



Home Inspection

Prepared for: Sue Appreciative

123 Sample Rd
Small Town, NE 68000



Inspected by:
Jon Vacha
Home Standards Inspection Services

Home Standards Inspection Services

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02/28/2022 10:33 AM



Prepared for: Sue Appreciative
123 Sample Rd

Marginal Summary

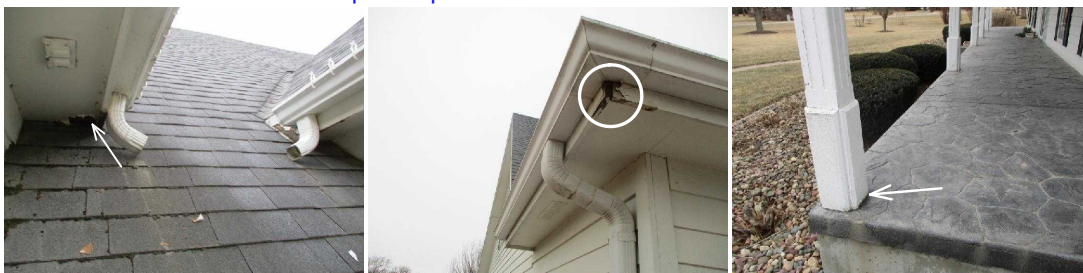
This summary does not include all items discussed in report. The client is encouraged to read the entire report.

Exterior

1. Soffit/Fascia/Trim: Composition board and Wood. Wood at a soffit area pictured deteriorated - this opening could allow birds or bats to enter the attic.

Wood worn at some fascia at areas indicating leaky gutter joints.

Wood at the base of some porch posts deteriorated.



2. Patio Door: Wood at base of door to deck deteriorated.



Roof

3. Roof Surface Material: Composition shingle. Pitting, bruising and granule loss noted at shingles indicating possible hits from hail - mostly at the south facing exposures. Recommend further evaluation as needed to determine if roof will be insured.

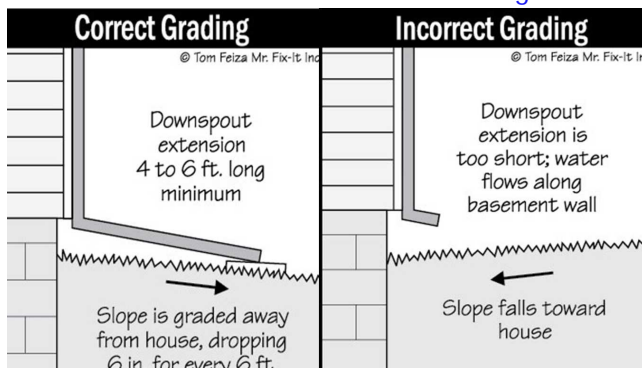




Marginal Summary (Continued)

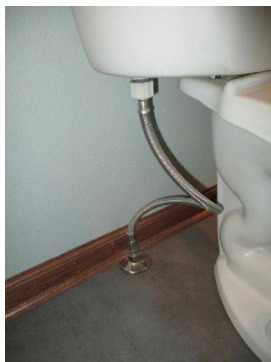
Lots and Grounds

4. Grading: Earth has settled and slopes back along the foundation in places. A one inch per foot drop away from the foundation for 5 ft is recommended for good drainage.



Bathroom

5. Master Bathroom Toilet: Shutoff valve not present.



6. 2nd Floor Bathroom Ventilation: Fan is noisier, may be near end of life.

Fireplace/Wood Stove

7. Fireplace Firebox: Metal. Air circulating fan was not operating at time of inspection - fireplace was running at start and had heated up. Suggest asking seller about fan.

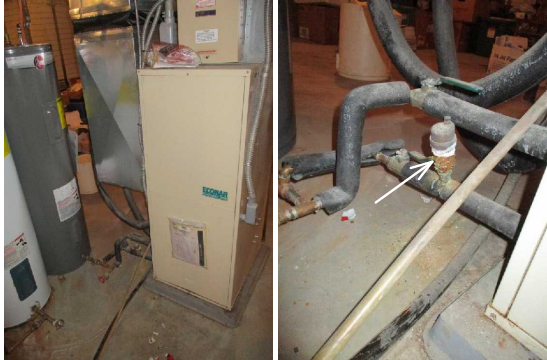
Heating/Cooling System

8. Heating System General Condition: No recent service tag present and due to the age recommend a service call and inspection by an HVAC tech who specializes in Geothermal heat pumps. Corrosion noted at a water line connection that runs to the water heater.



Heating/Cooling System (Continued)

General Condition: (continued)

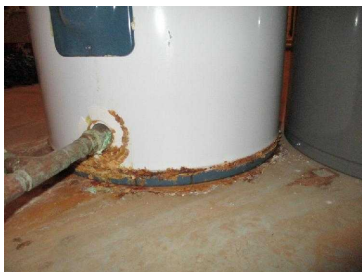




Defective Summary

Plumbing

1. South Water Heater Water Heater Condition: **Base of water heater rusted, signs of leaking.**





Safety Summary

Exterior

1. Exterior Electrical: The GFCI outlet at the area between the house and garage on the east side would not trip off when tested.

There are switched outlets at the exterior. These switched outlets are not on GFCI protected circuits.

Lots and Grounds

2. Driveway: Concrete. Driveway has cracked, settled near the garage floor creating a 1" or greater offset- possible trip concern.



3. Walks/Steps: Concrete. Steps to stoop have settled, top step height is taller- this is a possible trip concern.



Interior Common Rooms

4. Living Space Stairs/Railings: Hand rail, guards not present at stairs to basement. Tread depth less, head room clearance less that what is suggested at stairs to basement.



5. CO Detectors: . Not present/located.



Safety Summary (Continued)

Bathroom

6. Master Bathroom Electrical: The jetted tub is plugged into a GFCI outlet that would not trip off when tested.

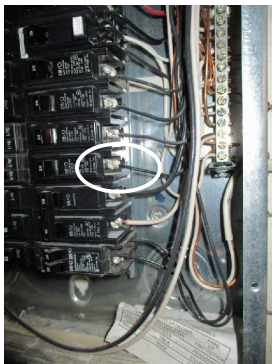
Ground wire for jet motor not present/visible.



7. 2nd Floor Bathroom Electrical: The GFCI outlet near the sink would not trip off when tested.

Electrical

8. Basement Electric Panel Breakers/Fuses: Breakers - Sub-panel does not have separated ground and neutral bars. A breaker in the sub panel is oversized. For more info or adjustments consult an electrician.



Heating/Cooling System

9. Heating System Venting System: There area vent openings in the garage. This is not recommended because CO from a car left running in the garage would enter the house through the duct work quickly.



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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 123 Sample Rd



City Small Town State NE Zip 68000

Contact Name Agent 1

Client Information

Client Name Sue Appreciative

Inspector Jon Vacha

Inspection Company

Inspector Name Jon Vacha

Company Name Home Standards Inspection Services

File Number Sample2

Amount Received \$500

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied

Estimated Age 20 Entrance Faces East

Inspection Date 12/31/1999

Start Time 8:00 End Time 12:00

Temperature/Weather 15

Space Below Grade Basement

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Inspection Agreement

Inspection Agreement

Inspector Name Jon Vacha
Company Name Home Standards Inspection Services

Understanding your Home Inspection

A home inspection focuses on safety and major structural concerns. The report will not list every discrepancy or maintenance item.

Systems are tested or inspected for functionality at time of inspection. Insurability of items is not determined. Life expectancy is not determined.

Our services do not include warranties. (There are home warranty policies that can be purchased from Home Warranty companies to protect yourself from unexpected expenses)

The report may recommend further evaluation by a licensed or specialized contractor. You are encouraged to ask for additional evaluation of any item that is of concern for you.

Inspection Agreement

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.

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Inspection Agreement (Continued)

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. We do not determine whether updates or work done to the home was by licensed contractors or that permits were pulled.

The following exterior items are not included in a basic home inspection:

Fences, solar collectors/panels, trees and shrubs, swimming pools, spas, out-buildings or sheds, patio covers/awnings, tennis courts, security systems, invisible pet fencing, underground storage tanks, wells, septic systems, playground or sporting equipment, central vacuum systems, all plumbing outside the perimeter of the main foundation, flag poles, window shutters.

The following interior items are not included in a basic home inspection:

Window air conditioners, telephone/cable/network wiring, water softeners or purification systems, chimney flues, alarms or intercom systems, kitchen appliances on counters, floor coverings, remotes for garage door openers, window coverings, blinds and screens.

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.

We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. 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 eliminate it nor do we assume that risk.

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. Failure to do so will void any further responsibility of HSIS. There is no cause for action against HSIS 1 year from inspection date.

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.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if

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Inspection Agreement (Continued)

necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPURTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

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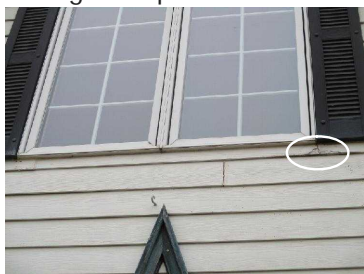
Exterior

During winter disconnect hoses to prevent damage.

A NPNI M D S

Exterior Surface

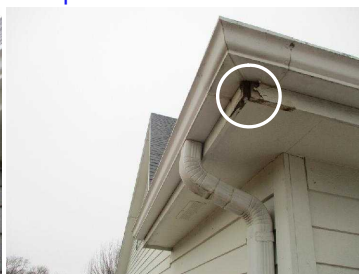
1. ☒ ☐ ☐ ☐ ☐ ☐ Siding: Composition Cement Board. Paint worn/peeling at isolated areas on exterior of house.



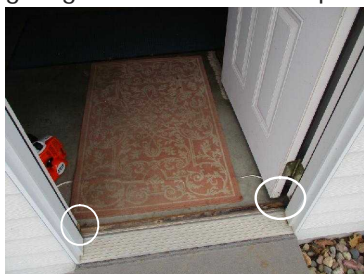
2. ☐ ☐ ☐ ☒ ☐ ☐ Soffit/Fascia/Trim: Composition board and Wood. Wood at a soffit area pictured deteriorated - this opening could allow birds or bats to enter the attic.

Wood worn at some fascia at areas indicating leaky gutter joints.

Wood at the base of some porch posts deteriorated.



3. ☒ ☐ ☐ ☐ ☐ ☐ Door Bell: Present. Intercom systems are not inspected.
4. ☒ ☐ ☐ ☐ ☐ ☐ Entry Doors: Suggest sealing (painting) the base of the door jamb and door at the door from the garage to the exterior to prevent future wood rot.



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Exterior (Continued)

5. ☐☐☐☒☐☐ Patio Door: Wood at base of door to deck deteriorated.



6. ☒☐☐☐☐☐ Window Frames/Sills: Suggest resealing (staining) the wood sash at garage windows to protect from future wood rot.



7. ☐☐☐☐☐☒ Exterior Electrical: The GFCI outlet at the area between the house and garage on the east side would not trip off when tested.

There are switched outlets at the exterior. These switched outlets are not on GFCI protected circuits.

8. ☒☐☐☐☐☐ Hose Faucets:

9. ☒☐☐☐☐☐ Gas Meter: Exterior surface mount at side of home.



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Roof

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Roof Surface

1. Method of Inspection: Walked on lower portions of roof.



2. ☒ ☐ ☐ ☐ ☐ ☐ Unable to Inspect: 0%

3. ☐ ☐ ☐ ☒ ☐ ☐ Material: Composition shingle. Pitting, bruising and granule loss noted at shingles indicating possible hits from hail - mostly at the south facing exposures. Recommend further evaluation as needed to determine if roof will be insured.



4. Type: Gable

5. Approximate Age: 20

6. ☒ ☐ ☐ ☐ ☐ ☐ Roof Ventilation: Roof and soffit vents.

7. ☒ ☐ ☐ ☐ ☐ ☐ Gutters and Downspouts: Metal.

8. ☒ ☐ ☐ ☐ ☐ ☐ Flashing:

9. ☒ ☐ ☐ ☐ ☐ ☐ Plumbing Vents:

Lots and Grounds

A NPNI M D S

1. ☐ ☐ ☐ ☐ ☐ ☒ Driveway: Concrete. Driveway has cracked, settled near the garage floor creating a 1" or greater offset- possible trip concern.



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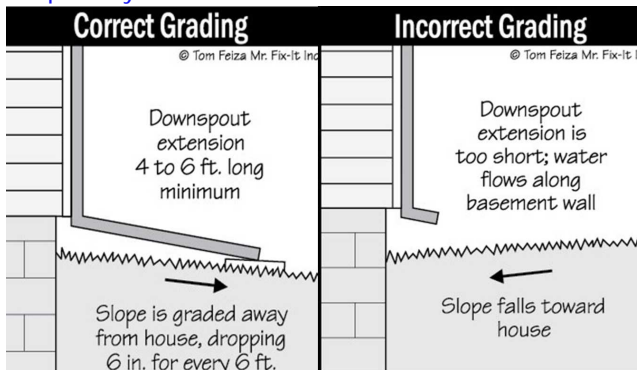


Lots and Grounds (Continued)

2. ☐☐☐☐☐☒ Walks/Steps: Concrete. Steps to stoop have settled, top step height is taller- this is a possible trip concern.



3. ☒☐☐☐☐☐ Porch/Stoop: Concrete.
4. ☒☐☐☐☐☐ Wood Deck: Composition Decking
5. ☐☐☐☒☐☐ Grading: Earth has settled and slopes back along the foundation in places. A one inch per foot drop away from the foundation for 5 ft is recommended for good drainage.



6. ☒☐☐☐☐☐ Trees/Shrubs/Foliage:

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Garage

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. ☒ ☐ ☐ ☐ ☐ ☐ Garage Doors: Metal.
3. ☒ ☐ ☐ ☐ ☐ ☐ Door Openers: Mechanized.
4. ☒ ☐ ☐ ☐ ☐ ☐ Service Door:
5. ☒ ☐ ☐ ☐ ☐ ☐ Ceilings/Walls: Finished.
6. ☒ ☐ ☐ ☐ ☐ ☐ Floor/Foundation: Poured concrete / concrete floor - Floor drain in garage drains to sump pit in basement.
7. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: Recommend GFCI protected outlets in the garage as a safety upgrade.

Attic

A NPNI M D S

Attic

1. Method of Inspection: From area near ceiling access point.



2. ☒ ☐ ☐ ☐ ☐ ☐ Unable to Inspect: 30%
3. ☒ ☐ ☐ ☐ ☐ ☐ Roof Framing: Trusses 24" O.C.
4. ☒ ☐ ☐ ☐ ☐ ☐ Sheathing: Oriented strand board.
5. ☒ ☐ ☐ ☐ ☐ ☐ Insulation: Batted and loose fill
6. ☒ ☐ ☐ ☐ ☐ ☐ Insulation Depth: 14", Approx. R35
7. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC.

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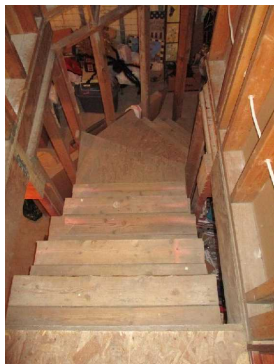
Interior Common Rooms

Window screens, storm windows are not inspected. Detection of defective thermal seals can be limited due to weather, temperature, lighting at time of inspection.

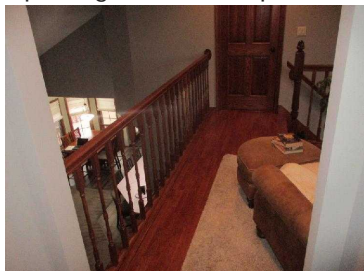
A NPNI M D S

Living Space

1. ☒ ☐ ☐ ☐ ☐ ☐ Walls/Ceilings:
2. ☒ ☐ ☐ ☐ ☐ ☐ Floors:
3. ☒ ☐ ☐ ☐ ☐ ☐ Doors:
4. ☒ ☐ ☐ ☐ ☐ ☐ Windows: Some screens worn or damaged. Note that some windows have built in blinds and some do not.
5. ☒ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC
6. ☐ ☐ ☐ ☐ ☐ ☒ Stairs/Railings: Hand rail, guards not present at stairs to basement. Tread depth less, head room clearance less that what is suggested at stairs to basement.



7. ☒ ☐ ☐ ☐ ☐ ☐ Stairs/Railings: A post would be present half way at the longer upper guard per typical practices. Openings between spindles is wider than 4".



8. ☒ ☐ ☐ ☐ ☐ ☐ Heat/Cool Source:
9. ☒ ☐ ☐ ☐ ☐ ☐ Smoke Detectors: Present.
10. ☐ ☐ ☐ ☐ ☐ ☒ CO Detectors: . Not present/located.

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Bathroom

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

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Master Bathroom

1. ☐☐☐☒☐☐ Toilet: Shutoff valve not present.



2. ☒☐☐☐☐☐ Shower/Surround:

3. ☒☐☐☐☐☐ Tub/Surround: Note: Jetted tub was filled above water jets and operated to check intake and jets. Jets are ready for cleaning.



4. ☒☐☐☐☐☐ Sink/Faucet/Vanity Top:

5. ☒☐☐☐☐☐ Ceilings/Walls/Floors:

6. ☐☐☐☐☐☒ Electrical: The jetted tub is plugged into a GFCI outlet that would not trip off when tested.

Ground wire for jet motor not present/visible.



7. ☒☐☐☐☐☐ Ventilation: Exhaust fan

8. ☒☐☐☐☐☐ HVAC Source:

Main Floor Full Bathroom

9. ☒☐☐☐☐☐ Toilet:

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Bathroom (Continued)

- 10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Tub/Surround:
- 11. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink/Faucet/Vanity Top: Corrosion at sink faucet.
- 12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceilings/Walls/Floors:
- 13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 14. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ventilation: Exhaust fan
- 15. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source:

Half Bathroom

- 16. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Toilet:
- 17. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink/Faucet/Vanity Top:
- 18. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceilings/Walls/Floors:
- 19. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ventilation: Exhaust fan
- 20. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source:

2nd Floor Bathroom

- 21. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Toilet:
- 22. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Tub/Surround:
- 23. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink/Faucet/Vanity Top:
- 24. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceilings/Walls/Floors:
- 25. ☐ ☐ ☐ ☐ ☐ ☒ ☐ Electrical: The GFCI outlet near the sink would not trip off when tested.
- 26. ☐ ☐ ☐ ☒ ☐ ☐ ☐ Ventilation: Fan is noisier, may be near end of life.
- 27. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source:

Kitchen

Ice makers and water dispensers are not inspected.

A N P N I M D S

Kitchen

- 1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceilings/Walls/Floors:
- 2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Cabinets/Counters:
- 3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink/Faucet:
- 4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Disposal: Operated when tested
- 5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Range/Oven: Gas cook top with separate double electric ovens.
- 6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Microwave: Not built in
- 7. ☐ ☒ ☐ ☐ ☐ ☐ ☐ Exhaust Fan: Not present
- 8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
- 9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Dishwasher:
- 10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Refrigerator: Freezer and fresh food compartment were cooling.

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Fireplace/Wood Stove

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Fireplace _____

1. Type: Gas direct vent



2. ☐☐☐☒☐☐ Firebox: Metal. Air circulating fan was not operating at time of inspection - fireplace was running at start and had heated up. Suggest asking seller about fan.

Laundry Room/Area

A NPNI M D S

Main Level Laundry Room/Area _____

1. ☒☐☐☐☐☐ Ceilings/Walls/Floors: Finished
2. ☒☐☐☐☐☐ Electrical: 110 VAC/220 VAC
3. ☒☐☐☐☐☐ Dryer Vent:
4. ☒☐☐☐☐☐ Washer Drain:
5. ☒☐☐☐☐☐ HVAC Source:

Electrical

Panel covers are typically removed for inspection.

A NPNI M D S

1. Service Size Amps: 200 Volts: 110-240 VAC
2. ☒☐☐☐☐☐ Service: Copper : Buried service line



3. ☒☐☐☐☐☐ 120 VAC Branch Circuits: Copper
4. ☒☐☐☐☐☐ 240 VAC Branch Circuits: Copper
5. ☒☐☐☐☐☐ Conductor Type: Romex



Electrical (Continued)

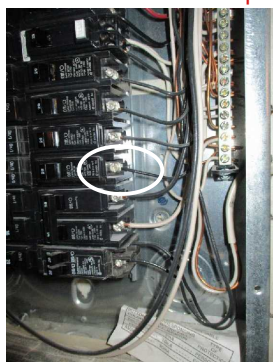
6. ☒ ☐ ☐ ☐ ☐ ☐ GFCI: Present - Some bathroom and exterior outlets are on circuits protected by GFCI breakers in the electrical panels.

Basement Electric Panel

7. Estimated Capacity: 200 amp main, 100 amp sub.



8. ☐ ☐ ☐ ☐ ☐ ☒ Breakers/Fuses: Breakers - Sub-panel does not have separated ground and neutral bars. A breaker in the sub panel is oversized. For more info or adjustments consult an electrician.



9. ☒ ☐ ☐ ☐ ☐ ☐ Ground: Note that there is a rebar located at a rim joist area in the crawl space - running a ground wire from this to the panel may provide solid ground for the house electrical system. Ground wire runs into conduit from panel - house ground not visibly attached to anything else.



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Prepared for: Sue Appreciative
123 Sample Rd

Plumbing

Water softeners (if present) are not inspected.

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1. ☒ ☐ ☐ ☐ ☐ ☐ Service Line: Plastic
2. ☒ ☐ ☐ ☐ ☐ ☐ Main Water Shutoff: Basement



3. ☒ ☐ ☐ ☐ ☐ ☐ Water Lines: Copper, Plastic (Pex)
4. ☒ ☐ ☐ ☐ ☐ ☐ Drain/Vent Pipes: PVC. S-traps present under some sinks. S-traps are typically not preferred - for more info consult a plumber.



5. ☒ ☐ ☐ ☐ ☐ ☐ Gas Service Lines: CSST Gas Pipe and Black Pipe.

North Water Heater

6. ☒ ☐ ☐ ☐ ☐ ☐ Water Heater Operation:
7. Location: Basement
8. Approximate Age: 3 yrs Area Served: Entire house
9. Type: Electric Capacity: 40 Gal.
10. ☒ ☐ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

South Water Heater

11. ☐ ☐ ☐ ☐ ☒ ☐ Water Heater Condition: Base of water heater rusted, signs of leaking.



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Plumbing (Continued)

12. Location: Basement
13. Approximate Age: 11 yrs Area Served: Entire house
14. Type: Electric Capacity: 50 Gal.
15. ☒ ☐ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper

Basement and Foundation

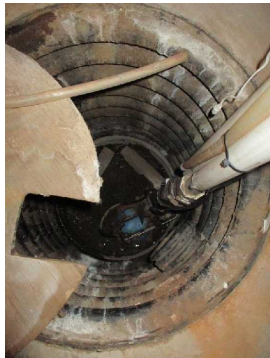
A NPNI M D S

Basement

1. ☒ ☐ ☐ ☐ ☐ ☐ Construction Type: Masonry.
2. ☒ ☐ ☐ ☐ ☐ ☐ Foundation Walls: Poured concrete, styrofoam.
3. ☒ ☐ ☐ ☐ ☐ ☐ Support Beams: Wood Beam.
4. ☒ ☐ ☐ ☐ ☐ ☐ Support Columns: Steel Posts - Note that posts are resting on the basement floor. Inspector cannot verify that footings are located under the slab at these areas.



5. ☒ ☐ ☐ ☐ ☐ ☐ Joists/Trusses: 10" Prefabricated I-beam
6. ☒ ☐ ☐ ☐ ☐ ☐ Floor/Slab: Concrete.
7. ☒ ☐ ☐ ☐ ☐ ☐ Sump Pit/Pump: Pit engaged when tested.



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Basement and Foundation (Continued)

8. ☒ ☐ ☐ ☐ ☐ Radon Mitigation Sytem: Passive radon reduction system appears to be present.



Heating/Cooling System

Water valves for humidifiers are not turned.

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Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Unit operating in heating mode at time of inspection.
2. ☐ ☐ ☐ ☒ ☐ General Condition: **No recent service tag present and due to the age recommend a service call and inspection by an HVAC tech who specializes in Geothermal heat pumps. Corrosion noted at a water line connection that runs to the water heater.**



3. Location: Basement
4. Type: Geo-thermal
5. Area Served: Entire house Approximate Age: 20
6. Fuel Type: Electric
7. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Reusable filter

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Heating/Cooling System (Continued)

8. ☐☐☐☐☐☒ Venting System: There area vent openings in the garage. This is not recommended because CO from a car left running in the garage would enter the house through the duct work quickly.



9. ☒☐☐☐☐☐ Controls: Thermostat is located in the master bedroom which is not typical.

10. ☒☐☐☐☐☐ Humidifier: Operating at time of inspection.

