

CORNERSTONE HOME INSPECTIONS, LLC.
402-677-2423

REPORT SUMMARY

The report summary is a brief overview of safety, health and fire concerns and issues that the inspector feels are of a concern or require further evaluation by an appropriate professional. We highly 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, only items the inspector feels are of a concern. All items on this report summary should be further reviewed/repared by a qualified contractor. Items listed on this report summary also need to be further reviewed/inspected by the warranty company in order to be fully covered. We recommend the client do a thorough walk through of the property prior to closing.

3-EXTERIOR:

ELECTRICAL:

CONDITION:

GFCI outlets were installed but were not working properly at this time on back deck. Outlet would not trip off. Suggest a licensed electrician review/repair to ensure maximum safety.

4-GARAGE:

ELECTRIC DOOR OPENER:

The electric opener was very noisy during operation. Adjustment or possible replacement is recommended. Suggest a qualified and licensed contractor review and repair for safety.

5-ROOF/ CHIMNEY/GUTTERS:

PRIMARY ROOF:

ROOF PENETRATIONS:

The metal flue/vent for the furnace on the roof had rust/corrosion in areas. The cap/storm collar could allow moisture penetration in the home if it comes loose. Suggest a qualified licensed roofing contractor review/repair as needed.

7-KITCHEN

SINK FAUCET AND PLUMBING:

Plumbing under this sink was leaking around the plumbing trap. Suggest having a licensed/qualified plumber review/repair as needed.

GARBAGE DISPOSAL:

Electrical wiring for garbage disposal is not in the approved electrical conduit. This is a safety concern. Suggest a licensed electrician review/repair. Suggest having a licensed/qualified plumber review/repair as needed.

WINDOWS/DOORS:

Window appears to have a breached thermal seal above the sink. Signs of condensation were seen between the two panes of glass. Usually, this does not affect the thermal insulation value of the glass, however the "fog/staining" cannot be removed by cleaning the exposed faces of the glass. Suggest a qualified contractor review and/or repair.

8-FINISHED INTERIOR ROOMS

LIVING ROOM

ELECTRICAL:

Three prong outlets did not appear to be properly grounded. This usually means a newer 3 prong style outlet has been installed on an older 2 wire system. Using 3 prong appliances is not recommended on these outlets. Suggest further review and repair by a licensed electrician.

BEDROOMS

DOORS & WINDOWS:

The window appears to have a breached thermal seal. Signs of condensation were seen between the two panes of glass. Usually, this does not affect the thermal insulation value of the glass, however the "fog/staining" cannot be removed by cleaning the exposed faces of the glass. Suggest further review/repair by a qualified contractor.

ELECTRICAL:

Hot/neutral wires were reversed(also known as reversed polarity) on one outlet. Suggest further review/repair by a qualified contractor.

9-BATHROOMS

MASTER BATH 2ND FLOOR

TOILET:

Toilet is loose and/or un secure from floor. Loose toilets can wear out wax seals and possibly leak waste water. Floor should be checked for water damage and toilet should be removed and securely re-attached with a new wax seal. Suggest having a licensed plumber review/repair.

EXHAUST FAN:

Exhaust fan was making excessive noise/vibrations. Suggest a licensed contractor 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.

GUEST BATH 2ND FLOOR

TUB/SHOWER PLUMBING FIXTURES:

Water leaking was noted on the shower handle/faucet. Suggest a licensed plumber review/repair.

10-FIREPLACE/WOOD BURNING DEVICES:

MAIN FLOOR LIVING ROOM

FIREBOX:

The firebox had cracks/deterioration in various areas. Areas of water staining noted inside the firebox. This could be from the chimney cap and/or a roof flashing issue. Suggest a qualified licensed chimney/fireplace contractor review/repair.

11-UNFINISHED BASEMENT/CRAWLSPACE:

ELECTRICAL:

CONDITION:

Exposed electrical wiring noted in basement on the ceiling/walls in various areas. Wire should be enclosed in an approved conduit for safety. Suggest a licensed electrician review/repair for safety.

13-ELECTRICAL SYSTEM

MAIN ELECTRICAL PANEL-INSPECTOR NOTES:

Double tapping/lugging was noted on #3 circuit. This means two or more wires have been connected to a single lug on a circuit breaker/fuse where only one wire should be connected. This "double tapping" is not permitted because a positive connection for all wires is not assured and could cause an overload on the circuit. "Arcing" can occur which could cause the wire and/or breaker to overheat. Suggest a

licensed electrician review and repair.

14-HEATING AND COOLING:

HEATING SYSTEM #1:

COMBUSTION AIR FOR FURNACE:

Furnace room needs ventilation for proper functioning of furnace. Suggest adding a louvered door or wall vents to this room to provide furnace and/or water heater with enough air to run safely. Suggest having a qualified HVAC contractor inspect/repair.

COOLING UNIT #1:

OUTSIDE CONDENSING UNIT:

The outside condensing unit is in need of cleaning/maintenance. This should be done on an annual basis to prevent damage to the unit and to provide maximum efficiency. 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:

John Doe

CLIENT'S REALTOR:

John Smith

DATE OF INSPECTION:

11/16/2009

INSPECTION ADDRESS:

123 Main Street Omaha NE 68106

APPROXIMATE SQUARE FOOTAGE:

1500

HOUSE OCCUPIED?

Yes. NOTE: Due to home owners personal materials and possessions, the inspection on this property was limited only to the visible areas. We cannot be held liable for issues in this home that were not accessible due to home owners possessions.

HOME STYLE AND ESTIMATED AGE:

1980 2 Story

WEATHER CONDITIONS:

Clear skies and dry soil.

OUTSIDE TEMPERATURE:

70's

UTILITY SERVICE TO STRUCTURE:

WATER:

This home appears to be on a public water source.

SEWAGE:

This home appears to be on a public sewage system.

UTILITY STATUS:

All utilities were on for the inspection.

SPECIAL COMMENTS:

NOTE: It is highly recommended that the client perform a complete walk through of the property prior to closing. During this walk through, it is suggested that all the plumbing, fixtures and electrical appliances be tested for proper operation. It is also recommended that the client review all 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. If the home is older than 8-10 years, we recommend the client obtain a full home warranty to protect them from future failures. We cannot be liable for future failures of mechanical items, as we can only determine the condition of items at the time of inspection.

2-SITE AND GROUNDS:

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions a geologist or soils expert should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does 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 on the exterior of the home. 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. The inspector does not probe for deck footings-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 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 cannot sometimes be viewed due to mulch/dirt/landscaping-we do 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 does pertain only to how they affect the building, structure and drainage at the time of the inspection-not the condition of their actual physical condition.

SIDEWALKS:

Cracks noted on sidewalks in various areas. This appears to be normal settlement. Suggest properly sealing/caulking all cracks which will help prevent moisture penetration and future cracking of concrete.

DRIVEWAY:

Driveway appears to be in working condition.

DRAINAGE AND GRADING:

Low lying areas noted around the foundation in various areas. Suggest filling low and flat lying areas with a dirt backfill. A minimum drop of 1" drop per foot for 4-6 feet from the foundation is recommended. This will help prevent moisture penetration around the structure. Suggest a contractor review further/repair.

RETAINING WALL:

Stone material. Retaining wall appears to be in acceptable condition.

REAR PATIO:

Concrete material. Patio is in acceptable condition.

DECK MATERIAL:

Wood decking material. NOTE: 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.

DECK CONDITION:

Deck was in acceptable condition.

FRONT PORCH:

Concrete material. Porch was in acceptable condition.

TREES AND FOLIAGE:

Trees, bushes and foliage 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 a routine basis to prevent moisture penetration. 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.

PRIMARY VENEER/SIDING:

MATERIAL:

Brick.

CONDITION:

Exterior siding/veneer appears to be in working condition.

SOFFITS/EAVES/TRIM:

MATERIAL:

Wood

CONDITION:

Noted peeling paint and/or missing caulking in various locations. Suggest sealing/painting/caulking as part of a routine maintenance.

WINDOWS:

STYLE/TYPE:

Wood material.

CONDITION:

Various windows are in need of painting/sealing. Glazing/puddy is missing/loose on various window(s). Suggest re-glazing as needed.

BASEMENT WINDOWS:

CONDITION:

Suggest adding window well covers on all basement windows. This will help prevent moisture penetration into the basement.

EXTERIOR DOORS:

CONDITION:

Exterior doors are in working condition.

VISIBLE FOUNDATION:

CONDITION:

Cracks noted on foundation in various locations. This is normal settlement. Suggest sealing/caulking all cracks to help prevent moisture penetration.

ELECTRICAL:

CONDITION:

GFCI outlets were installed but were not working properly at this time on back deck. Outlet would not trip off. Suggest a licensed electrician review/repair to ensure maximum safety.

UTILITY POWER SERVICE DROP WIRES:

Overhead wires. Wires appear to be in acceptable condition.

METER BASE / CONDUIT / WEATHER HEAD:

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

HOSE FAUCETS:

CONDITION:

NOTE: 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. Hose faucet(s) were working properly at this time.

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:

Worked properly.

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.

STYLE, LOCATION AND ACCESS:

Attached garage.(See house report for information on roof and exterior). Two car garage.

EXTERIOR WALLS/TRIM:

Exterior siding/veneer appears to be in working condition.

WINDOWS:

Window(s) were painted/sealed shut. Unable to open and fully inspect.

FLOOR:

Concrete floor with cracks noted-typical for a home of this age. Suggest caulking/sealing cracks to prevent moisture penetration.

INTERIOR WALLS/ CEILING:

Walls/ceiling were in acceptable condition.

PASSAGE DOOR TO HOUSE:

Solid Core door. This is a fire rated door.

VEHICLE DOOR(S):

Door was in good working condition.

ELECTRIC DOOR OPENER:

The electric opener was very noisy during operation. Adjustment or possible replacement is recommended. Suggest a qualified and licensed contractor review and repair for safety.

ELECTRICAL:

Garage electrical appears to be 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 fully 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:

NOTE: 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 approximately 4-6 years old. The average life of this style of roof is 18-20 years.

CONDITION OF PRIMARY ROOFING MATERIAL:

Roof shows signs of normal wear in various areas. The material is in a condition that is consistent with it's age and method of installation, showing no deficiency or cause for immediate concern. Regular maintenance and inspections are recommended.

METAL ROOF FLASHINGS:

Appears acceptable.

VENTILATION TYPE / CONDITION:

Ventilation is provided by: standard upper roof vents. soffit vents. Ventilation appears acceptable.

ROOF PENETRATIONS:

The metal flue/vent for the furnace on the roof had rust/corrosion in areas. The cap/storm collar could allow moisture penetration in the home if it comes loose. Suggest a qualified licensed roofing contractor review/repair as needed.

SKYLIGHTS:

Skylights appear to be in good working condition.

CHIMNEY(S):

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.

GUTTERS/DOWNSPOUTS:

MATERIAL/CONDITION:

Gutters are metal/aluminum. Debris/leaves noted in gutters. Suggest cleaning gutters/downspouts to ensure proper drainage. Suggest extending downspouts away from the building at least 6-8 feet-this will help ensure all water drains away from the structure.

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. Appears to be in acceptable condition.

INSULATION MATERIAL:

NOTE: The inspection the homes insulation is limited to the visible areas only. We are unable to determine the insulation value and/or condition of the sheathing and rafters in cathedral ceilings. Combination of: Fiberglass batts. Loose blown in type with an approximate depth of 12-15 inches of insulation.

INSULATION CONDITION:

Visible insulation appears to be in acceptable condition.

OVERALL CONDITION OF ATTIC:

Noted bathroom ventilation fans exhaust directly into attic. This can cause excess moisture and humidity in attics. Suggest venting all fans to the exterior of the attic or near a roof vent.

ATTIC VENTILATION FAN:

There is an attic ventilation fan installed. It is thermostatically activated, and it was not tested as a part of this inspection. The inspector does not override automatic controls as a part of the inspection. Suggest client verify with the owner about this unit.

ELECTRICAL:

Visible electrical appears to be in working order.

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, trash compactors, laundry machines and portable appliances are excluded from this inspection.

SINK:

The sink is in good condition.

SINK FAUCET AND PLUMBING:

Plumbing under this sink was leaking around the plumbing trap. Suggest having a licensed/qualified plumber review/repair as needed.

DISHWASHER:

Dishwasher was ran through a complete cycle and was working properly with no leaks at this time.

GARBAGE DISPOSAL:

Electrical wiring for garbage disposal is not in the approved electrical conduit. This is a safety concern. Suggest a licensed electrician review/repair. Suggest having a licensed/qualified plumber review/repair as needed.

RANGE/OVEN/COOKTOP:

This unit was powered by electricity and was in working condition.

VENTILATION FAN:

Ventilation fan was working properly at this time.

MICROWAVE:

Microwave was tested and functioned properly at this time.

REFRIGERATOR:

Unit was in working condition.

CABINETS/COUNTERTOPS:

Acceptable condition.

FLOOR:

Floor was in good condition.

WALLS AND CEILING:

Walls and ceiling are in good condition.

WINDOWS/DOORS:

Window appears to have a breached thermal seal above the sink. Signs of condensation were seen between the two panes of glass. Usually, this does not affect the thermal insulation value of the glass, however the "fog/staining" cannot be removed by cleaning the exposed faces of the glass. Suggest a qualified contractor review and/or repair.

ELECTRICAL:

Electrical was in good working condition.

8-FINISHED INTERIOR ROOMS

Our inspection of walls 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 any time.

LIVING ROOM

WALLS AND CEILING:

The visible walls and ceilings were in working condition.

FLOOR:

Floors were in working condition.

DOORS & WINDOWS:

Doors and windows are in working order.

ELECTRICAL:

Three prong outlets did not appear to be properly grounded. This usually means a newer 3 prong style outlet has been installed on an older 2 wire system. Using 3 prong appliances is not recommended on these outlets. Suggest further review and repair by a licensed electrician.

DINING ROOM

WALLS AND CEILING:

Cracks noted in various areas on walls/ceiling. This is typical of this age of home. Suggest repair as needed.

FLOOR:

Floors were in working condition.

DOORS & WINDOWS:

Doors and windows are in working order.

ELECTRICAL:

Electrical appears to be in working condition.

BEDROOMS

WALLS AND CEILING:

The visible walls and ceilings were in working condition.

FLOOR:

Floors were in working condition.

DOORS & WINDOWS:

The window appears to have a breached thermal seal. Signs of condensation were seen between the two panes of glass. Usually, this does not affect the thermal insulation value of the glass, however the "fog/staining" cannot be removed by cleaning the exposed faces of the glass. Suggest further review/repair by a qualified contractor.

ELECTRICAL:

Hot/neutral wires were reversed(also known as reversed polarity) on one outlet. Suggest further review/repair by a qualified contractor.

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(these are not checked due to time).

MASTER BATH 2ND FLOOR

SINK/CABINET/VANITY:

Acceptable condition.

SINK FAUCET AND PLUMBING:

The sink faucet and plumbing appeared to be in working condition with no noticeable leaks.

TOILET:

Toilet is loose and/or un secure from floor. Loose toilets can wear out wax seals and possibly leak waste water. Floor should be checked for water damage and toilet should be removed and securely re-attached with a new wax seal. Suggest having a licensed plumber review/repair.

TUB/SHOWER PLUMBING FIXTURES:

Plumbing on this fixture was working properly at the time of this inspection.

BATHTUB/SHOWER WALLS:

Bathtub/shower area was in working condition. Annual caulking/sealing all corners and joints is recommended to prevent leaking.

EXHAUST FAN:

Exhaust fan was making excessive noise/vibrations. Suggest a licensed contractor review/repair.

CEILING/WALLS/FLOOR:

Acceptable condition.

WINDOWS/DOORS:

Windows and doors are in working order.

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.

GUEST BATH 2ND FLOOR

SINK/CABINET/VANITY:

Acceptable condition.

SINK FAUCET AND PLUMBING:

The sink faucet and plumbing appeared to be in working condition with no noticeable leaks.

TOILET:

The toilet was flushed several times and functioned correctly at this time.

TUB/SHOWER PLUMBING FIXTURES:

Water leaking was noted on the shower handle/faucet. Suggest a licensed plumber review/repair.

BATHTUB/SHOWER WALLS:

Bathtub/shower area was in working condition. Annual caulking/sealing all corners and joints is recommended to prevent leaking.

EXHAUST FAN:

The bathroom exhaust fan was working properly.

CEILING/WALLS/FLOOR:

Acceptable condition.

WINDOWS/DOORS:

Windows and doors are in working order.

ELECTRICAL:

Electrical in this bathroom was in working order.

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

STYLE/TYPE OF UNIT:

This is a wood burning unit.

CONDITION OF DAMPER:

Damper was tested and worked properly at the time of the inspection.

FIREBOX:

The firebox had cracks/deterioration in various areas. Areas of water staining noted inside the firebox. This could be from the chimney cap and/or a roof flashing issue. Suggest a qualified licensed chimney/fireplace contractor review/repair.

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 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.

BASEMENT FLOOR:

The visible parts of the floor was in working condition.

FOUNDATION:

MATERIAL:

Concrete block.

CONDITION:

Water staining/efflorescence was noted on the basement walls in various areas. These areas were checked and no moisture was active at this time. Client should verify with the owner about possible moisture penetration in the basement and if needed contact a qualified contractor for repairs.

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 electrical wiring noted in basement on the ceiling/walls in various areas. Wire should be enclosed in an approved conduit for safety. Suggest a licensed electrician review/repair for safety.

MAIN LAUNDRY AREA:

LOCATION:

Laundry area is located in the basement.

WASHER/DRYER CONDITION:

NOTE: The washer and dryer condition are not part of this inspection. They are only tested to determine if the plumbing and electrical connections are working properly-although we note their condition for informational purposes only. If appliances are staying with this home, we recommend you consult with an appliance contractor or the homeowner for more information on the units. The washer and dryer were tested and were in working condition.

DRYER CONNECTIONS:

Both gas and 220 electrical were noted for the dryer.

DRYER VENTING:

The dryer vent was installed and appeared to vent to the exterior.

WASHING MACHINE PLUMBING CONNECTIONS:

Note: To prevent damage/leakage, the washing machine water lines are not turned on/off during this inspection. The inspection is limited to the visible parts of the plumbing lines only. The washing machine plumbing appears to be in working condition. A washing machine was installed and plumbing appeared to function properly when used.

UTILITY SINK FAUCET AND PLUMBING:

Sink faucet and plumbing appeared to be in working condition with no noticeable leaks.

WALLS AND CEILING:

Walls and ceiling appear serviceable.

FLOOR:

Floor appears to be in satisfactory condition.

DOORS & WINDOWS:

Doors and windows are in working order.

ELECTRICAL:

Electrical appears to be in working condition.

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. Waste septic and well systems are not part of this inspection-client should have these systems inspected by a qualified company. Water heaters have a life expectancy of about 12-15 years. The water heater temperature should be kept at 120 degrees to prevent scalding-this can be checked at a faucet.

MAIN WATER LINE/METER:

LOCATION:

Note: The main shut off water line valves are not operated and/or tested. Main water shutoff/meter is located in the basement by the front wall.

MATERIAL & CONDITION:

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

WATER LINES:

MATERIAL:

Appears to be mostly copper water lines.

CONDITION:

Appears to be in working condition.

PRESSURE:

A number of water fixtures were ran at the same time and the water pressure was acceptable.

WASTE LINES:

MATERIAL:

Mixture of waste lines noted: Plastic-PVC(poly vinyl chloride). ABS plastic. Cast Iron.

CONDITION:

Waste lines appear to be in working condition.

MAIN BASEMENT FLOOR DRAIN:

CONDITION:

Note: Inspecting underground piping is not part of this inspection. We do not scope drains. Only the visibly parts of this drain are inspected. The main basement floor drain appeared to drain properly. Note: This drain and underground piping appears to be older-periodic cleaning/inspection may be needed.

WATER HEATER #1:

TYPE/AGE/CAPACITY:

This unit is manufactured by State. The capacity of this water heater is 40 gallons. The estimated age of this water heater is 1992 and is powered by natural gas. Model/Serial #'s: PRFG654/JUHY789. Note: This unit is older and nearing the end of it's useful life. Client should budget for repairs/replacement at anytime.

WATER HEATER #1 CONDITION:

The water heater was in working condition. Rust/corrosion was noted in various areas around water heater-client should monitor this water heater for future leaking. Replacement will probably be needed in the near future.

WATER HEATER #1 VENTING/FLUE:

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/CONDITION:

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

SUMP PUMP/PIT:

CONDITION:

Sump pump and pit appear to be in working condition. Pump was working properly at the time of the inspection.

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 on each floor of the home and they should both be checked monthly for proper functioning and batteries should be changed yearly.

MAIN PANEL LOCATION:

The main electrical panel is located in the basement and is circuit breakers.

ESTIMATED AMPERAGE:

Amperage of this panel is approximately 200 amps.

ENTRANCE CABLES:

Copper 120/240volt service.

BRANCH WIRING:

Copper. Appears to be mostly romex wiring.

MAIN GROUNDING SYSTEM:

System appears to be properly grounded/bonded. Ground noted at water pipe.

MAIN ELECTRICAL PANEL-INSPECTOR

NOTES:

Double tapping/lugging was noted on #3 circuit. This means two or more wires have been connected to a single lug on a circuit breaker/fuse where only one wire should be connected. This "double tapping" is not permitted because a positive connection for all wires is not assured and could cause an overload on the circuit. "Arcing" can occur which could cause the wire and/or breaker to overheat. Suggest a licensed electrician review and repair.

SMOKE ALARMS:

NOTE: It is highly recommended to check the smoke and carbon monoxide alarms at the final walk through and/ or move in time. Replacing the batteries is also recommended. Smoke alarms are installed and working properly.

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. The inspector does not light pilot lights. If outside air temperature is below 60 degrees, air conditioning systems cannot be operated because of possible damage to unit. HVAC systems should be cleaned and serviced annually by qualified technicians to provide safe performance and efficiency. 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. Electronic air cleaners are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. 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. Instructions for proper functioning of the humidifier(IF INSTALLED) are as follows: Turn on the unit at the humidistat(usually located by the main HVAC thermostat on main floor), make sure the water is turned on to the unit, open the damper for winter/close for summer(usually located on the humidifier next to the ductwork), change the filter annually, and always make sure to keep the humidity level in the home below 60%.

HEATING SYSTEM #1:

LOCATION:

This unit is located in basement.

MANUFACTURER INFORMATION:

This unit was manufactured by Lennox. This unit was a natural gas forced air unit. The estimated age of this unit is 2006 and has a life expectancy of 20-25 years. Model/Serial #'s: JH1LOI/9080009P.

CONDITION OF FURNACE:

This unit was working properly at the time of the inspection. Annual maintenance and cleaning is recommended.

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.

COMBUSTION AIR FOR FURNACE:

Furnace room needs ventilation for proper functioning of furnace. Suggest adding a louvered door or wall vents to this room to provide furnace and/or water heater with enough air to run safely. Suggest having a qualified HVAC contractor inspect/repair.

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 and was working properly at the time of inspection.

COOLING UNIT #1:

MANUFACTURER INFORMATION:

This unit was manufactured by Goodman. The estimated age of this unit is 2000 and has an approximate life of 15-20 years. Model/Serial #'s: GHIEO980/903IDKF78.

POWER SOURCE:

The 220 volt electrical appeared to be in acceptable condition. Electrical disconnect was present at the exterior AC unit.

OUTSIDE CONDENSING UNIT:

The outside condensing unit is in need of cleaning/maintenance. This should be done on an annual basis to prevent damage to the unit and to provide maximum efficiency. 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:

According to the sticker/log on the ductwork, the HVAC system appeared to be serviced on 11/12/09

THERMOSTAT:

CONDITION:

Note: Programmable thermostats are not part of this inspection. The client should verify with the owner about this thermostat. The thermostat(s) were in working condition.

CONDENSATION PUMP:

CONDITION:

The condensate pump for the HVAC system was in working condition. Annual cleaning/maintenance is needed.