



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

1216 Edgewood Dr West Homestead, PA 15120

412-461-8273 Fax: 412-461-0814

[www.hometeam.com/southpittsburgh](http://www.hometeam.com/southpittsburgh)

E-mail: [southpittsburgh@hometeam.com](mailto:southpittsburgh@hometeam.com)

**1120 Brabec St**

**RE: Pittsburgh, PA 15212**

**Inspection #: 527-022018-1696**

Dear Sam Morris,

On 2/7/2018 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,

**HomeTeam Inspection Service**

**John Pasquella**

**ASHI Certified Inspector #251772**

**PA Radon Firm Certification #2915**





# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



**HomeTeam<sup>®</sup>**  
INSPECTION SERVICE



CONVENIENT | EFFICIENT &  
BOOKINGS | INSPECTIONS  
**FAST REPORTS**

## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE

**PREFACE:**

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.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any material defects (\*) noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

\* Material Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. The age of these structures vary from just a few years to over 99 years old. Building techniques have changed dramatically over the years. These changes are what bring character to the neighborhoods of Western Pennsylvania, and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a home.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components.

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

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. Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period. The following is a summary of the inspection performed at 1120 Brabec St, Pittsburgh, PA 15212:

### **Safety Concerns**

- The PORCH rail is loose.
- The ledger board for the deck is nailed to the main structure of the home rather than bolted.
- A loose outlet was noted in the rear bedroom.
- The DECK rail is loose.

### **Material Defects**

- The right and front foundation wall was not considered stable at the time of the inspection.

### **General Description**

- The gas, water and electric service was off at the time of the inspection. As a result we could not inspect any systems or elements of the home that require these services.
- Rotted wood was noted on many areas of the exterior of the home .
- Loose siding was noted on the back and right side of the home.
- Evidence of a roof leak was noted on the DECK at the time of the inspection.

### **Roof Structure**

- Loose soffit was noted on the front.
- Loose soffit was noted on the deck roof.

### **Plumbing**

- The main drain stack near the front basement wall was pushed inward at the time of the inspection.

### **Electric Service**

- The circuit in position 3 of the service panel is double tapped.

### **Basement**

- There were signs of moisture on the front, left and right basement walls.
- A substance with the characteristics of mold is visible in one or more areas of the property.

### **Windows, Doors, Walls and Ceilings:**

- Cracked or bubbling paint was noted on the walls in the living room.

### **First Level**

- Water marks with significant surface damage was noted on the walls and ceilings in the living room.

### **Second Level**

- Water marks with minor surface damage was noted on the ceilings in the front and rear bedroom

### **Heating & Air Conditioning**

- Evidence of water was noted inside the furnace compartment.
- The air ducts in the basement were covered with a material that has the characteristics of asbestos.

### 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 material defect if it has a significant impact on the value or safety of the property. 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 material 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 that was vacant at the time of the inspection. There were no material defects on the visible portions of the siding.

**NOTE: EXTERIOR WOOD ROT:**

Rotted wood was noted on many areas of the exterior of the home . The areas should be repaired and sealed by a qualified contractor.



Rotted wood example.

**MAINTENANCE NOTE: PEELING PAINT:**

Peeling paint was noted on many areas of the exterior. In order to preserve the life of the exterior surfaces and materials, all areas should be scraped and painted.

**NOTE: LOOSE SIDING:**

Loose siding was noted on the back and right side of the home. The siding should be reattached.



Loose siding.



Loose siding on back

The approximate temperature at the time of the inspection was 30 to 35 degrees Fahrenheit, and the weather was snowing. The buyer was not present at the time of the inspection. None of the utilities were on at the time of the

inspection.

*NOTE: UTILITIES:*

The gas, water and electric service was off at the time of the inspection. As a result we could not inspect any systems or elements of the home that require these services. Our inspection of these systems or elements was limited to visual only. Functional tests cannot be performed without the required utilities. The utilities should be activated prior to closing. Consult with qualified contractors for evaluation of the associated systems prior to taking ownership of the property.

**LOT AND GRADE**

The home was situated on a moderately 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 over one hundred years old. The inspection does not include any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for earth movement such as earthquakes, landslides, sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist. Additionally, the inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, pools, spas and other recreational items.

*INFORMATIONAL NOTE: SNOW COVERED LOT:*

The site was snow covered, therefore the driveway, walkway, porch/deck, patio, and lot were not fully visible for inspection.

**WALKWAY AND PORCHES**

There was a concrete walkway leading to a wood porch in the front of the home. Surface defects in walkways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no material defects observed in the walkway or the porch.

*SAFETY NOTE: LOOSE PORCH RAIL:*

The porch rail is loose. The rail should be secured for safety by a qualified contractor.

**DECK**

There was a wood deck located in the back of the home. The deck did not appear to be properly anchored to the main structure of the home. The vertical supports on the deck appear to be adequate to support the outer load of the deck. Construction methods, attachment requirements and supporting load specifications have changed dramatically over the years. The deck inspection provides a general condition report and is not meant to imply that the construction meets current standards. Consult with the local municipality for current deck construction requirements. There did not appear to be significant deterioration of the deck surface. The handrails on the deck were not secured. 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.

*SAFETY NOTE: DECK ANCHORING:*

The ledger board for the deck is nailed to the main structure of the home rather than bolted. Generally accepted deck construction techniques require the deck to be bolted to the main structure of the home at regular intervals. Consult with a qualified contractor to anchor the deck to the home with bolts.



Deck ledger not bolted.

**SAFETY NOTE: LOOSE DECK RAIL:**

The deck rail is loose. The rail should be secured for safety by a qualified contractor.



Loose deck rail

The deck was covered with a shed roof. There were no material defects observed on the deck cover.

**INFORMATIONAL NOTE: SNOW COVERED ROOF:**

The deck roof was fully covered with snow, so a complete inspection of the roof components could not be made. Any commentary made on the condition of the roof is based solely on the limited visibility of the roof surface at the time of the inspection.

**NOTE: DECK ROOF LEAK:**

Evidence of a roof leak was noted on the deck at the time of the inspection. The evidence is based on the water marks on the underside of the roof. Consult with a qualified contractor for evaluation and repair.

**NOTE: SOFFIT & FASCIA:**

Loose soffit was noted on the deck roof. Consult with a qualified contractor for repair.





Loose soffit

## RETAINING WALL

There was one retaining wall constructed of treated wood and stone. The wall was in good condition. There were no material defects observed in the wall. We do not inspect or comment on retaining walls that are detached from the main structure of the home unless the walls function has an impact on the structure.

## ROOF STRUCTURE

The roof was a flat design covered with rubber. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed from the ground level with the aid of binoculars. We will access the roof as long as it is dry, has a pitch that can be safely walked and accessible with the 16 foot ladder we carry.

### *INFORMATIONAL NOTE: ROOF NOT VISIBLE:*

The flat roof was not accessible with a 16 foot ladder and was not visible from the ground from any angle. As a result the roof and any penetrations such as plumbing vents, flues or chimneys could not be inspected. Our ability to inspect roofs is limited by the size of our ladder, pitch and visibility from the ground. Consult with a qualified roofer with rigging and ladders tall enough to reach the roof for inspection prior to the conclusion of the inspection contingency period. The roofer should document any deficiencies.

The aluminum soffit and fascia was inspected and was in need of repair.

### *NOTE: SOFFIT & FASCIA:*

Loose soffit was noted on the front. Consult with a qualified contractor for repair.



Loose soffit.

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. All roof penetrations require maintenance and can crack, loosen or leak during or after significant weather events such as wind or rain. These areas should be monitored for changes in characteristic and repaired as required by a qualified roofer.

There were no material 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 material defects observed on the visible portions of the gutters or downspouts.

## FOUNDATION

The foundation was constructed of stone. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were material defects observed on the visible portions of the foundation.

### NOTE: FOUNDATION MOVEMENT:

There were significant horizontal and vertical earth-pressure type cracks observed on the front and rear foundation wall at the time of the inspection. There was also an inward bulge observed on the front and rear foundation wall. The wall was not considered stable at the time of the inspection. Consult with a company specializing in foundation repair for further evaluation and recommendations.. This condition is most often associated with soil and / or water pressures. The displacement occurs incrementally as the wall yields to horizontal earth pressure. Surface grading around the foundation is inadequate. Proper grading should be maintained to prevent foundation damage and water penetration.



Front foundation wall in general state of disrepair.



Rear foundation wall in general state of disrepair.



Front right foundation bowed inward.

There were several minor, settlement cracks observed on the foundation. The cracks were 1/16-inch or less in width. These cracks are common and usually insignificant. All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. However, the significance of cracks cannot always be judged by a single inspection. All cracks should be monitored for significant changes in characteristics. Consult with a company specializing in foundation repair if there is a marked change in the size or dimension of a crack.

## BASEMENT

The full basement was finished, and contained the following mechanical systems: furnace and water heater. The concrete basement floor was in satisfactory condition. Minor cracks within any concrete slab are common and are most often due to shrinkage and settlement. Concrete floors are poured after the structure is built and serve no purpose with regard to structural support.

The basement stairway was inspected and there were no material defects observed with the steps, stairways or handrails.

The finished basement area included a family room and utility room.

### *INFORMATIONAL NOTE: BASEMENT WALLS:*

The interior walls of the basement were finished; therefore, a complete inspection of the stone foundation was not possible. There were no material defects observed on the visible portions of the foundation.

The basement was not dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains.

There was no evidence of an interior french drain system in the home. French drains are not required, but are often installed to control or prevent water intrusion. Some french drains discharge into a sump, while others do not. If a sump is present, there is a separate section of this report with details on the sump and pump, if present. Most french drain systems are concealed below the floor. As a result, it is typically not possible for us to determine the type of installation, the coverage of the system or if the system is operable. Consult with the current property owner for more information.

There were no material defects observed in the basement.

### *NOTE: BASEMENT MOISTURE EVIDENCE:*

There were signs of moisture on the front, left and right basement walls. The area was not dry at the time of the inspection. Dampness on basement walls is not always a sign of water intrusion. The dampness can be the result of warm humid air making contact with cool walls. In many cases the humid air condenses on the wall and forms a layer of moisture. It is important to assess whether moisture on the basement walls is the result of water intrusion or condensation. In this case the condition appears to be the result of water intrusion. The exterior grading in the affected area is inadequate. Many water intrusion problems can be controlled by improving the drainage on the exterior of the home. It is important that all roof drainage and surface water is directed away from the foundation. Consult with a qualified contractor for further evaluation and recommendations.



Water intrusion- right front.



Basement moisture left front

**GENERAL STATEMENT ON MOLD :** The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and can deteriorate the structure of the dwelling resulting in structural damage. Health effects include, but are not limited to: asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take many

more.

A substance with the characteristics of mold is visible in one or more areas of the property. The EPA (<http://www.epa.gov/mold/moldresources.html>) advises consumers that areas less than ten square feet of coverage can usually be controlled using readily available household products. In the event the substance cannot be controlled, a certified mold testing and remediation firm should be contacted for a recommended course of action.



Basement mold like substance example.



Mold like substance 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. HomeTeam will make its best effort in accordance with the ASHI Standards of Practice to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of ongoing water penetration in the property. You should use all available resources including the seller disclosure and information from the current owner to determine if any water issues exist. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

## FLOOR-STRUCTURE

The visible floor structure consisted of a tongue and groove subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. There were no material defects observed in the visible portions of the floor structure.

## WATER-METER

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. Water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection. These valves are infrequently used and could leak after being operated. The only exception to this policy is made when the main water supply valve is off upon arrival at the inspection. Since it is the buyers right to have all utilities operable for the home inspection, we will attempt to turn the main water valve on for the inspection. The HomeTeam is not responsible for leaks caused by operating the valve.

## GAS METER

The gas meter was located in the basement. The gas supplier for the home based on the identification tag on the meter is unknown. The main gas valve is usually located at the gas meter and requires a wrench to operate. The exterior gas line is below grade, classified as underground utilities and cannot be inspected. HomeTeam recommends enrolling in the gas company's line protection program. The program is available for a low monthly fee, and will cover the majority, if not all of the replacement cost of the main exterior gas line in the event it fails.

## PLUMBING

The visible water supply lines throughout the home were copper and CPVC pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection. The visible waste lines consisted of PVC, ABS and cast iron pipe. The functional drainage of the drain waste lines appeared to be questionable at the time of the inspection. The home was connected to a public sewer system. The under-floor drain lines are considered underground utilities and are specifically excluded from the inspection. The lines are not visible or accessible and their condition cannot be verified during a visible home

inspection. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home. Our inspection of the plumbing system is a functional inspection only. We make no attempt to validate that the plumbing system complies with any codes. Additionally, we cannot validate the workmanship of the plumbing system to be up to standard. We are generalists and do not claim to know everything about all the trades. Any concern about the quality or adequacy of the plumbing system should be referred to a qualified, reputable plumber. There were no material defects observed in the visible portions of the plumbing system.

**NOTE: MAIN DRAIN STACK:**

The main drain stack near the front basement wall was pushed inward due to the foundation movement. Consult with a qualified plumber for repair.



Drain stack pushed by foundation.

## **WATER HEATER**

There was a 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by General Electric, model number GG40T06AVG01 and serial number GELN0205A25904. Information on the water heater indicated that it was manufactured approximately 13 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. There was an questionable venting system from the water heater to the exterior of the home. The water heater was not tested because the gas service was not on at the time of the inspection.. In cases where the water heater is not on at the time of the inspection, it is not possible for us to verify that hot water is present at all plumbing fixtures, nor can we ensure that mixing hot and cold water to achieve a comfortable water temperature works at the fixtures.

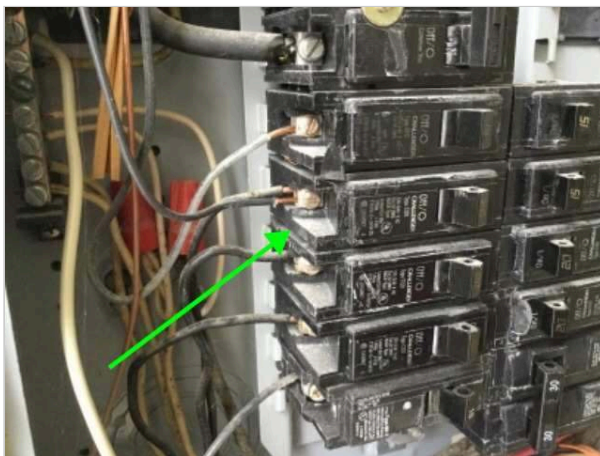
## **ELECTRIC SERVICE**

The overhead electric service wire entered the home on the front wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 100 amps. The service wire entered a Challenger service panel, located on the interior wall with a 100 amp and 120/240 volt rated capacity. The main service disconnect switch was located in the main panel. 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 internal components of the service panel, i.e. main lugs, bus bars, etc were in good condition. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. The inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.

**NOTE: DOUBLE TAPED CIRCUIT:**

The circuit in position 3 of the service panel is double tapped. This means that more than one wire is attached to the overload protection device (fuse or circuit breaker). Double tapping can lead to nuisance tripping and should be avoided. Nuisance tripping occurs when the total amperage of the wires attached to the breaker exceed the rating of the breaker. For instance, if the double lugged breaker has a rating of 15amps and the two wires attached are each drawing

10 amps, the breaker would trip. Neither one of the two wires is overloaded, but the total amperage flowing through the breaker is 20 amps. The breaker will trip even though no single wire is overloaded. Hence, the term, "nuisance tripping". Each circuit in the main service panel should have just one wire / circuit attached to the overload protection device. Consult with a qualified electrician for repair.



Double tapped circuit

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. Please note that it is not always possible for us to identify the purpose of every switch in the home. Switches may appear to be inoperable or serve no purpose for a variety of reasons, some of which include switches installed for future use, abandoned switches as part of renovation activities or those that operate a device under special conditions such as the heating of gutters in the winter. Specific questions about the purpose of unidentifiable switch uses should be directed to the current property owner. 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. The installation of GFCI protected circuits and/or outlets located within six feet of water, in unfinished basement areas, garage and the exterior of the home is a commonly accepted practice and required by many municipalities. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits in the home. The present and tested GFCIs were tested and found to be functional.

**SAFETY NOTE: LOOSE OUTLET:**

A loose outlet was noted in the rear bedroom. This could be a shock hazard due to exposed electrical contacts. The affected outlet(s) should be secured by a qualified contractor.



Loose outlet

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. An electrical inspection sticker placed by an independent firm certified to do electrical inspections was not present. Some jurisdictions require an independent electrical inspection and sticker within the last 5 years as a requirement to obtain an occupancy permit. While the requirement to obtain an occupancy permit is usually the sellers, HomeTeam is providing information on the presence of the electrical inspection sticker as a courtesy. There were no material defects

observed in the electrical system.

## **SMOKE-ALARMS**

There were smoke alarms found in the house. Property maintenance codes vary from area to area. Some municipalities require smoke alarms in every bedroom, while others only require them on each floor. Check with the local code enforcement officer for the requirements in your area. 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.

## **CARBON MONOXIDE DETECTOR**

HomeTeam recommends installing carbon monoxide detectors in the home. The detector will alert the occupants of the home to the presence of dangerous carbon monoxide caused by a malfunctioning gas appliance. Multi-function devices exist that provide protection for carbon monoxide, smoke and fire. We are not always able to determine if these types of devices are installed. Many carbon monoxide alarms plug into a standard outlet and can easily be removed by the previous owner. You should verify the types of devices installed in your home, replace the batteries and test immediately after closing.

## **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 wood and vinyl clad, double hung style, with insulated glass. We test all operable windows with unobstructed access. We do not comment on the presence or condition of window screens or storm windows. Additionally, windows with access blocked by furniture or personal affects, or those covered with plastic or other stationary interior storm windows are not operated. 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. We do not comment on the presence or condition of storm doors, weather stripping or door insulating materials unless their condition represents a safety concern. There were no material defects observed in the windows or doors.

The interior wall and ceiling surfaces were finished with drywall. The interior wall and ceiling structure consisted of wood framing. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. Since the finished wall material and framing are different materials, they expand and contract at different rates. As a result, it is common to see cracks on the finished surface especially around door and window openings and ceilings. These cracks are cosmetic and generally have no structural significance. There were no material defects observed in the interior walls or ceilings.

## **FIRST LEVEL**

The first level consisted of a living room, kitchen, and a half bath. 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 material defects observed on the first level.

### *NOTE: WATER MARKS, FIRST LEVEL:*

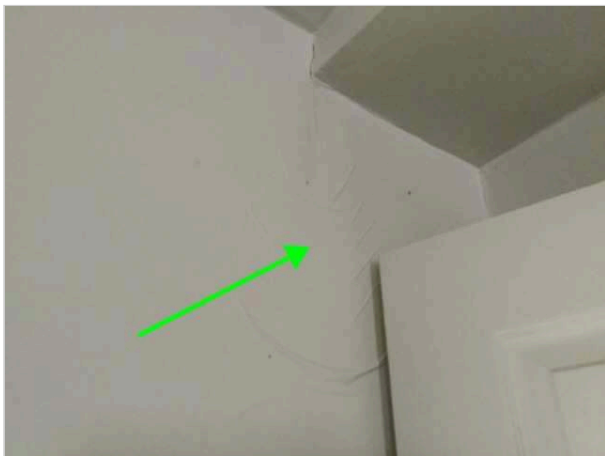
Water marks with significant surface damage was noted on the walls and ceilings in the living room. The water marks appeared to be the result of previous leaks. Consult with a qualified contractor for evaluation and repairs as required.



Ceiling and wall damage from pipes leaking

**NOTE: CRACKED / BUBBLING PAINT:**

Cracked or bubbling paint was noted on the walls in the living room. This condition appeared to be caused by water. There was no evidence of an active leak at the time of the inspection. Any damaged areas should be scraped, repaired, leveled and primed prior to applying a finish coat of paint.



Bubbly paint

The visible portions of the cabinets and counter tops were in fair condition. The appliances were turned on to check operational function only. No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. 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 Kenmore natural gas range was not inspected because the unit was not connected to the gas service. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection. Please note that many new ranges come with an anti-tilt bracket that is supposed to be attached to the wall and to the back of the range. The purpose of the bracket is to ensure that the range does not tilt forward when the oven door is open and racks are pulled out. We do not verify that the bracket is or is not installed at the inspection. Doing so would require us to pull the range away from the wall, risking scratching or other damage to the finished floor. Consult with an appliance service for further evaluation if you want to be sure the bracket is installed.

The Kenmore dishwasher was not tested because it was not connected to either the power source or plumbing.

The Galaxy microwave oven was inspected and did appear to be functional. The accuracy of the clocks, timers and settings are not within the scope of this inspection.

**SECOND LEVEL**

The second level of the home consisted of three bedrooms and one full bath. There were no material defects observed



on the second level.

**NOTE: WATER MARKS SECOND LEVEL:**

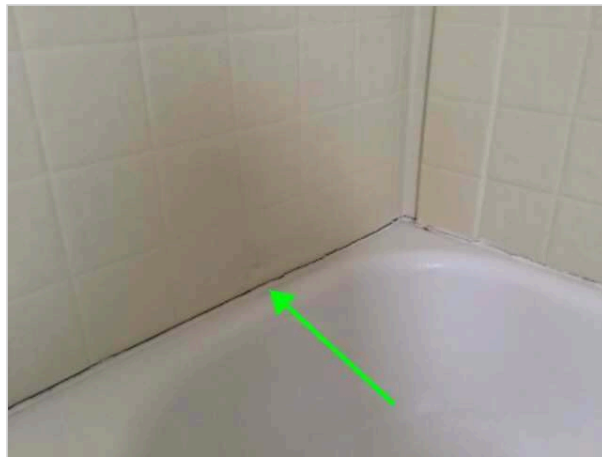
Water marks with minor surface damage was noted on the ceilings in the front and rear bedroom The water marks appeared to be the result of previous leaks. No immediate action is required. The affected area (s) should be monitored for evidence of new leaks. Consult with a qualified contractor for repair if required.



Watermark from previous leak

**MAINTENANCE NOTE: 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 . These areas should be re-caulked to help prevent moisture penetration.



Missing caulk

The second floor stairway was inspected and there were no material defects observed with the steps, stairways or handrails.

**HEATING SYSTEM**

The heating system was inspected by HomeTeam. 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 system is described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Comfortmaker natural gas forced air furnace, Serial Number 2163369838, Model Number CMPA4100U4 which is approximately 20 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 100,000 BTUH. A carbon monoxide detector with probe was inserted into the main plenum just above the heat exchanger. There was no measurable level of carbon monoxide detected at the time of the inspection. LIMITATION: Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. Without removing the burners to gain

complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection, draft test or buried fuel tank inspection. 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 PVC venting system was adequate to exhaust the spent gases to the exterior of the home and was in good condition. The system was on and the ignition source enabled.. The heating system was not tested because the gas service was not on at the time of the inspection.. The unit does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

**NOTE: WATER INSIDE FURNACE COMPARTMENT:**

Evidence of water was noted inside the furnace compartment. The condition is most likely caused by a condensate leak in the furnace and/or air conditioning condensate drain lines. The water can also be caused by a leaking humidifier if one is installed. Water inside the furnace compartment can damage the furnace cabinet or other operational components and should be repaired. The furnace compartment was dry at the time of the inspection. Consult with a qualified heating contractor to determine the source of the water and correct the issue. Please also note that due to the seasonal use of heating and air conditioning systems, wet and dry conditions can change based on whether the inspection is performed during the heating or cooling season. The observation at the time of the inspection can be limited to seasonal conditions.



Evidence of previous leaks.

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

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers. Inspection of air and duct supply system for adequacy, efficiency, capacity or uniformity of the conditioned air to the various parts of the structure is beyond the scope of the home inspection.

**NOTE:ASBESTOS LIKE SUBSTANCE:**

The air ducts in the basement were covered with a material that has the characteristics of asbestos. The material did appear to be damaged or deteriorating at the time of the inspection. It is advisable to avoid disturbing the substance prior to any testing. The only way to confirm the contents of the material is to have a sample tested by a qualified laboratory. If the substance is of any concern, a qualified asbestos testing firm should be contacted.



Possible asbestos material on ductwork.

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.

**MAINTENANCE NOTE: MISSING FILTER:**

There is no filter installed in the return air portion of the system. The filter traps dirt and debris to keep it from clogging the internal components of the system. A properly sized filter should be installed.

**CONTROLS**

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

### **REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:**

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or concealed problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

**No clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We always miss some minor things:** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

**Contractor's advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

**"Last man in" theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

**Most recent advice is best:** There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not insurance:** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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