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**RE: 555 Sample Dr.
Sample, OH 45069
Inspection #: 001-000000-0000**

On 8/11/2009 The 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 hope 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 513.469.1117.

Sincerely,

The HomeTeam Inspection Service

Jon Helton

**Jon Helton
Managing Inspector**

File Number: **001-000000-0000**
Address of Inspection: **555 Sample Dr.**



GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the front door-side of the house. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc. is not addressed. All conditions are reported as they existed at the time of the inspection.

Note: The house contained furnishings at the time of the inspection. For this reason, some wall & floor surfaces, electrical receptacles, windows and heating registers were not accessible for inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

The approximate temperature at the time of the inspection was 75 to 80 degrees Fahrenheit, and the weather was sunny with damp soil. The utilities were on at the time of the inspection and the house was occupied. The age of the home, as reported by the MLS sheet, is approximately 22 years old.

The inspected property consisted of a 2 story wood-framed structure with brick & stucco siding. There were no major visual defects on the visual portions of the siding.



NOTE: The top left dormer has areas of stucco that need to be sealed. The rear right side of the home, where the stucco meets the cedar one by six wood trim, needs to be sealed. The rear door frame for the sliding door has areas that need to be monitored and/or sealed.



The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation.

There was a concrete walkway leading to a concrete porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

There was a concrete driveway on the right side of the home. There were no major visual defects observed in the driveway.

GARAGE:

The attached garage was designed for 2 cars with access provided by 1 overhead-style door. The Lift Master brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and not functional.

NOTE: The automatic safety reverse on garage door needs to be adjusted.

The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

PATIO:

There was a concrete patio located in the rear of the home. There were no major visual defects observed to the patio.

ROOF STRUCTURE:

The roof was a hip and gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from roof level. The age of the roof covering, as reported by the inspector, was approximately 22 years old. There was 1 layer of shingles on the roof at the time of the inspection.

There was minimal curling and minimal surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the second half of their useful life.

The flashing boot collar around the drain waste vent pipe was deteriorating and should be replaced or repaired to stop or prevent water intrusion.



There were a represented of shingle tabs missing throughout the roof at the time of the inspection. Missing shingle tabs is not necessarily a sign of a roof leak. Consult with a qualified roofer to make repairs.

The roof drainage system consisted of aluminum gutters and aluminum downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure; also, the downspouts should be directed away from the foundation. There were no major visual defects observed on the visible portions of the gutters or downspouts.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

ATTIC STRUCTURE:



The attic was accessed through a scuttle in the 2nd floor bedroom closet. The attic above the living space was insulated with blown insulation, approximately 6-inches in depth.

Ventilation throughout the attic was provided by soffit and roof vents. The roof structure consisted of two-inch by six-inch wood trusses and rafters spaced 16 inches on center and OSB (wafer board) sheathing.

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

There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

FOUNDATION:

The foundation was constructed of poured concrete. A single inspection cannot determine whether movement of a foundation has ceased; any cracks should be monitored regularly.



NOTE: The right side of home has an area on the concrete foundation that should be sealed.

There was normal settlement cracks observed on the foundation. These cracks did not appear to have any structural significance at the time of the inspection. There were no major visual defects observed on the visible portions of the foundation.

BASEMENT:

The full basement was unfinished, and contained the following mechanical systems: furnace, water heater and sump pump.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

FLOOR STRUCTURE:

The visible floor structure consisted of an OSB subfloor, supported by two-inch by ten-inch wood joists spaced 16 inches on center. There was a 5x8-inch steel center beam and three-inch steel posts for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were copper pipe. The water was apparently supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was apparently connected to a public sewer system.

All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was adequate. There were no major visual defects observed in the visible portions of the plumbing system.

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

The gas meter was located on the exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the meter at the time of the inspection.

There was a sump pump located in the basement. The sump crock was in good condition. The sump pump was functional.



There was an 80 gallon capacity, electric water heater located in the basement. The water heater was manufactured by Rheem; information on the water heater indicated that it was manufactured approximately 2 years ago. A temperature and pressure relief valve (T & P) and overflow leg was present; the overflow leg should terminate close to the floor; for safety purposes, the presence of a T & P valve and an overflow leg terminating close to the floor is essential. The water heater was functional.

NOTE: The hot water drip leg should be closer to the floor.

Serial #: RH 0807233917

ELECTRIC SERVICE:

The underground electric service wire entered the home on the rear wall.

The electric meter was located on the rear exterior wall.

The 200 amp service wire entered a Cutler Hammer service panel, located on the basement wall with a 200 amp and 120/240-volt rated capacity. The branch circuits within the panel were copper in the 120-volt circuits and copper and aluminum in the

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240-volt circuits. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched.



NOTE: Cover plate for the service panel box needs to be properly secured to the panel. There is a double tapped breaker in the service panel box. The basement ceiling has a receptacle that should be properly installed into a junction box.



The right rear area of basement has receptacles that need cover plates. Recommend a qualified licensed electrician be consulted for repairs.

The visible house wiring consisted primarily of the Romex (grounded) type.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and found to be functional.

Ground fault circuit interrupters (GFCIs), if present, were also tested. GFCI receptacles are installed to protect against accidental contact of electrical equipment with water; most homes built prior to the late-1970s were not required to have GFCI receptacles, however, all newer construction and room additions after the late-1970s were required to have GFCI receptacles if within six feet of plumbing or in any potential wet areas (i.e., exterior, garage). All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the kitchen, bathrooms and basement. The present and tested GFCIs were functional.

Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

SMOKE ALARMS:

For safety reasons, the smoke alarms should be tested upon occupancy and on a monthly basis thereafter. The batteries, if any, should be replaced with new ones when you move into the house, and then replaced every six months thereafter. In addition, it should be noted that the National Fire Protection Association estimates that smoke detectors have an approximate useful life of 10 years.

CARBON MONOXIDE DETECTORS:

Note: There are natural gas mechanical systems located in the house, therefore, the potential exists for the units to malfunction causing the release of an odorless, colorless, poisonous gas called Carbon Monoxide. In addition to having these mechanical systems serviced on a regular basis to maintain their proper operation, it is recommended to install Carbon Monoxide detectors in the house. The manufacturer's directions should be followed for correct placement and installation of the detectors.

WINDOWS, DOORS, WALLS AND CEILINGS:

The primary windows were constructed of wood, casement and slider style, with double pane glass. A representative number of accessible windows were operated and found to be functional. Also, a representative number of windows were stuck and could not be operated.



NOTE: The rear bay window should be sealed where frame meets brick siding.

One or more of the insulated window panes throughout the home had a defective thermal seal. A defective thermal seal can be identified when fogging is observed between the panes of glass. A defective thermal seal does not affect the performance of the window. Repair of the thermal seal can be accomplished by replacing the affected glass panel. The master bedroom front windows have defective thermal window seals.

All exterior doors were operated and found to be functional.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

LIVING LEVEL:

The living level consisted of an entry, kitchen, dining room, living room, breakfast room, family room, half bathroom, and laundry room. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetics of the paint, wall covering, carpeting, window coverings, etc... are not addressed. There were no major visual defects observed on the first level.

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The visible portions of the cabinets and counter tops were in good condition.

The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric electric oven/range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

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

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

The Badger disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

SECOND LIVING LEVEL:

The second living level of the home consisted of four bedrooms and two bathrooms. There were no major visual defects observed on the second level.

FIREPLACE:

A wood-burning with gas logs fireplace was located in the family room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney. The gas logs were not operated and were not functional at the time of the inspection.

NOTE: Recommend to consult with a qualified gas log contractor for repairs/starting of gas logs.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected as part of this whole house inspection. Annual maintenance of the heating and cooling equipment will maximize the system's useful life and is essential for safe & efficient performance.

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HEATING SYSTEM:



The home was heated by Rheem natural gas forced air furnace. The unit was located in the basement of the home and has an approximate input heating capacity of 100,000 BTUH.

Serial: # BN3D202-F2587-0675

Model: # RCEA-10ECAF5

NOTE: 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 heating system was functional at the time of the inspection but should be cleaned and serviced due to the apparent lack of previous maintenance and rust.

COOLING SYSTEM:

The electric outdoor air conditioner condensing unit was a Goodman; information on this unit indicated that it was manufactured approximately 6years ago.

Model: # CKL36-1D

Serial: # 0203425827

The unit was operated at the time of the inspection and appeared to be functional.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

HUMIDIFIER:

The Aprilaire humidifier did not function at the time of the inspection. For optimal performance, the humidifier filter should be replaced on an annual basis.

HVAC AIR FILTER TYPE:

The disposable filter should be inspected monthly and cleaned on an as-needed basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

HVAC CONTROLS:

The control for the heating and air conditioning system appeared to be functional.

TERMITE INSPECTION:

The Termite Inspection (aka Wood Destroying Insect Inspection) was performed by a state-licensed inspector.

Summary:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF

Minor Defects

- The rear right side of the home has areas where the stucco meets the cedar one by six wood trim, needs to be sealed.
- The flashing boot collar around the drain waste vent pipe was deteriorating and should be replaced or repaired to stop or prevent water intrusion.
- There were a represented number of shingle tabs missing throughout the roof at the time of the inspection.
- A representative number of windows were stuck and could not be operated.
- The master bedroom front windows have defected thermal window seals.
- Recommend to consult with a qualified gas log contractor for repairs/starting of gas logs.

Safety Concerns

- The rear door frame for the sliding door has areas that need to be monitored and/or sealed.
- The top left dormer has areas of stucco that need to be sealed.
- The automatic safety reverse on garage door needs to be adjusted.
- The right side of home has an area on the concrete foundation that should be sealed.
- The hot water drip leg should be closer to the floor.

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- The basement ceiling has a receptacle that should be properly installed into a junction box.
- The right rear area of basement has receptacles that need cover plates.
- Cover plate for the service panel box needs to be properly secured to the panel.
- There is a double tapped breaker in the service panel box.
- The rear bay window should be sealed where frame meets brick siding.
- The heating system was functional at the time of the inspection but should be cleaned and serviced due to the apparent lack of previous maintenance and rust.