

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, including but not limited to "A major, visually-observable defect is one that is capable of detection by reasonable visual examination only, and that requires an immediate expenditure in excess of \$1000.00 to prevent further deterioration of the property." The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions 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 HomeTeam 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. If reference is made in the report to active leaks, moisture penetration, moisture stains and/or condensation stains it is important to be aware of the potential for mold growth as water is one of the essential factors for its growth. Mold is believed to trigger allergic reactions and even serious health problems. If you are concerned, contacting a qualified mold testing company is recommended. The HomeTeam can provide these services upon request.

The approximate temperature at the time of the inspection was 10 to 15 degrees Fahrenheit and it was overcast. The utilities were on and the home was vacant at the time of the inspection. The buyer's agent was present during the inspection.

The inspected property consisted of a one-story structure with vinyl siding. There were no major visual defects on the visible portions of the exterior. Maintaining the sealing on all entrance and exit openings for the home was recommended. It was recommended that all exterior wood be kept painted or stained to prevent moisture penetration. There was damage observed to the siding and repair was recommended. There was mold observed at the time of the inspection. Mold is believed to trigger several harmful health problems and can be wood destroying. Contacting a mold testing and remediation company for identification, removal cost and options was recommended.

The home was situated on a level lot. The general grade around the home appeared to be inadequate to direct rainwater away from the foundation. There were major visual defects observed in the drainage at the time of the inspection. The evaluation was limited due to snow coverage at the time of the inspection. It was recommended a contractor be consulted for repair options and cost.

There was an enclosed porch located in the back of the home. There were no major visual defects observed in the enclosed porch. The evaluation was limited due to snow coverage at the time of the inspection.

There was an unpaved driveway in the front of the home. There were no major visual defects observed in the driveway. The evaluation was limited due to snow coverage at the time of the inspection.

DECKS:

There was a wood deck located in the back of the home. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure. There was no access to the underside of the deck that limited the evaluation. The evaluation was limited due to snow coverage at the time of the inspection. Proper footings could not be visually observed at the time of the inspection. A deck should be supported with footings that extend below the frost line.

ROOF EXTERIOR:

The roof was a gable design covered with rubber roofing. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars.

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. The evaluation was limited due to snow coverage at the time of the inspection.

There was one chimney. Observation of the chimney exterior was made from the ground with the aid of binoculars. There were no major visual defects observed on the exterior. The evaluation of the chimney was limited due to the type of design.

FOUNDATION:

The foundation was constructed of 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. There were hairline cracks observed on the foundation. The cracks were 1/16 inch or less in width. These cracks did not appear to have any structural significance at the time of the inspection. Point and monitoring was recommended.

CRAWL SPACE:

The crawl space was partially accessible at the time of the inspection. The crawl space was damp with standing water. It was not possible to inspect all areas of the crawl space due to its size and configuration. A crawl space should have a polyvinyl vapor barrier covering the surface and should be adequately vented at all times.

SUBFLOOR:

The visible floor structure consisted of a plywood subfloor, supported by 2-inch by 8-inch wood joists spaced 16-inches on center. There was an 8-inch wood center beam and 3-inch steel posts for load bearing support. There were no major visual defects observed in the visible portions of the subfloor structure. There was insulation present at the time of the inspection that was not removed which limited the evaluation. Removing the insulation on the exterior wall from within the box plate and between the floor joists was recommended due to a potential condensation problem. There was mold observed at the time of the inspection. Mold is believed to trigger several harmful health problems and can be wood destroying. Contacting a mold testing and remediation company for identification, removal cost and options was recommended. There was a leak observed in the crawl space coming from the rear steps that was causing the wet sub floor and box plate. Repair was recommended. There were previous moisture stains observed and monitoring was recommended.

PLUMBING:

The visible water supply lines throughout the home were copper and CPVC pipe. The water was supplied by a well and pump. The visible waste lines consisted of PVC pipe. The home was connected to a septic sewer system. All plumbing fixtures used on a routine basis were operated and inspected for visible leaks. Water flow throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

The main water shutoff valve for the home was located adjacent to the water service entry point in the crawl space.

There was a 40-gallon capacity, electric water heater located in the closet. The water heater was manufactured by Rheem, model number 66H40D and serial number 1074323071. Information on the water heater indicated that it was manufactured over 20 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. A drip leg was not present. Your safety depends on the presence of a T & P valve and a drip leg terminating close to the floor. The water heater was functional. A drip leg should be added to the pressure relief valve and should extend to within three inches of the floor. Due to the age of the hot water heater, it can be determined that it is past the end of its designed life.

ELECTRIC SERVICE:

The underground electric service wire entered the home on the front wall. The electric meter was located on the exterior wall. The service wire entered a Cutler Hammer service panel located on the closet wall with a 100 amp and 120/240 volt rated capacity. There were two 100 amp Federal Pacific-Stab-Lok sub panels in the closet and laundry room. 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 fair condition.

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.

GFCI protected outlets were recommended for the exterior of the home, the garage, basement, bathrooms and within six feet of the kitchen sink. In addition, pools, hot tubs and jacuzzis should also be GFCI protected.

A representative number of installed lighting fixtures, switches and receptacles located throughout the home were inspected. The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone, television and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system. The evaluation of the main service wire was limited due to it being encased in metal conduit. The Federal Pacific Stab-Lok service panels have been reported to have a higher breaker failure rate than other service panels. It is recommended that the service panel be evaluated by a licensed electrician. There were open junction boxes observed in the attic. For safety reasons, these boxes should have cover plates installed. There were improper wire splices observed in the attic. Properly installing the splice connection into a covered junction box was recommended.

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.

CARBON MONOXIDE DETECTORS:

It was recommended that carbon monoxide detectors be added to the home.

WINDOWS, DOORS, WALLS AND CEILINGS:

The primary windows were constructed of wood, double hung, fixed and awning style, with insulated and single pane glass. A representative number of accessible windows and interior doors were operated. All exterior doors were operated. 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 visual defects observed. The caulking and weather stripping for the windows and doors throughout the home should be appropriately maintained. The evaluation was limited due to an air conditioner in the window at the time of the inspection. There was a cracked window pane observed in the living room french door. Repair was recommended. There was a defective seal observed in the enclosed porch door. Repair was recommended.

The interior wall and ceiling surfaces were finished with drywall and paneling. 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. There were previous moisture stains observed in the first level closets. Monitoring was recommended.

FIRST LEVEL:

The first level consisted of a kitchen, living room, family room, laundry room, three bedrooms and a full and a half bathroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

The visible portions of the cabinets and counter tops were in fair 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 Hotpoint oven/range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The refrigerator was off but plugged in during the course of the inspection; however, due to the time limitation the adequacy of the cooling system could not be determined.

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

WOOD STOVE:

The local Fire Marshall should inspect wood stoves and other solid fuel burning equipment, when they are installed and a certificate of compliance should be on file with them. It is important to have a copy of the inspection certificate on file at your insurance company should a problem arise with the use of the stove. Wood stoves, flue pipes and flue tiles are beyond the scope of the inspection and were not inspected.

ATTIC STRUCTURE:

The attic was accessed through a closet. The attic above the living space was insulated with loose fill insulation, approximately 6-inches in depth. Ventilation throughout the attic was provided by gable, soffit and ridge vents. The temperature in the nonliveable attic space should be the same as the outside temperature all year round. The roof structure consisted of 2-inch by 6-inch wood trusses spaced 16-inches on center with plywood sheathing.

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

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defects observed in the attic or roof structure. The evaluation was limited due to foil at the time of the inspection. Some of the soffit vents were blocked with insulation. The insulation should be pulled back from any blocked vents to allow proper attic ventilation.

HEATING:

There were electric baseboard heating units located throughout the home. Each unit was operated and observed to be functional. These units should be kept clean and unobstructed for proper working order.