



Inspection Report

Mr. John Smith

Property Address:
444 Somewhere Ln.
Anywhere NE 12345



Handy Home Inspection Services, LLC

**Travis Hand
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Date: 3/28/2017	Time: 02:20 PM	Report ID: Sample 2
Property: 444 Somewhere Ln. Anywhere NE 12345	Customer: Mr. John Smith	

INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT**Introduction:**

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of InterNACHI (International Association of Certified Home Inspectors). The Standards contain certain and very important limitations, expectations and exclusions to the inspection. A copy is available upon request.

Scope:

A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee or insurance by Handy Home Inspections, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. Handy Home Inspections, LLC recommends that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including Qualified HVAC, Plumbing, Electrical, Engineering and Roofing Contractors.

Use of photos:

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos.

Comment Key or Definitions:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

What really matters in a home inspection:

The process can be stressful. A home inspection is supposed to give you reassurance but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories: 1. Major defects. An example of this would be a significant structural failure. 2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example. 3. Things that may hinder your ability to finance, legally occupy or insure the home. Structural damaged caused by termite infestation, for example. 4. Safety hazards. Such as a lack of AFCI/GFCI outlet protection. Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (2 story)

Approximate age of building:

Over 25 Years

Home Faces:

North

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roof System / Chimneys and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: Asphalt/Fiberglass
1.1	Flashings	•				Viewed roof covering from: Ladder Walked roof
1.2	Skylights, Chimneys and Roof Penetrations	•				Sky Light(s): None
1.3	Ventilation of Roof/Attic	•				Chimney (exterior): Metal Siding
1.4	Roof Drainage Systems (Gutters/Downspouts)	•			•	Attic Insulation: Cellulose
1.5	Roof Structure and Attic (report leak signs or condensation)	•				Ventilation: Gable vents Soffit Vents
1.6	Ventilation Fans and Thermostatic Controls in Attic		•			Roof Structure: 2 X 4 Rafters Sheathing
1.7	Insulation in Attic	•				Roof-Type: Gable
1.8	Visible Electric Wiring in Attic		•			Attic info: Scuttle hole No Storage
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Method used to observe attic: From entry

Comments:

1.0 I inspected the entire garage and the base of the steep slopes. I did not walk the roof in its entirety.

1.2 Due to the steep slope of the roof, chimney and roof penetrations were inspected from a ladder.

1.4 Due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water. There are several location where the gutter is bent or not attached properly to the house. The downspouts are not secured properly or have broken away from their brace. Large gaps between the pipes could potentially allow water to leak out of the downspout near the foundation of the house.

There was a little bit of standing water on the front west corner of the house at the time of inspection. This would suggest the gutter is sagging or was not installed with the proper slope. If you notice water coming out of the gutter during a rainfall, I recommend getting all gutters replaced.

The drip edge is beginning to rust. The drip edge prevents ice damming and helps direct water into the gutters. If the drip edge fails due to the rusting, the fascia will be susceptible to rot.

On the south east corner of the house I **recommend running the downspout past the retaining wall**. The water can penetrate between the retaining wall and soil and cause damage/cracking on the retaining wall.

Estimated remaining life on current gutters is short. I recommend budgeting for new gutters in the near future.



1.4 Item 1(Picture) Standing water in gutters above garage



1.4 Item 2(Picture)



1.4 Item 3(Picture)

1.5 I inspected the attic from the hatch. I was unable to access it completely, as it was located in a bedroom closet full of clothing. No visible signs of leaking or condensation at time of inspection.



1.5 Item 1(Picture) Attic

1.7 Cellulose insulation is about nine inches thick or just under 33 R-Value.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Style:
2.1	Doors (Exterior)	•				Siding Material:
2.2	Windows	•				Exterior Entry Doors:
2.3	Decks, Balconies, Stoeps, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•	Appurtenance:
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway:
2.5	Eaves, Soffits and Fascias	•			•	
2.6	Water faucets (hose bibs)	•				
2.7	Light fixtures and electrical outlets (exterior)	•				
2.8	Area below deck	•			•	

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IN NI NP RR

Comments:

2.0 Overall, the siding was in good condition. A couple dents/ scratches - most likely from a lawn mower.



2.0 Item 1(Picture) Siding damaged by mower



2.0 Item 2(Picture) Siding trim damaged by mower

2.1 All exterior doors were functioning properly at the of inspection.

2.2 The caulking around the windows and patio doors is old and brittle. I **recommend** stripping the old caulking and replacing with 100% silicone to create the most weather/air proof seal.



2.2 Item 1(Picture) Window caulking



2.2 Item 2(Picture) Sliding door caulking

2.3 (1) typical cracking by stairs on front approachment.



2.3 Item 1(Picture) cracking on approachment

(2) The guardian at steps on deck at the (East side of home) does not have a guard rail with proper picket spacing. A fall or injury could occur if not corrected. A handrail with a maximum 4" spacing should be installed on both sides of stairs for safety.

The ledger is not flush with the house. It appears that the top is pulling away from the house. **Recommend** having structure evaluated and repaired by a professional contractor.

The structure is 9' above grade. Any structure 6' above grade should have a diagonal brace to keep the deck square. A deck that is not square could permit the outer posts to lean allowing the deck to twist away from the ledger (Board supporting the weight of the deck against the house)

One of the post-to-girder diagonal braces is not in contact with the deck. The weight of the deck is being supported by nails, not the diagonal brace.

There were 25+ nails popped on the deck and guardrail. This is a tripping hazard as well as a structural hazard.

The guardrail should have support posts every 6'. The maximum space between spindles should be no more than 4" for safety. They are currently spaced at 4.75" with an inadequate number of support posts.

There are several knots on the base of the deck. These holes can collect debris and water and cause the wood to rot. There were several places where the wood was soft and showed signs of rot.

Several boards had cracks 1/4" or more deep which would indicate some rot.

The stairs have a 7" gap in the back. This is a safety concern for children.

Recommend having the deck evaluated by a professional contractor.



2.3 Item 2(Picture)



2.3 Item 3(Picture) Ledger



2.3 Item 4(Picture) Underneath deck



2.3 Item 5(Picture)



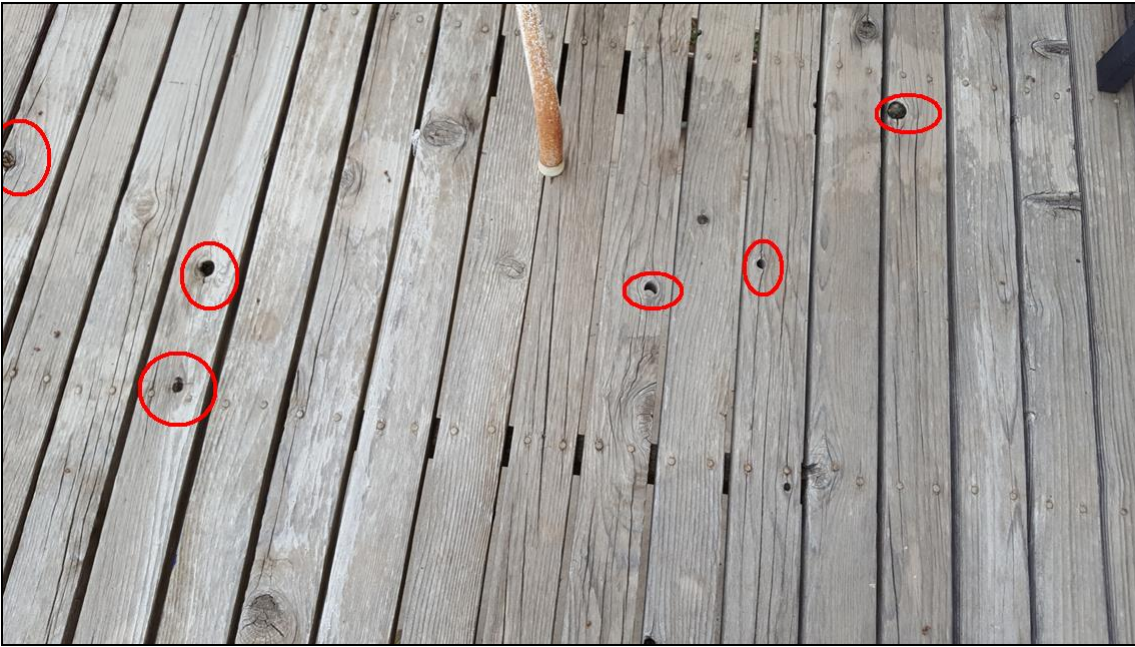
2.3 Item 6(Picture)



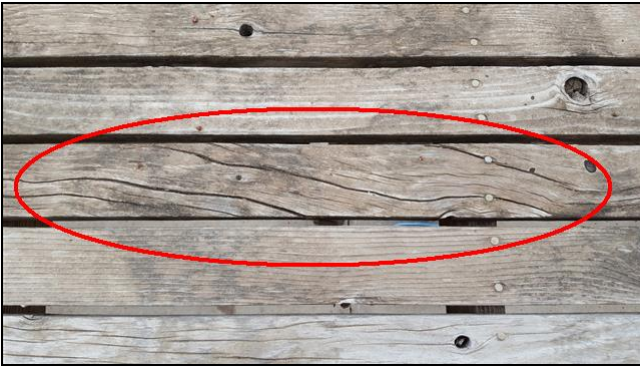
2.3 Item 7(Picture)



2.3 Item 8(Picture) Guardrail



2.3 Item 9(Picture) knots



2.3 Item 10(Picture) Cracking



2.3 Item 11(Picture) Stair gap

2.4 Ideally, the grading would run at a 1/1 ratio (one inch out, one inch down) for 6". Recommend filling in a little more up against the house, especially in the front.

There is a low spot underneath the bay window. It appears it was never filled in. I suggest filling that in and making it level with the surrounding grade.

Small bush in the North/East corner is rubbing against the house. Like to not see any vegetation coming into contact with the siding as it is a source for water damage

The retaining wall is in overall good condition. Crack noted on the west retaining wall.

The drive is in overall good condition. Typical cracking on the north end noted.



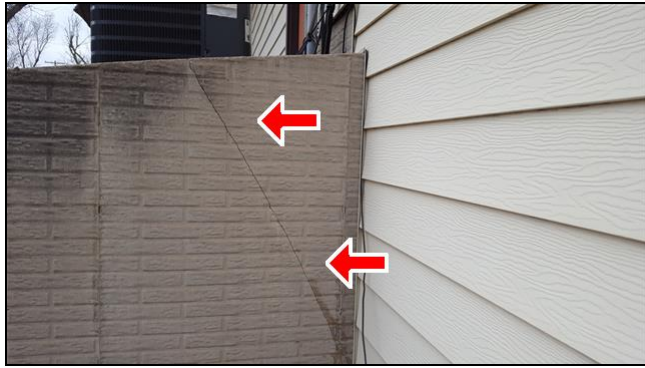
2.4 Item 1(Picture) Grading



2.4 Item 2(Picture) Sinking under bay window



2.4 Item 3(Picture) Vegetation against house



2.4 Item 4(Picture) West retaining wall



2.4 Item 5(Picture) Driveway

2.5 (1) There is a missing trim piece on the west side of the house near the highest point. **Recommend replacing.**



2.5 Item 1(Picture) Missing trim piece

(2) Soffits are in good condition. Note, two wasp nests on west side of house.



2.5 Item 2(Picture) Wasp Nest

2.7 recommend removing or replacing the light fixture on the back deck area. It has a rusted tube attached to the socket. Although it is not a shocking hazard if touched, it could potentially cause the fixture or bulb to break if bumped.



2.7 Item 1(Picture) Deck light

2.8 The concrete area below the deck is completely enclosed with no steps.

The water is a drowning hazard for children and needs to be drained. There was more than 18" of standing water covered by a grilling grate.

Recommend draining and having the hole filled or drained properly.



2.8 Item 1(Picture) Drain hole

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	•			•	Garage Door Type: One automatic
3.1	Garage Walls (including Firewall Separation)	•				Garage Door Material: Metal
3.2	Garage Floor	•				Auto-opener Manufacturer: UNKNOWN
3.3	Garage Door (s)	•				
3.4	Garage window (s)			•		
3.5	Occupant Door (from garage to inside of home)	•				
3.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
		IN	NI	NP	RR	

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Comments:

3.0 Garage ceiling is partially covered with drywall. Needs to be repaired or replaced as parts of the drywall are hanging down or broken. Can damage a car or hurt someone if it were to fall.



3.0 Item 1(Picture) Garage Ceiling



3.0 Item 2(Picture) Garage Ceiling

3.1 No coverings, fiberglass insulation.



3.1 Item 1(Picture) Garage walls (insulation)

3.3 Main overhead door seal is cracked in the middle where the garage door bolts rub.



3.3 Item 1(Picture) broken seal where garage door bolts rub

3.5 The occupant door is a screen door/ steel. **Recommend** securing the steps leading to the occupant door from the garage.



3.5 Item 1(Picture) Steps leading to occupant door

3.6 The garage door was fully operational. **Recommend** replacing the battery cover on the code box to prevent water from damaging it.

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceiling	•				Dishwasher Brand: LG
4.1	Walls	•				Disposer Brand: IN SINK ERATOR
4.2	Floors	•				Exhaust/Range hood: KENMORE
4.3	Doors			•		Range/Oven: WHIRLPOOL
4.4	Windows	•				Cabinetry: Wood
4.5	Counters and Cabinets (representative number)	•				Countertop: Laminate
4.6	Plumbing Drain, Waste and Vent Systems	•				Refrigerator: MAYTAG
4.7	Plumbing Water Supply, Distribution System and Fixtures	•				Dryer Power Source: 220 Electric
4.8	Outlets, Switches and Fixtures	•			•	Dryer Vent: Flexible Metal
4.9	Dishwasher	•				
4.10	Ranges/Ovens/Cooktops	•				
4.11	Range Hood (s)	•				
4.12	Food Waste Disposer	•				
4.13	Clothes Dryer Vent Piping	•				

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IN NI NP RR

Comments:

4.0 It's possible that your popcorn ceiling contains asbestos, which can cause serious health issues if you disturb the particles. The process of spraying on the textured popcorn ceiling involved applying coatings that contained asbestos. Asbestos was banned in 1979, but it is still a possibility it was being used into the mid 80's. If you intend to remove, i suggest that you have it tested for asbestos before it is removed.



4.0 Item 1(Picture) Popcorn ceiling

4.1 The caulking along the wall behind the sink all the way to the stove is cracked. Recommend re-caulking to prevent water from seeping behind countertop.



4.1 Item 1(Picture) countertop caulking

4.5 Cabinets all function properly. Several handles and knobs are loose and 1 is missing a screw.

Countertop had no visible defects.



4.5 Item 1(Picture) missing screw / loose hardware

4.6 No leaks



4.6 Item 1(Picture) Sink plumbing

4.7 Calcium buildup in sink sprayer.

4.8 (1) Replace outlet on wall above sink with GFCI outlet.

(2) The outlet on the east dining room wall was loose at time of inspection.



4.8 Item 1(Picture) East dining room wall

4.9 Ran a rinse cycle. Functioning properly



4.9 Item 1(Picture) Dishwasher

4.10 All heating elements working. Did not turn on the oven due to occupants belongings stored inside.



4.10 Item 1(Picture) Oven

4.11 wash/ replace filter screens.



4.11 Item 1(Picture) clean or replace vent covers

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings	•				Ceiling Materials:
5.1	Walls	•				Wall Material:
5.2	Floors	•				Floor Covering(s):
5.3	Steps, Stairways, Balconies and Railings	•				Interior Doors:
5.4	Doors (representative number)	•				Window Types:
5.5	Windows (representative number)	•				Window Manufacturer:
5.6	Outlets, Switches and Fixtures	•				
		IN	NI	NP	RR	

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Comments:

5.0 (1) It's possible that your popcorn ceiling contains asbestos, which can cause serious health issues if you disturb the particles. The process of spraying on the textured popcorn ceiling involved applying coatings that contained asbestos. Asbestos was banned in 1979, but it is still a possibility it was being used into the mid 80's. If you intend to remove, i suggest that you have it tested for asbestos before it is removed.

(2) The vaulted ceiling is caulked where it meets the upstairs wall. The caulking is brittle and discolored.



5.0 Item 1(Picture)



5.0 Item 2(Picture)

5.2 The carpet was raised in the hallway and the east bedroom. Tripping hazard.



5.2 Item 1(Picture) Carpet in hallway



5.2 Item 2(Picture) Carpet in bedroom

5.3 Recommend installing a handrail that is easy to grasp on the main staircase. Handrails should be continuous, graspable, and smooth.



5.3 Item 1(Picture) add stair rail

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

		IN	NI	NP	RR	Styles & Materials
6.0	Ceiling	•				Exhaust Fans: Fan only
6.1	Walls	•				
6.2	Floors	•				
6.3	Doors	•				
6.4	Windows	•				
6.5	Counters and Cabinets (representative number)	•				
6.6	Plumbing Drain, Waste and Vent Systems	•			•	
6.7	Plumbing Water Supply, Distribution System and Fixtures	•			•	
6.8	Tub/ Shower Enclosure	•			•	
6.9	Outlets, Switches and Fixtures	•			•	
6.10	Exhaust fan	•				
		IN	NI	NP	RR	

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Comments:

6.0 It's possible that your popcorn ceiling contains asbestos, which can cause serious health issues if you disturb the particles. The process of spraying on the textured popcorn ceiling involved applying coatings that contained asbestos. Asbestos was banned in 1979, but it is still a possibility it was being used into the mid 80's. If you intend to remove, i suggest that you have it tested for asbestos before it is removed.

6.4 Window present on main floor 1/2 bath. No window in the upstairs or basement bathrooms.

6.5 Several handles and knobs were loose in bathrooms. All cabinets function properly.

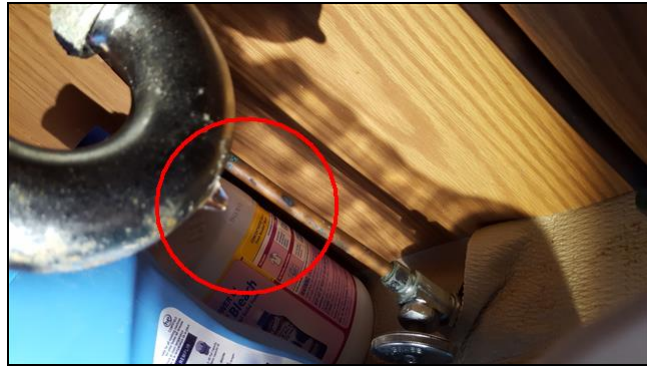


6.5 Item 1(Picture) Loose hardware

6.6 The sink in the bathroom on the main level had a **leak** under the sink.



6.6 Item 1(Picture) main floor 1/2 bath/ laundry



6.6 Item 2(Picture) main floor 1/2 bath/laundry

6.7 The faucet in the main floor 1/2 bathroom shot over the edge of the counter when it was turned on all the way. Recommend adding an aerator to the faucet or replacing the faucet all together.

6.8 Recommend replacing the caulking around the shower door in the upstairs and basement bathrooms.



6.8 Item 1(Picture) Upstairs bath



6.8 Item 2(Picture) Upstairs bath



6.8 Item 3(Picture) downstairs shower

6.9 Main floor 1/2 bath has a GFCI outlet over the sink. Replace the outlet for the washer power supply with GFCI.

Replace the outlet over the sink in the upstairs bathroom with GFCI.



6.9 Item 1(Picture) Main floor 1/2 bath



6.9 Item 2(Picture) Washer power supply



6.9 Item 3(Picture) Upstairs bathroom

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
7.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Method used to observe Crawlspace:
7.1	Walls (Structural)	•				Floor Structure:
7.2	Floors (Structural)	•				Wall Structure:
7.3	Ceilings (Structural)	•				Columns or Piers: Ceiling Structure: Floor System Insulation:

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IN NI NP RR

Comments:

7.0 There were no visible signs of damage anywhere on the foundation at time of inspection.

7.3 It's possible that your popcorn ceiling contains asbestos, which can cause serious health issues if you disturb the particles. The process of spraying on the textured popcorn ceiling involved applying coatings that contained asbestos. Asbestos was banned in 1979, but it is still a possibility it was being used into the mid 80's. If you intend to remove, i suggest that you have it tested for asbestos before it is removed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
8.0	Plumbing Drain, Waste and Vent Systems	•				Water Source:
8.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters:
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply
8.3	Main Water Shut-off Device (Describe location)	•				(into home):
						Plumbing Water
						Distribution (inside home):
						Washer Drain Size:
						Plumbing Waste:
						Water Heater Power
						Source:
						Water Heater Capacity:
						Water Heater Location:
						WH Manufacturer:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.1 Recommend shutting off the water supply for the refrigerator line if not in use to prevent the possibility of unwanted leaks. located under stairwell in basement bathroom storage area.



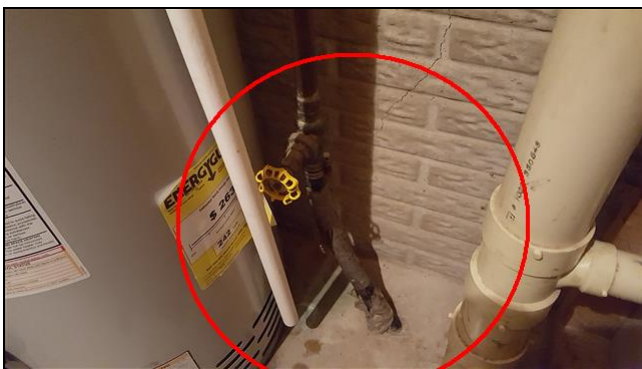
8.1 Item 1(Picture) Water line for refrigerator

8.2



8.2 Item 1(Picture) Hot water heater

8.3 Main water shut-off is located next to the water heater.



8.3 Item 1(Picture) Main water shut-off

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

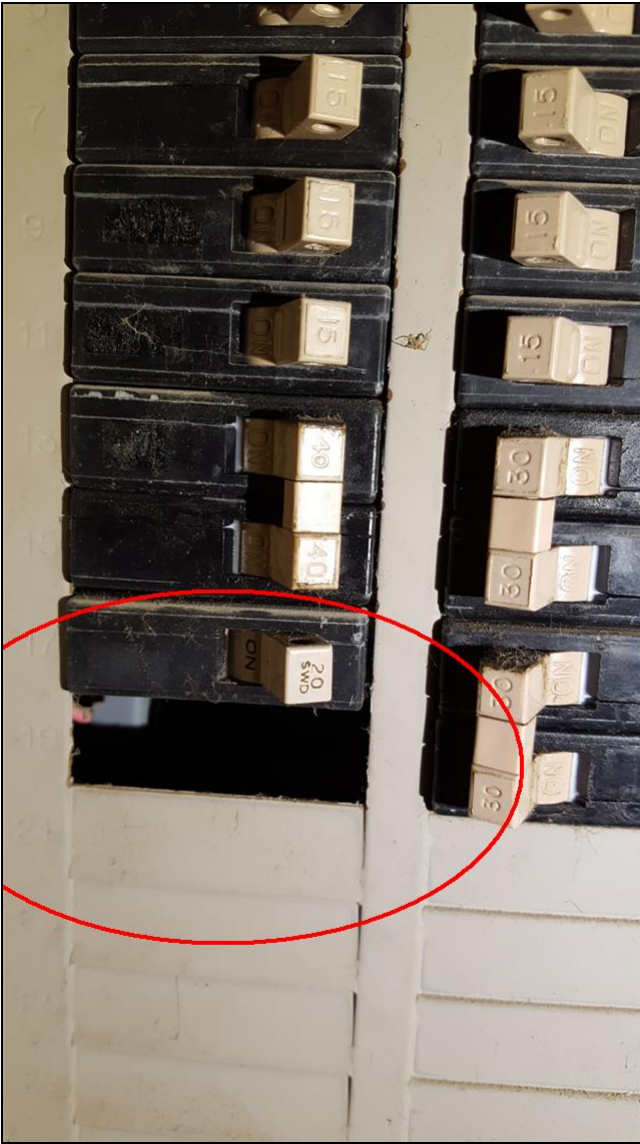
		IN	NI	NP	RR	Styles & Materials
9.0	Service Entrance Conductors	•				Electrical Service
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Conductors:
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•	Panel Capacity:
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				Panel Type:
9.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Electric Panel
9.5	Location of Main and Distribution Panels	•				Manufacturer:
9.6	Smoke Detectors	•				Branch wire 15 and 20
9.7	Carbon Monoxide Detectors			•		AMP:
						Wiring Methods:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.2 Open breaker spaces need to have a plug to prevent the risk of electrical shock.



9.2 Item 1(Picture) open breaker slot

9.5 The breaker panel is located on the south wall of the garage.



9.5 Item 1(Picture) Main breaker panel

9.6 smoke detector located above main floor 1/2 bath, sitting on top of the banister in the upstairs hallway, and in the mechanical room in the basement. The smoke detector in the basement should be replaced.

9.7 Highly **recommend** carbon monoxide detector on each level of the home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
10.0	Heating Equipment	•				Heat Type:
10.1	Normal Operating Controls	•				Energy Source:
10.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood):
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand:
10.4	Presence of Installed Heat Source in Each Room	•				Ductwork:
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Filter Type:
10.6	Gas/LP Firelogs and Fireplaces	•				Filter Size:
10.7	Cooling and Air Handler Equipment	•				Types of Fireplaces:
10.8	Normal Operating Controls	•				Operable Fireplaces:
10.9	Presence of Installed Cooling Source in Each Room	•				Number of Woodstoves:
						Cooling Equipment Type:
						Cooling Equipment Energy Source:
						Number of AC Only Units:
						Central Air Brand:

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

10.0



10.0 Item 1(Picture) Heating equipment

10.1 Thermostat is was functioning properly at time of inspection.



10.1 Item 1(Picture) Thermostat

10.6 Pilot light was not lit at time of inspection so operation and controls were not tested.

10.7



10.7 Item 1(Picture) Air conditioning unit

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Handy Home Inspection Services, LLC

1120 17th St
Henderson, NE 68371
402.705.1065

Customer

Mr. John Smith

Address

444 Somewhere Ln.
Anywhere NE 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This

Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof System / Chimneys and Attic

1.4 Roof Drainage Systems (Gutters/Downspouts)

Inspected, Repair or Replace

Due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water. There are several location where the gutter is bent or not attached properly to the house. The downspouts are not secured properly or have broken away from their brace. Large gaps between the pipes could potentially allow water to leak out of the downspout near the foundation of the house.

There was a little bit of standing water on the front west corner of the house at the time of inspection. This would suggest the gutter is sagging or was not installed with the proper slope. If you notice water coming out of the gutter during a rainfall, I recommend getting all gutters replaced.

The drip edge is beginning to rust. The drip edge prevents ice damming and helps direct water into the gutters. If the drip edge fails due to the rusting, the fascia will be susceptible to rot.

On the south east corner of the house I **recommend running the downspout past the retaining wall**. The water can penetrate between the retaining wall and soil and cause damage/cracking on the retaining wall.

Estimated remaining life on current gutters is short. I recommend budgeting for new gutters in the near future.



1.4 Item 1(Picture) Standing water in gutters above garage



1.4 Item 2(Picture)



1.4 Item 3(Picture)

2. Exterior

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

(1) typical cracking by stairs on front approachment.



2.3 Item 1(Picture) cracking on approachment

(2) The guardian at steps on deck at the (East side of home) does not have a guard rail with proper picket spacing. A fall or injury could occur if not corrected. A handrail with a maximum 4" spacing should be installed on both sides of stairs for safety.

The ledger is not flush with the house. It appears that the top is pulling away from the house. **Recommend** having structure evaluated and repaired by a professional contractor.

The structure is 9' above grade. Any structure 6' above grade should have a diagonal brace to keep the deck square. A deck that is not square could permit the outer posts to lean allowing the deck to twist away from the ledger (Board supporting the weight of the deck against the house)

One of the post-to-girder diagonal braces is not in contact with the deck. The weight of the deck is being supported by nails, not the diagonal brace.

There were 25+ nails popped on the deck and guardrail. This is a tripping hazard as well as a structural hazard.

The guardrail should have support posts every 6'. The maximum space between spindles should be no more than 4" for safety. They are currently spaced at 4.75" with an inadequate number of support posts.

There are several knots on the base of the deck. These holes can collect debris and water and cause the wood to rot. There were several places where the wood was soft and showed signs of rot.

Several boards had cracks 1/4" or more deep which would indicate some rot.

The stairs have a 7" gap in the back. This is a safety concern for children.

Recommend having the deck evaluated by a professional contractor.



2.3 Item 2(Picture)



2.3 Item 3(Picture) Ledger



2.3 Item 4(Picture) Underneath deck



2.3 Item 5(Picture)



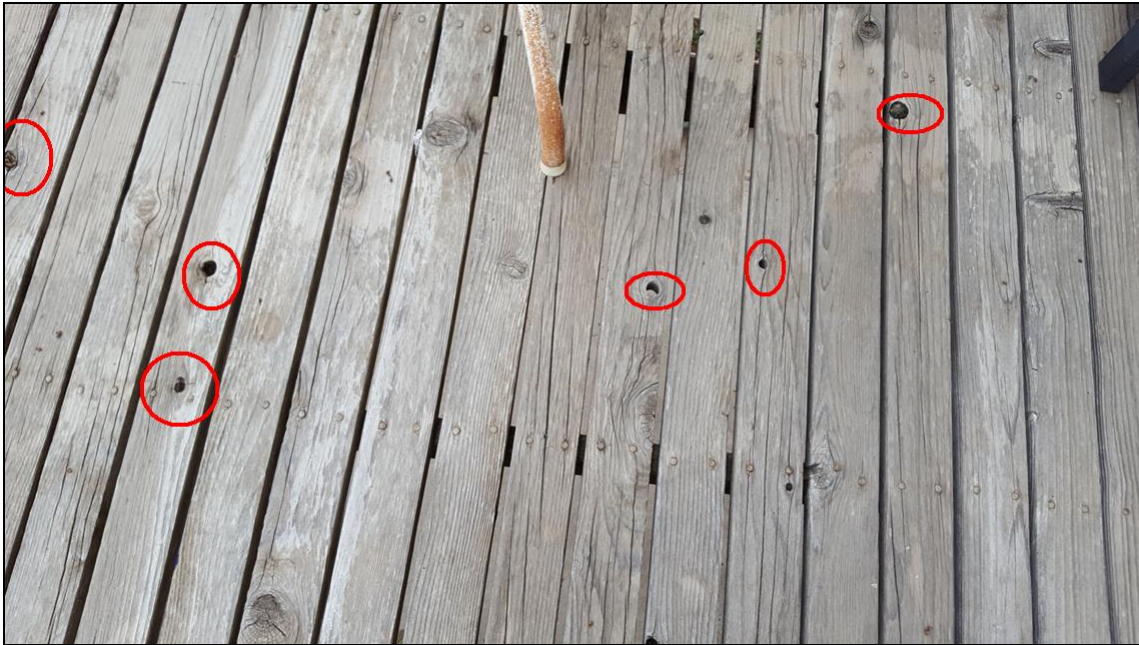
2.3 Item 6(Picture)



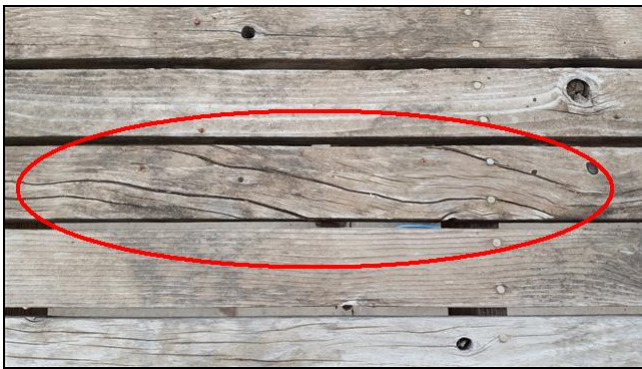
2.3 Item 7(Picture)



2.3 Item 8(Picture) Guardrail



2.3 Item 9(Picture) knots



2.3 Item 10(Picture) Cracking



2.3 Item 11(Picture) Stair gap

2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

(1) There is a missing trim piece on the west side of the house near the highest point. **Recommend replacing.**



2.5 Item 1(Picture) Missing trim piece

(2) Soffits are in good condition. Note, two wasp nests on west side of house.



2.5 Item 2(Picture) Wasp Nest

2.8 Area below deck

Inspected, Repair or Replace

The concrete area below the deck is completely enclosed with no steps.

The water is a drowning hazard for children and needs to be drained. There was more than 18" of standing water covered by a grilling grate.

Recommend draining and having the hole filled or drained properly.



2.8 Item 1(Picture) Drain hole

3. Garage

3.0 Garage Ceilings

Inspected, Repair or Replace

Garage ceiling is partially covered with drywall. Needs to be repaired or replaced as parts of the drywall are hanging down or broken. Can damage a car or hurt someone if it were to fall.



3.0 Item 1(Picture) Garage Ceiling



3.0 Item 2(Picture) Garage Ceiling

4. Kitchen Components and Appliances

4.8 Outlets, Switches and Fixtures

Inspected, Repair or Replace

- (1) Replace outlet on wall above sink with GFCI outlet.
- (2) The outlet on the east dining room wall was loose at time of inspection.



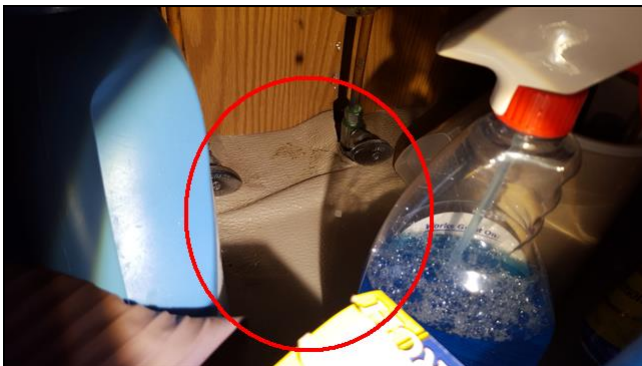
4.8 Item 1(Picture) East dining room wall

6. Bathroom and Components

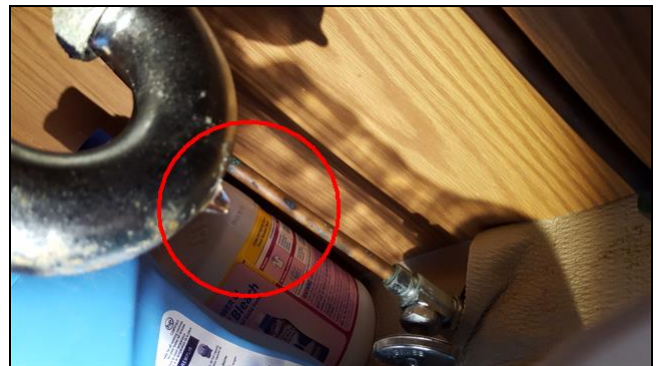
6.6 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

The sink in the bathroom on the main level had a **leak** under the sink.



6.6 Item 1(Picture) main floor 1/2 bath/ laundry



6.6 Item 2(Picture) main floor 1/2 bath/laundry

6.7 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

The faucet in the main floor 1/2 bathroom shot over the edge of the counter when it was turned on all the way. Recommend adding an aerator to the faucet or replacing the faucet all together.

6.8 Tub/ Shower Enclosure**Inspected, Repair or Replace**

Recommend replacing the caulking around the shower door in the upstairs and basement bathrooms.



6.8 Item 1(Picture) Upstairs bath



6.8 Item 2(Picture) Upstairs bath



6.8 Item 3(Picture) downstairs shower

6.9 Outlets, Switches and Fixtures**Inspected, Repair or Replace**

Main floor 1/2 bath has a GFCI outlet over the sink. Replace the outlet for the washer power supply with GFCI.

Replace the outlet over the sink in the upstairs bathroom with GFCI.



6.9 Item 1(Picture) Main floor 1/2 bath

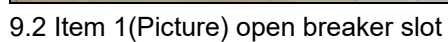


6.9 Item 2(Picture) Washer power supply



9. Electrical System

Open breaker spaces need to have a plug to prevent the risk of electrical shock.



Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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