



# 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



File Number: **NC0414961**

Address of Inspection: **3006 N Patterson Ave**



4154 Wycliff Drive Winston-Salem, NC 27106

[triad@hometeam.com](mailto:triad@hometeam.com)

(336) 645-5112

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

**Jose Melendez**  
**3006 N Patterson Ave**  
**Winston-Salem, NC 27105**



**Dear Jose,**

On 4/23/2024, 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 will help you make an informed decision. If I can be of any assistance, please feel free to call me at (336) 645-5112. Enjoy your new home!

Sincerely,

A handwritten signature in black ink that reads "Chris Walters". The signature is written in a cursive style.

**Chris Walters**

**HomeTeam Inspection Service**  
**NC 4411**

## **PREFACE:**

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

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

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

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

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

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

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

The majority of home inspections are performed on pre-existing structures. These structures range in age from new construction to historic century homes. Building techniques have changed dramatically over the decades. The age and method of construction affects the character of individual homes and entire neighborhoods, and often affect a buyer's decision to purchase one home over another. Detached building structures are not included in the scope of a home inspection unless previously arranged with HomeTeam.

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.

All pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included



## **SUMMARY PAGE**

**This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.**

### **Exterior**

1. No railings were installed at the front porch.
2. Settlement observed at the porch stairs at the rear of the house. This leaves step not attached to the home . This is a settlement/trip concern. Recommend repairs by qualified contractor.
3. Unsealed areas observed at the front of the siding/trim on the house. This is a water penetration/damage concern. Recommend repairs by a qualified person.
4. Wall cracking/open gaps observed at Above front porch. This is a settlement/water penetration concern. Recommend repairs by a qualified contractor.
5. The stair stringers to the cellar were were not properly attached at the middle area. This is a support/ installation concern. Recommend repairs by a qualified contractor.

### **Roof**

1. Unsealed nails/ flashing were observed at multiple areas of the roof. This is a water penetration/substrate damage concern. Recommend repairs by qualified person.
2. Damaged shingles were observed at the front of the roof.

### **Attic**

1. Staining was observed on the framing at multiple areas of the attic. Moisture levels were not tested as area(s) was inaccessible. This is a leakage/damage concern. Recommend verifying conditions and/or having further review and repairs as necessary by a qualified contractor.
2. The attic framing were loose/unsecured in areas. This is a support concern. Recommend repairs by qualified person.
3. Damage was observed on the attic decking at Left side. This is a support/damage concern. Recommend repairs by qualified contractor.
4. Cracking was present on the framing at the left of the attic. This is a support/damage concern. Recommend repairs as necessary by qualified contractor.
5. There was limited attic access available during inspection and therefore the attic, framing, and insulation were not alol inspected. Recommend obtaining access and having inspected as necessary.

### **Kitchen**

1. No anti-tip device is installed on the oven. This is a device that is installed to help prevent the stove from tipping over.

### **Interiors**

1. Undulations/unevenness was observed in the interior flooring at First floor. This is a support/settlement concern. Recommend review and repairs as directed by a qualified contractor.

### **Bathrooms**

1. Unsealed areas were observed at the surrounds at the bathrooms. This is a leakage and substrate damage concern. Recommend repairs by qualified person.
2. Loose toilet(s) observed at the first floor hallway bathroom(s). This is a leakage and substrate damage concern. Recommend repairs by a qualified contractor.

### **Electrical**

1. Improper electric service line height clearance was observed over the window at the left of house.

## **Foundation/Structural**

1. The insulation was installed in areas of the crawlspace with the paper backing exposed. This is an installation/function concern as the paper backing is typically installed towards the conditioned side of the house. Recommend repairs by qualified contractor.
2. Efflorescence/staining was observed on the foundation wall(s) at multiple areas of the cellar and crawlspace. This is a water penetration/adverse moisture concern. Recommend repairs as necessary by a qualified contractor.
3. Fungal like growth was observed at areas on the wood framing throughout the crawlspace. This is an adverse moisture/damage concern. Recommend review and repairs as directed by a qualified contractor.
4. Possible wood destroying insect evidence observed at but not limited to Cellar crawlspace. This is a possible pest/damage concern. Recommend evaluation by qualified contractor and/or pest technician.
5. Columns/piers, that did not appear to be original to the structure, were installed in the crawlspace that were temporary piers. This is a support/installation/movement concern. Recommend review and repairs by qualified contractor.

## GENERAL DESCRIPTION

Throughout this report, the terms “right” and “left” are used to describe areas of the structure as viewed from the street. The primary purpose for a home inspection is to identify items that are not functioning as intended or are a safety concern of readily visible and accessible systems and components described in the North Carolina Home Inspector Licensure Act Standards of Practice. The cosmetic condition of the paint, wall covering, carpeting, window coverings, to include drywall damage, etc., is 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. When material defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised during the Due Diligence Period. All contractors should work for you, as their evaluation/observation may make you aware of findings not listed in this report.

A home inspection is not a home warranty, and HomeTeam strongly recommends purchasing a home warranty from a reputable company to cover items that will fail in the course of time.

At the time of the inspection, the approximate outdoor temperature was 65 to 70 degrees Fahrenheit, and the exterior conditions were sunny with dry ground. The buyers agent was present. The utilities were on. According to the sellers disclosure the home was built in 1932.

## EXTERIOR

The inspected property's siding consisted of brick veneer and vinyl.

Trim materials at the home consisted of metal.

There were concerns observed on the visible portions of the siding, trim, eaves, soffits, and/or fascias.

***Unsealed areas observed at the front of the siding/trim on the house. This is a water penetration/damage concern. Recommend repairs by a qualified person.***



Front left



***Wall cracking/open gaps observed at Above front porch. This is a settlement/water penetration concern. Recommend repairs by a qualified contractor.***





All accessible exterior doors were operated during the inspection. Home Inspectors are not required to inspect coatings on and hermetic seals (thermal seal) between panes of glass in windows and doors. Any that are noted in the report are done as a courtesy to the client. HomeTeam recommends having windows evaluated by a qualified window contractor if this is a concern of the client. There were no concerns observed on one or more of the exterior/entry doors and windows.

Columns and piers located around the outside of the house were constructed with material that was not visible due to coverings. There were no concerns observed on columns/piers.

HomeTeam visually looks at the lot and grading around the home to make sure the soil is sloped away from the house to prevent water penetration. There were no concerns observed with the vegetation/grading around the home.

There were concerns observed on the porch of the home.

***No railings were installed at the front porch. This is a safety/fall concern as areas were over 30 inches tall. Recommend repairs as necessary by qualified contractor.***



***Settlement observed at the porch stairs at the rear of the house. This leaves step not attached to the home . This is a settlement/trip concern. Recommend repairs by qualified contractor.***



The deck of the home was attached to the house and supported by columns/piers. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no concerns observed on deck(s).

Walkways and driveways are inspected for potential trip hazards and major cracking and spalling. Minor cracking and spalling in walkways and driveways develop and progress with age and are considered normal as long as they do not create a safety hazard. There were no concerns observed in the walkway and/or driveway.

## ROOF

Roof flashings are not fully visible and may be concealed in areas. Client may wish to review further if adverse conditions are observed. 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 maintained for the life of the roof.

The roof was a hip design covered with asphalt/fiberglass shingles. The roof appeared to be in the second half of its life. Observation of the roof surfaces, flashing, skylights and penetrations through the roof was performed by walking on the low slopes of the roof. Inspectors are not required to get on the roof, and only walk on surfaces that are determined by the inspector to be safe and accessible. The roof was fully visible.

There were concerns observed on the roof and/or roof penetrations.

***Unsealed nails/ flashing were observed at multiple areas of the roof. This is a water penetration/substrate damage concern. Recommend repairs by qualified person.***



Rear



Front





Front

***Damaged shingles were observed at the front of the roof. This is a damage/water penetration concern. Recommend repairs by a qualified contractor.***



Chimneys are inspected visually for proper structure and clearances. Interior condition of chimney/flues are not inspected/determined during a standard home inspection. Only an exterior inspection is performed as applicable. The NFPA recommends a level 2 chimney sweep with any real estate turnover. There were no concerns observed with the chimney(s)/flue(s).

Gutters and downspouts are visually inspected. HomeTeam cannot determine the draining capabilities of gutter systems, but will look for visible signs of any issues. Gutters and downspouts should receive routine maintenance and cleaning to prevent premature failure.

Observation of fascia behind the gutters is obscured by the gutters. Keeping the gutters clean will help reduce the likelihood of overflows and resulting damage to fascia. Homeowners should be aware that gutters that have been dirty or clogged for an extended time may have led to unobservable damage to fascia or roofing components.

Water flow from downspout extensions or splash blocks should be carried several feet from the foundation towards a down-slope to ensure water drains well away from the foundation. These measures will help ensure excessive water is not deposited in close proximity to the foundation, which can lead to interior water intrusion, particularly during periods of heavy rain or water-saturated soil. A properly-functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

There were concerns observed on the visible portions of the gutters or downspouts.

***Note to Client: The home does not have gutters installed. Although not required, client may wish to upgrade to ensure proper drainage away from the foundation/structure.***





## ATTIC STRUCTURE

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. Inspectors are limited in the scope of the attic due to insulation, storage and belongings, and permanently installed decking. Not all areas are fully visible due to limited access, client may wish to have further review if concerns exist. HomeTeam does not walk in areas of the attic that do not have permanently installed decking as it may cause damage to ceiling below.

The attic was inspected from access hatch, with a camera and flashlight. The attic above the living space was insulated with batted and loose fill insulation. Ventilation throughout the attic was provided by soffit vents. An attic fan was not installed, units are not tested if they are inaccessible or if thermostatically controlled when temperatures do not allow for unit to turn on. The roof was framed with rafters and wood board sheathing.

There were concerns observed in the attic or roof structure.

***Staining was observed on the framing at multiple areas of the attic. Moisture levels were not tested as area(s) was inaccessible. This is a leakage/damage concern. Recommend verifying conditions and/or having further review and repairs as necessary by a qualified contractor.***



***The attic framing were loose/unsecured in areas. This is a support concern. Recommend repairs by qualified person.***



***Damage was observed on the attic decking at Left side. This is a support/damage concern. Recommend repairs by qualified contractor.***



***Cracking was present on the framing at the left of the attic. This is a support/damage concern. Recommend repairs as necessary by qualified contractor.***



***There was limited attic access available during inspection and therefore the attic, framing, and insulation were not alol inspected. Recommend obtaining access and having inspected as necessary.***

## **KITCHEN**

Built-in appliances only were operated for functionality in kitchen. Inspector did not check the functionality of any clocks or timers, and did not inspect any refrigerators. No consideration is given regarding the age of 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 installed dishwasher was run through a complete cycle during the inspection.

The installed disposal was inspected and operated during the inspection. The efficiency rating and chopping / grinding ability of the unit is not within the scope of the inspection.

There was an electric range installed in the kitchen.

***No anti-tip device is installed on the oven. This is a device that is installed to help prevent the stove from tipping over. This is a safety concern. Recommend repairs.***

Kitchen was found to have microwave integrated exhaust source. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

There was a microwave permanently installed in the kitchen. Only permanently installed microwaves are tested during inspection.

## **INTERIORS**

HomeTeam inspects for visible areas of concern and safety. The condition of cosmetic items such as: paint, wall coverings, carpeting, window treatments, blinds, etc., are not addressed. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted/covered. Inspections are often limited in the interiors by storage/belongings/furniture, wall paper, area rugs, and any occupied rooms. HomeTeam does not move any personal belongings during the inspection. The structural components of the walls and ceilings were not inspected as they were not visible due to wall coverings. Washer and dryer units are not inspected or operated as part of a standard home inspection. A visual inspection of connections, vents, and visible leaks are made when visible. There were concerns observed in the interior of the home.

***Undulations/unevenness was observed in the interior flooring at First floor. This is a support/settlement concern. Recommend review and repairs as directed by a qualified contractor.***

***The stair stringers to the cellar were were not properly attached at the middle area. This is a support/installation concern. Recommend repairs by a qualified contractor.***

The inspection of fireplaces inside the house is not technically exhaustive. The fireplace inspection is visual and does not include the interior of flues or chimneys, draft characteristics, chimney or firebox integrity or the adequacy of draft, or airflow. Consult with a reputable chimney and fireplace professional if a full evaluation is desired. For safety reasons, a fireplace and the chimney or pipe to which it is vented should be cleaned and checked again for any visible concerns. The conditions of the fireplace(s) found in the home are as follows:

One or more wood burning fireplaces were located in the house. There were no concerns observed in the firebox or visible portions of the chimney.

## **BATHROOMS**

The bathroom(s) of the home were inspected for functional flow and drainage, presence of hot/cold water, installation of piping/fixtures, and visible leaks. Please note that bathtubs and showers are tested without the weight of a person in the enclosure. We attempt to identify areas of potential leakage, but some problem areas may not be visible without the weight of a person in the enclosure, ie, a person taking a shower or bath. Any latent deficiencies noted under these conditions once the structure is occupied should be sealed to prevent water intrusion and damage.

The bathroom(s) were exhausted by fan(s).

There were issues of concern in the bathroom(s).

***Unsealed areas were observed at the surrounds at the bathrooms. This is a leakage and substrate damage concern. Recommend repairs by qualified person.***





First floor



Upstairs

***Loose toilet(s) observed at the first floor hallway bathroom(s). This is a leakage and substrate damage concern. Recommend repairs by a qualified contractor.***

## **WATER HEATER**

There was a 50 gallon capacity, electric water heater located in the cellar. The water heater was manufactured by A. O. Smith, and appeared to be manufactured in 2023. Client should note that water temperature greater than 120 degrees presents a scalding/burn concern.

A temperature and pressure relief valve (TPRV) is not tested as part of a standard home inspection as leakage from valve can occur from testing.

There were no concerns observed with the water heater.

## **ELECTRICAL SYSTEM**

Inspection of the electrical system of the house includes: service entrance conductors and equipment, grounding equipment, main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors and compatibility of their ampacities, operation of a representative number of lighting fixtures/switches/outlets inside house, garage, and exterior walls, polarity and grounding of all receptacles within 6 feet of plumbing fixtures, operation of GFCI devices, and presence of smoke and carbon monoxide detectors. Grounding wires/rods are concealed and not visible in areas.

The overhead electric service wire entered outside of the home on the left side wall. The service entrance cable consisted of stranded aluminum. The estimated amperage of the system was 200 amps. The main power shutoff was located at the main electric panel.

***Improper electric service line height clearance was observed over the window at the left of house. This is a safety/clearance concern. Recommend discussing conditions with utility provider and have repaired as directed.***



The main service panel is located on the exterior wall with an estimated 200 amp and 240 volt rated capacity. 120v branch circuits were copper. 240v branch circuits were aluminum and copper. The branch circuits were connected to breakers. There were no concerns observed within the main panel.



Main turn off

A subpanel is located on the interior wall with an estimated 200 amp and 240 volt rated capacity. 120v branch circuits were copper. 240v branch circuits were aluminum and copper. These branch circuits were attached to breakers. There were no concerns observed within the sub panel.



Shut off

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were tested. 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. If house is occupied, outside and garage outlets may not be

tested for GFCI protection as the reset may be concealed by storage and belongings. 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. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were concerns observed with the lighting fixtures, switches, and/or receptacles.

All smoke and permanently installed carbon monoxide detectors found in house were tested during the inspection. Plug-in detectors may be removed by seller and client may wish to verify installation of carbon monoxide detectors prior to closing. For safety reasons, the alarms should be tested again upon occupancy. The batteries should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter. Detectors tied in to security systems are not tested during the home inspection. There were carbon monoxide detectors present in house. There were no concerns found in the smoke and/or carbon monoxide detectors in the house.

## **PLUMBING**

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.

Please note that water pressure and drainage often change and fluctuate over time, and the buyer should monitor pressures after occupancy. Higher water pressures may cause advanced deterioration of supply systems and components, premature failure of faucets and connections, and leaks. If concerned about excessive water pressure, consult with a professional plumber regarding options, such as installation or adjustment of a regulator at the main shutoff location.

This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Determining whether supply and drainage systems are public or private (city, well, septic, etc) is not part of a home inspection. Consult with the seller's disclosure and other sources to help determine that information.

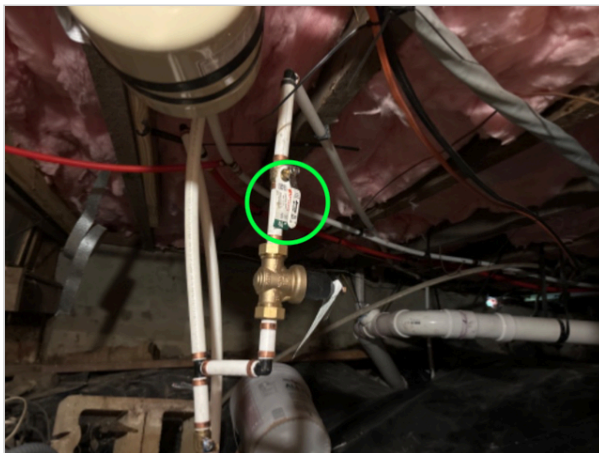
The visible water supply line into the home was PEX. The visible water lines throughout the home were PEX.

There were no concerns observed in the plumbing supply and distribution.

Some areas of the waste plumbing may not have been visible during the inspection. If there is any concern with condition of underground drain lines or sewer lines, HomeTeam recommends consulting with a plumber for a scope and evaluation of those lines as they are outside the scope of a home inspection. The visible waste lines throughout the home were PVC plastic. There were no concerns observed in the plumbing waste, drain, and/or vent systems.

## **MAIN WATER SHUT OFF**

The main water shutoff valve for the home was next to the water heater. 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. This is for your information.



Main turn off



## **FOUNDATION**

The house was built on a cellar/crawlspace style foundation. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. Conditions of the foundation are as follows:

## **CRAWL SPACE**

The crawl space was visually inspected with a flashlight, probe, moisture meter, and camera in all accessible areas. Areas around HVAC units and ductwork, and areas under 18 inches tall are generally not visible/accessible during the inspection. In areas that were not accessible, inspector viewed as best he could from a distance with a flashlight.

Because crawlspace is at or below grade, there exists a vulnerability to moisture penetration after heavy rains. 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 crawl space. HomeTeam will make its best effort in accordance with the state standards 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. If you require a guarantee of a 100 percent dry crawl space, consult with a company specializing in water proofing.

The inspector entered the crawl space at the access point at the cellar. The crawl space was fully accessible. A vapor retarder is installed. Crawl space was insulated with blanket/batt insulation.

There were concerns observed noted in the crawl space.

Moisture levels were checked during the inspection using a moisture meter. High moisture levels can generate conditions that are ideal for wood destroying insects, fungal like growth, and wood damage/rot. Client should note that moisture levels could be high one day and dry the next as conditions change throughout the year. Client may wish to take measures to ensure foundation areas are as dry as possible. There were concerns observed with the moisture in the foundation.

***Efflorescence/staining was observed on the foundation wall(s) at multiple areas of the cellar and crawlspace. This is a water penetration/adverse moisture concern. Recommend repairs as necessary by a qualified contractor.***





***Fungal like growth was observed at areas on the wood framing throughout the crawlspace. This is an adverse moisture/damage concern. Recommend review and repairs as directed by a qualified contractor.***



## **FLOOR STRUCTURE**

The floor structure was visible from the cellar/crawlspace. Flooring was supported by dimensional lumber on top of foundation walls and piers constructed of brick. There were concerns observed in the visible portions of the flooring and/or the supports.

***The insulation was installed in areas of the crawlspace with the paper backing exposed. This is an installation/function concern as the paper backing is typically installed towards the conditioned side of the house. Recommend repairs by qualified contractor.***



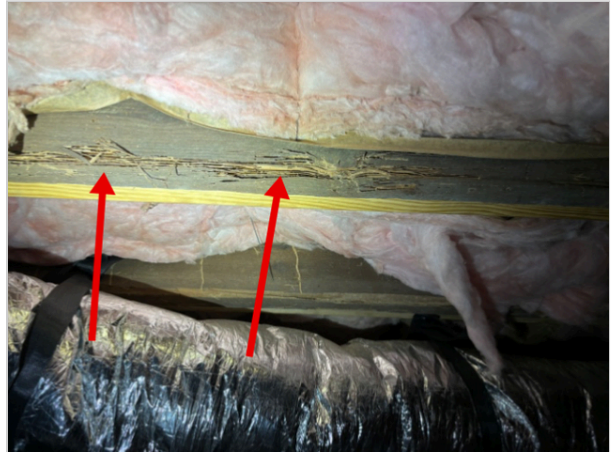
Stairs to cellar



***Possible wood destroying insect evidence observed at but not limited to Cellar crawlspace. This is a possible pest/damage concern. Recommend evaluation by qualified contractor and/or pest technician.***



Front



Front



Left side band



Left side band

***Columns/piers, that did not appear to be original to the structure, were installed in the crawlspace that were temporary piers. This is a support/installation/movement concern. Recommend review and repairs by qualified contractor.***



Middle



Rear middle

## HVAC SYSTEM

The HVAC system was evaluated 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 and air conditioning system are described below. Periodic preventive maintenance



is recommended to keep this unit in good working condition. HVAC systems are inspected with a flashlight and camera.

The home had 1 system(s).

## **HVAC System 1**

System 1 was heated by a Trane electric heat pump, distributed through the house by a duct system. Unit appeared to be manufactured in 2024.

System 1 was cooled by a Trane electric air conditioner distributed through the home by duct system. Unit appeared to have R410a refrigerant and appeared to be manufactured in 2024.

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. Heating elements fail just like light bulbs; they are working one minute and not the next. The symptom of a failed heating element is usually lukewarm heat. The inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, or installation compliance check.

The heat pump system was tested and evaluated for proper functions including: operation under normal operating controls, check of automatic safety controls, distribution systems, and presence or absence of heat and cooling source in each habitable space. Heat pumps are only run in cool or heat mode as switching between the two may cause damage to the unit. Inspector does test for proper operation of the emergency/auxiliary heating source. The cover(s) of the heat pump were not removed.

There were no concerns observed with the heat pump(s).

The electric air conditioner was visually evaluated for defects, and operated using normal operating controls. Technician also visually evaluated distribution system, and checked for the presence or absence of cooling in each habitable space. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home inspection does not include a cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant evaluation. The panel cover(s) for the unit(s) were not removed.

There were no concerns observed with the air conditioner unit(s).

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

The air filters should be replaced or cleaned on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection. There were no concerns observed with the ductwork in the house.

A condensate pump was installed on the HVAC system. A condensate pump drains the water produced by the HVAC unit to another location in the home/exterior.

## **Pest Inspection-WDIR Addendum**

This section is intended to be an addendum to the WDIR pest inspection to show examples of evidence and location if evidence was observed. Wood destroying insect evidence was observed.

## **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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