Seller's Inspection

Prepared for: Sue Appreciative

1234 Avenue Circle West
Papillion, Nebraska 68046

Sample Report
Please Leave in Office

Inspected by:
Jon Vacha
Home Standards Inspection Services

Prepared for: Sue Appreciative
1234 Avenue Circle West

Summary

Exterior

1. Hose Faucets: Handle missing at the hose faucet on the south side of the house.

Lots and Grounds

2. Driveway: Concrete. Concrete is cracked, settled at areas. For good maintenance suggest re-caulking control joints, cracks and gap between driveway and garage.

3. Lawn Sprinklers: There appears to be a break in the back flow prevention device located at the exterior.

Garage

4. Attached Garage Door Openers: Mechanized. Auto stop / reverse sensors at the door opener are higher than 6" off the garage floor. Suggest lowering to 6" from floor for child safety.

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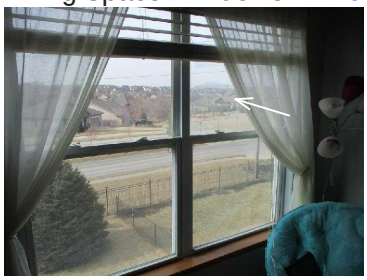
Garage (Continued)

Door Openers: (continued)

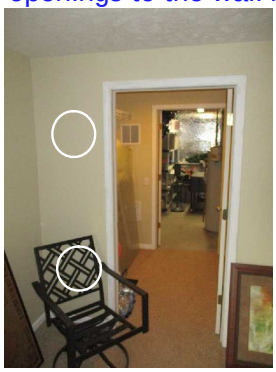
Interior Common Rooms

5. Living Space Windows: Window in the NW bedroom has lost its thermal seal (fogged glass).



Heating System

6. Heating System Venting System: Inadequate combustion air for the furnace. Recommend adding passive vent openings to the wall between the lower bedroom closet and the lower bedroom for safety.



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General Information

Property Information

Property Address 1234 Avenue Circle West

City Papillion State Nebraska Zip 68046
Contact Name Raja Bell

Client Information

Client Name Sue Appreciative
Inspector Jon Vacha

Inspection Company

Inspector Name Jon Vacha
Company Name Home Standards Inspection Services
File Number Sample 2022
Amount Received 500

Conditions

Others Present Seller Property Occupied Occupied
Estimated Age 17 Entrance Faces East
Inspection Date 02/15/2022
Start Time 1:00 End Time 4:00
Temperature/Weather 50
Space Below Grade Basement

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

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Inspection Agreement (Continued)

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.

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

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Inspection Agreement (Continued)

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 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.

Exterior Surface

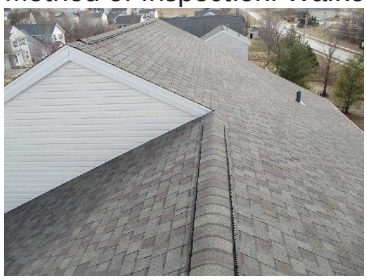
1. Siding: Vinyl Siding.
2. Soffit/Fascia/Trim: Metal.
3. Door Bell: Present.
4. Entry Door: Metal.
5. Patio Door: Sliding screen door not present.
6. Exterior Electrical: 110 VAC GFCI. Note: Exterior outlets are protected by the GFCI outlet located in the garage.
7. Hose Faucets: Handle missing at the hose faucet on the south side of the house.

8. Gas Meter: Exterior surface mount at side of home.

Roof

Roof Surface

1. Method of Inspection: Walked on roof.



2. Unable to Inspect: 0%
3. Material: Composition shingle. Note: Heritage style shingles are generally rated for 30-35 yrs.
4. Type: Gable

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Roof (Continued)

5. Approximate Age: 2-4 yrs
6. Roof Ventilation: Roof and soffit vents.
7. Gutters and Downspouts: Metal.
8. Flashing:
9. Valleys: Metal.
10. Plumbing Vents:

Lots and Grounds

1. Driveway: Concrete. Concrete is cracked, settled at areas. For good maintenance suggest re-caulking control joints, cracks and gap between driveway and garage.

2. Walks/Steps: Concrete. Settlement noted at the entry step.

3. Porch/Stoop: Concrete.
4. Wood Deck: Section pictured not painted.

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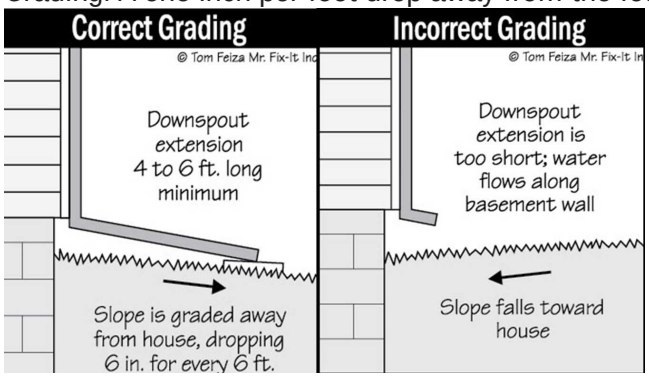
Lots and Grounds (Continued)

5. Grading: A one inch per foot drop away from the foundation for 5 ft is recommended for good drainage.



6. Trees/Shrubs/Foliage:
7. Lawn Sprinklers: There appears to be a break in the back flow prevention device located at the exterior.

8. Lawn Sprinklers: Water was turned off to sprinkler system at time of inspection.

Garage

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Metal. Some rusting at the base of the door, weather stripping worn, metal trim near door dented.

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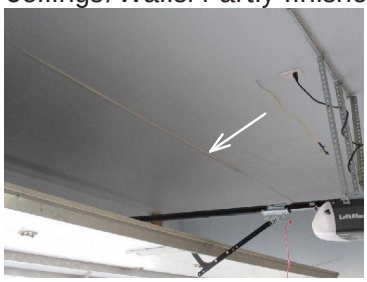
Garage (Continued)

3. Door Openers: Mechanized. Auto stop / reverse sensors at the door opener are higher than 6" off the garage floor. Suggest lowering to 6" from floor for child safety.

4. Service Door:
5. Ceilings/Walls: Partly finished. Drywall tap loose at garage ceiling.



6. Floor/Foundation: Poured concrete / concrete floor
7. Electrical: 110 VAC GFCI

Attic

Attic

1. Method of Inspection: Entered the attic.

2. Unable to Inspect: 10%
3. Roof Framing: Trusses 24" O.C.
4. Sheathing: Oriented strand board.
5. Insulation: Blown in.
6. Insulation Depth: 14", Approx. R35
7. Electrical: 110 VAC.

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Interior Common Rooms

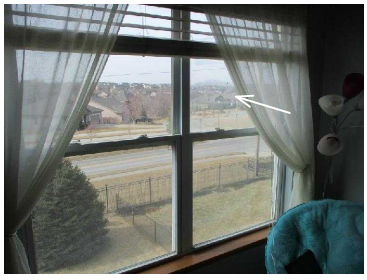
Window screens, storm windows are not inspected. Detection of defective thermal seals can be limited due to weather, temperature, lighting at time of inspection.

Living Space

1. Walls/Ceilings: Popped nail heads noted at 2nd floor ceilings. This can occur during the colder periods with what is referred to as "truss flex".

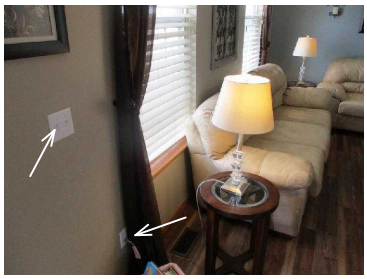
   Moisture stains at ceiling under kitchen tested dry.

2. Floors:
3. Doors: Note: Interior doors are opened, closed and locks checked.
4. Windows: Window in the NW bedroom has lost its thermal seal (fogged glass).



5. Electrical: 110 VAC - Note: Electrical outlets are checked for correct polarity and grounding.

   Note: Power to some outlets is controlled by light switches - for lamps.



6. Stairs/Railings:
7. Heat/Cool Source: Air flow detected at supply vents throughout the house.
8. Smoke Detectors: Hard wired smoke detectors, these detectors have battery backups and batteries need to be changed periodically.
9. CO Detectors: Present.

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Bathroom

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

Master Bathroom

1. Toilet:
2. Tub/Surround: Tub stopper not connected.
3. Sink/Faucet/Vanity Top: Sink faucet handles loose.
4. Ceilings/Walls/Floors:
5. Electrical: 110 VAC GFCI
6. Ventilation: Exhaust fan - Exhaust fans vent into the attic space which is not recommended per today's standards.

7. HVAC Source:

Upper Hall Bathroom

8. Toilet:
9. Tub/Surround:
10. Sink/Faucet/Vanity Top:
11. Ceilings/Walls/Floors:
12. Electrical: 110 VAC GFCI
13. Ventilation: Exhaust fan
14. HVAC Source:

Half Bathroom

15. Toilet:
16. Sink/Faucet/Vanity Top:
17. Ceilings/Walls/Floors:
18. Electrical: 110 VAC GFCI
19. Ventilation: Exhaust fan
20. HVAC Source:

Lower Level Bathroom

21. Toilet:
22. Shower/Surround:
23. Sink/Faucet/Vanity Top:
24. Ceilings/Walls/Floors:
25. Electrical: 110 VAC GFCI
26. Ventilation: Exhaust fan
27. HVAC Source:

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Kitchen

Kitchen

1. Ceilings/Walls/Floors:
2. Cabinets/Counters:
3. Sink/Faucet:
4. Disposal: Operated when tested
5. Range/Oven: Electric range with electric oven.
6. Microwave: Operated when tested
7. Exhaust Fan: Present - recirculates
8. Electrical: 110 VAC GFCI
9. Dishwasher: Dishwasher was run through a rinse cycle and drained.
10. Refrigerator: Freezer and fresh food compartment were cooling.

Fireplace/Wood Stove

Fireplace

1. Type: Gas direct vent

2. Firebox: Metal. Operated when tested.

Laundry Room/Area

2nd Floor 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.

1. Service Size Amps: 150 Volts: 110-240 VAC

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Electrical (Continued)

2. Service: Copper : Buried service line

3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Romex
6. GFCI: Present

Basement Electric Panel

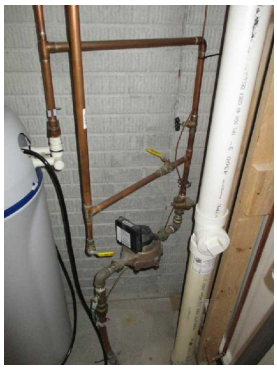
7. Estimated Capacity: 150 Amps

8. Breakers/Fuses: Breakers
9. Ground:

Plumbing

Water softeners (if present) are not inspected.

1. Service Line: Copper
2. Main Water Shutoff: Basement



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Plumbing (Continued)

3. Water Lines: Copper
4. Drain/Vent Pipes: PVC
5. Gas Service Lines: CSST Gas Pipe and Black Pipe.

Water Heater

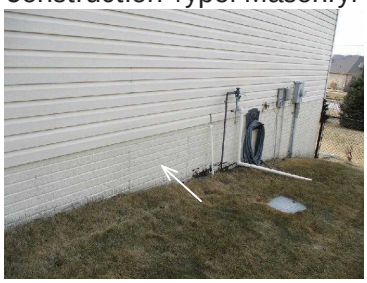
6. Water Heater Operation:
7. Location: Basement

8. Approximate Age: 5 yrs Area Served: Entire house
9. Type: Natural gas Capacity: 50 Gal.
10. Flue Pipe: Single wall
11. TPRV and Drain Tube: Copper

Basement and Foundation

Basement

1. Construction Type: Masonry.



2. Foundation Walls: Poured concrete. Hair line cracks noted at the poured foundation walls at areas. These cracks are typical to see with a poured foundation and do not indicate a structural concern.
3. Joists/Trusses: 4" x 14" Truss
4. Floor/Slab: Concrete.
5. Sump Pit/Pump: Pump engaged when tested. Pit dry.

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Basement and Foundation (Continued)

Sump Pit/Pump: (continued)

Air Conditioning

AC System

1. A/C System Operation: To avoid possible compressor damage (due to outside temperature being below 60 degrees within 12 hrs) the unit was not tested.
2. General Condition:
3. Exterior Unit:

4. Location: At yard
5. Area Served: Entire house Approximate Age: 2 yrs.
6. Fuel Type: 220-240 Volt Temperature Differential: n/a
7. Type: Central A/C Capacity: 5 ton
8. Electrical Disconnect:

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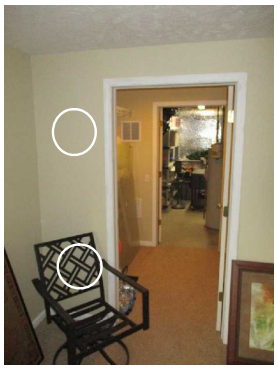
Heating System

Water valves for humidifiers are not turned.

Heating System

1. Heating System Operation: A carbon monoxide test was performed on the air coming from the furnace and no abnormal levels were observed.
2. General Condition:

3. Location: Basement
4. Manufacturer: Daiken
5. Type: Forced air Capacity: 100,000 BTU
6. Area Served: Entire house Approximate Age: 2 yrs
7. Fuel Type: Natural gas
8. Heat Exchanger: not inspected.
9. Unable to Inspect: 95%
10. Blower Fan/Filter: Disposable filter.
11. Flue Pipe: Metal
12. Venting System: Inadequate combustion air for the furnace. Recommend adding passive vent openings to the wall between the lower bedroom closet and the lower bedroom for safety.



13. Controls:

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Heating System (Continued)

14. Humidifier: . Humidifier control not responsive when tested. Equipment appears newer - suggest eval by an HVAC tech.

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