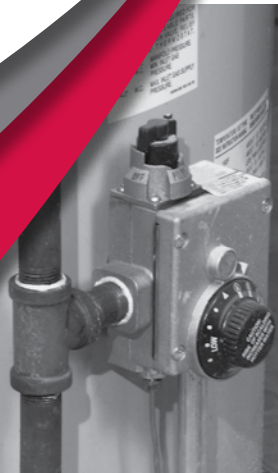


Home Inspection Report



SM

HomeTeam[®]
INSPECTION SERVICE



File Number: **555-555-55555**
Address of Inspection: **1111 New Home Drive**



HomeTeam
INSPECTION SERVICE

4021 West 12th Street • Erie, PA 16505
814-835-0388 • Fax: 814-835-0530
www.hometeaminspection.com/koloskee.html
E-mail: ht504@hometeaminspection.com

March 11, 2011

HomeTeam Customer
5555 Inspection Rd.
Erie, PA 16509

**RE: 1111 New Home Drive
Erie, PA 16504
Inspection #: 555-555-55555**



Dear HomeTeam Customer:

On 3/11/2011 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

- A leak in the plumbing drain piping was observed under the 1st floor bathrooms sink, inside the sink cabinet. We recommend repair by a plumbing contractor.
- A leak in the plumbing drain piping was observed under the kitchen sink, inside the cabinet. We recommend repair by a plumbing contractor
- The 2nd floor bathroom ceiling fan vents into the attic space. This is commonly found in homes. Venting of bathroom fans into an attic space is not recommended as it may promote mold/mildew growth, especially if the attic area(s) is not well ventilated. Bathroom ceiling fans should vent to the exterior if possible or terminate close to a roof vent inside the attic. We recommend correction of this condition by a handyman or roofing contractor

Safety Concerns

- Active knob & tube wiring was observed at basement ceiling and attic. Due to its age it is considered a safety issue. Any active knob & tube wiring should be further evaluated by an electrical contractor. Without dismantling, I cannot tell you with certainty if it is also present inside the walls, but it is possible given the age of the home. Knob-and-tube wiring was common in



wiring systems installed before 1940. With exposed sections of knob-and-tube wiring, the outer insulation coverings should be checked for broken and open sections. The insulation is often dry and brittle, and chips easily. Exposed areas should be insulated/repared by a licensed electrician, and any modifications to the wiring must be made by a licensed electrician. Knob & tube wiring was designed as an "open-air" system, not to be covered with attic insulation. If any changes or extensions are made, rewiring of that branch circuit might be necessary. In addition, the outlet receptacles of a knob-and-tube-wired system are not grounded.



- Missing cover plates for electric junction boxes were observed at the basement ceiling. Cover plates should be installed as a safety measure to prevent access to live wiring



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



- The GFCI receptacle(s) (outlet) in the basement was not fully functional. Typically, this means that either the "test" and "re-set" buttons were not working OR that the outlet still had electrical power even after it was tripped. In some cases a GFCI receptacle can be tripped, but cannot be re-set. All of these are common problems with older GFCI outlets. We recommend replacement with a new GFCI outlet(s)
- Cracked window glass was observed at 1st and 2nd floors. Cracked glass should be replaced to avoid the potential for injury

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- A hand railing was not present at the steps leading to the 2nd floor



Recommend further evaluation

- Vertical cracking & corrosion was visible on the cast iron drain piping stack at basement. Active leaking was visible at the time of inspection. Because of advanced corrosion observed, we recommend further evaluation of piping and/or repair estimate by a plumbing contractor



- Due to the plumbing issues mentioned previously we recommend that you seek further evaluation, and/or a repair estimate, from a plumbing contractor. IF extensive work is needed, this may constitute a major defect

- Water stains were observed at kitchen ceiling(s) under the bathroom. These stains were not damp to the touch at the time of inspection. Changes in the stain(s) were not visible during the inspection. Stains do indicate past moisture intrusion. It is unknown as to whether the moisture intrusion is still active or not. We recommend that you ask the seller for information on age and source of stain(s). If the stain is on a ceiling below a bathroom, we recommend that you seek further evaluation of the bathroom by a plumbing contractor



- Much rusting of the furnace's heat exchanger was observed. 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. We recommend that you have an HVAC contractor further inspect and evaluate the heat exchanger of this furnace
- Although the heating system was operational, there was much rust and debris in the bottom of the combustion chamber. We recommend this furnace be cleaned, serviced and further evaluated by an HVAC contractor before the closing

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- This furnace appeared to be well past the average life span of a forced-air furnace (20 - 25 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

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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 long 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 30 degrees Fahrenheit, and the weather was cloudy with heavy snowfall. The utilities were on at the time of the inspection. The buyer was present during the inspection.

The home was situated on a 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 MLS sheet was said to be 95 - 100 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 entry 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 front entry way.

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.

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NOTE: *Uneven or out-of-plumb floor surfaces, stairs or walls were noted at the time of the inspection. This condition is a common characteristic of older homes and is generally not considered to be a structural failure. Building practices employed at the time the home was built, along with continuous movement and shrinkage all contribute to the condition and character the home has developed. Regardless of the age of the home, any drastic changes in this condition should be referred to a structural engineer for evaluation.*

NOTE: *Structures that have been vacant for a period of time may present unique issues when the buyer moves in. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction. One of the most common issues found is plumbing leaks. Although we diligently look for leaks, vacant homes can present unique problems. Some of the rubber components (O-rings and rubber seals at faucets, for example) will dry out when not used for a prolonged period of time. It is possible that not all leaks will occur during the limited time of the home inspection.*

NOTE: *Snow and/or ice of 3" - 6" in depth was present at the exterior, which obstructed the visual inspection of site drainage, walkways, driveways, roofs, deck, patio, etc.*

NOTE: *There was only partial visibility under the porch in the front. There was no access under the porch in the front. As a result, we could not accurately report on the condition of the support structure for the porch(es) or any other possible mechanical elements that may be present below.*

There was a paved driveway on the left side of the home which led to the parking area. There were no major visual defects observed in the driveway. If the driveway is paved, we recommend you keep any existing cracks sealed to prevent deterioration.

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 only partial visibility under the deck in the back. There was no access under the deck in the back. If access or visibility was limited or not available,*

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then we could not accurately report on the condition of the support structure for the deck.

NOTE: *The ballusters / spindles on the deck were 5 - 6 -inches apart. This can potentially be a safety concern for small children and/or pets. Ideally, they should be a maximum of 4 -inches apart. If young children and / or pets are present, you may consider addressing this for safety. Spindle spacing of up to 9" was common up to the 1960's, then was reduced to 6" through the 1980's.*

ROOF STRUCTURE:

The roof of the home was a gable design covered with unknown material. Observation of the roof surfaces, flashing and penetrations through the roof was not possible due to snow. The age of the roof covering was unknown years according to the sellers disclosure. There were unknown layers of shingles on the roof at the time of the inspection. 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 not present due to 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 functional at the time of the inspection. Gutters and down spouts

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should receive routine maintenance to prevent premature failure. Roof gutters with poor slope, or sagging, were not observed on the home. The down spouts had elbows at the bottom.

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.*

NOTE: *One of the front down spouts did not extend away from the foundation. Water flow from downspout extensions or splash blocks should be carried several feet away (at least 4') from the foundation where possible and the down spouts should be securely attached to the property. Down spouts that carry roof water far from the house are the most important part of the foundation drainage system. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.*

There was one brick chimney used to vent the furnace and water heater. Observation of the chimney exterior was made from the ground using binoculars. There were no major visual defects observed on the chimney exterior.

NOTE: *A clay or metal flue liner(s) was not observed inside, or at the top of, masonry chimney(s) used to exhaust the furnace and water heater. This is typical with homes built in the early 20th century or older. An un-lined chimney most likely will not draft as well as one that has a flue liner. The presence of an un-lined chimney, and the unknown condition of its interior, may pose a safety concern. We further evaluation by a plumbing or HVAC contractor.*

NOTE: *A view down the chimney flue(s) at rooftop exterior was not safely possible due to height plus snow & ice.*

NOTE: *Rain cap(s) were missing at the chimney exterior. Installation of a rain cap helps prevent birds, animals and moisture from travelling down the chimney flue and causing damage to flue and / or safety concerns to the operation of the chimney.*

NOTE: *Some missing mortar was observed at the central chimney(s) exterior. Some mortar loss is typical due to age & exposure. We recommend re-pointing of the mortar*

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to prevent moisture intrusion and deterioration of masonry. A masonry contractor(s) can provide a repair estimate.

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 with a crawlspace was unfinished, and contained the following mechanical systems: furnace and water heater.

The basement was mostly dry at the time of the inspection. Many water stains were visible on the walls. Indications of past moisture were present on the floor. A musty odor was present. Efflorescence (a crusty white-ish residue on masonry walls) was not visible on the walls. A few 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



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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 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.

NOTE: Due to the damp conditions present at basement and/or crawlspace, the use of one or more de-humidifiers is recommended.

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

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painted/sealed walls may not reveal moisture intrusion issues, cracking, etc.

CRAWL SPACE:

The crawl space(s) under the 1st floor bathroom was accessible at the time of the inspection, and was dry. Some water stains was visible on the walls. A musty odor was not present. Efflorescence was not present on walls.

It was possible to inspect all areas of the crawl space(s). A crawl space 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 have a vapor barrier at area directly under the bathroom. The crawl space(s) did appear to have adequate ventilation IF venting was opened. There were no major visual defects observed in the crawl space(s).

Mold/mildew- like substances were not observed in the crawl space(s). 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/

NOTE: *The crawl space vents at foundation walls were all closed at the time of the inspection. The crawl space vents should be open, unless the outside temperature is below freezing, to allow for the proper ventilation of the crawl space.*

NOTE: *The ground surface of the crawl space(s) directly under the bathroom was not covered with a moisture barrier. A polyvinyl sheet (minimum 6 mil) moisture barrier should cover the ground to keep any crawl space(s) dry. Crawl space moisture can lead to wood rot, condensation, and/or mold growth that could damage the property and pose health risks.*

FLOOR STRUCTURE:

The visible floor structure consisted of a tongue and groove subfloor, supported by two-inch by eight-inch wood joists spaced sixteen inches on center. There was a 6x8 -inch built-up wood center beam and four-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 present on the visible floor structure. There were no major visual defects observed in the visible portions of the floor structure.

NOTE: *Water staining of floor structure was observed at crawl space ceiling under the 1st floor bathroom shower unit. These stains were not damp at the time of inspection.*

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If damp or wet we recommend immediate repair of the source of moisture intrusion. Even if not damp or wet at this time, we recommend that you monitor any areas where water staining was observed. It is beyond the scope of inspection to determine the age or activity of this staining and we recommend that you ask the seller for pertinent information regarding this staining.



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 and galvanized steel pipe. The water was supplied by a public water supply. The visible waste lines consisted of cast iron, galvanized, PVC & ABS pipe. The functional drainage of the drain waste lines was inadequate at the time of inspection. The home was connected to a public sewer system as reported by the MLS sheet. There were signs of active & 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 average. Water pressure was tested at an outdoor spigot and found to be 70 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.

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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: *Vertical cracking & corrosion was visible on the cast iron drain piping stack at basement. Active leaking was visible at the time of inspection. Because of advanced corrosion observed, we recommend further evaluation of piping and/or repair estimate by a plumbing contractor.*

NOTE: *An S- type plumbing trap was observed under the kitchen sink. This type of drain piping trap is typically found in homes that are 40 or more years old. It is no longer considered to be an acceptable type of plumbing drain trap. You may find that sinks drain slowly and/or make gurgling or siphoning sounds when draining. IF the water seal in the drain trap is broken, this type of drain trap may also allow for sewer gases to enter the living space, which is a safety concern.*

NOTE: *A leak in the plumbing drain piping was observed under the 1st floor bathrooms sink, inside the sink cabinet. We recommend repair by a plumbing contractor.*

NOTE: *A leak in the plumbing drain piping was observed under the kitchen sink, inside the cabinet. We recommend repair by a plumbing contractor.*

NOTE: *Due to the plumbing issues mentioned previously we recommend that you seek further evaluation, and/or a repair estimate, from a plumbing contractor. IF extensive work is needed, this may constitute a major defect.*

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 in the basement. 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 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White. Information on the water heater indicated that it was manufactured 10 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 floor. There was an adequate venting system from the water heater to the exterior of the house. The water heater was functional.

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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.

ELECTRIC SERVICE:

The overhead electric service wire entered the home on the left side wall. The electric meter was located on the left side 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 100 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 and older romex plus some knob & tube type and appeared to be in fair to good condition.

***NOTE:** Active knob & tube wiring was observed at basement ceiling and attic. Due to its age it is considered a safety issue. Any active knob & tube wiring should be further evaluated by an electrical contractor. Without dismantling, I cannot tell you with certainty if it is also present inside the walls, but it is possible given the age of the home. Knob-and-tube wiring was common in wiring systems installed before 1940. With exposed sections of knob-and-tube wiring, the outer insulation coverings should be checked for broken and open sections. The insulation is often dry and brittle, and chips easily. Exposed areas should be insulated/repared by a licensed electrician, and any modifications to the wiring must be made by a licensed electrician. Knob & tube wiring was designed as an "open-air" system, not to be covered with attic insulation. If any changes or extensions are made, rewiring of that branch circuit might be necessary. In addition, the outlet receptacles of a knob-and-tube-wired system are not grounded.*

We recommend that you contact your mortgage lender and/or homeowners insurance provider to see if the presence of active knob & tube wiring is an issue/concern. In some cases (it varies according to the lender and type of mortgage), the visible knob & tube wiring may need to be inspected by a licensed electrician. In other cases the visible knob & tube wiring may need to be removed and replaced with newer wiring in order to secure insurance and/or a mortgage.

***NOTE:** Missing cover plates for electric junction boxes were observed at the basement ceiling. Cover plates should be installed as a safety measure to prevent access to live wiring.*

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. Less than half of the electrical receptacles (outlets) were grounded. The grounding and

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polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. There was one non-grounded (open-ground) receptacles within six feet of plumbing fixtures at kitchen sink that was 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 in the bathrooms and basement. The present and tested GFCI's were partly functional. A non-functional GFCI should be replaced with functional GFCI's.

NOTE: *The GFCI receptacle(s) (outlet) in the basement was not fully functional. Typically, this means that either the "test" and "re-set" buttons were not working OR that the outlet still had electrical power even after it was tripped. In some cases a GFCI receptacle can be tripped, but cannot be re-set. All of these are common problems with older GFCI outlets. We recommend replacement with a new GFCI outlet(s).*

NOTE: *This home was not equipped with GFCI protected outlets in all the locations required by today's standards. This is quite common in homes built prior to 1990. The National Electrical Code currently requires them in any area prone to moisture or within six feet of a sink or faucet. This would include exterior, garages, kitchens, bathrooms, laundry rooms, basement. They address shock hazards. The GFCI is a receptacle that senses the flow of electricity and is designed for your safety to shut off if a "fault" is detected, such as your body becoming a path for stray voltage. Although this home was built before these requirements went into effect and does not have to be upgraded, we strongly suggest having them added for your safety.*

NOTE: *Grounded outlets were present at the 1st floor and attic. If more grounded outlets are needed, please contact an electrical contractor.*

NOTE: *Most homes built before 1965 were wired with ungrounded circuitry. Over the years, some or all of the original two wire receptacles are often replaced with newer three wire types for convenience. Many of the receptacles throughout this home are 3-prong types which are ungrounded. It is important for the occupant to be aware that*

*a 3-prong receptacle may not be grounded. They are more likely to be a shock hazard. When tested, these receptacles are shown to be non-grounded (open-ground). **Any appliance, equipment or other electrical device that has a three-prong plug on the cord must be plugged into a grounded receptacle for safety.** It is recommended that these newer three-prong receptacles be replaced with two-prong receptacles, or properly ground the three-prong receptacles. An alternative, preferred by some that is specifically allowed by the electrical code is to install a 3 prong GFCI type receptacle as a replacement for a two prong ungrounded type receptacle. Installing a 3 prong GFCI type receptacle in place of an ungrounded two prong type does not create a grounded receptacle outlet, but it enhances the safety of the receptacle. We recommend further review and/or repair estimate from an electrical contractor.*

NOTE: *Two prong outlets were present at all of the levels. At the time this property was constructed, two-prong receptacles were the standard construction. However, the two-pronged receptacles were not grounded (also called "open-ground"), and are not considered to meet the safety standards of modern wiring. They are more likely to be a shock hazard. The installation of GFCI receptacles in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. We recommend upgrading to grounded circuits for any appliance that requires proper grounding, such as: refrigerators, ranges, air conditioning units. We recommend that an electrical contractor provide further evaluation and/or repair estimate.*

The electrical service appeared to be serviceable, outdated and with some safety issues. 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.

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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 single pane and storm window 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.

NOTE: *Some broken or missing sash cords were observed at some of the older wooden double hung windows. This is quite typical of older homes. The windows are still functional, but will require an object (book, piece of wood, etc) to hold the bottom sash up when the window is opened.*

NOTE: *A representative number of the windows were painted shut and could not be operated to verify operation or check for defects. The window(s) need maintenance to free them for operation.*

NOTE: *Cracked window glass was observed at 1st and 2nd floors. Cracked glass should be replaced to avoid the potential for injury.*

The interior wall and ceiling surfaces were primarily finished with lath and plaster. 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 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: *Due to age and environmental conditions, some typical cracking and/or slight sagging / bowing (deformation) was visible on the lath & plaster interior walls and/or*

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ceilings. The affected walls and/or ceilings were not covered with wall papering. Most lath & plaster construction will exhibit some cracking and/or deformation after 40 - 50 years. Surface cracking known as "map cracking" and "craze cracking" often affects the finish coat only. Typically, the older the lath & plaster walls & ceilings are, the more cracking that is found.

It is not within the scope of this inspection to determine if or when the affected areas might come off of the walls or ceilings. Some of these areas may need to be repaired in the future if the cracking or sagging/bowing increases. If this occurs, a contractor specializing in drywall and/or plaster can provide a repair estimate or further evaluation.

NOTE: *Water stains were observed at kitchen ceiling(s) under the bathroom. These stains were not damp to the touch at the time of inspection. Changes in the stain(s) were not visible during the inspection. Stains do indicate past moisture intrusion. It is unknown as to whether the moisture intrusion is still active or not. We recommend that you ask the seller for information on age and source of stain(s). If the stain is on a ceiling below a bathroom, we recommend that you seek further evaluation of the bathroom by a plumbing contractor.*

FIRST LEVEL:

The first level consisted of kitchen, living room, dining room, bathroom. 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 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. 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

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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 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 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.

SECOND LEVEL:

The second level of the home consisted of bedrooms and bath. 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 not possible to see where the fan 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

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more in diameter.

NOTE: *A hand railing was not present at the steps leading to the 2nd floor. For safety, we recommend the installation, to local code specs, of a hand railing.*

ATTIC STRUCTURE:

The unfinished attic space was accessed through one knee wall door in the attic landing area. The attic space was insulated with batted insulation, approximately 3 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 windows only. This unfinished attic spaces did not 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-inch wood rafters spaced 24 inches on center and wood planks 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 not 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 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

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: Energy efficiencies are beyond the scope of this inspection. Although the

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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.

NOTE: Due to one or more of the following conditions - very low height, deep insulation covering floor joists, lack of a catwalk, unsafe conditions, obstruction by many stored items, obstruction by framing of roof structure, etc etc - full access of the attic space was not safely possible.

NOTE: Due to the presence of insulation or finished walls and ceilings at underside of the roof, the visibility of the roof structure was very limited.

NOTE: Some water staining on wooden roof structure around the chimney was observed in the attic. Some rotted wooden roof structure around the chimney was slightly observed. These stains were not damp to the touch at the time of inspection. They are an indication of past moisture intrusion. Without inspecting this area during a prolonged period of rain we cannot determine if the leaking is still active or not. We recommend that you ask the seller for any further information and that you monitor these areas during a heavy rain and make repairs to roof exterior (such as flashing) if needed.



NOTE: The 2nd floor bathroom ceiling fan vents into the attic space. This is commonly found in homes. Venting of bathroom fans into an attic space is not recommended as it may promote mold/mildew growth, especially if the attic area(s) is not well ventilated. Bathroom ceiling fans should vent to the exterior if possible or terminate close to a roof vent inside the attic. We recommend correction of this condition by a handyman or roofing contractor.

NOTE: Insulation was present at the underside of the roof at the attic space(s). Though not uncommon with older homes, this is no longer considered to be helpful unless the attic space(s) is to be used as a heated finished one. If you decide to leave the insulation at the underside of the roof, please check yearly for presence of condensation or mold-mildew like substances between the insulation and the wooden roof decking.

HVAC INSPECTION REPORT:

The heating and ventilating 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 system are described below. The home was heated by a Johnson natural gas forced air furnace which is 40 - 45 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 160,000 BTUH. The heat exchanger was only partly visible without dismantling the burners and/or sheet metal of the furnace.

Automatic safety controls were not present. The blower fan was significantly dirty.

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, but servicing is recommended. The belt for the blower fan is very loose.

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: Much rusting of the furnace's heat exchanger was observed. 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. We recommend that you have an HVAC contractor further inspect and evaluate the heat exchanger of this furnace.

NOTE: The blower fan of the furnace was exceptionally dirty. We recommend a "clean & check" service call by an HVAC technician / contractor. An HVAC technician

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will clean the blower fan, clean other areas if necessary, and will also make sure that this furnace is working efficiently.

NOTE: *Although the heating system was operational, there was much rust and debris in the bottom of the combustion chamber. We recommend this furnace be cleaned, serviced and further evaluated by an HVAC contractor before the closing.*

NOTE: *This furnace appeared to be well past the average life span of a forced-air furnace (20 - 25 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.*

DUCTWORK:

Supply registers for the heating 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 not 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 system was a 24 volt thermostat located on the living room wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order. This thermostat was returned to its original setting.

WOOD DESTROYING INSECT INSPECTION:

The wood destroying insect (PEST) inspection was performed by the home

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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.

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.