File Number: **146-042003-0013**
Address of Inspection: **1234 Sample Drive**

GENERAL DESCRIPTION:

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. 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. 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 brick veneer that was vacant at the time of the inspection. There were no major visual defects on the visible portions of the siding. The approximate temperature at the time of the inspection was 65 to 70 degrees Fahrenheit, and the weather was partly clear. The utilities were on at the time of the inspection with the exception of the gas meter. The buyers were present during the inspection.

The home was situated on a level 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 buyer was said to be three years old.

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

There was an aggregate driveway on the left side 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 two overhead-style doors. The Genie brand electric garage door openers were tested and only one was found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

Items for consideration with the garage doors:

1. The garage door on the right side as you are looking at the doors from the driveway has a dent in the top panel. This dent has also caused the middle frame where it attaches to the top panel to break loose at the rivets; it has also bent the metal frame.

2. Because of the damage to the door the garage door opener did not function properly.

3. It is recommended that a professional garage door company repair or replace the necessary components.

ROOF STRUCTURE:

The roof was a hip and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering, as reported by the buyer, was approximately three years. There was one layer of shingles on the roof at the time of the inspection.

There was no curling and no surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were at the beginning of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. 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.

Items for consideration with the roof:

1. On the roof, the dormer located at the right front corner of the home, where the left side valley meets the brick wall the flashing may need to be resealed. A moisture stain was observed on the ceiling in the master bedroom closet directly under this location.

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. All gutter downspouts need to direct the water as far away from the foundation as possible, at all times. There were no major visual defects observed on the visible portions of the gutters or downspouts.

Items for consideration with the downspouts:

1. The downspout to the immediate left of the porch needs to have an extension added to the base of the downspout to direct the rainwater away from the porch and foundation.

2. The downspout at the right corner of the home needs an extension added to the base to direct the rainwater away from the foundation. The crawlspace was damp in this area due to the rainwater seeping through the concrete block wall of the crawlspace.

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.

Items for consideration with the foundation:

There was sprayed insulation covering the walls of the foundation and crawlspace. Due to this insulation covering the walls it was not possible to inspect the walls for cracks or the foundation for any cracks.

CRAWL SPACE:

The crawl space was accessible at the time of the inspection, and was dry. Because of its configuration, it was not possible to inspect all areas of the crawl space. A crawl space should have a polyvinyl vapor barrier covering the surface and 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 wood joists spaced sixteen inches on center. There was a 6x12 -inch built-up wood center beam and 8x16-inch concrete block posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

Note the braces hanging down, some are wedged into place and not nailed.

Items for consideration with the floor structure:

1. All of the metal cross braces between the floor joists were never nailed in place. These cross braces should be nailed in place to help prevent the joist from moving side to side. This will also add more structural stability to the floor system.

PLUMBING:

The visible water supply lines throughout the home were aqua-pex pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. 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 at an outdoor sillcock and found to be 60 to 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 adjacent to the water service entry point in the crawl space.

The gas meter was located in the front yard next to the house. 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.

Items for consideration with the gas utilities:

1. The gas meter had a locked at the time of the inspection. Because of this it was not possible to operate any of the gas appliances. These include the water heater, heating systems, the gas fireplace and the gas cook top.

There was a 50 gallon capacity, natural gas water heater located in the garage. The water heater was manufactured by State, model number PR65ONBRT and serial number K99320236. Information on the water heater indicated that it was manufactured four 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 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. The water heater was non functional.

The water heater was not functional due to the lock on the gas meter.

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 service panel, located on the exterior wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper and aluminum in the 240 volt circuits. 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), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located on the exterior, kitchen, bathroom and garage. The present and tested GFCI were functional. A non-functional GFCI should be replaced with functional GFCI.

Items for consideration with the GFCI circuits, lighting fixtures and receptacles:

1. The GFCI located in the kitchen above the counter in the middle and the GFCI receptacle to the left did not trip when tested.

2. The receptacle in the utility room located to the left of the sink should be GFCI protected.

3. There were two light fixtures that had been removed prior to the inspection. These fixtures should be replaced with the appropriate type.

4. The light switch located in the closet off of the upstairs sitting area is missing the cover. This cover should be added to prevent the possibility of electrical shock by touching a wire inside the switch box.

5. It is recommended that a licensed electrician be consulted to perform the necessary repairs.

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.

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.

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 aluminum, single hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.

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.

Items for consideration with the ceiling surfaces:

1. There was a moisture stain observed in the master bedroom closet.

KITCHEN:

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, express or implied, is given for the continued operational integrity of the appliances or their components.

The kitchen contained the following appliances:

The General Electric electric built-in ovens were 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 dishwasher had been removed prior to the inspection.

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

A gas-log fireplace was located in the dining room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

Because the gas meter was locked at the time of the inspection it was not possible to operate the fireplace.

ATTIC STRUCTURE:

The attic was accessed through a pull-down stairway in the 2nd floor hallway. The attic above the living space was insulated with loose-fill insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by ridge, static and soffit vents. The roof structure consisted of two-inch by eight-inch wood rafters spaced 16 inches on center and OSB (waferboard) sheathing.

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

Items for consideration in the attic:

1. There was a moisture stain in the attic located directly above the master bedroom closet. It was not possible to access this area were the stain was located.

2. It is recommended that the stain in the closet ceiling be sealed with the appropriate stain blocker and be painted over. If the stain returns then the leak is still present and will need to be evaluated by a professional roofing contractor.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by a state licensed technician. 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 Heil natural gas forced air gas package system, Serial Number L993353687, Model Number PGF042K100B which is four years old. The unit was located on the right side of the home. It has an approximate net heating capacity of 100,000 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.

Because the gas meter was locked at the time of the inspection it was not possible to operate the heating system.

The second level of the home was heated by a Heil, natural gas forced air furnace, serial number L991930493, Model number NTG3050FBA4 which is four years old. The unit was located in the attic. It has an approximate net heating capacity of 50,000 BTUH.

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

Because the gas meter was locked at the time of the inspection it was not possible to operate the heating system.

AIR CONDITIONER:

The electric outdoor air conditioner condensing unit was a Heil, Model Number FBA024GC1 and Serial Number L991378734. The unit is located on the right side of the home. This unit is approximately four years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The cooling system was found to be functional.

AIR CONDITIONER:

The gas package air conditioner unit was a Heil, Model Number PGF042K100B, and Serial Number L993353687. The unit is located on the right side of the home. This unit is approximately four years old. Periodic preventive maintenance is recommended to keep this unit in good working condition.

The cooling system was found to be functional.

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.

FILTER TYPE:

The 2-20"X25"disposable filters for the lower level unit 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.

The 14"x30" disposable filter for the second level unit 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.

Items for consideration with the return plenum:

1. The return air box on the right side as you enter the home needs to be sealed inside to prevent insulation from getting drawn into the return duct. This can be sealed using wood or sheet metal.

CONTROLS:

The control for the heating and air conditioning system was a 24 volt thermostat located on the lower level hallway wall of the home and the second level hallway wall. The thermostats were manufactured by Honeywell and were found to be in working order.