

Report: 3640Sample **Address:** 123 Main Street

Confidential Inspection Report
123 Main Street
Omaha, NE 68132



Prepared for: Sample

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

1-GENERAL INFORMATION:	8
2-SITE AND GROUNDS:	9
3-EXTERIOR:	10
4-GARAGE:	12
5-ROOF/ CHIMNEY/GUTTERS:	13
6-UNFINISHED ATTIC	14
7-KITCHEN	15
8-FINISHED INTERIOR ROOMS	16
9-BATHROOMS	17
10-FIREPLACE/WOOD BURNING DEVICES:	18
11-UNFINISHED BASEMENT/CRAWLSPACE:	19
12-PLUMBING	20
13-ELECTRICAL SYSTEM	21
14-HEATING AND COOLING:	22

CORNERSTONE HOME INSPECTIONS
402-677-2423

REPORT SUMMARY

This report summary is an overview of the issues that, in the inspectors opinion, are of a concern or require further evaluation by an appropriate professional. We recommend you READ THE ENTIRE REPORT and not just solely rely on this summary page, as to not all issues found during the inspection are included on this summary page. All items listed on this report summary should be further reviewed by a qualified professional prior to closing. An \$85.00 fee will be charged for all re inspections (NOTE: Re-inspections out of the Omaha Metro area may have a fee added). Cornerstone will not re-inspect items unless they were repaired by qualified and/or licensed contractors.

3-EXTERIOR:

PRIMARY VENEER/SIDING:

CONDITION:



The brick/mortar had various areas of cracking/loose brick/mortar. This was noted at southeast corner and various areas in the back west. Suggest a qualified contractor review and/or repair all damaged siding.

SOFFITS/EAVES/TRIM:
TYPE/CONDITION:



Wood-type material. Rot/deterioration noted in various areas on trim/soffits. Suggest a qualified contractor review and repair all damaged areas.

ELECTRICAL:
CONDITION:



Electrical outlet(s) are not GFCI protected on exterior of this home . Although GFCI outlets may not have been required at the time this home was built, today code does require all outlets to be GFCI protected on the exterior of homes. Suggest upgrading to GFCI outlets to ensure safety. The back west outlet needs a proper exterior rated outlet cover. Suggest a licensed electrician review/repair to ensure maximum safety.

UTILITY POWER SERVICE DROP WIRES:

The main utility service drop(wires from the utility pole to the home) need raised to a safe height. These wires should be approximately 10 feet above finished grade, sidewalks, decks, etc. Suggest a licensed electrician review/repair to ensure maximum safety.

5-ROOF/ CHIMNEY/GUTTERS:
CHIMNEY/FLUE:
CONDITION:



No spark arrester/rain cap installed. These may not have been required when home was built. Recommend installing arrester/rain cap for safety and to prevent moisture from entering chimney. Crack and/or deterioration were noted on the chimney in various areas on the cap and brick/mortar. Suggest a licensed qualified chimney contractor review and repair.

6-UNFINISHED ATTIC

INSULATION CONDITION:



Improperly installed insulation noted. Insulating the attic roof/decking area is not recommended. Today's standards recommend insulating the attic floor and walls, which will help the attic space breath properly. If the attic ceiling is insulated there needs to be a proper air gap between the insulation and roof decking. Various areas of the insulation was damaged/loose. Suggest further review.

8-FINISHED INTERIOR ROOMS

ELECTRICAL:

Various three prong outlets had false/open grounds. Suggest further review/repair.

SMOKE ALARMS:

No smoke alarm(s) noted. Recommend installing smoke alarms to ensure safety.

9-BATHROOMS

MAIN FLOOR HALLWAY

SINK FAUCET/PLUMBING:

This fixture drained slow when used. The waste line should be cleaned/inspected. Suggest review/repair.

ELECTRICAL:

Outlets are not GFCI protected in this bathroom. All outlets near water sources should be GFCI protected. Although this may not have been required when this home was built, we do suggest upgrading to GFCI outlets.

MASTER BATHROOM

SINK FAUCET/PLUMBING:

The faucet leaked during use. This was noted on the hot side handle. Suggest review/repair.

TOILET:

The toilet was loose and/or unsecure from floor. Loose toilets can wear out wax seals and possibly leak waste water. Recommend removing toilet and inspecting the flooring for water damage and inspecting

the connecting flange for any damage. A new wax ring should be used when reinstalling toilet. Suggest review/repair.

TUB/SHOWER PLUMBING FIXTURES:

The hot and cold water flow was reversed at this fixture. This is a safety scalding hazard. We recommend the fixture be repaired to provide hot water on the left side as required. Suggest review/repair.

10-FIREPLACE/WOOD BURNING DEVICES:

MAIN FLOOR LIVING ROOM

FIREBOX:

Fireplace/flue is in need of cleaning-noted soot/creosote build up. This restricts the view of this unit. Cleaning/inspection prior to use is recommended. Suggest a qualified licensed chimney/fireplace contractor review/repair.

11-UNFINISHED BASEMENT/CRAWLSPACE:

ELECTRICAL:

CONDITION:



Exposed 110 volt electrical wiring noted in un-finished basement on the ceiling/walls in various areas. All exposed electrical wiring should be in an approved conduit for safety. Suggest further review/repair.

12-PLUMBING

WASTE LINES:

CONDITION:



Black tape was wrapped around the waste line in basement utility room on ceiling-proper repairs are needed. Water leaking noted on old lead line under main floor hallway toilet. Suggest review/repair.

14-HEATING AND COOLING:

HEATING SYSTEM #1:

CONDITION OF FURNACE:

Note: Heat exchanger are not part of this inspection. This appliance is due for servicing. The inspector could not find a current log of cleaning/servicing. The client should verify with the owner about past service records. Annual maintenance/cleaning is recommended on this unit. Suggest having a qualified heating contractor evaluate/repair.

POWER HUMIDIFIER(SEE INSTRUCTIONS ABOVE FOR PROPER USE):

A humidifier was installed on this furnace but was not working at the time of inspection. Suggest having a qualified HVAC contractor inspect/repair.

COOLING UNIT #1:

POWER SOURCE:



The outside 220 volt electrical wiring at the air conditioning unit is not in an approved electrical conduit. Suggest a qualified HVAC contractor review and/or repair.

EXTERIOR CONDENSING UNIT:

The outside condensing unit is in need of cleaning/maintenance. Dirt/debris was noted around the coils/fins. This should be done on an annual basis which will help prevent damage to the unit and to provide maximum efficiency. Refrigerant line insulation is deteriorated/missing around the exterior condensing unit. Recommend replacing/repairing which will maximize the performance of this unit. The exterior AC unit was older. This unit may need repair/replacement in the near future. Suggest a qualified HVAC contractor review and/or repair.

1-GENERAL INFORMATION:

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. This inspection and report complies with the Standards of Practices set forth by The American Society of Home Inspectors. A copy of these standards can be provided upon request. Some areas of the home may not be able to be inspected due to weather, snow, size of openings, furniture, etc. It is recommended that you have these areas re-inspected when possible.

GENERAL INFORMATION:

INSPECTOR: Chad Ahlvers (Certified member of the American Society of Home Inspectors #211881)

CLIENT NAME: Sample

DATE OF INSPECTION: 01/26/2016

INSPECTION ADDRESS: 123 Main Street Omaha NE 68132

APPROXIMATE SQUARE FOOTAGE: 2500

HOUSE OCCUPIED? Yes. The inspection of the house was limited only to the visible and accessible areas. The inspection company cannot be held liable or accountable for any issues or defects of the structure that were not accessible during the inspection due to the home owners possessions.

HOME STYLE AND ESTIMATED AGE: 1945 Ranch. Homes older than 20 years may have some older appliances, plumbing systems, and mechanicals. The inspector can only inspect on the condition at the time of inspection. We cannot predict future failures of mechanical, plumbing and/or appliances in this home. Our inspection is limited to the areas that were visible to the inspector at the time of inspection.

WEATHER CONDITIONS: Clear skies and dry soil. Temperature was in the 70's.

UTILITY SERVICE TO STRUCTURE:

WATER/SEWAGE: The house appeared to be on a public water and sewage system. All utilities were on for the inspection.

SPECIAL COMMENTS: It is highly recommended that the client perform a complete walk through of the property prior to closing. During the walk through, it is recommended that all of the plumbing, electrical fixtures and appliances be tested for proper operation. It is also recommended that the client review all of the areas of the property that were noted by the inspector as being unable to view due to personal material, weather and/or stored items. We cannot be liable for future failures of mechanical items, as we can only determine the condition of items at the time of inspection. Client should consult with a home warranty company for more information.

2-SITE AND GROUNDS:

The inspection was not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soil expert should be consulted. Any reference to the grading was limited to the areas around the exposed exterior of the foundation or exterior walls. Inspection was visual in nature and did not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Wet basements and foundation problems are usually caused by poor grading around the exterior of the structure and/or improperly functioning roof drainage system. Grading on all homes should slope away from the home at least 1" per foot for a minimum of 4-6 feet to help prevent moisture penetration. Due to dirt/debris the deck supports and footing are sometimes not fully visible. Decks and porches are often built close to the ground where no viewing or access is possible under them. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Deck footings sometimes cannot be viewed due to mulch/dirt/landscaping and the inspection company does not probe for proper footings. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Condition of trees/shrubs/foilage pertains only to how they were affecting the building, structure and drainage at the time of the inspection and not their actual physical condition.

<i>SIDEWALKS:</i>	Cracking/shifting of concrete noted in various areas. Recommend properly sealing all cracks which will help prevent moisture penetration and future cracking of concrete. Recommend further review/repair as needed.
<i>DRIVEWAY:</i>	There was some cracking/shifting of concrete noted on driveway in various areas. Recommend sealing/caulking all cracks which can help prevent moisture penetration and future cracking of the concrete. Recommend further review/repair.
<i>DRAINAGE AND GRADING:</i>	There were low lying areas around the foundation in various areas. Suggest filling low and flat lying areas with a dirt backfill. The grading should slope away from the structure at least one inch per foot for at least four to six feet which can help to prevent moisture penetration around the foundation Recommend further review/repair as needed.
<i>RETAINING WALL:</i>	The retaining wall(s) are only inspected to determine their effect on the condition of the building. The retaining wall(s) appeared to be in serviceable condition at time of inspection.
<i>FRONT PORCH/STOOP:</i>	Visible areas of the porch were in acceptable condition.
<i>REAR PATIO:</i>	The patio had settled and cracked in areas. Recommend further review/repair.
<i>DECK MATERIAL:</i>	Wood decking material. Wood decks have a limited service life. Even the best maintained deck will need repair or eventual replacement. We suggest regular treatment with the combination of wood preservatives and UV inhibiting sealers.
<i>DECK CONDITION:</i>	Deck was in acceptable condition.
<i>TREES/VEGETATION:</i>	Trees, bushes and vegetation around this home do not appear to be affecting the home at this time. NOTE: We do not inspect the condition of the trees/buses-just how they are affecting the structure.

3-EXTERIOR:

Our exterior inspection is visually based on what we can see and experience with common building materials. Hairline cracks, minor peeling paint and loose caulking are all common issues with brick, wood, stucco and other exterior finishes. We suggest properly inspecting exterior finishes on an annual basis. NOTE: Due to time constraints, our inspection of the sprinkler system is limited. We only check a few zones and the backflow preventer to determine if there are any major leaks. Client should consider having the sprinkler system fully inspected by a qualified company. It is highly recommended that you remove all hoses from the hose bibs during the colder months to prevent damage to the faucet. Faucets that are not frost free should have the water turned off during the colder months.

PRIMARY VENEER/SIDING:

MATERIAL:

Brick Veneer. Note: Brick veneer is one of the most preferred exterior veneers. Although it is one of the most expensive to install, it can last a lifetime. It usually does not require much maintenance, but sealing/caulking all cracks and tuck pointing loose mortar is recommended.

CONDITION:

The brick/mortar had various areas of cracking/loose brick/mortar. This was noted at southeast corner and various areas in the back west. Suggest a qualified contractor review and/or repair all damaged siding.

SOFFITS/EAVES/TRIM:

TYPE/CONDITION:

Wood-type material. Rot/deterioration noted in various areas on trim/soffits. Suggest a qualified contractor review and repair all damaged areas.

WINDOWS/FRAMES/SILLS:

CONDITION:

Appear to be in acceptable condition.

BASEMENT WINDOWS:

CONDITION:

Suggest adding window well covers on all basement windows. This will help prevent moisture penetration into the basement. Suggest further review/repair as needed.

EXTERIOR DOORS:

CONDITION:

Exterior doors are in working condition.

ELECTRICAL:

CONDITION:

Electrical outlet(s) are not GFCI protected on exterior of this home . Although GFCI outlets may not have been required at the time this home was built, today code does require all outlets to be GFCI protected on the exterior of homes. Suggest upgrading to GFCI outlets to ensure safety. The back west outlet needs a proper exterior rated outlet cover. Suggest a licensed electrician review/repair to ensure maximum safety.

*UTILITY POWER
DROP WIRES:*

SERVICE The main utility service drop(wires from the utility pole to the home) need raised to a safe height. These wires should be approximately 10 feet above finished grade, sidewalks, decks, etc. Suggest a licensed electrician review/repair to ensure maximum safety.

METER

CONDUIT/WEATHER HEAD:

BASE/ The meter base, conduit and weather head/mast are in acceptable condition.

HOSE FAUCETS:

CONDITION:

Hose faucet(s) were working properly.

SPRINKLER SYSTEM:

CONDITION:

Appears to be working with no visible leaks at this time. NOTE: Due to time constraints, our inspection of the sprinkler system is limited. We only check a few zones and the backflow preventer to determine if there are any major leaks. Client should consider having the sprinkler system fully inspected by a qualified company.

MISCELLANEOUS FEATURES:

DOOR BELL:

Working condition.

4-GARAGE:

Our inspection of the garage is limited to what is visible without disassembly of any major components. Personal items, shelving, lawn equipment and/or automobiles sometimes restrict our view of the floor and walls of garage. The remote control(s) for electric garage door openers are not part of this inspection. This inspection does include checking auto reverse safety devices on garage door openers-if installed. We do suggest checking this feature monthly to ensure that the safety device is working properly.

<i>STYLE, LOCATION AND ACCESS:</i>	The garage was only partially accessible. The inspector could not fully view walls, floor, ceiling due to either personal material, automobile(s), lawn equipment, etc. Attached garage.(See house report for information on roof and exterior). Two car garage.
<i>FLOOR:</i>	Various areas of cracking noted. Suggest caulking/sealing cracks which will help prevent moisture penetration. Suggest review/repair as needed.
<i>INTERIOR WALLS/ CEILING:</i>	Walls/ceiling were in acceptable condition.
<i>DOORS/WINDOWS:</i>	Acceptable condition.
<i>VEHICLE DOOR(S):</i>	The door(s) were in serviceable condition at time of inspection.
<i>ELECTRIC DOOR OPENER:</i>	The garage door opener(s) were working properly and were equipped with a safety reverse mechanism that was working properly.
<i>ELECTRICAL:</i>	Visible electrical was in working condition.

5-ROOF/ CHIMNEY/GUTTERS:

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Determining the # of layers on a roof is sometimes not possible-we note an approximation based on what is visible. Due to high insurance claims, some insurance companies now require agents to view the roof covering condition. At their option they may accept the roof covering material in its current condition, require replacement in order to cover the roof, or exclude the roof covering and any consequential damage resulting from water penetration. The inspector's opinion may or may not coincide with the insurance agent's opinion. The inspection report may help the agent in his inspection process. This inspection company will not accept liability for any roof being rejected by an insurance company as we are looking at function in its current condition. The insurance agent is looking to minimize risk. All roofs should be inspected annually by a qualified contractor. Chimney flues are not fully visible to the inspector. To fully view a chimney flue, a camera is needed and that is beyond the scope of this inspection.

PRIMARY ROOF:

INSPECTION METHOD: The roof was inspected by walking on the roof.

PRIMARY MATERIAL: This roof appeared to have approximately 1 layer of shingles. Note: Current building standards will allow only one layer of shingles. When re-roofing again, it will be necessary to remove the shingles. Asphalt composition material.

APPROXIMATE AGE: The inspector is not a licensed roofing contractor. To determine the exact age is not possible. The life expectancy given is the best estimate of the inspector, assuming proper external sources like weather extremes, condition caused by trees and vegetation, and mechanical damage. The age of this roof appears to be newer. Approximately 2-4 years old. The average life of this style of roof is 20-25 years.

CONDITION OF PRIMARY ROOFING MATERIAL: The visible parts of the roofing material is in acceptable condition.

METAL ROOF FLASHINGS: Appears acceptable.

V E N T I L A T I O N TYPE/CONDITION: Ventilation is provided by: Standard upper roof vents and soffit vents. Ventilation appears acceptable.

CHIMNEY/FLUE:

MATERIAL: Brick and mortar.

CONDITION: **No spark arrester/rain cap installed. These may not have been required when home was built. Recommend installing arrester/rain cap for safety and to prevent moisture from entering chimney. Crack and/or deterioration were noted on the chimney in various areas on the cap and brick/mortar. Suggest a licensed qualified chimney contractor review and repair.**

FLUE: Flue was not inspected due to chimney cap. Inspector could not view the chimney flue. Suggest further review.

GUTTERING SYSTEM:

CONDITION: Gutters are metal/aluminum. Various missing downspout extensions. Suggest extending the downspout extensions 6-8 feet away from the structure. This will help ensure all water drains away from the structure. Suggest review/repair.

6-UNFINISHED ATTIC

Unfinished attics are inspected if access permits(no access hole, ceiling height, personal items blocking access, etc. can prevent attic inspection). Some attic/crawlspaces may not be able to be fully viewed due to the size of the opening. We are unable to determine the insulation value and condition of framing/sheathing in cathedral ceilings-it is not visible to the inspector. We can only inspect the insulation in visible areas-some walls, ceilings and attic spaces are not visible to the inspector.

ACCESS LOCATION: Unfinished attic space was accessed from the master bedroom closet.

STRUCTURE TYPE AND CONDITION: Conventional wood framing/rafters. Note: Unable to determine the condition of rafters, decking, insulation, etc. around vaulted ceilings-area is not accessible. Water stains were present in the attic on the wood sheathing/decking in various areas. May be old roof leakage. Client should consult with the owner about any possibly roof leaks and if needed contact a qualified contractor for repairs.

INSULATION MATERIAL: Combination of: Fiberglass batts. Loose blown in type with an approximate depth of 10-12 inches.

INSULATION CONDITION: **Improperly installed insulation noted. Insulating the attic roof/decking area is not recommended. Today's standards recommend insulating the attic floor and walls, which will help the attic space breath properly. If the attic ceiling is insulated there needs to be a proper air gap between the insulation and roof decking. Various areas of the insulation was damaged/loose. Suggest further review.**

OVERALL CONDITION OF ATTIC: OF The visible attic space was in acceptable condition.

7-KITCHEN

We recommend all outlets/receptacles in kitchens be GFCI protected(ground fault circuit interrupter). Although GFCI outlets may not have been required when this home was built, they are a relatively inexpensive safety devices and we do recommend them to improve your safety. Determining life expectancy or efficiency of appliances is beyond the scope of this inspection. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. **Refrigerators, ice makers, water purifying systems, trash compactors, laundry machines and portable appliances are excluded from this inspection.**

<i>SINK/FAUCET/PLUMBING:</i>	Sink, faucet and plumbing was in working condition with no noticeable leaks.
<i>DISHWASHER:</i>	Dishwasher was ran through a complete cycle and was working properly with no leaks at this time.
<i>GARBAGE DISPOSAL:</i>	Working condition.
<i>RANGE/OVEN/COOKTOP:</i>	This unit was powered by electricity and was in working condition. Note: We do not move appliance during our inspection-unable to view the hookups behind this unit.
<i>VENTILATION FAN:</i>	Ventilation fan was working properly at this time.
<i>MICROWAVE:</i>	Microwave was tested and functioned properly at this time.
<i>REFRIGERATOR:</i>	Unit was installed. NOTE: Refrigerators, ice makers and water dispensers are not part of this inspection. We only note that is was installed.
<i>CABINETS/COUNTERTOPS:</i>	Acceptable condition.
<i>ELECTRICAL:</i>	Electrical was in good working condition.

8-FINISHED INTERIOR ROOMS

Our inspection of walls, ceilings and floors only includes what we can see at the time of the inspection. Furniture, carpet, rugs and wall coverings can sometimes block our view. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Minor flaws such as a torn screen or a cracked window can sometimes be overlooked. Exterior storm windows are not part of this inspection. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general, almost all insulated glass windows will fail and can fail at anytime. Water stains can sometimes be overlooked due to lighting and imperfections in the drywall/plaster and poorly painted areas. We try to check all receptacles, but furniture can sometimes block our view. We recommend smoke alarms be installed in every bedroom, hallways outside of bedrooms and one on each floor including the basement.

<i>WALLS AND CEILING:</i>	Cracks noted in various areas on walls/ceiling. This appears to be normal settlement. Keeping the temperature/humidity in this home at a correct level can help reduce cracking. Suggest repair as needed.
<i>FLOOR:</i>	Floors were in acceptable condition.
<i>DOORS:</i>	Working condition.
<i>WINDOWS:</i>	Windows were in acceptable condition.
<i>STAIRS/RAILINGS:</i>	Acceptable condition.
<i>ELECTRICAL:</i>	Various three prong outlets had false/open grounds. Suggest further review/repair.
<i>SMOKE ALARMS:</i>	No smoke alarm(s) noted. Recommend installing smoke alarms to ensure safety.
<i>HEATING/COOLING:</i>	Acceptable condition.

9-BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is actually in use. Determining whether shower pans or tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in bath areas. Very minor imperfections can allow water to get into the wall or floor areas causing damage. Proper ongoing maintenance will be required in the future. Failure to follow proper cleaning and maintenance procedures for jacuzzi tub(whirlpool tubs) circulation systems can result in growth and transmission of infectious bacteria. The circulation system should be flushed regularly. If possible contact the manufacturer regarding their requirements. The heater on jacuzzi tubs is not part of this inspection. Bathtubs and sinks are partially filled with water so the overflow device cannot be fully inspected.

MAIN FLOOR HALLWAY

<i>SINK/CABINET:</i>	Acceptable condition.
<i>SINK FAUCET/PLUMBING:</i>	This fixture drained slow when used. The waste line should be cleaned/inspected. Suggest review/repair.
<i>TOILET:</i>	The toilet was flushed several times and appeared to functioning properly at time of inspection.
<i>TUB/SHOWER FIXTURES:</i>	<i>PLUMBING</i> Plumbing on this fixture appeared to be working properly at the time of this inspection.
<i>BATHTUB/SHOWER AREA:</i>	Bathtub/shower area was in working condition. Annual caulking/sealing all corners and joints is recommended to prevent leaking.
<i>EXHAUST FAN:</i>	The bathroom exhaust fan was working properly. Unable to view where this fan exhausts due to finished areas.
<i>CEILING/WALLS/FLOOR:</i>	Acceptable condition.
<i>WINDOWS/DOORS:</i>	Windows and doors are in working order.
<i>ELECTRICAL:</i>	Outlets are not GFCI protected in this bathroom. All outlets near water sources should be GFCI protected. Although this may not have been required when this home was built, we do suggest upgrading to GFCI outlets.
<i>HEATING/COOLING:</i>	Acceptable condition.

MASTER BATHROOM

<i>SINK/CABINET:</i>	Acceptable condition.
<i>SINK FAUCET/PLUMBING:</i>	The faucet leaked during use. This was noted on the hot side handle. Suggest review/repair.
<i>TOILET:</i>	The toilet was loose and/or unsecure from floor. Loose toilets can wear out wax seals and possibly leak waste water. Recommend removing toilet and inspecting the flooring for water damage and inspecting the connecting flange for any damage. A new wax ring should be used when reinstalling toilet. Suggest review/repair.
<i>TUB/SHOWER FIXTURES:</i>	<i>PLUMBING</i> The hot and cold water flow was reversed at this fixture. This is a safety scalding hazard. We recommend the fixture be repaired to provide hot water on the left side as required. Suggest review/repair.
<i>BATHTUB/SHOWER AREA:</i>	Bathtub/shower area was in working condition. Annual caulking/sealing all corners and joints is recommended to prevent leaking.
<i>EXHAUST FAN:</i>	The bathroom exhaust fan was working properly. Unable to view where this fan exhausts due to finished areas.
<i>CEILING/WALLS/FLOOR:</i>	Acceptable condition.
<i>WINDOWS/DOORS:</i>	Windows and doors are in working order.
<i>ELECTRICAL:</i>	Electrical in this bathroom was in working order. Outlets were GFCI protected.
<i>HEATING/COOLING:</i>	Acceptable condition.

10-FIREPLACE/WOOD BURNING DEVICES:

The review of the fireplace is limited to the visible portions only. Caution is recommended when using gas log fireplaces. We recommend the damper be blocked in the open position. This is to ensure proper venting of combustible gases and carbon monoxide poisoning. Chimney flues/liners sometimes cannot be fully inspected due to creosote build-up, chimney caps and styles of liners. We recommend all fireplaces and interior flues/components be inspected and cleaned on a regular basis to make sure no cracks have developed. Large fires in the firebox can overheat the fire bricks and flue liners, sometimes resulting in internal damage. Fires are neither ignited or extinguished during the inspection. No effort is made to determine draft characteristics of solid fuel burning appliances or to move fireplace inserts, stoves, or firebox contents. Interiors of flues and chimneys, seals and gaskets, automatic fuel feed devices, combustion make-up air devices and heat distribution assists, whether gravity or fan assisted are difficult by nature to inspect and are excluded from this inspection. All vent free natural gas units should be used with caution due to a release of an excess of humidity and possible carbon monoxide-we recommend the client consult with the manufacture recommendations prior to use. Wood burning stoves are excluded from this inspection.

MAIN FLOOR LIVING ROOM

<i>STYLE/TYPE OF UNIT:</i>	This is a wood burning unit.
<i>CONDITION OF GAS UNIT:</i>	No gas unit was installed.
<i>CONDITION OF DAMPER:</i>	Damper was tested and worked properly at the time of the inspection.
<i>FIREBOX:</i>	Fireplace/flue is in need of cleaning-noted soot/creosote build up. This restricts the view of this unit. Cleaning/inspection prior to use is recommended. Suggest a qualified licensed chimney/fireplace contractor review/repair.
<i>BLOWER FAN:</i>	None installed

11-UNFINISHED BASEMENT/CRAWLSPACE:

The majority of water problems in basements can be easily controlled. Improving drainage around exterior foundation, extending all downspouts a minimum of 8' away from foundation, filling any pockets or cracks and verifying proper functioning of sump pumps will usually solve water seepage and moisture problems. Our inspection of the basement cannot always tell if water leakage is present now or will be in the future. We suggest you verify any and all water problems with the current owner. Finished off areas of the basement can restrict our inspection. Drywall, plaster, trim and carpet can hide basement walls, floors, electrical wiring, etc. Therefore, items hidden behind finished areas will be excluded from this inspection. This inspection does not include inspecting for termites, termite damage and/or other wood destroying insects issues. We recommend the client obtain a separate pest inspection. Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated other than running the laundry machines. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components. If appliances(washer/dryer) are staying with this home, we recommend you consult with an appliance contractor for more information on the units. We recommend running a de-humidifying system in the basement during the warm humid months-the humidity in the home should never exceed 55%.

ACCESSIBILITY AND VIEWING This inspection is limited to the visible areas of the basement only. Electrical, plumbing, framing, foundation, etc. sometimes cannot be fully inspected if viewing was blocked. It is up to the client to have the basement further reviewed if the inspector could not fully view. Unable to fully view the basement due to finished areas, drywall, insulation, personal materials, etc. blocking the view of the inspector.

STAIRS AND HANDRAIL: Stairs and handrail were in acceptable condition.

FLOOR: The visible sections of the floor were in acceptable condition.

FOUNDATION:

MATERIAL: Concrete block.

CONDITION: Visible parts of the foundation were in acceptable condition.

MAIN SUPPORT BEAM AND COLUMNS/SUPPORTS:

MATERIAL: Metal material.

CONDITION: The visible main support beam and supports are in good working condition.

FLOOR JOISTS:

MATERIAL: Made of wood.

CONDITION: Visible parts of the floor joists appear to be in acceptable condition.

WINDOWS AND DOORS:

CONDITION: Windows and doors were in working condition.

ELECTRICAL:

CONDITION: **Exposed 110 volt electrical wiring noted in un-finished basement on the ceiling/walls in various areas. All exposed electrical wiring should be in an approved conduit for safety. Suggest further review/repair.**

MAIN LAUNDRY AREA:

LOCATION: Laundry area is located in the basement.

WASHER/DRYER CONDITION: The washer and dryer were tested and were in working condition. Note: We do not operate the washing machine water shut offs. The washer and dryer are not part of this inspection-we only check them to see if the plumbing/electrical components are working.

DRYER CONNECTIONS: 220 electrical was noted for dryer.

DRYER VENTING: The dryer vent was installed and appeared to vent to the exterior.

WASHING MACHINE PLUMBING CONNECTIONS: A washing machine was installed and plumbing appeared to function properly when the unit was operated. Note: We do not operate the washing machine shut offs handles.

12-PLUMBING

Some plumbing systems are hidden from the view of the inspector, therefore are excluded from this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Water shut off valves are not operated-this includes the main water meter/shut off. All homes with older plumbing(typically 30+ years old) should have the plumbing reviewed annually. Water softeners, purifiers and osmosis systems are excluded from this inspection. Sump pumps should be checked monthly for proper functioning. Main basement floor drains can only be inspected visually-we cannot determine if this drain has or will back up with water. Client should verify with the owner to determine if the basement floor drain has ever backed up with water. In some older homes(25+ years or older) the main drain may need to be cleaned/snaked on an annual basis. Septic and well systems are not part of this inspection. Client should have these systems inspected by a qualified company. The water heater temperature should be kept at 120 degrees which can help to prevent scalding.

MAIN WATER LINE/METER:

LOCATION:

Note: The main water line/shutoff valve was not operated/tested and is only visually inspected. Main water shutoff/meter was located in the basement by the front wall.

MATERIAL & CONDITION:

Appears to be copper material. Appears to be in acceptable condition.

WATER LINES:

PRIMARY MATERIAL:

Appears to be mostly copper water lines.

CONDITION:

Visible areas are in working condition. Various areas of corrosion on water supply lines was noted. Client should monitor all areas of corrosion and repair as needed.

WASTE LINES:

PRIMARY MATERIAL:

Mixture of waste lines noted in this home. Plastic-PVC(poly vinyl chloride). Cast Iron. This home had some older/original waste lines. Unable to fully view all the waste lines due to finished areas. Possible repairs in the future may be needed.

CONDITION:

Black tape was wrapped around the waste line in basement utility room on ceiling-proper repairs are needed. Water leaking noted on old lead line under main floor hallway toilet. Suggest review/repair.

MAIN BASEMENT FLOOR DRAIN:

CONDITION:

Inspecting or scoping underground plumbing is beyond the scope of the inspection. Floor drains can back up or drain slow at anytime. Only the visible parts of the drain were inspected and we recommend verifying with the current owner as to any concerns or cleanings that have been done. The main basement floor drain was in working condition at time of inspection. The drain and underground plumbing appeared to be older and possible repairs/maintenance may be needed in the future.

WATER HEATER #1:

TYPE/AGE/CAPACITY:

This unit is manufactured by State. The capacity of this water heater was 40 gallons. The estimated age of this water heater was 2010 and was powered by natural gas. Model/Serial #'s:GS650YBRT/19265487.

CONDITION:

Unit was in working condition. Note: The hot water heater is a newer closed burner chamber design. Visibility of the burner chamber was limited to the small glass window.

WATER HEATER VENTING/FLUE:

#1 The vent/flue pipe was in working condition.

WATER HEATER #1 GAS/CARBON MONOXIDE CHECKS:

A Carbon Monoxide test was performed and no traces were found at this time. A test for gas leaks was performed and no leaks were noted at this time.

MAIN GAS SHUT OFF/GAS LINES:

LOCATION:

Located outside. It was in acceptable condition with no gas leaks noted at this time.

CONDITION:

Acceptable condition.

13-ELECTRICAL SYSTEM

All electrical repairs should only be performed by a licensed and qualified electrical contractor. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may be. Aluminum branch wiring should be inspected by a licensed electrician to ensure proper connectors and pigtails are installed to ensure maximum safety. Inoperative light fixtures often lack bulbs or are burned out and are not changed during the inspection, due to time constraints. Smoke alarms and carbon monoxide alarms should be installed in the proper locations on each floor of the home and they should both be checked monthly for proper functioning and batteries should be changed yearly.

<i>MAIN PANEL LOCATION:</i>	The main electrical panel was located in the basement and was circuit breakers.
<i>ESTIMATED AMPERAGE:</i>	Amperage of this panel is approximately 200 amps.
<i>ENTRANCE CABLES:</i>	Copper 120/240volt service.
<i>BRANCH WIRING:</i>	Copper. Appears to be mostly romex wiring.
<i>MAIN GROUNDING SYSTEM:</i>	System appears to be properly grounded/bonded. Ground noted at water pipe.
<i>MAIN PANEL-CONDITION:</i>	Electrical box appeared to be in working order.

14-HEATING AND COOLING:

The inspector IS NOT equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Heat exchangers are beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. This inspection does not include checking HVAC systems that are zoned. The warranty company needs to review all HVAC equipment that needs serviced prior to coverage.

HEATING SYSTEM #1:

LOCATION/MANUFACTURER INFORMATION: This unit is located in the basement. This unit was manufactured by Lennox. This unit was a high efficiency gas forced air unit. The burner chamber on this unit is a closed system. Inspector could not view the burners or heat exchanger. The estimated age of this unit is 2010 and has a life expectancy of 20-25 years. Model/Serial #s:GSTHG76YH/45KJ16598.

CONDITION OF FURNACE: **Note: Heat exchanger are not part of this inspection. This appliance is due for servicing. The inspector could not find a current log of cleaning/servicing. The client should verify with the owner about past service records. Annual maintenance/cleaning is recommended on this unit. Suggest having a qualified heating contractor evaluate/repair.**

FLUE/VENT: The vent/flue pipe was in acceptable condition. This was limited to the visible areas. Unable to determine the condition inside the pipe.

CARBON MONOXIDE/GAS CHECK: A carbon monoxide and gas test were performed on this unit and no detectable amounts were noted.

AIR FILTER: The air filter is dirty which decreases its efficiency and blocks air flow. We recommend the filter be cleaned or replaced.

HEAT DISTRIBUTION: Airflow is distributed by metal ductwork and appears to be in acceptable shape.

POWER HUMIDIFIER(SEE INSTRUCTIONS ABOVE FOR PROPER USE): **A humidifier was installed on this furnace but was not working at the time of inspection. Suggest having a qualified HVAC contractor inspect/repair.**

COOLING UNIT #1:

M A N U F A C T U R E R INFORMATION: This unit was manufactured by Lennox. The estimated age of this unit was 1995 and has an approximate life of 15-20 years. Model/Serial #s: GHJUY78Y/KJ11526.

POWER SOURCE: **The outside 220 volt electrical wiring at the air conditioning unit is not in an approved electrical conduit. Suggest a qualified HVAC contractor review and/or repair.**

EXTERIOR CONDENSING UNIT: **The outside condensing unit is in need of cleaning/maintenance. Dirt/debris was noted around the coils/fins. This should be done on an annual basis which will help prevent damage to the unit and to provide maximum efficiency. Refrigerant line insulation is deteriorated/missing around the exterior condensing unit. Recommend replacing/repairing which will maximize the performance of this unit. The exterior AC unit was older. This unit may need repair/replacement in the near future. Suggest a qualified HVAC contractor review and/or repair.**

TEMPERATURE DIFFERENCE: The temperature difference between the supply air and return ducts was 20 degrees . This is within the normal 14-22 degree range.

MISCELLANEOUS HVAC:

HVAC SERVICE RECORDS: No current record of cleaning/servicing noted. Cleaning/servicing the heating/cooling system annually is recommended.

THERMOSTAT:

CONDITION:

The thermostat(s) were in working condition.