaker in the electric panel is rated at 30 amps.

DUCTWORK:

Supply registers for the heating and cooling system were present in the rooms at all living levels of the home. Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts (typically at basement), or by adjusting the supply registers in the rooms. Dampers were visible at supply ductwork. There will be normal temperature variations from room to room and level to level, most noticeable between levels.

FILTER TYPE:

A filter was present at the furnace. The disposable filter was clean and should be replaced on a regular basis to maintain the efficiency of the system. The filter helps keep the blower fan and the A/C evaporator coil (if present) clean. A dirty or clogged filter can significantly reduce the system's efficiency, and can cause; short cycling, A/C freeze ups, and even premature failure of the heat exchanger. If the filter was dirty, it should be cleaned and/or replaced. The efficiency rating of the filter is not within the scope of this inspection.

CONTROLS:

The control for the heating and air conditioning system was a 24 volt thermostat located on the living room wall of the home. The thermostat was manufactured by White Rodgers and was found to be in working order. The thermostat was returned to its original settings.

WOOD DESTROYING INSECT INSPECTION:

The wood destroying insect (PEST) inspection was performed by the home inspector (a state licensed WDI inspector). Two copies of the report were given to the buyer and buyer's agent at, or after, the time of inspection. Please refer to the report for pertinent information. Treatment was not recommended at this time.

RADON TESTING:

Radon gas is a colorless and odorless gas released into and from the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon test you requested is being performed by the home inspector (a state certified tester). Their radon inspection report is pending due completion of the test (48 hour minimum). It will be forwarded to you separately.

The radon test was performed according to the guidelines of the "Radon Screening Measurement Test Addendum to Inspection Agreement" and the EPAs' testing protocol. The test is a screening measurement to determine the average radon concentration in the home during the testing period. This test was conducted with a Sun Nuclear Continuous Monitor, an EPA approved testing device.

If radon levels of 4 pCi/l or higher are detected, HomeTeam recommends that you consult your state radon office for guidance. We also suggest that, if you have any questions once you get the results, that you contact the Federal or State EPA, American Lung Association, Consumer Product Safety Commission, American Medical Association or your local health department.

The HomeTeam cannot guarantee that necessary conditions were maintained during the test period in accordance with the "Declaration of Voluntary Compliance". There can be variations in any radon measurement due to changes in the weather and operation of the dwelling.

File Number: **504-112011-0410**
Address of Inspection: **575 Inspection Dr**

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

Some issues can only be discovered by living in a house. Issues may become apparent when carpets, plaster or wall paper are removed, when fixtures or cabinets are pulled out, when a person uses the bath tub, and so on. A home inspection is a visual examination done to national standards. We don't perform invasive or destructive tests. In short, a home inspection is designed to better your odds. It is not designed to eliminate all risk.