



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

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**886 N Meadowcroft Ave**  
**RE: Pittsburgh, PA 15216**  
**Inspection #: 527-072025-6406**

Dear Sean Quinn,

On 7/21/2025 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**  
**Mike Pucci**

**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. 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.

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.

\* 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.

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. You should ask the seller to provide receipts or other suitable documentation as evidence that items requested as part of the reply to home inspection were complete by qualified individuals.

The following notable items were observed during the inspection performed at 886 N Meadowcroft Ave, Pittsburgh, PA 15216:

**PLEASE NOTE each summary bullet point is a link.** Simple click on the bullet point to drop down into that section of the report.

## **Safety Concerns**

- There were several trip hazards found on the walkways around the house.
- There is no barrier installed on the rear retaining wall and the window wells are open.
- The risers or backs of the rear retaining wall stairs are open. This could be a fall hazard for small children.
- At the time of the inspection the electric panel cover was difficult to remove and replace. We were able to replace it, but recommend structural modifications to prevent a potential shock hazard during service.
- The handrails on the stairs leading to the second floor and basement are loose or otherwise insecure.
- One or more openings were noted in the garage ceiling.

## **General Description**

- The front retaining wall is leaning inward.
- Rotted wood was noted on the front porch pillars .
- Rotted wood was noted on the retaining wall .
- There were no handrails on the steps on the rear retaining wall.
- The handrail on the steps in the back is loose.
- Extensive plant growth was observed against the home, on the right side area of the house.
- Loose siding was noted on the front of the home.

## **Roof Structure**

- There were damaged/raised slate noted on the roof.
- There was missing mortar on the chimney.
- Several downspouts are draining at or too close to the base of the foundation.
- The front gutter appears to be leaking from behind.
- The rain hat on top of the chimney is missing.

## **Garage**

- A substance with the characteristics of mold is visible in one or more areas of the property.

## **Plumbing**

- Minor plumbing issues were noted during the inspection.
- The exterior gas supply lines were rusted.

## **Electric Service**

- The sealant at the top of the electric meter box is cracked.
- One or more three prong type outlets in the home tested as having an open ground.
- The paddle fan in the front bedroom appears to be out of balance because it is loose in the ceiling box.

## **Basement**

- There were signs of moisture on the front, back and right basement walls.
- The basement ceiling is water marked below the living area from what appears to be a previous leak.

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

- Three or more of the insulated window panes throughout the home had a defective thermal seal.
- Cracked or bubbling paint was noted on the walls around the windows.

### **First Level**

- Water marks with no surface damage was noted on the walls in the living room and kitchen.

### **Second Level**

- Water marks with no surface damage was noted on the wall in the master bedroom.

### **Attic Structure**

- A substance with the characteristics of mold is visible in the attic.

### **Heating & Air Conditioning**

- Rusting ductwork was noted in the garage.
- Evidence of water was noted inside the furnace compartment.

## 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 aluminum siding and stone veneer that was occupied at the time of the inspection. There were no material defects on the visible portions of the siding.

### *NOTE: OVER GROWTH:*

Extensive plant growth was observed against the home, in the right side area of the house. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.



### *NOTE: LOOSE SIDING:*

Loose siding was noted on the front of the home. The siding should be reattached.



### *MAINTENANCE NOTE: PEELING PAINT:*

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





**MAINTENANCE NOTE: EXTERIOR CAULKING:**

The exterior caulking around the windows is cracked or missing on all sides of the home. The caulking should be replaced to ensure the exterior of the home remains weather and water tight.



**MAINTENANCE NOTE: LINTELS:**

One or more of the steel lintels above the windows on the exterior of the home were noted to be rusting. Lintels support masonry materials above doors and windows. Keeping the lintels sealed and painted will prevent rusting and expansion. Expanded lintels can lead to cracks in the masonry on the exterior of the home.



Front







The approximate temperature at the time of the inspection was 70 to 75 degrees Fahrenheit, and the weather was mostly cloudy. The seller was present at the time of the inspection. All of the utilities were on at the time of the inspection.

## **LOT AND GRADE**

The home was situated on a lightly sloped lot. The general grade around the home appeared to be questionable on the back and right side to direct rain water away from the foundation. The age of the home, as reported by the MLS sheet was said to be eighty to ninety 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.

## **WALKWAY AND PORCHES**

There was a concrete walkway leading to a concrete 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: TRIP HAZARDS:***

There were several trip hazards found on the walkways around the house. The hazards can be repaired using a suitable or similar surfacing material to "feather" the out-of-level condition to make a smooth transition.





***SAFETY NOTE: FALL HAZARD:***

There is no barrier installed at the window wells. The absence of a proper rail or barrier constitutes a fall hazard and should be corrected. Consult with a qualified contractor for installation of a proper barrier.



***SAFETY NOTE: OPEN BACK STAIR RISERS:***

The risers or backs of the rear retaining wall stairs are open. This could be a fall hazard for small children. Consult with a qualified contractor for evaluation and recommendations.



***MAINTENANCE NOTE: RUSTY RAILINGS:***

The front railings are rusted. The railings should be scraped and painted.





There was a concrete patio located in the back of the home. There were no material defects observed to the patio.

## **RETAINING WALL - DRIVEWAY**

There was one retaining wall constructed of 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.

### ***NOTE: RETAINING WALL:***

The front retaining wall is leaning inward. There were vertical earth pressure type cracks observed in the wall. This condition is most often associated with soil and /or water pressure. The displacement occurs incrementally as the wall yields to horizontal earth pressure. The wall was stable at the time of the inspection. Repairs to the wall are not required at this time.



## **RETAINING WALL - REAR**

There were two retaining walls constructed of treated wood and wall block. The walls were 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.

### ***NOTE: EXTERIOR WOOD ROT:***

Rotted wood was noted on the retaining wall . The areas should be repaired and sealed by a qualified contractor.





**NOTE: EXTERIOR HANDRAILS:**

There were no handrails on the steps on the rear retaining wall. Local codes may require the installation of handrails in location where three or more steps are present.



**SAFETY NOTE: FALL HAZARD:**

There are no barriers installed on the rear retaining walls. The absence of a proper rail or barrier constitutes a fall hazard and should be corrected. Consult with a qualified contractor for installation of a proper barrier.



**NOTE: LOOSE EXTERIOR HANDRAIL:**

The handrail on the steps in the back is loose. The handrails should be properly secured by a qualified contractor.



## **DRIVEWAY**

There was a concrete driveway in the front of the home which led to the integral garage. There was some spalling noted on the driveway. Surface defects in driveways 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 driveway.

## **ROOF STRUCTURE**

The roof was a gable design covered with slate. 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. The age of the roof covering, as reported by the MLS sheet, was unknown. There was one layer of slate on the roof at the time of the inspection. These conditions indicate the roof slate were near the end of their useful life as they appear to be original to the home.



Original slate roof

### ***NOTE: DAMAGED SLATE:***

There were damaged slate noted on on all sides of the roof. Consult with a qualified slate roofer for evaluation and repair.





Front



Rear



Rear

The aluminum soffit and fascia was inspected and was in fair condition.

**NOTE: EXTERIOR WOOD ROT:**

Rotted wood was noted on the front porch pillars . The areas should be repaired and sealed by a qualified contractor.



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.

**NOTE: DOWNSPOUTS:**

Several draining at or too close to the base of the foundation. All roof drainage should be directed at least six feet from the base of the foundation.



**NOTE: LEAKING GUTTERS:**

The front gutter appears to be leaking from behind. Note comments under moisture evidence on interior walls. The seams should be sealed with an appropriate gutter sealant by a qualified contractor.



There was one chimney. Observation of the chimney exterior was made from the ground with the aid of binoculars. A rain hat was not installed on the chimney. Rain hats are not required but can help prevent excessive water running down the chimney as well as keeping animals out. Flue chases should always have some type of rain hat. In this case rain hats are not applicable since there are no flue chases. There were no material defects observed on the exterior.

**NOTE: CHIMNEY BRICKWORK:**

There was missing mortar on the chimney and repairs should be made to prevent further deterioration. Consult with a qualified masonry contractor for repair.



**NOTE: RAIN HAT:**

The rain hat on top of the chimney is missing. Repairs should be made by a qualified roofer.



**GARAGE WITH OPENER**

The integral garage was designed for one car with access provided by one overhead-style doors. Safety cables were installed inside the door springs. The Genie brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices is not tested during the home inspection. The fire separation walls and ceiling were inspected and did not appear to be adequate. The concrete garage floor was in fair condition. There were no material defects observed in the garage or the door mechanisms.

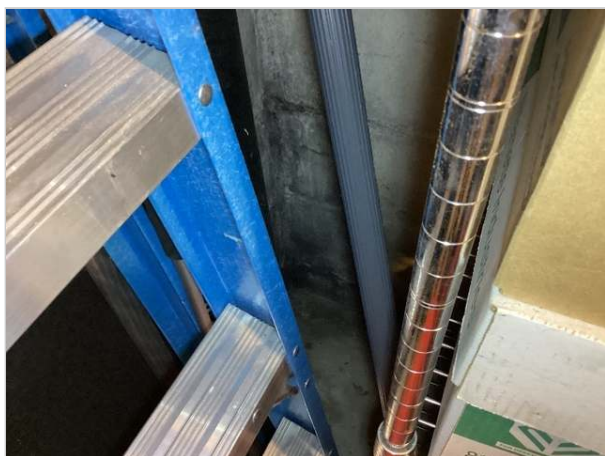
**SAFETY NOTE: GARAGE WALL / CEILING:**

The finish on the garage ceiling and any partition walls between the garage and basement or living space is designed to provide a barrier between the garage and living space in the event of a fire. One or more openings were noted in the garage ceiling. Repairs should be made to the ceiling to maintain the integrity of this important safety feature.





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.



**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.



## **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 material defects observed on the visible portions of the foundation.

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.

### ***SAFETY NOTE: LOOSE HANDRAIL:***

The handrail on the stairs leading to the basement is loose or otherwise insecure. The handrail should be properly secured for safety.



The finished basement area included Family room utility closet laundry room half bath.

### ***INFORMATIONAL NOTE: BASEMENT WALLS:***

The interior walls of the basement were finished; therefore, a complete inspection of the concrete block foundation was not possible. There were not 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 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, back and right basement walls. The area was 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 efflorescence noted on the wall appears to be the result of moisture buildup on the exterior side of the foundation. The exterior grading in the affected area is questionable. 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. Any concern about this condition should be referred to a qualified contractor for evaluation and recommendations.



Behind furnace



Laundry rear



1/2 bath



Evidence of moisture under front porch

**NOTE: WATER MARKED BASEMENT CEILING:**

The basement ceiling is water marked below the living area from what appears to be a previous leak. The area was dry at the time of the inspection. No immediate action is required. The area should be monitored for evidence of new leaks. Consult with a qualified contractor for repair if required.



***INFORMATIONAL NOTE: FOUNDATION WALLS:***

The porch foundation walls appear to have been recently painted. Fresh paint can affect our ability to identify evidence of moisture. The walls should be monitored for evidence of active moisture during periods of rain. There was evidence of active moisture at the time of the inspection.

***INFORMATIONAL NOTE: BASEMENT STORED ITEMS:***

The basement was cluttered with many stored items and/or shelves at the time of inspection, therefore several areas were unable to be inspected.



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 wood planking subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. There was a 8x8 -inch I Beam center beam and 8x16 -inch concrete block posts or piers for load bearing support. There were no material defects observed in the visible portions of the floor structure.

***INFORMATIONAL NOTE: BASEMENT CEILING:***

Most of the basement ceiling was finished, which restricts a clear view of the floor joists. As a result, we were not able to see the entire floor structure during the inspection. Determining the presence of concealed defects is beyond the scope of the inspection.



## WATER-METER

The water meter was located in the laundry / utility room. The main water shutoff valve for the home was located adjacent to the water service entry point in the laundry / utility room. 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.



Shut off

## PLUMBING

The visible water supply lines throughout the home were copper 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 cast iron pipe. The functional drainage of the drain waste lines appeared to be adequate 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 visual home inspection. Simply running water into plumbing fixtures or floor drains will not verify the condition of the waste line infrastructure under the home. Consult with a qualified plumber for a video camera inspection of the sewer laterals if there is any concern as to the condition of the waste lines under the home. A video scan is the only way to confirm the condition of the drain system. 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 any trade. Any concern about the quality or adequacy of the plumbing system should be referred to a qualified, reputable plumber. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was above average. Water pressure was tested at a hose bib and found to be 100 to 110 pounds per square inch. There were no material defects observed in the visible portions of the plumbing system.

### *NOTE: MINOR PLUMBING ISSUES:*

Minor plumbing issues were noted during the inspection. This is not intended to be an all inclusive list. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period. Consult with a qualified plumber for further evaluation and repairs as required.

- Master bath shower faucet is loose in the wall.
- Master bath faucet fixture is loose.
- Full bath tub stop and waste valve is inoperable. Full bath tub cold water faucet is stiff

### *RECOMMENDATION: PRESSURE REGULATOR:*

The water pressure in the home can be reduced by installing a pressure regulator on the main water service line in the home. In cases where a pressure regulator already exists, the device may be set for high water pressure or defective.

High water pressure can place stress on the water fixtures throughout the home and shorten the life of the shut off mechanisms. Plumbing related repairs should be performed by a qualified plumber.

***INFORMATIONAL NOTE: PLUMBING INSPECTION / ACCESS PANEL:***

The bathroom plumbing inspection access panels were not present. As a result, our view of the plumbing lines behind the panel was restricted. Many bathrooms have no access to the concealed plumbing. In cases where an access panel exists, we make an effort to open the panel to view the plumbing in that area. The lack of or inaccessibility of an access panel is not a problem, nor is the installation of such a panel a requirement.

## **GAS METER**

The gas meter was located on the front exterior wall. The gas supplier for the home based on the identification tag on the meter is Columbia. The main gas valve is usually located at the gas meter and requires a wrench to operate. All visible and readily accessible valves and fittings are tested for leaks using an electronic gas leak detector. No leaks were detected. There was no noticeable odor of gas detected at the time of the inspection. 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.

***INFORMATIONAL NOTE: GAS APPLIANCES THAT ARE OFF:***

In the interest of the safety of the inspector and everyone involved, we will not make any attempt to light pilots that are extinguished. It is possible that the gas used to keep a flame lit will continue to flow. If this continues, its concentration may reach a point where a spark or flame will cause a flare up or flashback. We suggest that if it is noted in this report that a gas appliance was not tested because the pilot or gas was off, that you consult with the property owner to have the appliance placed back in to service and tested by a qualified contractor.

***NOTE: EXTERIOR GAS SUPPLY LINE RUSTED:***

The exterior gas supply lines were *rusted*. *No leaks were found*. We recommend the gas supplier be contacted to inspect further.



## **ELECTRIC WATER HEATER**

There was a 50 gallon capacity, electric water heater located in the utility closet. The water heater was manufactured by Whirlpool, model number E1F50RD045V and serial number 1051T404851. Information on the water heater indicated that it was manufactured approximately 15 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 on and functional. 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.

***INFORMATIONAL NOTE: ELECTRIC HEATING ELEMENTS:***

Electric water heaters have two elements that heat the water. While we can confirm that there is hot water at the time of the inspection, we cannot verify that both heating elements are operational. It is possible for one heating element to be



defective and still have hot water. A bad heating element will only become evident after long periods of hot water demand. The limited time spent during the home inspection is not sufficient for a defective heating element to reveal itself. If you experience what seems to be tepid water after longer periods of hot water use, consult with a qualified plumber for evaluation.

## ELECTRIC SERVICE

The overhead electric service wire entered the home on the right front wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 200 amps. 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 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: SERVICE CABLE SEALANT:*

The sealant at the top of the electric meter box is cracked. The sealant should be replaced to ensure that water does not enter the electric service panel.



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.

### *NOTE: THREE PRONG OUTLET WITH OPEN GROUND:*

One or more three prong type outlets in the home tested as having an open ground. This means that the third prong, also known as the ground prong is not doing its job. This is usually caused by a missing ground connection at an electrical device in the circuit. This condition is usually easily correctable by an electrician. Open grounds in wet locations is considered a safety issue and should be corrected. The outlets that tested with this condition were marked with a **"GREEN"** dot for easy identification. The affected outlets were located in the dining room. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.



**NOTE: PADDLE FAN OUT OF BALANCE:**

The paddle fan in the front bedroom appears to be out of balance because it is loose in the ceiling box. The fan wobbles when turning. The fan could be improperly installed or the mounting screws are loose. Consult with a qualified contractor for evaluation and repair.



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.

**NOTE: ELECTRIC PANEL ACCESS:**

At the time of the inspection the electric panel cover was difficult to remove and replace. We were able to replace it, but recommend structural modifications to prevent a potential shock hazard during service. Consult with a qualified electrician for inspection.

**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 vinyl-clad, double hung and slider 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.

### *NOTE: THERMAL SEALS:*

Three or more of the insulated window panes throughout the home had a defective thermal seal. The windows were located in the bedrooms. A defective thermal seal can be identified when fogging is observed between the panes of glass. This statement should not be considered all inclusive. Our ability to identify defective thermal seals is affected by dirty glass, the angle by which we can view the windows, window coverings and the direction of the sun. It is not possible to identify mild cases of fogging between glass panes given the conditions that affect our view. Repair of the thermal seal can be accomplished by replacing the affected glass panel.



front bedroom



master bedroom



rear bedroom

The interior wall and ceiling surfaces were finished with sheetrock and plaster. 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, dining room and kitchen. 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: MOISTURE DETECTION , FIRST LEVEL:

Elevated levels of moisture with no surface damage was noted on the walls in the living room and kitchen. The moisture appeared to be the result of active leaks. Consult with a qualified contractor for evaluation and repairs as required.



kitchen



kitchen



Evidence of leak from behind







detection area



living room

The visible portions of the cabinets and counter tops were in good 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 Kitchen Aid natural gas free standing range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection. 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.

***INFORMATIONAL NOTE: RANGE ANTI TIP BRACKET:***

Newer ranges include an anti-tip bracket designed to provide protection when excess force or weight is applied to an open oven door. The bracket is not visible or readily accessible since it is usually installed beneath a rear foot. Applying excessive force on the oven door can damage the hinge or spring so, we do not confirm the presence of a bracket. HomeTeam recommends that anti-tip brackets be installed on all free-standing ranges.

The Kitchen Aid range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Kitchen Aid refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Kitchen Aid dishwasher was tested and did appear to be functional.

The In-Sink-Erator disposal was inspected and did appear to be functional. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

The Kitchen Aid 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.

***INFORMATIONAL NOTE: CLOTHES DRYER CONNECTIONS:***

This note is supplied for informational purposes only, as many clients want to know the type of dryer connections available to them. The absence of either type dryer connection is not a problem. A 240 volt outlet for an electric clothes dryer was not installed in the laundry area. If an outlet is present, no attempt was made to verify that the outlet is properly wired or that power is present. A gas connection was available for a gas clothes dryer. For safety reasons, no attempt was made to verify the presence of gas service at the visible gas dryer connection. Consult with a qualified contractor if the desired type of connection is not available.

A dryer vent was installed. The visible portions of the dryer vent was inspected and did appear to be functional. The venting was adequate to vent the dryer to the exterior of the home.

## SECOND LEVEL

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

### *INFORMATIONAL NOTE: WALK-IN SHOWER:*

A walk-in shower was located in the master bath. The base of the shower was constructed of ceramic tile. While no leaks were noted at the time of the inspection, this type of shower is more prone to leaks than a standard tub or precast shower base. The waterproof membrane or shower pan, which is the primary water proofing material is installed beneath the finished floor and is not visible from the interior of the shower or the subfloor below. We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of the tile or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.



### *NOTE: MOISTURE DETECTION, SECOND LEVEL:*

Elevated levels of moisture with no surface damage was noted on the wall in the master bedroom. The moisture appeared to be the result of active leaks. Consult with a qualified contractor for evaluation and repairs as required.



detection area



### *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 and grout was missing from around the sink top and enclosure. These areas should be re-caulked and re-grouted to help prevent moisture



penetration.



master



master



full bath

**NOTE: CRACKED / BUBBLING PAINT:**

Cracked or bubbling paint was noted on the walls around the windows. This condition appeared to be caused by water. There was 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.



rear bedroom

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

**SAFETY NOTE: LOOSE HANDRAIL:**

The handrail on the stairs leading to the second floor is loose or otherwise insecure. The handrail should be properly secured for safety.



**VENTED GAS FIREPLACE**

A vented gas fireplace was located in the living room. The unit was visually inspected and did appear to be functional. Many of these units are controlled by a wall mounted switch. Some operate by remote control, while others are controlled from the base of the unit. These units usually come with an instruction plate that is attached to the unit inside the control access panel. Be sure to read and understand the operating procedures prior to operating the unit. Care must be taken to ensure that the flue vent / damper is open during use. Gas logs emit carbon monoxide which is not visible and has no odor. Proper venting ensures that all gas byproducts are vented to the exterior. There were no material defects observed on the vented gas fireplace.



**ATTIC STRUCTURE**

The attic was accessed through a closet in the 2nd floor bedroom. The attic above the living space was insulated with batted insulation, approximately 12 -inches in depth. We do not disturb insulation. As a result any issues concealed by insulation will not be identified.

Ventilation throughout the attic was provided by roof vents. The attic ventilation appeared to be questionable. A thermostatically controlled attic fan was installed. Attic fans are not tested as part of the home inspection.

The roof structure consisted of two-inch by eight -inch wood rafters spaced 16 inches on center and wood planks sheathing. The ceiling structure consisted of two-inch by eight-inch ceiling joists spaced 16-inches on center.

Because of the configuration of the framing, which limited access, it was not possible to inspect all areas of the attic. We will not walk on un-floored areas of the attic.

There was moisture visible in the attic space.

As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, skylight, flashing or vent leaks. There were no material defects observed in the attic or roof structure.



#### **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 the attic. Since the attic is not a part of the living space, the condition may not have any affect on those that are sensitive to mold. 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.



#### **HEATING SYSTEM**

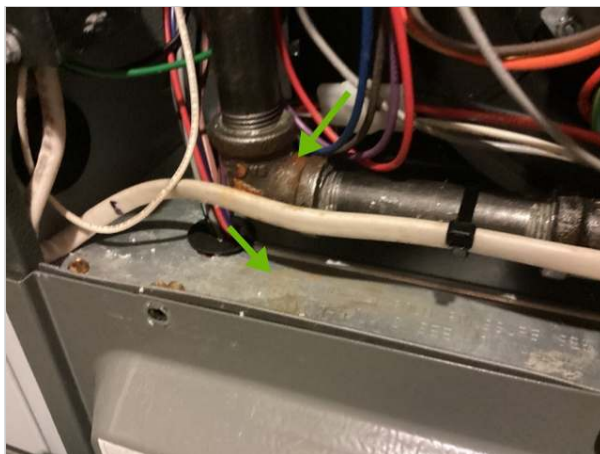
The heating system was inspected by HomeTeam. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating system is described below. Periodic preventive maintenance is recommended to



keep this unit in good working condition. The home was heated by an Amana natural gas heat pump, Serial Number 2309273239, Model Number AMVM970603BNBD which is approximately 2 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 60,000 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 functional. The unit appears to have been serviced on a regular basis. 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. The unit should be monitored for evidence of active leaks and repaired by a qualified contractor as required. 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.



## **MINI-SPLIT SYSTEM**

The mini-split heating and cooling 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. The master bedroom was heated and cooled by a Daikin electric heat pump, Serial Number 231015 6996, Model Number ASZS60241EAB which is approximately 2 years old. The condensing unit was located on the side of the house of the home. LIMITATION: Examination of heating systems is mechanically limited since the unit cannot be dismantled to examine all of the interior components. The electric heating elements can and will fail. The heating elements fail just like a light bulb; they are working one minute and not the next. These types of systems are usually designed to condition the air in a defined space of a home. The heating and cooling system was found to be functional. These units generally require very little maintenance, but should still be evaluated regularly to be sure the unit is performing at its top efficiency. Filters, if present should be cleaned or replaced on a regular basis.



A condensate pump was installed on the HVAC system. A condensate pump drains the water produced by the furnace, air conditioner and humidifier overhead to another location in the home. The condensate pump drained to the drain stack.

## AIR CONDITIONING

The electric outdoor heat pump condensing unit was a Daikin, Model Number RXL12QMVJU9A and Serial Number E011296. The unit is located on the left side of the home. This unit is approximately 3 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air heating and cooling system was tested and found to be functional. The home inspection does not include a heat-gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation.



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: DUCTWORK:*

Rusting ductwork was noted in the garage. We recommend the ducts be replaced to prevent further deterioration. Consult with a qualified contractor for repair.



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 dining room wall of the home. The thermostat was manufactured by Amana and was found to be in working order.



## **PEST INSPECTION**

The purpose of the pest inspection is to determine if there are active wood destroying insects present in the home. The pest inspection does not include determining the presence of common household insects such as spiders, ants, etc. The pest inspection was performed by Joe Costa of Quality Pest Services, a state licensed technician. Their completed report was provided at the time of the inspection.



## **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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