



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### HOME INSPECTION REPORT



**Home. Safe. Home.**



## 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: **NC0416032**  
Address of Inspection: **4204 Sylvia Street**

4154 Wycliff Drive Winston-Salem, NC 27106  
[triad@hometeam.com](mailto:triad@hometeam.com)  
(336) 645-5112

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**Alex Molina**  
**4204 Sylvia Street**  
**Winston Salem , NC 27104**



**Dear Alex,**

On 12/5/2024, 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 with a long, sweeping tail.

**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. Cracking observed on the driveway.
2. Damaged and unsealed areas observed at multiple areas of the siding/trim on the house. This is a water penetration/damage concern. Recommend repairs by a qualified contractor.
3. The column(s) at the carport aren't properly bearing at the rear . This is a support/movement concern. Recommend repairs by a qualified contractor.
4. The window glazing was damaged/missing on areas of the windows around the exterior of the house.
5. Wall cracking/open gaps observed at The front. This is a settlement/water penetration concern. Recommend repairs by a qualified contractor.
6. Open mortar joints/cracking was observed at the rear porch. This is a water penetration/settlement concern. Recommend repairs by a qualified person.
7. Loose railings observed at the rear porch.

### Roof

1. Damaged shingles were observed at the front of the roof. This is a damage/water penetration concern. Recommend repairs by a qualified contractor.
2. Worn shingles with granular loss and fiberglass visible were observed on areas of the roof covering.
3. Open cracking/joints were observed on the crown of the chimney at the exterior of the house.
4. The gutters are full of debris in areas.

### Attic

1. Staining was observed on the framing at the rear 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 bathroom exhaust vent pipe(s) were discharging into attic and not to the exterior. This is a ventilation/ moisture build up concern. Recommend repairs by a qualified person.

### Interiors

1. No damper was installed at fireplace in the family room.
2. Unsealed areas/open gaps were observed around the exterior door(s) at Multiple exterior doors. This is a conditioned air loss and water penetration concern. Recommend repairs by a qualified person.

### Water Heater

1. No thermal expansion tank was observed in the plumbing supply system.

### Plumbing

1. Improper drain pipe sloping was observed at Multiple areas. This is an installation/drainage concern. Recommend repairs by a qualified contractor.
2. The laundry water line handle was damaged. This is a function concern. Recommend repairs by a qualified person.

### Electrical

1. 3 prong electrical outlets tested with an open ground at Multiple areas. This is a safety/wiring concern. Recommend review and repairs as directed by a qualified contractor.

2. No GFCI protection was observed at the kitchen. For the age of the structure, these outlets would typically have been GFCI protected.
3. Exposed wires observed at The basement without being sealed in a junction box. This is a damage/shock concern. Recommend repairs by a qualified contractor.

## **HVAC**

1. The AC/cooling system was not fully evaluated as HomeTeam does not operate AC units when outside temperature is below 65 degrees. Recommend review/testing/service of unit when warmer weather permits as necessary.

## **Foundation/Structural**

1. Efflorescence/staining was observed on the foundation wall(s) at multiple areas of the basement.
2. Staining with damage was observed at Multiple areas. This is a leakage and damage concern. Recommend review and repairs as directed by a qualified contractor.
3. Cracking was on areas of the foundation wall(s) at multiple areas of the basement. This is a settlement/water penetration concern. Recommend 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 30 to 35 degrees Fahrenheit, and the exterior conditions were sunny with dry ground. The owner was present. The utilities were on. According to the sellers disclosure the home was built in 1955.

## **EXTERIOR**

The inspected property's siding consisted of brick veneer.

Trim materials at the home consisted of metal and wood.

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

***Damaged and unsealed areas observed at multiple areas of the siding/trim on the house. This is a water penetration/damage concern. Recommend repairs by a qualified contractor.***



Front





Front



Rear

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



Front



Carport



Carport

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 concerns observed on one or more of the exterior/entry doors and windows.

**The window glazing was damaged/missing on areas of the windows around the exterior of the house. This is a function/damage concern. Recommend repairs as necessary by qualified person.**



Front



Front



Right

Columns and piers located around the outside of the house were constructed with brick. There were concerns observed on columns/piers.

***The column(s) at the carport aren't properly bearing at the rear . This is a support/movement concern. Recommend repairs by a qualified contractor.***



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.

***Open mortar joints/cracking was observed at the rear porch. This is a water penetration/settlement concern.***

***Recommend repairs by a qualified person.***



***Loose railings observed at the rear porch. This is a safety/damage concern. Recommend repairs by a qualified person.***

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 concerns observed in the walkway and/or driveway.

***Cracking observed on the driveway. This is a damage/fall concern. Recommend repairs by a qualified person.***

There was one or more retaining walls around the exterior of the home. Retaining walls are visibly inspected for safety concerns and potential stability issues as they affect the main structure. They are not inspected for efficacy of retaining capacity. There were no concerns observed in the wall(s).

## **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 gable 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 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.

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



***Worn shingles with granular loss and fiberglass visible were observed on areas of the roof covering. This is a wear/damage concern. Recommend review and repairs as directed 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 concerns observed with the chimney(s)/flue(s).

***Open cracking/joints were observed on the crown of the chimney at the exterior of the house. This is a water penetration/damage concern. Recommend repairs by a qualified contractor.***



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.

***The gutters are full of debris in areas. This is a function/blockage concern. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned. Recommend having gutters cleaned and verifying proper operation prior to closing.***

## **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 loose-fill insulation. Ventilation throughout the attic was provided by gable, soffit and ridge 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 the rear 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 bathroom exhaust vent pipe(s) were discharging into attic and not to the exterior. This is a ventilation/ moisture build up concern. Recommend repairs by a qualified person.*



## **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.

There was an electric range installed in the kitchen.

Kitchen was found to have an exhaust fan/range hood 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 not 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.

***Unsealed areas/open gaps were observed around the exterior door(s) at Multiple exterior doors. This is a conditioned air loss and water penetration concern. Recommend repairs by a qualified person.***



Left door

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 concerns observed in the firebox or visible portions of the chimney.

***No damper was installed at fireplace in the family room. This is a conditioned air loss/function concern. Recommend repairs by a qualified contractor.***



## **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 a combination of fans and windows.

There were no issues of concern in the bathroom(s).

## **WATER HEATER**

There was a 40 gallon capacity, electric water heater located in the basement. The water heater was manufactured by Ruud', and appeared to be manufactured in 2011. 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 concerns observed with the water heater.

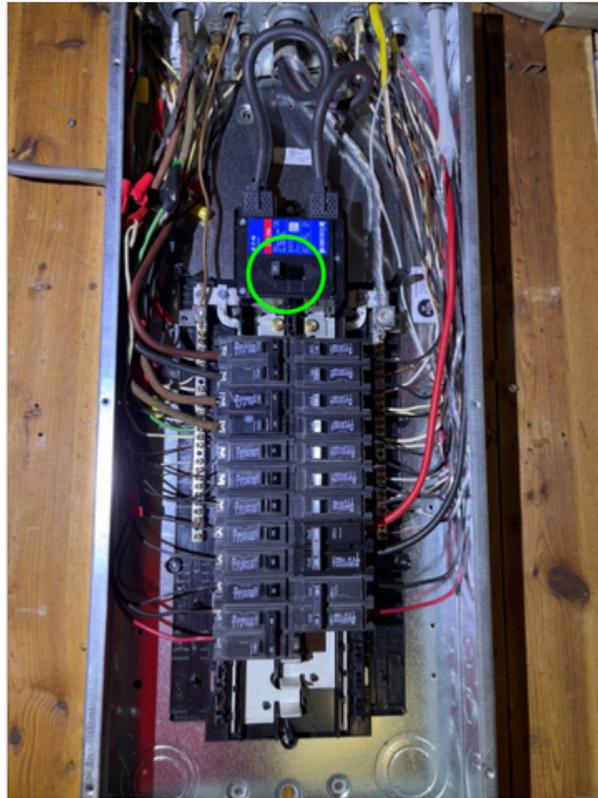
***No thermal expansion tank was observed in the plumbing supply system. General practices for this age of water heater have a thermal expansion tank installed in system to minimize high water pressure concerns. Recommend evaluation and repairs as directed by qualified contractor.***

## **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 right 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.

The main service panel is located on the basement 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 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.

GFCI receptacles were not present at exterior of home. Operation of outlets were not tested due to reset not being visible.

GFCI receptacles were not present at garage. Operation of outlets were not tested due to reset not being visible.

GFCI receptacles were not present within 6 feet of plumbing fixtures in the interior of the home and were each operated.

All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were concerns observed with the lighting fixtures, switches, and/or receptacles.

**3 prong electrical outlets tested with an open ground at Multiple areas. This is a safety/wiring concern. Recommend review and repairs as directed by a qualified contractor.**



**No GFCI protection was observed at the kitchen. Although possibly not required at time of construction, this is a potential shock/safety concern due to proximity to a water source. This is an installation/safety concern. Recommend repairs by a qualified contractor as required.**

**Exposed wires observed at The basement without being sealed in a junction box. This is a damage/shock concern. Recommend repairs by a qualified contractor.**



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 smoke detectors present in the house. 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 water 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 copper. The visible water lines throughout the home were PEX.

There were concerns observed in the plumbing supply and distribution.

**The laundry water line handle was damaged. This is a function concern. Recommend repairs by a qualified person.**



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 and cast iron. There were concerns observed in the plumbing waste, drain, and/or vent systems.

***Improper drain pipe sloping was observed at Multiple areas. This is an installation/drainage concern. Recommend repairs by a qualified contractor.***



Kitchen sink



Basement

There was a sump pump located in the basement. Sump pumps are visually inspected and operated if water is in pit during the inspection. HomeTeam recommends all sump pumps be tested regularly. Backup pumps (battery and hydro) provide an added measure of protection and should be considered as an upgrade.

## **MAIN WATER SHUT OFF**

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



Main Turn off

## **FOUNDATION**

The house was built on a basement 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:

## **BASEMENT**

Because the basement is below grade, there exists a vulnerability to water and moisture. 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 makes its best effort to determine, based solely on visible conditions at the time of the inspection, whether there is any evidence of recent or previous water penetration in the basement. 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 basement, you may wish consult with a company specializing in water proofing.

The full basement was unfinished.

Concrete basement floors may have minor cracks that within any concrete slab are common and are most often due to shrinkage and settlement. There were concerns observed in the basement.

Because the basement is finished/partially finished, inspector was not able to fully see/evaluate the floor/ceiling/foundation systems in the basement.

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 basement. This is a water penetration/adverse moisture concern. Recommend repairs as necessary by a qualified contractor.***



Rear

### FLOOR STRUCTURE

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

**Staining with damage was observed at Multiple areas. This is a leakage and damage concern. Recommend review and repairs as directed by a qualified contractor.**



Rear



Center right

**Cracking was on areas of the foundation wall(s) at multiple areas of the basement. This is a settlement/water penetration concern. Recommend repairs by qualified contractor.**



Left

## **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 electric heat pump, distributed through the house by a duct system. Unit appeared to be manufactured in 2024.

System 1 was cooled by a 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 concerns observed with the air conditioner unit(s).

***The AC/cooling system was not fully evaluated as HomeTeam does not operate AC units when outside temperature is below 65 degrees. However, HVAC unit was visually inspected. Recommend review/testing/service of unit when warmer weather permits as necessary.***

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 not 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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