

# Home Inspection Report



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**HomeTeam**<sup>®</sup>  
INSPECTION SERVICE



File Number: **555-555-55555**  
Address of Inspection: **4444 New Home Drive**



**HomeTeam**  
INSPECTION SERVICE

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January 25, 2011

HomeTeam Customer  
6688 Inspection Rd.  
Erie, PA 16506

**RE: 4444 New Home Drive**  
**Erie, PA 16506**  
**Inspection #: 555-555-55555**



Dear HomeTeam Customer:

On 1/25/2011 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

- High public water pressure of 95 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.
- A very small leak in the plumbing drain piping was observed under the kitchen sink, at the basement ceiling below We recommend repair by a plumbing contractor



### Safety Concerns

- Hand railings were not present at the steps present inside the garage. This is a safety concern that should be addressed



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- At the steps leading down to the basement, 2- 3 of treads are cracking. For safety, we recommend immediate repair to prevent possible injury.
- The Jacuzzi-style tub did not appear to be on a circuit that was GFCI controlled. A reasonable effort was made to find a GFCI receptacle, or GFCI circuit breaker, that was connected to this tub. For safety, any Jacuzzi-style tub present in the home must be on a circuit that is GFCI controlled. We recommend further evaluation and/or repair by an electrician



- The balusters / spindles on the stairway leading to the 2nd floor, and at the 2nd floor landing, appeared to be more than 4-inches apart, which can be a safety concern for small children and/or pets. Ideally, they should be a maximum of four inches apart. In homes older than a few years it is not uncommon to find them wider apart than 4". If safety for small children and/or pets is a concern, we recommended modifying the balusters. There are instances of children and pets getting caught between balusters with resulting personal injury



- Some creosote build-up was visible inside the chimney flue. Creosote build-up is a potential fire hazard. We recommend that this fireplace be cleaned and/or further evaluated by a fireplace contractor before being used

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## 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 )

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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 20 - 30 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 mostly level lot. The general grade around the home appeared to be inadequate to direct rain water away from the foundation. The age of the home, as reported by the Erie gov't website was said to be 16 - 17 years 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 visible 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 breezeway.

NOTE: The following standards and information was obtained on-line at the website [www.stairways.org](http://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.

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**NOTE:** *Snow and/or ice of 6" - 12" in depth was present at the exterior, which obstructed the visual inspection of site drainage, walkways, driveways, roofs, deck, patio, etc.*

There was an asphalt driveway in the front 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 two cars with access provided by one overhead-style door. The Lift Master 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.

**NOTE:** *Hand railings were not present at the steps present inside the garage. This is a safety concern that should be addressed.*

### **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.

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.

**NOTE:** *There was very limited visibility under the deck in the back. There was very limited access under the deck in the back. If access or visibility was limited or not available, then we could not accurately report on the condition of the support structure for the deck.*

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## ROOF STRUCTURE:

The roof of the home was a gable and valley 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 16 - 17 years if original. There appeared to be one layer of shingles on the roof at the time of the inspection.

There was light to moderate curling and light to moderate surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles of the home were near the middle 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:** Visibility of roof shingles, roof flashing, chimney flashing, etc was extremely limited due to full coverage by snow and ice. If there were concerns about the condition of any of these exterior rooftop systems prior to the home inspection, we recommend that you have a roofing contractor evaluate these systems at a later date when the snow and ice is not present.*

The roof drainage system consisted of aluminum gutters and down spouts which appeared to be filled with snow & ice 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.

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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.

**NOTE:** *The gutters and / or down spouts appeared to be filled with ice & snow. Visibility inside the gutters was not present. Any damage or leaks that may occur as a result may not be determined until the snow and ice melts and/or heavy rains occur.*

There was one brick chimney used to vent the fireplace only. Observation of the chimney exterior was made from the ground. There were no major visual defects observed on the chimney exterior.

#### **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.

#### **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. A few water stains were visible on the south, east & west walls and floors. Indications of past moisture were 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](http://www.epa.gov/iaq)  
[www.epa.gov/mold/index.html](http://www.epa.gov/mold/index.html)  
[www.iaqa.com/](http://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.

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**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.**

***NOTE:** A waterproofing sealant, or paint, was present on the interior foundation walls. We recommend that you ask the seller when and why this was applied. Newly painted/sealed walls may not reveal moisture intrusion issues, cracking, etc.*

***NOTE:** A partial perimeter interior water control system was present at the basement floor, mostly along the north wall. The functionality of this system is beyond the scope of the home inspection. We recommend that you ask the seller for any information regarding date of installation, performance of system, warranty, etc. A sump pit and sump pump, connected to this interior water control system, was present. The ground water collected by this system did appear to go into the sanitary drain system of the property.*

*If the water did appear to go into the sanitary drain system, then we recommend that you seek further evaluation from a local plumbing or wet basement contractor that is familiar with the latest codes in your area and make repairs if necessary. In some areas ground water is not permitted to enter the public sewer system. If repairs do need to be made, this may constitute a major defect.*

***NOTE:** At the steps leading down to the basement, 2- 3 of the wooden treads are cracking. For safety, we recommend immediate repair to prevent possible injury.*

#### **CRAWLSPACE:**

The crawlspace(s) under the laundry room was not accessible at the time of the inspection, and may or may not be dry. It was not possible to inspect any areas of the crawlspace(s). A crawlspace should have a vapor barrier ( polyvinyl sheeting or concrete ) covering the surface and should be adequately vented at all times. The crawlspace(s) did not appear to have adequate ventilation. There were no major visual defects observed in the crawlspace(s).

#### **NO ACCESS TO CRAWLSPACE:**

No access to the crawlspace area under the laundry room could be located. The crawlspace may contain important structural components of the home as well as insulation, wiring, plumbing and ventilation. Adding access to the crawlspace is advised to inspect the various components and to check for wood destroying insects.

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## FLOOR STRUCTURE:

The visible floor structure consisted of an OSB (waferboard) subfloor, supported by one-inch by twelve-inch engineered joists spaced eighteen inches on center. There was a 5x8 -inch steel flange center beam 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.

**NOTE:** *Much fiberglass insulation at the top of interior foundation walls ( the sill plate area ) blocked visibility of this part of the floor structure, where the ceiling joists rest on the sill plate. While it is good to insulate this area, please check annually behind the insulation for signs of moisture or insect intrusion.*

## 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 copper 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 Erie gov't website. There were some 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 in the laundry area and found to be 95 - 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.

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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 95 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.*

**NOTE:** *The mechanical drain stopper at 2nd floor hallway bathtub did not appear to be fully functional. We recommend repair if you plan on using this tub to take baths. A plumbing contractor can provide a repair estimate.*

**NOTE:** *A very small leak in the plumbing drain piping was observed under the kitchen sink, at the basement ceiling below We recommend repair by a plumbing contractor.*

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 right 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 State. Information on the water heater indicated that it was manufactured 5 years 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

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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 Square D 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.

**NOTE:** *The Jacuzzi-style tub did not appear to be on a circuit that was GFCI controlled. A reasonable effort was made to find a GFCI receptacle, or GFCI circuit breaker, that was connected to this tub. For safety, any Jacuzzi-style tub present in the home must be on a circuit that is GFCI controlled. We recommend further evaluation and/or repair by an electrician.*

The electrical service appeared to be adequate but with a safety concern. 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. Multi story dwellings would require a detector on each level.

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.

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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.

**NOTE:** *Some hairline cracking of the wall(s) and/or ceilings was observed at the master bedroom only. Such cracks are often found at stairwell openings, above doorways, above windows, above fireplaces, and at intersections of walls and ceilings. These are the weakest points in the structure and will show the first signs of stress. Expansion & contraction, slight warping, or deflection of the wood members inside the walls/ceilings is one of the typical causes. In most cases, this often only a cosmetic concern.*

## **FIRST LEVEL:**

The first level consisted of kitchen, living room, dining room, bathroom, laundry. 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 ceiling fan that was functional at the time of inspection. It was not possible to see where the fan vented to. 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](http://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

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

NOTE: The oven/range anti-tip bracket was not installed at the time of the inspection. The manufacturer's specifications *may* include installing this bracket as a safety measure to prevent accidental tipping forward of the oven/range. If Pergo flooring is present, check the warranty first to make sure installation of anti-tip bracket doesn't void the warranty of flooring.

The General Electric vented microwave and range hood 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 LG refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The General Electric dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

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](http://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.

**NOTE:** *The balusters / spindles on the stairway leading to the 2nd floor, and at the 2nd floor landing, appeared to be more than 4-inches apart, which can be a safety concern for small children and/or pets. Ideally, they should be a maximum of four inches apart. In homes older than a few years it is not uncommon to find them wider apart than 4". If safety for small children and/or pets is a concern, we recommended modifying the balusters. There are instances of children and pets getting caught between balusters with resulting personal injury.*

A wood burning fireplace was located in the living room. The fireplace did have an elevated hearth. The damper did appear to be fully functional. There was visual evidence of creosote buildup in the chimney. There were not any cracks observed in the brick firebox or visible portions of the chimney. This fireplace was not 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 and chimney is limited to the readily visible portions only. The fireplace

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inspection does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, airflow or makeup air.

The inner reaches of a flue are inaccessible without special tools. Our distant view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity.

We saw no major defects in the visible portions of the chimney and 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.

**NOTE:** *Some creosote build-up was visible inside the chimney flue. Creosote build-up is a potential fire hazard. We recommend that this fireplace be cleaned and/or further evaluated by a fireplace contractor before being used.*

## **ATTIC STRUCTURE:**

The unfinished attic space was accessed through one ceiling scuttle in the master bedroom closet. The attic space was insulated with batted insulation, approximately 9 1/2-inches in depth. The amount of insulation present was not 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.

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.

It was possible to inspect all areas of the unfinished 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

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

[www.epa.gov/iaq](http://www.epa.gov/iaq)

[www.epa.gov/mold/index.html](http://www.epa.gov/mold/index.html)

[www.iaqa.com/](http://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: Energy efficiencies are beyond the scope of this inspection. Although the amount of insulation present 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 Tempstar natural gas high efficiency forced air furnace which is 16 - 17 years 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 only partly 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 not 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.

***NOTE: This furnace appeared to be at, or past, the average life span of a forced-air furnace (15 - 20 years ). Some units can and do last longer if properly maintained throughout their time of service. Once a unit is at, or past, the average life expectancy, some future repairs or replacement should be expected. Keep in mind that the heat exchanger is only fully visible if the burners and the blower (fan) are removed, which is beyond the scope of this inspection. Because of the age of this unit we recommend that you have an HVAC contractor further evaluate this unit in more detail if you plan to keep this unit for the foreseeable future.***

## **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 6 - 12 years 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.***

***NOTE: The exterior foam insulation on the large copper line by the exterior A/C condenser was either damaged or missing. We recommend repair by an HVAC contractor.***

The maximum breaker size rating on the name plate was 30 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.

***NOTE: Supply register(s) for the heating/cooling system were not present at 1st floor kitchen eat-in area and 2nd floor hallway bathroom.***

## **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

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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 dining 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.

#### **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.*