441 Butler St. Springdale, PA 15144
412-461-8273 Fax: 412-461-0814
www.hometeam.com/southpittsburgh
E-mail: southpittsburgh@hometeam.com

9 Banahasky Ln
RE: Finleyville, PA 15332
Inspection #: 527-092024-5924

Dear Jennifer Haessler,

On 10/10/2024 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® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT 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.

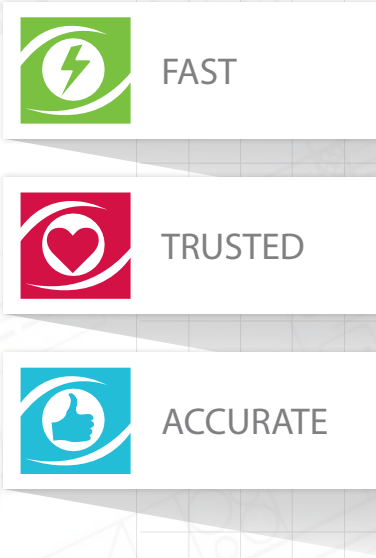
WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

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.



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 9 Banahasky Ln, Finleyville, PA 15332:

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 was no handrail on the stairs leading to the basement.
- One or more gas leaks were detected during our testing in the main basement, basement kitchen and right storage room. Gas leaks represent a safety concern and should be promptly repaired by a qualified plumber.
- The balusters on the deck rail were installed horizontally rather than vertically and spaced greater than four inches apart.
- The infrared safety reverse system on the garage door is not functioning.

General Description

- One or more cracks were noted on the brick veneer of the home.
- The vertical support posts on the rear deck are inadequate.
- Several deck boards were deteriorated at the time of the inspection.
- The deck support post(s) are making direct contact with the landscaping. Common practice is to mount support posts on concrete piers.
- Missing joist hanger (s) were noted on one or more of the joists.

Roof Structure

- The flashing sealant on the back chimney is deteriorated.
- The rain hat on top of the chimney is missing.
- There were cracks on the top cap(s)of the chimney.
- One or more of the gutter mounts was noted to be loose at the time of the inspection.
- The rear downspout was draining at or too close to the base of the foundation.

Foundation

- Extensive plant growth was observed against the home, in the all sides area of the house.
- One or more cracks were noted on the exterior foundation walls.
- There was an inward bulge observed on the front foundation wall. The deflection on the wall was approximately 2-inches. Repairs have been made in the form of piers. The repairs are not of typical structural techniques. Recommend consultation with the current property owner for information on the transferable warranty.

Floor Structure

- Evidence of termite activity was noted on the band joist and floor joists.
- The floor joists and sub floor are water marked on the right rear basement floor structure.

Plumbing

- Minor plumbing issues were noted during the inspection.
- A strong, unpleasant odor developed during testing of the plumbing throughout the home.
- The exterior gas supply lines were rusted.

Electric Service

- One or more three prong type outlets in the home tested as having an open ground.
- One or more missing switch or outlet covers were noted in the basement.
- Two prong outlets were found in one or more locations in the home.

Basement

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

Windows, Doors, Walls and Ceilings:

- One or more of the insulated window panes throughout the home had a defective thermal seal.

Attic Structure

- Questionable roof support was noted in the attic.
- The roof deck as viewed from the attic is water marked.

Heating & Air Conditioning

- The controls were malfunctioning for the Coleman unit. The furnace was not functional at the time of the inspection.
- A section of ductwork is separated in the basement.

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 ranch wood-framed structure with brick veneer and wood siding 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 all sides area of the house. Recommend removing this growth away from the siding to prevent possible damage including insect infestation.

NOTE: BRICK AND MORTAR CRACKS:

One or more cracks were noted on the brick veneer of the home. The cracks were located on the front. The cracks appear to have been caused by expansion and contraction, are common and do not usually have any structural significance. No structural concern on the brickwork was noted at the time of the inspection. All cracks should be monitored for significant changes in characteristics. Corrective action is not required. The cracks should be monitored for significant changes in characteristics. Consult with a qualified masonry contractor for evaluation if changes occur.

Right front

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.

Rear

The approximate temperature at the time of the inspection was 45 to 50 degrees Fahrenheit, and the weather was sunny and clear. The owner 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 stair stepped lot. The general grade around the home appeared to be questionable on the front to direct rain water away from the foundation. The age of the home, as reported by the MLS sheet was said to be seventy to eighty 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 patio 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 patio.

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.

Front

Right rear

Back right

MAINTENANCE NOTE: RUSTY RAILINGS:

The front and side railings are severely rusted and may soon fail. The railings should be repaired, scraped and painted.

MAINTENANCE NOTE: PEELING PAINT:

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

DECK

There was a wood deck located in the back of the home. The deck appeared to be properly anchored to the main structure of the home. The vertical supports on the deck appear to be inadequate 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 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 RAIL BALUSTERS:

The balusters on the deck rail were installed horizontally rather than vertically and spaced greater than four inches apart. Generally accepted construction techniques provide for balusters to be installed vertically and spaced no greater than four inches apart. Larger baluster spacing can be a safety concern, and horizontally mounted balusters permit climbing. Local codes may require modification and / or installation of additional balusters. Consult with a general contractor for cost estimates for additional balusters.

NOTE: DECK SUPPORT POST:

The *deck* support post(s) are making direct contact with the landscaping. Common practice is to mount support posts on concrete piers. The post is an important structural component and should be monitored for deterioration. A qualified contractor should be contacted for further evaluation and recommendations if desired.

NOTE: MISSING JOIST HANGER:

Missing joist hanger (s) were noted on one or more of the joists. The floor system was designed to have joist hangers installed in areas where perpendicular framing members are joined. Consult with a qualified contractor to install the missing joist hangers.

NOTE: DETERIORATED DECKING:

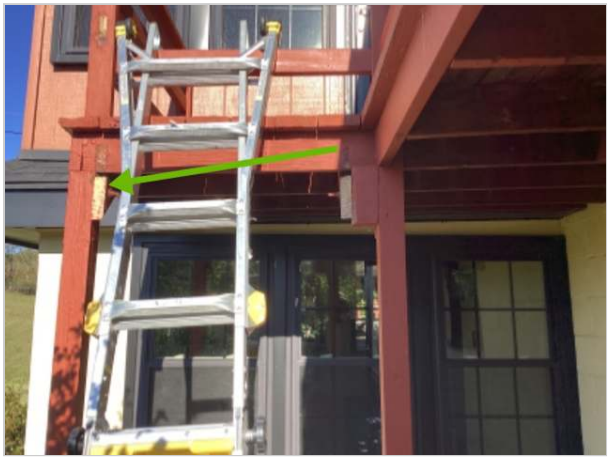
Several deck boards were deteriorated at the time of the inspection. Consult with a qualified contractor for replacement estimates.

NOTE: DECK SUPPORT POST:

The deck vertical support posts on the are inadequate are deficient. The post is an important structural component and

should be repaired. Consult with a qualified contractor for recommendations.

Not secure



Slope to left

Showing deterioration

UNDER CONSTRUCTION:

The inspected deck was under going renovation work at the time of inspection. The inspection does not purport to comment on the said renovation work and any safety, code or structural issues associated with this work. We recommend a complete inspection once the work is completed including municipal inspection that may be required, as the conditions will change soon after our inspection.

DRIVEWAY

There was a concrete driveway in the front of the home which led to the attached garage. There were notable deterioration and trip hazards 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 asphalt/fiberglass shingles. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed by walking on the roof. 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 shingles on the roof at the time of the inspection. There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

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

MAINTENANCE NOTE: PEELING PAINT:

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

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: LOOSE GUTTER MOUNTS:

One or more of the gutter mounts was noted to be loose at the time of the inspection. This is a common condition and is caused by expansion and contraction, along with the freeze thaw cycles that we experience in this area. The mounts should be re-secured.

NOTE: DOWNSPOUTS:

The rear downspout was 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.

Rear right

There was one chimney and one flue. Observation of the chimney and chases exterior was made from the roof. A rain hat was installed on one of the chimneys. 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 was installed on one of the flue chases. There were no material defects observed on the exterior.

NOTE: FLASHING SEALANT:

The flashing sealant on the back chimney is deteriorated. This is not necessarily the source of a leak. Evidence of any leak may be isolated to periods of heavy or extended rain. Consult with a qualified roofer for evaluation and repair as required.

NOTE: RAIN HAT:

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

NOTE: CHIMNEY BRICKWORK:

There were cracks on the top cap(s)of the chimney and repairs should be made to prevent further deterioration. Consult with a qualified masonry contractor for repair.

GARAGE WITH OPENER

The attached garage was designed for one car with access provided by one overhead-style doors. Safety cables were installed inside the door springs. The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was not tested because the opener was not 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 appear to be adequate. The concrete garage floor was in good condition. There were no material defects observed in the garage or the door mechanisms.

SAFETY NOTE: INFRARED REVERSE SYSTEM:

The infrared safety reverse system on the garage door is not functioning. The system causes the garage door to reverse when traveling down and anything passes between the infrared beams of light. In this case, the infrared sensors did not reverse the door.. Consult with a garage door service for repair.

MAINTENANCE NOTE: PEELING PAINT:

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

INFORMATIONAL NOTE: GARAGE WALLS:
The interior walls of the garage were covered. Therefore, a complete inspection of the concrete block foundation was not possible. There were not major visual defects observed on the visible portions of the garage walls.

OUT-BUILDING

The out buildings were not included in the inspection per customer request.

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.

NOTE: EXTERIOR FOUNDATION CRACKS:

One or more cracks were noted on the exterior foundation walls. The cracks were located on the back. The cracks appear to have been caused by settlement. There was no evidence of active movement at the time of the inspection. Corrective action did not appear to be necessary. All cracks should be monitored for significant changes in characteristic. Consult with a contractor if the cracks change significantly or you desire another opinion on this condition.

NOTE: FOUNDATION MOVEMENT: REPAIRS MADE:

There was an inward bulge observed on the front foundation wall. The deflection on the wall was approximately 2-inches. Repairs have been made in the form of piers. The repairs usually include a transferrable warranty. The repairs are not of typical structural techniques. Recommend consultation with the current property owner for information on the warranty. Any significant change in the characteristic of the cracks or repairs should be referred to the company that made the repairs. 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 questionable. Foundation repair companies usually require that the condition which caused the issue be corrected in order for the warranty to apply.

2x6 structural anchor

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.

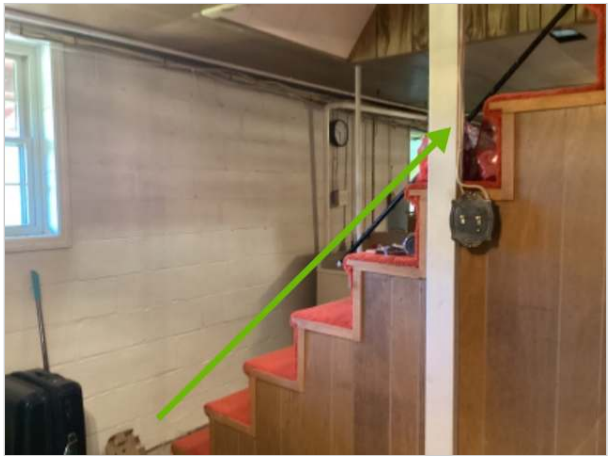
BASEMENT

The full basement was partially finished, and contained the following mechanical systems: two furnaces and a 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: MISSING HANDRAIL:

There was no handrail on the stairs leading to the basement. This can be a safety concern. Local building codes may also require the installation of a handrail.



Recommend vertical balusters

The finished basement area included Full bath, laundry, Unfinished family room, Unfinished kitchen, Storage room right, Porchmud room.

The visible portions of the basement kitchen 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 basement kitchen contained the following appliances:

The General Electric natural gas free standing 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.

The Frigidaire 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.

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 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.

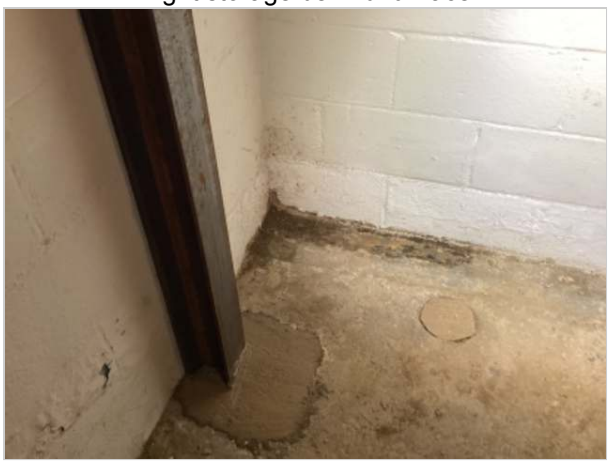
NOTE: BASEMENT MOISTURE EVIDENCE:

There were signs of moisture on the front 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 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. Consult with a qualified contractor for further evaluation and recommendations.


Porch mud room

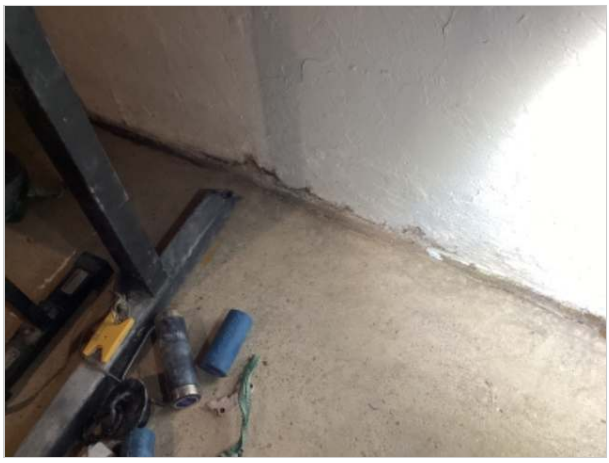

Right storage behind furnace


Right storage room


Right


Front center


Front center



Front center

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

Right storage room

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.

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 plywood subfloor, supported by two-inch by ten -inch wood joists spaced sixteen inches on center. There was evidence an 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.

NOTE: EVIDENCE OF TERMITE ACTIVITY:

Evidence of termite activity was noted on the band joist and floor joists. The visible damage could not be thoroughly inspected due to the covered structure. Pease note too that any assessment as to the extent of damage caused by termites is limited to the visible and readily accessible areas of the home. We are not able to determine the presence or extent of concealed damage.

Shelter tunnel

FLOOR-STRUCTURE RIGHT

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 6x8 -inch built-up wood center beam and 4x6 -inch wood posts or piers for load bearing support. There were no material defects observed in the visible portions of the floor structure.

NOTE: EVIDENCE OF TERMITE ACTIVITY:

Evidence of termite activity was noted on the band joist and floor joists. The visible damage noted was insignificant and did not appear to have any structural significance. Repairs to the affected area (s) may be necessary. Consult with a qualified contractor for further evaluation. Please note too that any assessment as to the extent of damage caused by termites is limited to the visible and readily accessible areas of the home. We are not able to determine the presence or extent of concealed damage.

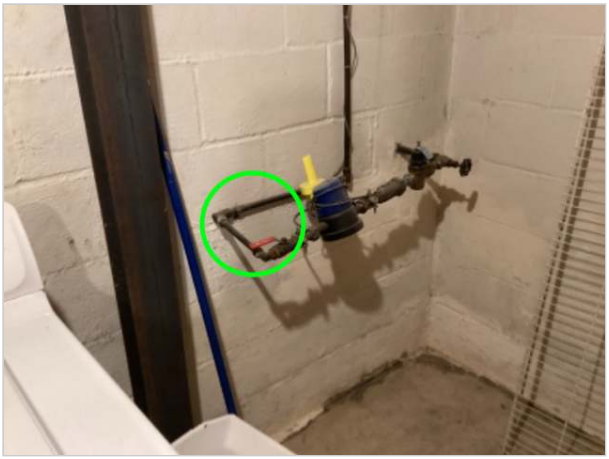
Shelter tunnel

NOTE: WATER MARKED FLOOR STRUCTURE:

The floor joists and sub floor are water marked on the right rear basement floor structure. The area was dry at the time of the inspection. The wood on the affected area was not rotted. Repairs to the affected area may be necessary. Consult with a qualified contractor for repair recommendations.

WATER-METER

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



Shutoff

PLUMBING

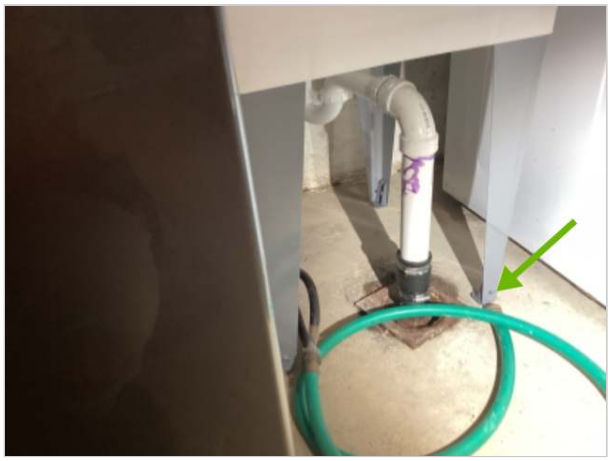
The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. Water valves are not tested as part of the home inspection. Water valves that have not been operated for an extended period of time often leak after being operated. We would not be able to repair a leaking valve during the home inspection. The visible waste lines consisted of PVC and 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 septic tank 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 average. Water pressure was tested at a hose bib and found to be 70 to 80 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.

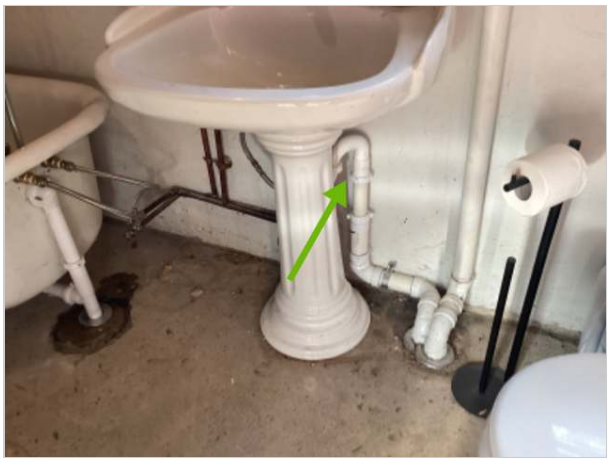
- Basement bath Valve leak
- Basement Laundry tub loose and no faucet
- Basement S trap



Tub not fastened

No faucet

Valve leak



S trap

NOTE: STRONG ODOR:

A strong, unpleasant odor developed during testing of the plumbing throughout the home. This could be the result of stagnant water in the drains and / or one or more dry drain traps. Flushing all drains and ensuring that any floor drain traps are flushed and filled with water will usually eliminate the condition. While it is likely that the condition will stop once the plumbing system is flushed, we could not confirm this to be the case given the limited amount of time we are in the home for the inspection. Consult with a qualified plumber for evaluation of the drain system and recommendations.

GAS METER

The gas meter was located in the front yard. The gas supplier for the home based on the identification tag on the meter is Peoples Natural Gas. 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. Three leaks were detected. The leaks were tagged with yellow tags for easy identification. 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.

SAFETY NOTE: GAS LEAK:

One or more gas leaks were detected during our testing in the main basement, basement kitchen and right storage room. Gas leaks represent a safety concern and should be promptly repaired by a qualified plumber.

Over furnace

In kitchen

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.

WATER HEATER

There was a 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by A. O. Smith, model number GCRL40400 and serial number 2335135549315. Information on the water heater indicated that it was manufactured approximately 1 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. There was an adequate venting system from the water heater to the exterior of the home. 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.

ELECTRIC SERVICE

The overhead electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall. The service entrance cable consisted of stranded aluminum rated for 150 amps. The service wire entered a Murray service panel, located on the basement wall with a 150 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 fair to 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.

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 basement. Please note that we only test outlets that are visible and readily accessible at the time of the inspection.

SAFETY NOTE: MISSING SWITCH OR OUTLET COVERS:

One or more missing switch or outlet covers were noted in the basement. All switch and outlet boxes should be properly covered to avoid a shock hazard. Electrical related repairs should be performed by a qualified electrician.

Right storage room

Right storage room

Center family room

NOTE: TWO-PRONG OUTLETS / OPEN- GROUND SYSTEMS:

Two prong outlets were found in one or more locations in the home. At the time this home was constructed, two-prong outlets were the standard construction. Two-pronged outlets were not grounded (open-ground), and are considered to be outdated by today's standards. In many cases, the outlets can be easily upgraded to three-prong type. In cases where the outlets cannot be easily upgraded, the installation of GFCI's in kitchens, baths, garages, basements, outdoor receptacles, and any other high-risk areas, will increase the overall safety of the electrical system. A qualified electrician

should be consulted when working on or updating the electrical system in your home.

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 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.

NOTE: THERMAL SEALS:

One or more of the insulated window panes throughout the home had a defective thermal seal. The window (s) were located in the sun room. 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.

The interior wall and ceiling surfaces were finished with drywall, 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, sunroom, three bedrooms and a full 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.

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 General Electric electric 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 Maytag 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 Maytag dishwasher was tested and did appear to be functional.

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 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 not 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.

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

An unvented gas fireplace was located in the basement. 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. There were no material defects observed on the unvented gas fireplace.

ATTIC STRUCTURE

The attic was accessed through a pull down steps in the hallway. The attic insulation above the living space was not visible. There was evidence the current gable structure is built over an original flat roof. As a result any issues concealed by insulation or the original roof will not be identified.

Ventilation throughout the attic was provided by soffit, ridge and static and turbine vents. The attic ventilation appeared to be adequate. 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 six -inch wood rafters spaced 24 inches on center and wood planks sheathing. The ceiling structure consisted of two-inch by ten-inch rafters spaced 24-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.

NOTE: ROOF DECK:

The roof deck as viewed from the attic is water marked. The cause of condition appears to be the result of previous leaks. Repairs to the affected areas 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.

examples of watermarked roof decking. All accessible watermarks were dry at the time of inspection

NOTE: SUPPORT PURLINS:

All of the vertical support purlins are based on the original roof.. The purlins are an important structural component and should be properly supported. It is our recommendation to consult with a qualified contractor to confirm the structure is adequate.

Purlin resting on roof

examples of questionable and out of plumb support

examples of questionable and out of plumb support

HEATING SYSTEM - LEFT

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 Coleman Evcon natural gas forced air furnace, Serial Number 960922088, Model Number BGU10016A which is approximately 28 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 NA 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. The HVAC condensate lines appear to have been disconnected. 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 galvanized steel venting system was adequate to exhaust the spent gases to the exterior of the home and was in fair condition. The system pilot ignition system was turned off at the time of the inspection. We lit the pilot for testing and left the system on because we were concerned about the possibility of freezing.. The heating system was not functional. 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: INOPERABLE FURNACE:

The controls were malfunctioning for the Coleman unit. The furnace was not functional at the time of the inspection. Consult with a qualified heating contractor for evaluation and repair.

HEATING SYSTEM - RIGHT

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 Goodman natural gas forced air furnace, Serial Number 1911740111, Model Number GMES920603BNAA which is approximately 5 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

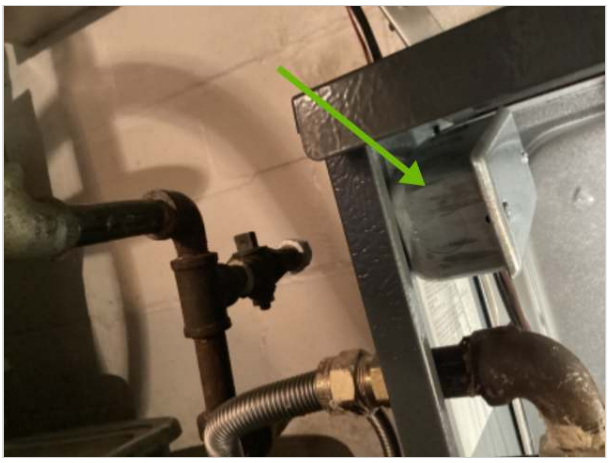
and was in fair condition. The system was on and the ignition source enabled.. The heating system was functional. The unit does not appear to have been recently serviced. It is recommended that the furnace be cleaned and serviced by a qualified contractor upon taking ownership of the property. The furnace should be serviced annually to maintain safe and efficient operation.

HEATING SYSTEM RIGHT STORAGE ROOM

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 Goodman natural gas forced air furnace, Serial Number NA, Model Number NA which is approximately NA years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 80,000 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. The galvanized steel 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.

INFORMATIONAL NOTE: A/C UNIT AGE:

The model and serial number information plate on the heating unit was not visible because the information plate was not accessible. As a result, we are not able to determine the age of the unit.



Power box on tag

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 laundry tub.

AIR CONDITIONING

The electric outdoor air conditioner condensing unit was a Goodman, Model Number GSX13031LB and Serial Number 2001251761. The unit is located in the back of the home. This unit is approximately 4 years old. Periodic preventive maintenance is recommended to keep this unit in good working condition. The forced air cooling system was not tested because the outside temperature was below sixty degrees within the last twenty four hours.. 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:

A section of ductwork is separated in the basement. The duct should be reconnected to ensure proper airflow. Consult with a qualified contractor for repair.

Right storage room

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 - BASEMENT

The control for the heating and air conditioning system was a 24 volt thermostat located on the basement wall of the home. The thermostat was manufactured by Aprilaire and was not found to be in working order.

NOTE: THERMOSTAT:

The basement thermostat is inoperable. Consult with a qualified heating and cooling contractor for repair or replacement.

CONTROLS - HALLWAY

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

CONTROLS - BEDROOM

The control for the heating and air conditioning system was a 24 volt thermostat located on the bedroom wall of the home. The thermostat was manufactured by Honeywell 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.
Reprinted from ASHI Reporter, By Permission of Alan Carson, Carson Dunlop & Assoc.