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HomeTeam INSPECTION SERVICE

June 24, 2009

Mr. John Homebuyer
Mrs. Mary Homebuyer
2009 Opportunity Avenue
Hometown, IN 46000

**RE: 1234 Rural Avenue
Hometown, IN 46000
Inspection #:
642-062009-0003**



Dear Mr. & Mrs. Homebuyer:

On 6/26/2009 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

Mark Carrothers
Indiana Licence # HI00900025

File Number: **642-062009-0003**
Address of Inspection: **1234 Oak Street**

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam® client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

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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.

GENERAL DESCRIPTION:

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 ranch style wood framed structure with brick veneer and wood siding that was occupied at the time of the inspection. There were no major visual defects on the visual portions of the siding.

The approximate temperature at the time of the inspection was 85 to 90 degrees Fahrenheit, and the weather was sunny and clear. 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 rain water away from the foundation. The age of the home, as reported by the MLS sheet, was said to be thirty to forty years old.

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

There was a gravel driveway on the right side of the home which led to the garage. There were no major visual defects observed in the driveway.

CHIMNEY:

There was missing mortar in the chimney's brickwork and repairs should be made to prevent further deterioration.

There was no rain cap on the chimney. This device will help to prevent rainwater and snow from entering the flue and causing water damage.



ROOF STRUCTURE:

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed from the roof level and from the ground with the aid of binoculars. The age of the roof covering, as reported by the seller, was approximately ten years. There were two layers of shingles on the roof at the time of the inspection.

There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in 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 and valleys, must be kept well painted with a paint specially formulated for the use.

The flashing boot collar around the drain waste vent pipe was deteriorating and should be replaced or repaired to stop or prevent water intrusion.

The flashing around the service entrance mast is installed incorrectly. Flashing should be on top of the shingles on the lower side of the roof protrusion.

The roof drainage system consisted of steel gutters and downspouts which appeared to be functional but in need of repair at the time of the inspection. There are holes rusted through the bottom of the gutter over the deck on the right rear of the home. A potential safety issue exists with the gutter leak being directly over the outside light.



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.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation and the downspouts should be securely attached to the property. Downspouts 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.

DECKS:

There was a wood deck located on the right side of the home. There appeared to be significant deterioration of the wood. The railing around the deck and stairs was not securely attached to the deck or stairs.

A wood deck should be cleaned and sealed regularly to prevent deterioration.

There were major visual defects observed on the

visible portions of the deck or support structure. For safety reasons, this deck should be repaired or replaced by a qualified contractor before use.



GARAGE:

The attached garage was designed for two cars with access provided by one overhead-style door. The Chamberlain 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, that should be located in the attic between the garage and living space was not present. Although not standard building practice at the time the home was built, it is recommended that a fire wall be in place for the safety reasons.

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

SAFETY CABLES:

There were no safety cables in the garage door springs. If these springs break and there are no safety cables to hold them in place, it could result in property damage and/or injury.

FOUNDATION:

The foundation was constructed of concrete block. 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.

CRAWL SPACE:

The crawl space was accessible at the time of the inspection, and was dry, but evidence exists of prior water intrusion. The attached photo shows the water mark on the foundation wall which is evidence of prior water intrusion. Because of its configuration, it was not possible to inspect all areas of the crawl space. The west foundation wall under the family room was inaccessible due to a large heating/cooling duct. A crawl space should have a polyvinyl vapor barrier covering the surface and should be adequately vented at all times. There was adequate ventilation in the crawl space. There were no major visual defects observed in the crawl space.



The crawlspace vent screens were missing or torn and should be replaced to prevent rodents from entering the crawlspace.

FLOOR STRUCTURE:

The visible floor structure consisted of a plywood subfloor, supported by two-inch by twelve-inch wood joists spaced sixteen inches on center. There were two 8"-inch concrete block walls for load bearing support. Many of the floor joists have been replaced since the original construction, but were in good condition at the time of the inspection. There were no major visual defects observed in the visible portions of the floor structure.

BATHROOM CAULKING:

Failure to keep walls sealed can cause deterioration and extensive moisture damage including mold growth to the interior walls, which is not always visible at the time of the inspection. Some of the caulk was missing from around the tub surround. These areas should be re-caulked to prevent moisture penetration.

Recaulking/regrouting was noted at the kitchen sink, bathroom tubs/showers areas, in kitchen and bathrooms. While this normally is not a cause of concern, in today's world of mold disclosure and mold claims, the inspector cannot determine the time of, or reason for, the recaulking/regrouting. Moisture penetration into the wall might have occurred before the recaulking/regrouting, possibly causing moisture damage or promoting mold growth. Recaulking or regrouting could indicate moisture damage that was not visible at the time of the inspection; concealed defects are not within the scope of the home inspection. Refer to "MOLD and MOLD REMEDIATION" in the "SCOPE OF INSPECTION SECTION" for more information.

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PLUMBING:

The visible water supply lines throughout the home were galvanized pipe. The water was supplied by a well and pump. The visible waste lines consisted of cast iron and PVC pipe. The functional drainage of the drain waste lines were adequate at the time of the inspection. The home was connected to a septic tank system. 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 hose bib and found to be 50 to 60 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

The visible portions of the dryer vent was inspected and was functional at the time of the inspection. The venting was adequate to vent the dryer exhaust to the exterior of the home.

The bathrooms were ventilated by power ventilation fans that were functional at the time of the inspection.

There was a 50 gallon capacity, electric water heater located in the utility room. The water heater was manufactured by Imperial , model number 100810 and serial number 135728. Information on the water heater indicated that it was manufactured 37 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. An overflow leg was present. It does 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.

The water heater was functional.

SEPTIC:

There was an on-site waste disposal system. Functional drainage was observed to be adequate at the time of the inspection. Evaluation of the present condition of the on-site waste disposal system will require the services of a qualified contractor in this field. If this concerns you, then you should consult your local health department.

ELECTRIC SUPPLY:

The overhead electric service wire entered the home on the right side wall. The electric meter was located on the exterior wall.

The service wire entered a Square D service panel, located on the garage 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 Romex type and appeared to be in good condition.

There were missing breaker knockout covers (the protective covers over the wires inside the panel) in the main electric panel. For safety, the open slots in the panel should be covered to prevent possible contact with an energized portion of the panel.



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

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), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were no GFCI protected circuits located in the home.

It is recommended that you install GFCI's in the outlets that are within six feet of any plumbing device, all exterior receptacles, all bathroom receptacles and at least one receptacle in the garage for safety.

FIRST LEVEL:

The first level consisted of a kitchen/dining room, living room, family room, sun room, two and one half bathrooms, three bedrooms and an office.. 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.

WINDOWS, DOORS, WALLS AND CEILINGS:

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl-clad, casement and 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.

FAILING WINDOW SEALS:

The seals on the two skylights in the sun-room had failed causing a loss of vacuum between the panes and a resulting loss of insulation value. The most noticeable result of this failure is condensation and fogging between the panes of glass.



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.

CLOSET LIGHTS:

Safety Note: The home has closets that have overhead lights installed. Objects should be kept 12 to 18 inches away from the lights to avoid a potential fire hazard.

KITCHEN CABINETS AND APPLIANCES:

The laminate counter tops in the kitchen were in good condition.

The kitchen cabinet doors and drawers were inspected and appear to be functional.

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.

Note: The Kenmore range has a self cleaning oven. Do not use harsh cleansers or regular oven cleaners on this oven.

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

The Kitchen Aid 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 Kenmore 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.

FIREPLACE:

A wood fireplace was located in the living room. The damper did appear to be functional. There was visual evidence of creosote buildup in the firebox and/or chimney. It is recommended that a chimney care specialist clean and inspect the chimney before it is used.

ATTIC STRUCTURE:

The attic was accessed through a door in the garage. The attic above the living space was insulated with loose-fill insulation, approximately 8-inches in depth. Ventilation throughout the attic was provided by gable, soffit and roof vents. The attic vents were functional but inadequate for the size of the attic. To prevent future moisture problems in the attic, it is recommended that you seek further evaluation by a qualified professional.

The roof structure consisted of two-inch by six-inch wood rafters spaced 16 inches on center and plywood sheathing.

Because of the configuration of the framing and catwalk, which limited access, it was not possible to inspect all areas of the attic. 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.

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. Often 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, among other appropriate actions, examine the home (listen in the attic for falling drops) during the next rain to see if there are any leaks, and ask the seller directly whether they are aware of any known leaks. Any concerns on your part should be referred to a qualified, licensed roofing contractor. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (such as very high winds, for example) is common.

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HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by the HomeTeam master inspector. 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 Bryant electric heat pump with an air handler equipped with electric heating coils for backup/emergency heat. The air handler/electric backup unit, Serial Number 2408A91170, Model Number FY4ANF048 is 1 year old as reported by the seller. The unit was located in the garage of the home. It has an approximate net heating capacity of 60,000 BTUH. The automatic safety controls on the unit were tested and found to be functional at the time of the inspection.

Termination of HVAC (cooling coil) condensate lines was raised above the floor drain or drain inlet. The condensate lines were trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

HEAT PUMP:

The electric outdoor heat pump condensing unit was a Bryant, Model Number 223ANA048-B and Serial Number 3208E06983. The unit is located on the right side of the home near the garage entrance. This unit is approximately 1 year old as reported by the seller. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The heating and air conditioning systems were found to be functional.

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.

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CONTROLS:

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

PEST INSPECTION:

The pest inspection was performed by a state licensed pest control company. Their report is attached.

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.

Major Defects

- There was a wood deck located on the right side of the home. There appeared to be significant deterioration of the wood. The railings around the deck and stairs was not securely attached to the deck or stairs. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were major visual defects observed on the visible portions of the deck or support structure. For safety reasons, this deck should be repaired or replaced by a qualified contractor before use.

Minor Defects

- The flashing boot collar around the drain waste vent pipe was deteriorating and should be replaced or repaired to stop or prevent water intrusion.
- The flashing boot collar around the service entrance mast is installed incorrectly. Flashing should be on top of the shingles on the lower side of the roof protrusion.
- The crawl space was dry at the time of the inspection, but evidence exists of prior water intrusion. Further evaluation should be done during periods of heavy rain.
- The attic vents were functional but inadequate for the size of the attic. To prevent future moisture problems in the attic, it is recommended that you seek further evaluation by a qualified professional.

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Safety Concerns

- There were no safety cables in the garage door springs. If these springs break and there are no safety cables to hold them in place, it could result in property damage and/or injury could occur.
- There were missing breaker knockout covers (the protective covers over the wires inside the panel) in the main electric panel. For safety, the open slots in the panel should be covered to prevent possible contact with an energized portion of the panel.
- It is recommended that you install GFCI's in the outlets that are within six feet of any plumbing device, all exterior receptacles, all bathroom receptacles and at least one receptacle in the garage for safety.
- Safety Note: The home has closets that have overhead lights installed. Objects should be kept 12 to 18 inches away from the lights to avoid a potential fire hazard.
- A potential safety issue exists with the gutter leak being directly over the outside light.

Maintenance Items

- The crawlspace vent screens were missing or torn and should be replaced to prevent rodents from entering the crawlspace.
- There was a hole rusted through the bottom of the gutter over the deck on the right rear of the home.