

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	The item may currently be working at the time of inspection but long-term service or operation should not be expected. Future repairs in the short term should be expected.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
S	Safety	The item 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 **Any Street**



City **Omaha** State **Nebraska** Zip **68112**
Contact Name **Bobbi Collins**
Phone **440-222-5555** Fax

Client Information

Client Name **John Doe**
Client Address **Any Street**
City **Any City** State Zip **37864**
Phone **423-226-2246** Fax

Inspection Company

Inspector Name **Patrick Casey**
Company Name **The Home Buyers Protection Company**
Company Address **2036 South 182nd Circle**
City **Omaha** State **NE** Zip **68130**
Phone **402-334-7926** Fax **402-334-4426**

General Information (Continued)

File Number **Doe.97H**
Amount Received **\$330.00**

Conditions

Others Present **Buyer's Agent and Buyer** Property Occupied **Yes**
Estimated Age **13 yrs.** Entrance Faces **North**
Inspection Date **October 22, 2009**
Start Time **1:00 PM** End Time **4:00 PM**
Temperature **62 degrees**
Space Below Grade **Basement**

Disclaimer and Limits of the Report

1. **PURPOSE AND SCOPE:** The purpose and scope of the inspection is to identify and disclose to the named client the conditions of the major systems as these conditions prevailed at the time 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 guidelines of the American Society of Home Inspectors® are used as a basis for the inspection. Furniture, rugs, appliances, other household items, etc. are not moved for the inspection. The home is not specifically inspected for compliance with various governmental or non-governmental codes or regulations. We will not identify, test for, or perform water, air, soil, pest or materials analysis, including those for health or environmental considerations, (i.e. asbestos, radon, UFFI, water pollutants, lead contaminants, noxious or offensive odors, termites or other wood destroying insects, mold, etc.) unless previously agreed upon. The inspection is essentially visual; it is based upon the experience and opinion of the inspector and is not meant to be technically exhaustive. The term inspection DOES NOT include all items, and specific items which are not part of the inspection include, but are not limited to: refrigerators, freezers, freestanding kitchen appliances, oven cleaning devices and timer devices, remote garage door transmitters, floor coverings, wall coverings, laundry appliances, water conditioners, swimming pools, spas, solar collectors, well and septic systems, underground storage tanks, tennis courts, playground equipment, or other recreational or leisure equipment, outbuildings, central vacuum systems, security systems intercoms, low voltage lighting. Also excluded is an inspection for any non-wood infesting insects or animals, such as fleas, cockroaches, bees, ticks, rodents, etc. This report is not meant to be a warranty or guarantee, express 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.

Verification that the utilities are on/activated the day of the inspection is not the responsibility of the Inspection Company. Electrical or mechanical systems that have been shut down or deactivated cannot be inspected. In addition, if these systems do not respond to normal controls, they cannot be inspected. The inspector does not have the authority to activate any system which has been turned off by a public utility.

2. **DISCLAIMER OF WARRANTY:** The Home Buyers Protection Company (THBPC) is not insuring the property inspected against defects or the future condition of this property, its structural components, or its various plumbing, mechanical and/or electrical systems. Although our inspection includes the major systems and components in the home, 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 it.

3. **THIRD PARTY INDEMNIFICATION:** 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.

4. **DISAGREEMENT:** In the event that the client feels that there has been a misrepresentation of the property or its components by THBPC, and the client wishes THBPC to be responsible for repairing or replacing such items, the

Disclaimer and Limits of the Report (Continued)

client must notify THBPC within 30 days following this discovery and must allow the Company 15 days to re-examine these conditions before making any remedial repair unless the repairs need to be made immediately to maintain safe living conditions. In such an event, THBPC must be notified as soon as possible. Failure to do so will void any further responsibility of THBPC. 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, the claim against The Home Buyers Protection Company will be limited to no more than the fee paid for the services.

5. ARBITRATION: In the event a claim should arise from the inspection or inspection report, the 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)®.

Roof

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Entire roof Roof Surface _____

Method of Inspection: **Walked on roof.**



Material: **Composition shingle.** Roofing shows signs of aging. The estimated expected life of the shingles is 3-5 more years. Periodic repairs may be needed during that time. There are some damaged shingles on the rear side near the skylight. Repairs are recommended.



Type: **Gable & hip**

Approx Age: **Not determined**

Roof Ventilation **Roof and soffit vents**

Gutters & Downspouts **Metal**

Flashings: **Metal**

Valleys: **Metal**

Skylights:

Plumbing Vents:

Main Roof Chimney _____

Chimney:

Flue/Flue Cap: **Flue was not checked due to chimney cap.**

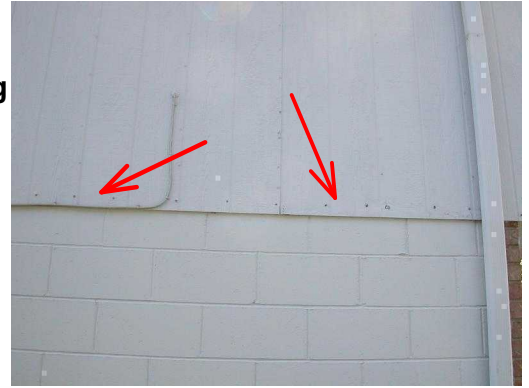
Chimney Flashing:

Exterior

(1) Although the presence or absence of screens and storms is noted, their condition and operation is not part of the home inspection. They are not tested. (2) Sprinkler system is checked (weather permitting) by briefly running the system through a full cycle.

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Siding Type **Composition Board. Siding swollen/deteriorated @ the bottom edges on the east, west and south sides. Repairs are recommended. Siding swollen in other locations - keep it painted and sealed.**



Veneer **Brick**
 Soffit/Fascia/Trim **Composition board**
 Exterior Doors:
 Window Frames/Sills **Wood rot present @ the front basement window. Repairs are recommended.**



Storm Windows Yes Yes - Not On All Windows No

Screens Yes Yes - Not On All Windows No

Hose Faucets: **Frost-proof faucets. Faucet is winterized/deactivated - no check possible @ the wood deck**

Exterior Electrical: **110 VAC**

Visible Foundation **Narrow cracks in foundation - appears to be normal settlement.**

Door Bell:

Lawn Sprinklers: **System has been winterized or deactivated and it was not checked.**

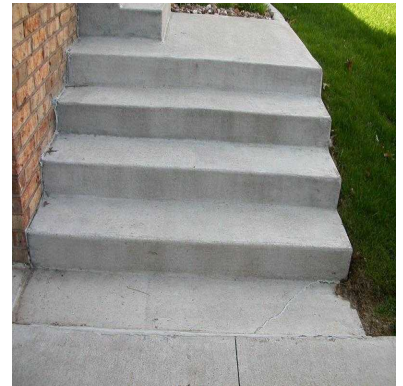
Lots and Grounds

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Driveway: **Concrete.** Portions of the concrete on the driveway are spalling (approx. 7 sections). This will shorten its life.



Walks/Steps: **Concrete.** Handrail missing @ the front steps. Recommend one be installed for safety.



Porch/Stoop: **Concrete and brick.** Narrow cracks present at the brick mortar joints on the front porch. Suggest they be tuckpointed.

Wood Deck:

Foundation Grading: **Moderate slope, Minor slope**

Trees/Shrubs/Foliage:

Garage

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Tuck under Garage _____

Type of Structure: **Wood frame with concrete block foundation** Spaces: **2 Car**

Ceilings/Walls **Garage had several stored items in it which limited the inspection.**

Floor/Foundation: **Block foundation with concrete floor**

Garage Doors: **Wood**

Door Operation: **Mechanized**

Service Doors:

Garage (Continued)

- Electrical: **110 VAC outlets and lighting circuits. Exposed electrical wiring @ garage - should be installed in a conduit pipe for safety.**

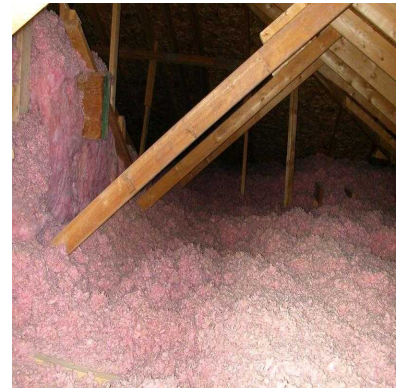


Attic

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Main house Attic

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



- Roof Framing: **Rafters - 24" spacing**
- Sheathing: **Oriented Strand Board**
- Insulation Type: **Loose fill**
- Insulation Depth: **12" (approx. R-30). Insulation uneven - suggest more even distribution.**
- Vapor Barrier:
- Electrical: **110 VAC lighting circuit**

Bathroom

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Master Bathroom

- Toilet:
- Shower/Surround: **Suggest the joint be caulked where the floor abuts the shower.**
- Sink/Basin/Vanity Top **Leak at sink drain line. Repairs are recommended.**
- Ceiling/Walls/Floor:
- Electrical: **110 VAC outlets and lighting circuits, 110 VAC GFCI**
- HVAC Source: **Forced air - registers**
- Ventilation:

1st Floor Hall Bathroom

- Toilet:
- Shower/Surround:
- Tub/Surround:
- Ceiling/Walls/Floor:
- Sink/Basin/Vanity Top
- Electrical: **110 VAC outlets and lighting circuits, 110 VAC GFCI**
- HVAC Source: **Forced air - registers**
- Ventilation: **The bathroom exhaust fan vents into the attic insulation. Recommend it be ducted so it is near a roof vent for proper exhaust. Possible mold on the insulation here.**



Lower Level Bathroom

- Toilet:
- Shower/Surround:
- Ceiling/Walls/Floor:
- Sink/Basin/Vanity Top
- Electrical: **110 VAC outlets and lighting circuits, 110 VAC GFCI**
- HVAC Source: **Forced air - registers. No air registers present in this bathroom.**
- Ventilation:

Interior Rooms

(1) The thermal pane glass (if present) in the windows and/or doors is inspected for defective seals. Depending on the outside weather conditions, depending on accessibility, and depending on the cleanliness of the glass, it is possible that existing defective seals may be present that were not identified. (2) This inspection does not cover any damage concealed by carpeting, rugs or furniture.

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All interior finished rooms Interior Rooms _____

Floors: **Wood & Concrete**

Walls & Ceilings:

Doors: **The northeast bedroom doors do not latch, one master bedroom entry door rubs, and the lower level SW storage room closet doors do not open easily. Adjustment/repairs are recommended.**

Windows: **Defective thermal seal(s) @ approx. 6 windows; one by kitchen sink, one at family room by fireplace, one at master bedroom, one at the dining room picture window, one at the lower level rear and one at the lower level front.**

The dining room picture window has some moisture damage along the interior sill.



Electrical: **110 VAC outlets and lighting circuits**

Stairs & Railings:

Heat/Cool Source: **Forced air - registers**

Fireplace/Wood Stove

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Family Room Fireplace/Wood Stove _____

Fireplace Construction: **Prefabricated with gas**

Firebox: **Metal**

Damper:

Laundry Room/Area

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1st Floor Laundry Room/Area _____

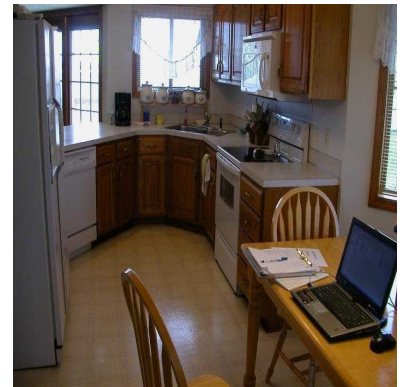
- Ceiling/Walls/Floor
- Electrical: **110 VAC/220 VAC**
- HVAC Source: **Forced air - registers**
- Plumbing/Drain/Vent **Standard laundry faucets and drain.**
- Dryer Vent:

Kitchen

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Present Kitchen _____

- Sink/Faucet **Double bowl with spray hose.**



- Dishwasher:
- Disposal:
- Range/Oven: **Electric range with electric oven.**
- Microwave:
- Exhaust Fan: **Present - recirculates**
- Cabinets/Countertops:
- Ceiling/Walls/Floor:
- Electrical: **110 VAC outlets and lighting circuits, 110 VAC GFCI**
- HVAC Source: **Forced air - registers**

Basement & Foundation

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- Structure Type: **Masonry and wood frame**
- Foundation Walls: **Concrete Block. Moisture stains present @ the water meter closet at the NW corner of the basement, indicating prior dampness/seepage may have occurred. Recommend that the buyer request from the seller any information they have concerning any previous or ongoing water seepage that has occurred.**
- Basement/lower level is mostly finished. This limited the visual inspection of the structural components. Excess storage in the basement limited the inspection.**



- Support Beams: **Steel I-Beam**
- Support Columns: **Steel posts.**
- Joists/Trusses: **2"x10".**
- Subfloor Decking: **Plywood**
- Stairs/Railings: **Wood stairs with wood handrails**
- Floor/Slab: **Concrete.**
- Sump Pit/Pump **Pit located at garage floor with a pump installed.**



Plumbing

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- Water Service/Shut Off **Copper - located in basement.**
- Water Lines: **Copper**
- Water Pressure/Flow:
- Drain/Waste/Vent Pipes: **PVC**
- Basement Water Heater _____
- Water Heater Operation: **Functional**
- Type: **Natural gas** Capacity: **50 gallon**
- Approximate Age: **11 yrs.** Area Served: **Entire house.**
- Flue Pipe:
- TPRV and Drain Tube:

Electrical

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Service Size Amps: **125** Volts: **110-240 VAC**

- Service: **Underground - Copper**
- 120 VAC Branch Circuits: **Copper**
- 240 VAC Branch Circuits: **Copper and aluminum**
- Conductor Type:
- GFCI:
- Ground:
- Smoke Detectors:

Basement Electric Panel _____

Estimated Capacity: **125 Amps**

- Breakers/Fuses: **Multiple tapped circuit breaker - one at main panel.**
Repairs are recommended for safety.

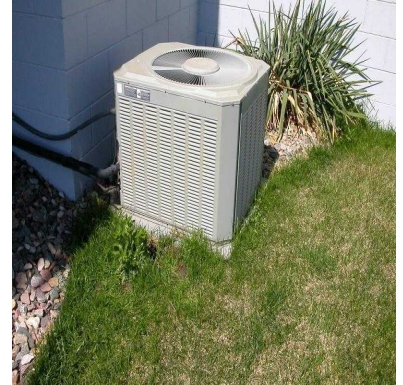


Air Conditioning

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At Yard AC System _____

- A/C System Operation:



- General Condition **Appears functional - Temperature differential was within a 15 to 25 range.**
- Exterior Unit:
- Area Served: **Whole house** Approximate Age: **7 yrs.**
- Fuel Type: **220 - 240 Volt** Temperature Differential: **19 degrees**
- Type: **Central A/C** Capacity: **2.5 Ton**
- Electrical Disconnect:
- Exposed Ductwork:
- Blower Fan/Filters:
- Thermostats:

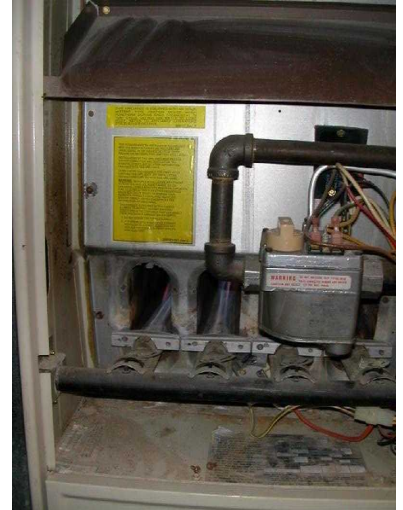
Heating System

Heat exchangers cannot be completely examined without disassembly. This is beyond the scope of this inspection. We recommend regular servicing and checkups to monitor this.

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Basement Heating System

Heating System Operation:



General Condition **Appears functional. A carbon monoxide test was performed on the air coming from the furnace and no abnormal levels were observed.**

Type: **Forced air** Capacity: **100,000 BTU**

Area Served: **Whole house** Approximate Age: **20 yrs.**

Fuel Type: **Natural gas**

Heat Exchanger: **4 Burner**

Unable to Inspect: **40%**

Filter:

Flue Pipe/Venting:

Controls:

Humidifier: **The humidifier is turned off. It is a non-draining style and there is corrosion on the ductwork around it indicating prior leakage. It is probably not going to be an effective unit when used. Suggest a better humidifier be installed.**



Gas Meter: **Exterior surface mount at side of home**

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Entire roof Roof Surface Material: **Composition shingle. Roofing shows signs of aging. The estimated expected life of the shingles is 3-5 more years. Periodic repairs may be needed during that time. There are some damaged shingles on the rear side near the skylight. Repairs are recommended.**

Exterior

2. Siding Type **Composition Board. Siding swollen/deteriorated @ the bottom edges on the east, west and south sides. Repairs are recommended. Siding swollen in other locations - keep it painted and sealed.**
3. Window Frames/Sills **Wood rot present @ the front basement window. Repairs are recommended.**

Lots and Grounds

4. Driveway: **Concrete. Portions of the concrete on the driveway are spalling (approx. 7 sections). This will shorten its life.**

Bathroom

5. 1st Floor Hall Bathroom Ventilation: **The bathroom exhaust fan vents into the attic insulation. Recommend it be ducted so it is near a roof vent for proper exhaust. Possible mold on the insulation here.**
6. Lower Level Bathroom HVAC Source: **Forced air - registers. No air registers present in this bathroom.**

Interior Rooms

7. All interior finished rooms Interior Rooms Doors: **The northeast bedroom doors do not latch, one master bedroom entry door rubs, and the lower level SW storage room closet doors do not open easily. Adjustment/repairs are recommended.**

Basement & Foundation

8. Foundation Walls: **Concrete Block. Moisture stains present @ the water meter closet at the NW corner of the basement, indicating prior dampness/seepage may have occurred. Recommend that the buyer request from the seller any information they have concerning any previous or ongoing water seepage that has occurred. Basement/lower level is mostly finished. This limited the visual inspection of the structural components. Excess storage in the basement limited the inspection.**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Bathroom

1. Master Bathroom Sink/Basin/Vanity Top **Leak at sink drain line. Repairs are recommended.**

Interior Rooms

2. All interior finished rooms Interior Rooms Windows: **Defective thermal seal(s) @ approx. 6 windows; one by kitchen sink, one at family room by fireplace, one at master bedroom, one at the dining room picture window, one at the lower level rear and one at the lower level front.**

The dining room picture window has some moisture damage along the interior sill.

Heating System

3. Basement Heating System Humidifier: **The humidifier is turned off. It is a non-draining style and there is corrosion on the ductwork around it indicating prior leakage. It is probably not going to be an effective unit when used. Suggest a better humidifier be installed.**

Safety Summary

Lots and Grounds

1. Walks/Steps: **Concrete. Handrail missing @ the front steps. Recommend one be installed for safety.**

Garage

2. Tuck under Garage Electrical: **110 VAC outlets and lighting circuits. Exposed electrical wiring @ garage - should be installed in a conduit pipe for safety.**

Electrical

3. Basement Electric Panel Breakers/Fuses: **Multiple tapped circuit breaker - one at main panel. Repairs are recommended for safety.**