

## **GENERAL DESCRIPTION - EXTERIOR:**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. 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. 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. 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 and trim that was vacant at the time of the inspection. The aluminum fascia and soffits were in good condition. There were no major visual defects on the visual portions of the siding.

The approximate temperature at the time of the inspection was 40 to 45 degrees Fahrenheit and the weather was cloudy. The utilities were on at the time of the inspection.

The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation. The age of the home, as reported by the MLS listing, was said to be nine years old.

There was a concrete walkway leading to concrete porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

There was a concrete driveway in the front of the home which led to the garage. There were no major visual defects observed in the driveway.

## **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 visible concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

## **PATIO:**

There was a concrete patio located in the back of the home. There were no major

visual defects observed on the patio.

## **ROOF STRUCTURE:**

The roof was a gable and valley design covered with the original asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the roof. There was one layer of shingles on the roof at the time of the inspection.

There was no curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles 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. Any roof metal, especially the flashing, must be kept well painted with paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

## **FOUNDATION:**

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

There were some minor, settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection.

## **CRAWL SPACE:**

The crawl space was accessible at the time of the inspection and was dry. The crawl space had a polyvinyl vapor barrier covering the surface. A crawl space should be adequately vented at all times. There were no major visual defects observed in the crawl space.

## **FLOOR STRUCTURE:**

The visible floor structure consisted of a waferboard subfloor supported by two-inch by ten-inch TJI-joists spaced twenty-four-inches on center. There were 2x4-inch pony walls on concrete footings for load bearing support. There were no major visual defects

observed in the visible portions of the floor structure.

### **PLUMBING:**

The visible water supply lines throughout the home were Pex pipe. The water was supplied by a public water supply. The visible waste lines consisted of ABS plastic pipe. The home was connected to a public sewer system as reported by the MLS listing.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested at an outdoor sillcock and found to be 65 - 70 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

The water meter was located in the front yard. The main water shutoff valve for the home was located in the crawl space at the hatch.

The visible fuel supply lines throughout the home were primarily black iron pipe. The accessible fuel lines were inspected for visible leaks. The main fuel shut off was located at the meter. There were no major defects observed in the visible portions of the fuel supply system.

The gas meter was located on the left exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 50-gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by Bradford White, model number MI5036EN10 and serial number YH1823746. Information on the water heater indicated that it was manufactured 9 years ago. The water heater was functional.

### **ELECTRIC SERVICE:**

The underground electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall. The service wire entered a Siemens breaker panel located on the garage wall with a with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the 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. The grounding and polarity of receptacles within six feet of plumbing fixtures and those attached to ground fault circuit interrupters (GFCI), were also tested. All GFCI

receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, kitchen, bathrooms and garage.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone, television and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

### **SMOKE ALARMS:**

There were smoke alarms found in the house. For safety reasons, the smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house and tested on a monthly basis thereafter.

For your information, many home improvement and hardware stores carry smoke alarms that include a 10-year Lithium battery. These smoke alarms are especially helpful when installed on high and vaulted ceilings. Complete smoke alarms with Lithium batteries are available for about \$15 dollars at many locations. The cost for the battery itself is about \$7 dollars, but they are difficult to find. Lowes frequently carries the batteries.

### **WINDOWS, DOORS, WALLS AND CEILINGS:**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, sliding style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. There were no major defects observed in the windows or doors.

The interior wall and ceiling surfaces were finished with drywall. There were no major visual defects observed in the interior walls or ceilings.

### **FIRST LEVEL:**

The first level consisted of five rooms and areas. 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. There were no major visual defects observed on the first level.

The carpeted wood stairs led to the second floor and were of closed design. There was a handrail and adequate headroom. The stairway was lighted.

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, expressed or implied, is given for the continued operational integrity of the appliances or their

components. The kitchen contained the following appliances:

The Kenmore electric free standing 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.

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

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

The In-Sink-Erator 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 seven rooms and areas. There were no major visual defects observed on the second level.

## **FIREPLACE:**

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A gas-log fireplace was located in the family room. There were no cracks observed in the firebox or visible portions of the chimney.

## **ATTIC STRUCTURE:**

The attic was accessed through a scuttle in the garage and 2nd floor closet. The attic above the living space was insulated with loose-fill and batted insulation, approximately 15-inches in depth. Ventilation throughout the attic was provided by soffit, gable and roof vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24-inches on center and OSB (waferboard) sheathing.

There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

## **HVAC INSPECTION REPORT:**

The heating, ventilating and air conditioning systems were inspected by TBC Heating

& Cooling - 455-3433. Their report is attached. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Payne natural gas forced air furnace, Model Number PG8MAA048090AAJA and Serial Number 3302A42513 which is 9 years old. The unit was located in the garage of the home. It has an approximate net heating capacity of 71,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

Ventilation for the heating system to the exterior was provided by double-wall galvanized pipe, which appeared to be good condition at the time of inspection.

The heating system was found to be functional.

#### **TBC Heating & Cooling comments:**

"Furnace operation OK (jets are dirty and struggle to fire sometimes).  
AC & stat wire is chewed up. Fins are mashed in on the bottom.

#### **Recommendations:**

Furnace needs major tune-up with blower pulled & clean: \$150 Should fix the firing problem.

Needs Thermostat.

Replace wire on the AC before firing off."

#### **AIR CONDITIONER:**

The electric outdoor air conditioner condensing unit was a Payne, Model Number PA10JA036-C and Serial Number 3502E06411. The unit is located on the left side of the home. This unit is approximately 9 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The cooling system was not tested due to temperatures below 60 degrees Fahrenheit within the past 24 hours.

The maximum breaker size rating on the nameplate was 30 amps. The circuit breaker in the main electric panel is rated at 30 amps.

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

**DUCTWORK:**

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts or by adjusting the supply registers.

The flexible ducting is insulated to R- 6.0.

**FILTER TYPE:**

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

**CONTROLS:**

The thermostat was missing.

**WOOD DESTROYING ORGANISM INSPECTION:**

There were no visible indications of wood destroying organisms at the time of inspection.



**THE  
HOMETEAM**  
INSPECTION SERVICE®

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To: XXXX XXXXX

From: Benny Choy

Date: April 20, 2011

CC: XXXX XXXXX

Re: Inspection report addendum

The following maintenance items were observed during the inspection at 123 Hometown Street. The items listed here are not necessarily a part of the inspection or major defects, as described and defined in the inspection agreement. They are being listed for your convenience or at your request.

This addendum is not a summary of the inspection report. The entire inspection report should be read.

General maintenance observations which may/may not have been mentioned in your report:

- There is some lint build-up on the roof vent for the dryer.
- There are some holes in the vinyl siding from a weed trimmer and some from impacts. Keeping water out of these holes should be a priority.



- The AC unit has some damage to the cooling fins. Keeping animals away from this unit is recommended. The thermostat wire has been chewed and should be repaired. Insulation is also missing from the coolant line.



- The gate on the left side of the home is in need of repairs to the hinges and hasp.



- The attic cover is missing in the garage. It can be replaced with 5/8-inch sheet rock.
- The furnace filters were clogged and were removed.
- The kitchen, master bath faucet, hall bath faucet all leak.
- The ½ bath sink drain leaks.
- The family room inner window pane and screen is broken.



- The gas fireplace would not light. The floor valve may be turned off.
- The vinyl by the patio door, dining area and hall bath is lifting.
- There are several switch plate covers that are missing.

- Some floor trim is missing by the patio door.



- The corner of the master shower door appears to be leaking.



- There appears to be an active leak in the left, front corner of the roof over the "Winnie the Pooh" room. Use of a moisture meter indicated moisture in excess of 30% in some places of the wall. There are some faint moisture indications in the ceiling. There are mushrooms at the baseboard.



- The leak appears to be from a gap. This is the most obvious source of the leak.



- There are a couple of places in the attic that have had the insulation moved for some work and it was not replaced.



Safety items which may/may not have been mentioned in your report:

- You may wish to install a carbon monoxide detector since your home uses fossil fuels. This is not a requirement, just a wise safety precaution as your fossil fuel appliances get older.

Thank you for using the HomeTeam Inspection Service. Please feel free to call if you any have questions.

Sincerely,

*Benny Choy*

Benny Choy  
The HomeTeam Inspection Service