

# Home Inspection



300 Sample Street  
300 Sample  
Omaha, Ne

Prepared for: John Doe

Prepared by: Home Standards Inspection Services  
13512 Shongaska Road  
Omaha, NE 68112



## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
S	Safety	An Item that is, or has the potential to be, considered harmful or dangerous to the occupants, or the property itself due to its presence or absence in the structure. In our opinion, these items should be evaluated and /or corrected immediately, by a qualified service technician or licensed professional.

## General Information

### Property Information

Property Address **300 Sample Street**  
City **Any Where** State **USA** Zip  
Contact Name  
Phone Fax

### Client Information

Client Name **John Doe**  
Client Address **400 Sample Street**  
City **Any Where** State **USA** Zip  
Phone Fax

### Inspection Company

Inspector Name **Steve Vacha**  
Company Name **Home Standards Inspection Services**  
Company Address **13512 Shongaska Road**  
City **Omaha** State **NE** Zip **68112**  
Phone **402-392-2020** Fax  
File Number **Sample**

### Conditions

Others Present **Buyer's Agent and Buyer** Property Occupied **Occupied**  
Estimated Age **5 yrs** Entrance Faces **East**  
Inspection Date  
Temperature **65**  
Space Below Grade **Basement**



## Inspection Agreement

### Inspection Agreement

Company Name Home Standards Inspection Services  
Company Address 13512 Shongaska Road  
City Omaha State NE Zip 68112

### **Inspection Agreement**

**1) IN CONSIDERATION of the fee being paid for this inspection and the services rendered, Home Standards Inspection Services and client agree that: the purpose and scope of the inspection is to identify and disclose to the client the visible and apparent condition of the major systems as these conditions existed on the time and date of the inspection. The report pertains to readily accessible areas of these included systems. Defects that would be considered very obvious to a casual observer may not be included in the report. The inspection and report will be performed in a manner consistent with the guidelines, established by the American Society of Home Inspectors in the ASHI "Standards of Practice" and "Code of Ethics". A copy of these standards can be provided upon request. The inspector is not required to move personal property, debris, furniture, equipment, and carpeting or like material which may impede, access, or limit visibility. Major deficiencies and defects which are latent or concealed are excluded from the inspection. Equipment and systems will not be dismantled.**

**The inspection covers only the items listed in the report for function and safety, not for code compliance. This report does not warrant or guarantee that the items or systems inspected are in compliance with electrical, plumbing, mechanical, structural, or other building codes or zoning ordinances. The inspection and report are not intended to address the possible presence of asbestos, radon, mold, UFFI, water pollutants, or lead contaminants, unless previously agreed upon. The inspection is essentially visual; it is based upon the experience and opinion of the inspector and it is not meant to be technically exhaustive. The home is not specifically inspected for termite infestation. However, if any termite damage is observed, it will be noted in the report. The home is not inspected for insects such as fleas, cockroaches, bees, ticks, etc.**

**This report is not meant to be a warranty or guarantee, expressed or implied, of adequacy or performance of structures, systems, or their component parts. The premises and/or systems may be in good condition when examined, but the condition may change thereafter.**

**The following exterior items are not included in a basic home inspection: solar collectors, trees and shrubs, swimming pools, spas, septic systems, out buildings, patio covers, tennis Courts, retaining walls, security systems underground storage tanks, chimney flues and flue liners, wells, playground equipment, or other recreational or leisure equipment and central vacuum systems.**

**The following interior items are not included in a basic home inspection: oven cleaners & timing devices window air conditioners, water softeners/conditioners, fireplace/chimney flues, laundry appliances, alarms or intercoms, free standing kitchen appliances, floor coverings and remote garage door openers.  
\*Only the dishwasher's ability to fill and drain is checked.**

**Verification of any or all of the utilities being on at the time of inspection is not the responsibility of the inspection company. Electrical or mechanical systems that have been shut down are not inspected. In addition, if these systems do not respond to normal controls, then the system cannot be activated or operated. The inspector does not examine any systems whose utilities are off.**

**2) The inspection is not a certification of any kind. Home Standards Inspection Services (HSIS) shall not be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered by the client. This Inspection is not an insurance policy. Virtually every home will have some flaws or defects not identified in the report. We can reduce your risk in purchasing, but we cannot**



## Inspection Agreement (Continued)

*eliminate it nor do we assume that risk.*

***3) Should the client uncover any deficiencies for which it is believed HSIS should have noted in the inspection report, the client agrees to notify the HSIS within 30 days following this discovery, and to allow HSIS 15 days to re-examine these conditions before making any remedial repair, unless the repairs need to be made quickly for safety concerns. If this arises HSIS should be notified as soon as possible. Failure to do so will void any further responsibility of HSIS. This report is for the sole benefit of the named client. Third parties that utilize the contents of this report for their own use, do so at their own risk, and assume all risks and liabilities of such action. If the client or any third party makes claim that we have been negligent in making the inspection and/or preparing the report, or if the client is not satisfied that we have fully satisfied our obligations and duties under this inspection agreement, all parties agree the claim against Home Standards Inspection Services will be limited to no more than the fee paid for their services.***

***4) In the event a claim should arise from the inspection or inspection report it is agreed that this claim shall be decided by arbitration in accordance with Construction Industry Arbitration Rules of the American Arbitration Association, and the choice of arbitrators will include at least one "Certified Member" of the American Society of Home Inspectors (ASHI) ®.***

## Exterior

\*As per the ASHI Standards of Practice, individual screens and storms are not inspected.  
 \*Sprinkler system in tested when weather permits. The system is quickly tested in each zone.

ANPNI M D S

Exterior Walls Exterior Surface \_\_\_\_\_

- Type: **Composition Board**
- Soffit, Facia , Trim **Composition board and Wood**
- Veneer **Brick**
- Door Bell: **Present**
- Entry Doors: **Wood**
- Patio Door: **Wood**
- Window Frames/Sills **Wood casement**
- Exterior Electrical **110 VAC GFCI GFCI defective- did not trip with meter @ left front side of house. Repairs are recommended.**
- Hose Faucets **Frost proof faucets. Faucet leaks/ drips @ back right side of home.**
- Gas Meter: **Exterior surface mount at side of home**

## Roof

Directions are defined for the report as :  
 Front of home is Front, etc.  
 Viewed from the street left side of home is Left, etc.

ANPNI M D S

Entire Roof Roof Surface \_\_\_\_\_

- Method of Inspection: **Walked on roof.**
- Unable to Inspect: **0%**



- Material: **Composition shingle**
- Type: **Gable, Hip**
- Approximate Age: **5 yr.**
- Roof Ventilation **Roof and soffit vents**
- Gutters and Downspouts: **Metal Normal cleaning recommended for gutters.**
- Flashing: **Metal**
- Valleys: **Metal**
- Skylights: **One**
- Plumbing Vents: **Present**
- Electrical Mast:

## Lots and Grounds

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- Driveway: **Concrete**
- Walks/Steps: **Concrete**
- Porch/Stoop: **Concrete**
- Patio **Concrete**
- Wood Deck:
- Grading: **Earth is low or flat along the foundation at front of home. Additional dirt is recommended for better drainage.**
- Retaining Walls: **Concrete block**
- Trees/Shrubs/Foliage:
- Lawn Sprinklers: **Spray head is not oscillating @ front yard near drive at sidewalk Repairs are recommended..**

## Garage

ANPNI M D S

Attached Garage \_\_\_\_\_

Type of Structure: **Attached** Car Spaces: **2**

- Garage Doors: **Metal**
- Door Operation: **Acceptable**
- Door Opener: **Mechanized**
- Service Doors: **Wood**
- Ceilings/Walls: **Finished**
- Floor/Foundation: **Concrete block / concrete floor**
- Electrical: **Reversed polarity @ one outlet by service door.**

- Roof: **Same as house.**
- Gutters/Downspouts **Same as house**

## Attic

ANPNI M D S

Main house Attic \_\_\_\_\_

Method of Inspection: **Entered the attic.**

- Unable to Inspect: **10%**
- Roof Framing: **Rafters 24" O.C.**
- Sheathing: **Oriented strand board**
- Insulation: **Blown in**



- Insulation Depth: **+14" Approx R35**
- Whole House Fan: **Note: Insulation at whole house fan. This must be removed prior to use. Could not test fan for this reason.**
- Electrical: **110 VAC**

## Interior Common Rooms

All fans and windows are tested that are accessible at time of inspection.

### ANPNI M D S

All interior finished common rooms Living Space \_\_\_\_\_

- Walls / Ceilings **Two water stains at ceiling of Kitchen. One area has minor drywall damage. Area tested dry today, appears to have been caused from snow blowing into roof vent. Suggest you ask owner about this.**



- Closets
- Floors: **Wood and concrete**
- Doors: **Solid wood**
- Windows: **Vinyl double hung**
- Electrical: **110 VAC GFCI**
- Ceiling Fans
- Stairs / Railings
- Wet Bar:
- Heat / Cool Source:
- 

## Bedrooms

All fans and windows are tested that are accessible at time of inspection.

### ANPNI M D S

Master Bedroom Bedrooms \_\_\_\_\_

- Walls / Ceilings
- Floors: **Wood and concrete**
- Doors: **Solid wood Door rubs on carpet @ closet door.**
- Closets
- Windows: **Cracked glass and defective thermal seal, @ one widow.**
- Electrical: **110 VAC GFCI**
- Ceiling Fans
- Heat / Cool Source:
- 

Right Bedroom Bedrooms \_\_\_\_\_

- Walls / Ceilings **Hole at drywall behind door.**



- Floors: **Wood and concrete**
- Doors: **Solid wood**
- Closets

## Bedrooms (Continued)

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Windows:  
 Electrical: **110 VAC GFCI**  
 Ceiling Fans  
 Heat / Cool Source:

### Lower Level Bedroom Interior Rooms

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Walls / Ceilings  
 Floors: **Wood and concrete**  
 Doors: **Solid wood**  
 Closets  
 Windows:  
 Electrical: **110 VAC GFCI**  
 Ceiling Fans  
 Heat / Cool Source:  
**There is not a smoke detector within 10' of basement bedroom. Recommend one be installed for safety.**

## Bathroom

Shower pans are not filled and tested for leaks, this is only a visual inspection of accessible areas only.

### ANPNI M D S

#### Master Bathroom

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Toilets: **The toilet is loose at the floor and will require replacement of the wax seal**  
 Shower/Surround:  
 Tub/Surround: **Whirlpool tub Whirlpool tub was filled above water jets and operated to check intake and jets. The tub was then drained and checked for leaks. GFCI protection was tested.**  
 Sink/Faucet/Vanity Top:  
 Ceilings/Walls/Floors: **Finished**  
 Electrical: **110 VAC GFCI**  
 Ventilation: **Exhaust fan present in this bathroom.**  
 HVAC Source

#### 1st floor main Bathroom

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Toilets:  
 Tub/Surround:  
 Sink/Faucet/Vanity Top:  
 Ceilings/Walls/Floors: **Finished**  
 Electrical: **110 VAC GFCI**  
 Ventilation: **Exhaust fan present in this bathroom.**  
 HVAC Source

#### Basement Bedroom Bath Bathroom

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Toilets:  
 Shower/Surround: **Vinyl floor is discolored around shower, probably due to leakage from shower door.**

**Drywall stained, possible mold present at drywall next to shower. Drywall tested damp.**



## Bathroom (Continued)

- Sink/Faucet/Vanity Top:
- Ceilings/Walls/Floors: **Finished Drywall next to shower has been repaired, appears there has leakage in this area. Potential mold present in area. Some parts of wall tested damp with moisture meter.**



- Electrical: **110 VAC GFCI**
- Ventilation: **Exhaust fan present in this bathroom.**
- HVAC Source

Basement hall bath Bathroom \_\_\_\_\_

- Toilets:
- Sink/Faucet/Vanity Top:
- Ceilings/Walls/Floors: **Finished**
- Electrical: **110 VAC GFCI**
- Ventilation: **Exhaust fan present in this bathroom.**
- HVAC Source

## Fireplace/Wood Stove

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Hearth Room Fireplace \_\_\_\_\_

Type: **Prefabricated with gas log**

- Firebox: **Metal**
- Damper: **None**
- Hearth: **Flush mounted**

## Kitchen

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Main Floor Kitchen \_\_\_\_\_

- Ceilings/Walls/Floors: **Finished**
- Cabinets:
- Counter Tops: **Solid surface countertop. Solid surface countertops can not take intense temperature changes. Suggest protecting surface from hot pots and not pouring boiling water directly into the sink.**

- Sink/Faucet:
- Disposal:
- Range/Oven: **Electric range with electric oven.**
- Microwave:
- Exhaust Fan: **Present - recirculates**
- Electrical:
- Dishwasher:

Air Gap Present?  Yes  No

## Laundry Room/Area

ANPNI M D S

Main Level Laundry Room/Area \_\_\_\_\_

- Ceilings/Walls/Floors: **Partly finished**
- Electrical: **110 VAC/220 VAC**
- Dryer Vent:
- Washer Drain:
- Dryer Gas Line:
- Laundry Tub:
- HVAC Source:

## Electrical

ANPNI M D S

Service Size Amps: **200** Volts: **110-240 VAC**

- Service: **Copper : Buried service line**
- 120 VAC Branch Circuits: **Copper Electrical splice out of junction box at storage room ceiling.**



- 240 VAC Branch Circuits: **Copper**
- Aluminum Wiring:
- Conductor Type: **Romex**
- GFCI: **Present**

Basement Electric Panel \_\_\_\_\_

Estimated Capacity: **200 Amps**

- Breakers/Fuses: **Breakers**



- Ground: **Ground rod and water line**

## Plumbing

ANPNI M D S

- Service Line: **Copper**
- Main Water Shutoff: **Basement**
- Water Lines: **Copper**
- Drain/Vent Pipes: **PVC**
- Gas Service Lines: **CSST Gas Pipe and Black Pipe. CSST Gas pipe used in home. Some local gas companies are requiring these pipes to be grounded, for safety concerns, due to lightning strikes. Recommend grounding by a licensed electrician or other licensed contractor.**



### Basement Water Heater

- Water Heater Operation:  
Type: **Natural gas** Capacity: **50 Gal.**
- Approximate Age: **5 yrs.** Area Served: **Entire house**
- Flue Pipe: **Single wall**
- TPRV and Drain Tube: **Copper**

## Basement and Foundation

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### Main Basement

- Construction Type **Masonry and wood frame**
- Foundation Walls **Concrete block**
- Support Beams: **Steel I-Beam**
- Support Columns: **Steel Posts**
- Joists/Trusses **2" x 10"**
- Basement Stairs/Railings:
- Floor/Slab: **Concrete**
- Sump Pit/Pump: **Pit located at the basement floor - no pump installed. Sump pit has a significant amount of water in it, recommend a sump pump be installed.**



## Air Conditioning

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AC System

- A/C System Operation:
- General Condition **Appears functional - the temperature differential was within a 15 to 25 degree range.**
- Exterior Unit: **Present**
- Manufacturer: **Carrier #38XY404230**
- Area Served: **Entire house** Approximate Age: **5 yrs.**
- Fuel Type: **220-240 Volt** Temperature Differential: **19 degrees**
- Type: **Heat pump** Capacity: **3.5 Ton**
- Electrical Disconnect:
- Exposed Ductwork:
- Blower Fan/Filters:
- Thermostats:

## Heating System

ANPNI M D S

Basement Heating System

- Heating System Operation:
- General Condition **A carbon monoxide test was performed on the air coming from the furnace and no abnormal levels were observed.**
- Manufacturer: **Carrier FV4ANB006**
- Type: **Forced air** Capacity: **110,000 BTU**
- Area Served: **Entire house** Approximate Age: **5 yrs.**
- Fuel Type: **Natural gas**
- Heat Exchanger: **5 Burner**



Unable to Inspect: **90%**

- Blower Fan/Filter:
- Flue Pipe:
- Controls:
- Humidifier: **The humidifier pad is corroded. Suggest replacing the pad.**



## Marginal Summary

This summary does not include all items discussed in report. The client is encouraged to read the entire report.

### Exterior

1. Hose Faucets **Frost proof faucets. Faucet leaks/ drips @ back right side of home.**  
Lots and Grounds
2. Lawn Sprinklers: **Spray head is not oscillating @ front yard near drive at sidewalk Repairs are recommended..**

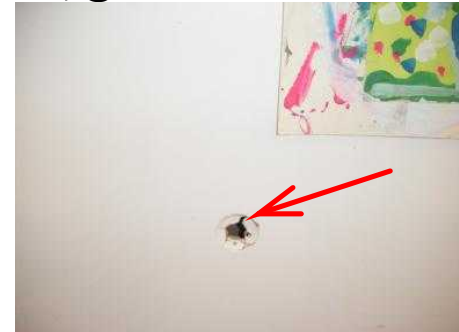
### Attic

3. Main house Attic Insulation Depth: **+14" Approx R35**  
Interior Common Rooms
4. All interior finished common rooms Living Space Walls / Ceilings **Two water stains at ceiling of Kitchen. One area has minor drywall damage. Area tested dry today, appears to have been caused from snow blowing into roof vent. Suggest you ask owner about this.**



### Bedrooms

5. Master Bedroom Living Space Windows: **Cracked glass and defective thermal seal, @ one widow.**
6. Right Bedroom Living Space Walls / Ceilings **Hole at drywall behind door.**



### Bathroom

7. Master Bathroom Toilets: **The toilet is loose at the floor and will require replacement of the wax seal**
8. Basement Bedroom Bath Bathroom Shower/Surround: **Vinyl floor is discolored around shower, probably due to leakage from shower door.**

**Drywall stained, possible mold present at drywall next to shower. Drywall tested damp.**



## Marginal Summary (Continued)

9. Basement Bedroom Bath Bathroom Ceilings/Walls/Floors: ***Finished Drywall next to shower has been repaired, appears there has leakage in this area. Potential mold present in area. Some parts of wall tested damp with moisture meter.***



## Basement and Foundation

10. Main Basement Sump Pit/Pump: ***Pit located at the basement floor - no pump installed. Sump pit has a significant amount of water in it, recommend a sump pump be installed.***



## Safety Summary

### Exterior

1. Exterior Electrical **110 VAC GFCI GFCI defective- did not trip with meter @ left front side of house. Repairs are recommended.**

### Garage

2. Attached Garage Electrical: **Reversed polarity @ one outlet by service door.**

### Bedrooms

3. Lower Level Bedroom Living Space Smoke Detector: **There is not a smoke detector within 10' of basement bedroom. Recommend one be installed for safety.**

### Electrical

4. 120 VAC Branch Circuits: **Copper Electrical splice out of junction box at storage room ceiling.**



### Plumbing

5. Gas Service Lines: **CSST Gas Pipe and Black Pipe. CSST Gas pipe used in home. Some local gas companies are requiring these pipes to be grounded, for safety concerns, due to lightning strikes. Recommend grounding by a licensed electrician or other licensed contractor.**

