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HOME INSPECTION REPORT



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CONVENIENT | EFFICIENT &
BOOKINGS | INSPECTIONS
FAST REPORTS

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "material 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 visually observable material 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 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 buyer was present during the inspection. The home was occupied at the time of the inspection. The age of the home, as reported by the MLS sheet, was said to be new construction .

SITE

The home was situated on a lightly sloped lot. The general grade around the home appeared to be inadequate to direct rain water away from the foundation.

The finish garage around the home needs to address the low spots around the foundation.

DRIVEWAY

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

WALKWAYS

There was a concrete walkway leading to a concrete stoop in the front of the home. There were no material defects observed in the walkway or the stoop.

DECKS

There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no material defects observed on the visible portions of the deck or support structure.

CLADDING

The inspected property consisted of a bi-Level wood-framed structure with brick veneer and vinyl. There were no material defects on the visible portions of the siding.

The area of the siding where the A/C power supply enters the home should be sealed to prevent water intrusion.



A/C electric supply

The windows on the front of the home need to be caulked. This will prevent water intrusion and help with energy efficiency.



Missing caulk on front lower window

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

ROOF STRUCTURE

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the roof top. The age of the roof covering, as reported by the MLS sheet was new 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 material defects detected on the exterior of the roof.



Roof top view



Front dormer

The test cap for the plumbing stack was in place and still needs to be removed.



Remove plumbing stack cap

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 material defects observed on the visible portions of the gutters or downspouts.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the hallway. The attic above the living space was insulated with batted and loose-fill insulation, approximately 14-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and OSB (waferboard) sheathing. Because of the configuration of the trusses, 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 material defects observed in the attic or roof structure.



Left side attic



Rear attic

EXTERIOR ELECTRIC

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



Meter base

ELECTRIC SERVICE

The service wire entered a General Electric service panel, located on the basement wall with a 200 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit 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.



Electric 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 material defects observed in the electrical system.

OUTLETS AND SWITCHES

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 in the kitchen, bathroom(s), exterior and garage. The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

There were a few outlets and switches **in the right front bedroom, half bath and garage ceiling** that did not have cover plates. Recommend cover plate be installed to protect against accidental contact with energized components of the electrical system.

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 material defects observed on the visible portions of the foundation.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement. Please note that 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. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

BASEMENT LOWER LEVEL

The partial basement was finished, and contained the following mechanical systems: furnace and water heater.

FINISHED BASEMENT WAIVER: The interior walls of the basement were finished; therefore, a complete inspection of the poured concrete foundation was not possible. There were no major visual defects observed on the visible portions of the foundation.

There was a hole in the drywall above the half bathroom sink.



Drywall damage in half bath above sink

FLOOR STRUCTURE

The visible floor structure consisted of OSB (waferboard) subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. The center support beam and posts were hidden behind finished drywall surface and not visible for inspection. There were no material defects observed in the visible portions of the floor structure.

PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer 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 material defects observed in the visible portions of the plumbing system.

The sink splash guards are not installed in the hall bathroom and master bathroom.

WATER METER

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 basement.



Water main shut off

GAS METER

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



WATER HEATER

There was 50 gallon capacity, electric water heater located in the utility room. The water heater was manufactured by A. O. Smith.

Model number ECT 52 210

Serial number 1346A016090

Information on the water heater indicated that it was manufactured approximately 1 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 functional.



Water heater

LIVING LEVEL

The living level consisted of a living room, dining room, three bedrooms, two bathrooms and a kitchen. The HomeTeam inspects for evidence of structural failure and safety concerns only. 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. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc. are not addressed. There were no material defects observed on the first level.

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 AND DOORS

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, 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 re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no material defects observed in the windows or doors.

The bolt lock on the front entry door is missing.

A door handle for the storage door under stairs was missing.

There were not screens installed on any of the windows or sliding glass door.

KITCHEN CABINETS AND APPLIANCES

The granite counter tops in the kitchen were in good condition. The kitchen cabinet doors and drawers were inspected and appear to be functional.

There were no appliances installed in the kitchen.

HVAC INSPECTION REPORT

The heating, ventilating and air conditioning systems were inspected by a HomeTeam 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 an American Standard natural gas forced air furnace,

Serial Number 13033PXR2G.

Model Number AUH1B060A9361AA which is approximately 1 years old.

The unit was located in the utility room of the home.

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.

Termination of HVAC 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. The heating system was 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.

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



Furnace

File Number: **SAMPLE REPORT**

Address of Inspection: **1234 Fifth Ave**

AIR CONDITIONER The electric outdoor air conditioner condensing unit was an American Standard

Model Number 4TTB3024G1000AA.

Serial Number 13295L24AF.

This unit is approximately 1 years old.

The unit is located in the back of the home.

Periodic preventive maintenance is recommended to keep this unit in good working condition.



A/C unit

The cooling system was visually inspected but was not operated due to cool or cold exterior temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, extended operation of the cooling system could damage the compressor. The compressor was operational but the Freon levels could not checked and will need to be further evaluated when the outside temperature is above 60 degrees. It is recommended that the system be cleaned and serviced when outside temperatures can safely allow the unit to be operated without risk of damage to the unit.

File Number: **SAMPLE REPORT**

Address of Inspection: **1234 Fifth Ave**

PEST INSPECTION

The pest inspection was performed by Select Pest. Their report is sent under separate cover

SUMMARY: The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about your new home. The following is a summary of the inspection performed at 1234 Fifth Ave, Hometown, KY 41000:

Electrical

- **There were a few outlets and switches in the front right bedroom, lower level bathroom, garage ceiling that did not have cover plates. Recommend cover plate be installed to protect against accidental contact with energized components of the electrical system.**

Plumbing

- **The test cap for the plumbing stack was in place and still needs to be removed.**

Heating and Cooling

- **The cooling system was visually inspected but was not operated due to cool or cold exterior temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, extended operation of the cooling system could damage the compressor. The compressor was operational but the Freon levels could not be checked and will need to be further evaluated when the outside temperature is above 60 degrees. It is recommended that the system be cleaned and serviced when outside temperatures can safely allow the unit to be operated without risk of damage to the unit.**

Exterior

- **The area of the siding where the A/C power supply enters the home should be sealed to prevent water intrusion.**
- **The windows on the front of the home need to be caulked. This will prevent water intrusion and help with energy efficiency.**
- **The finish garage around the home needs to address the low spots around the foundation.**
- **There were not screens installed on any of the windows or sliding glass door.**

Interior

- **A door handle for the door under stairs was missing.**
- **The bolt lock on the front entry door is missing.**
- **There were no appliances installed in the kitchen.**
- **The sink splash guards are not installed in the hall bathroom and master bathroom.**
- **There was a hole in the drywall above the half bathroom sink.**