

The Home Buyers Protection Company

19:19 February 01, 2017

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:



City: Omaha State: NE Zip: 68116

Contact Name:

Phone:

Client Information

Client Name: Client Address:

City: State: Zip:

Phone: Fax:

E-Mail:

Inspection Company

Inspector Name: Mike Frerichs

Inspector Name Mike Frerichs

Company Name The Home Buyers Protection Company

The Home Buyers Protection Company

19:19 February 01, 2017

Roof

A NP NI M D S

Entire roof Roof Surface

Method of Inspection: Walked on roof



Material: Composition shingle.

Type: Hip and Gable

Approx Age: Not determined.

Roof Ventilation: Roof and soffit vents. One soffit vent is loose at the upper roof above the back of the garage. Suggest it be refastened.



Gutters & Downspouts: Metal. Suggest a downspout extension be installed at the SE corner of the garage to direct water away from the structure. There are water bottles in the gutters on both sides of the small roof over the deck - suggest they be removed.



The Home Buyers Protection Company

19:19 February 01, 2017

Roof (Continued)

- Flashings: Metal. No kick-out flashings are present where the gutter meets the siding at both sides of the small roof above the deck. Kick-out flashings are needed to prevent water from draining behind the siding. Repairs are recommended.



- Valleys: Metal.
 Plumbing Vents:

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.

- A N P N I M D S

Siding Type: Composition Board. Siding has begun to deteriorate in a small area under the SW main floor window. This was probably caused by a leak at the window trim. Window and siding have been caulked. Maintain the caulking to prevent further deterioration. Siding in contact with the ground at the SW corner. This is not recommended. A couple pieces of siding have been replaced at the east side of the garage and SW corner of the house. Suggest the joint be re-caulked where the gas line passes through the siding at the south side of the house. Composition board siding is susceptible to deterioration from water. It is important to keep it well painted and sealed.



- Veneer: Brick.
 Soffit/Fascia/Trim: Composition board & wood. Suggest all soffit, fascia, and trim joints be caulked/sealed where caulking is cracked/missing.

The Home Buyers Protection Company

19:19 February 01, 2017

Exterior (Continued)



Exterior Doors: Handle is loose at the front door. Recommend it be better secured.

Track/trim has some damage at the patio screen door. This does not affect the operation of the screen door.



Window Frames/Sills: Wood rot present at the west main floor windows by the deck stairs, at the east window of the three at the main floor family room, at the window on the south side of the house and at the 2nd floor bedroom window on the east side of the house. Repairs are recommended.

Wood is beginning to deteriorate at other east, 2nd floor windows. Recommend they be checked by a qualified contractor.

Suggest you caulk/seal all trim joints around windows where caulking is cracked/missing.



The Home Buyers Protection Company

19:19 February 01, 2017

Exterior (Continued)

Window Frames/Sills: (continued)



Storm Windows: Yes Yes - Not On All Windows No

Screens: Yes Yes - Not On All Windows No

Hose Faucets:

Exterior Electrical: 120 Volt outlets and lighting circuits. Weather covers are missing at the south front porch outlet and at the deck outlet. Suggest weather covers be installed.

Visible Foundation: Poured concrete. Narrow cracks in foundation - appears to be normal settlement.

Doorbell:

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

Lots and Grounds

A NP NI M D S

Driveway: Concrete. Cracks present - maintain caulking as needed.

Walks/Steps: Concrete. Step exceeds 8" in height at the front door - tripping hazard. Walk to the front porch is uneven and has offsets of less than 1". Future repairs may be needed if these get larger. Offsets of more than 1" in a walking surface are considered to be a tripping hazard.

Suggest the joint be re-caulked where concrete step meets the front porch.

Porch/Stoop: Concrete. Minor cracks present at porch surface - caulk as needed. Narrow cracks in the front porch foundation - appears to be normal settlement.

Patio: Concrete. Patio has cracked and settled in places. Suggest all cracks be caulked where the caulking is cracked/missing. Future repairs may be needed.

Wood Deck: Suggest the joint be caulked/sealed where the deck floor meets the house.

Foundation Grading: Moderate slope, Minor slope, Flat. Yard is relatively flat along the foundation at the west side and there may not be good drainage here. Recommend fill dirt be added to create a 1 inch per foot grade away from the foundation for 6 - 10 feet out from the foundation.

Earth has settled on the north side next to the foundation. Suggest additional fill dirt be added to provide a better grade away from the foundation.

Trees/Shrubs/Foliage:

The Home Buyers Protection Company

19:19 February 01, 2017

Garage

A NP NI M D S

Attached Garage

Type of Structure: Wood frame with poured concrete foundation. Spaces: 4 Car

Ceilings/Walls: Moisture stains present at the SE area of the ceiling. Probably a roof leak has occurred. The stains tested dry today. Suggest you ask the owners about this. Typical ceiling/wall cracks. This does not appear to me to indicate a significant problem at this time.

Floor/Foundation: Concrete floor. Foundation wall cracks are present. They do not appear to me to indicate a significant problem at this time. Personal belongings, at the perimeter of the garage walls and floor, limited the inspection.



Garage Doors: Metal. South vehicle door does not close tightly. Suggest the travel be adjusted.

Door Operation: Mechanized.

Service Doors:

Electrical: 120 VAC outlets and lighting circuits. Extension cord used as permanent wiring at one garage door opener. This is not recommended.



Attic

A NP NI M D S

Main house Attic

The Home Buyers Protection Company

19:19 February 01, 2017

Attic (Continued)

Method of Inspection: Entered the attic.



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Unable to Inspect: 30%. Some areas of roof had no accessible attic space below them.

Roof Framing: Rafters - 24" spacing.

Sheathing: Oriented Strand Board.

Insulation Type: Loose fill & batts.

Avg. Insulation Depth: 8" - 12" loose fill (approx. R-20 to R-30), 3.5" & 12" batts (approx. R-11 & R-38). R-40 (approx. 16" blown insulation) is recommended for maximum efficiency.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vapor Barrier: Unknown.

Visible Electrical: None visible.

Bathroom

A NP NI M D S

Master Bathroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Toilet:

Shower/Surround:

Tub/Surround: Whirlpool tub. Access door to the whirlpool pump and motor is blocked by furniture in the master bedroom. Pump, motor, wiring, and plumbing under the tub could not be checked.

Aerator at the tub faucet is partially clogged - suggest it be cleaned.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sink/Basin/Vanity Top: Two sinks.

Ceiling/Walls/Floor:

Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI. Left outlet is loose. Recommend it be better secured.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

HVAC Source: Forced air - registers.

The Home Buyers Protection Company

19:19 February 01, 2017

Bathroom (Continued)

Ventilation: The toilet room exhaust fan vents into the attic insulation. Recommend an extension pipe be installed on it to vent out of the attic.



2nd Floor Hall Bathroom

Toilet:

Shower/Surround:

Tub/Surround: There are a few small chips in the tub floor - suggest they be caulked/repared. Faucet handle at the tub turns all the way around. This is unusual but does not appear to be a significant issue at this time. Future repairs may be needed.



Sink/Basin/Vanity Top:

Ceiling/Walls/Floor:

Electrical: 120 VAC outlets and lighting circuits. The outlet in this bathroom is protected by the GFCI outlet in the master bathroom.

HVAC Source: Forced air - registers.

Ventilation:

1st Floor by Kitchen Bathroom

Toilet:

Sink/Basin/Vanity Top:

Ceiling/Walls/Floor:

Electrical: 120 VAC outlets and lighting circuits. The outlet in this bathroom is protected by the GFCI outlet in the master bathroom.

HVAC Source: Forced air - registers.

Ventilation:

Basement Bathroom

Toilet:

Shower/Surround:

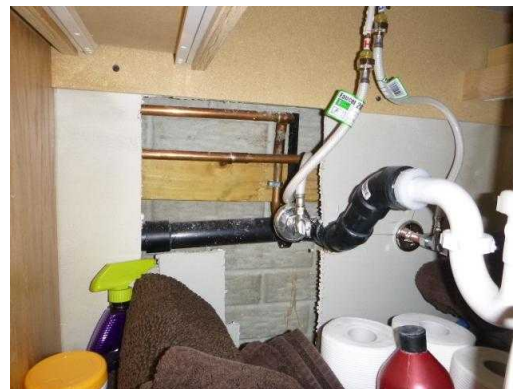
The Home Buyers Protection Company

19:19 February 01, 2017

Bathroom (Continued)

Sink/Basin/Vanity Top:

Ceiling/Walls/Floor: The wall is open under the sink.
This was probably done to make a plumbing repair.



Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI.

HVAC Source: Forced air - registers.

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.

A NP NI M D S

All interior finished rooms Interior Rooms

Floors: Wood & Concrete. The floor squeaks at some locations when walked on. Squeaking floors are a common occurrence and are usually caused by loose subflooring. They normally do not indicate a weakness in the floor structure or any type of problem that needs to be corrected.

Walls & Ceilings: Ceiling/wall cracks - appear to be typical shrinkage/settlement type.

Doors: Closet door is off the track at the front entry. Adjustment is needed. Door stoppers are missing in the east-center bedroom.

Windows: West window in the NW corner of the master bedroom does not close properly. There is a gap when the window is closed. Recommend further evaluation and repair by a qualified contractor. West window at the basement family room sticks and is difficult to open. Windows are dirty which limited the inspection of the thermal seals.



Electrical: 120 VAC outlets and lighting circuits. Three-way light at the basement family room does not appear to be wired correctly. One light switch only works when the other one is in a certain position. Repairs will be needed for it to work correctly. Outlets are loose at the north wall in the SW bedroom, at the front entry across from the basement door, and at the west wall in the basement family room. Recommend they be

Interior Rooms (Continued)

Electrical: (continued)

better secured.

Fan wobbles at the family room - suggest it be balanced.

Light did not turn on at the main level by the basement door - inspection does not include replacing light bulbs.

A representative sample of electrical outlets were checked throughout the home.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Stairs & Railings:

Wet Bar(s): Outlet at the end of the peninsula at the wet bar is not GFCI-protected.

Outlets serving the countertops should be GFCI-protected. Recommend GFCI protection be added for safety.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Heat/Cool Source: Forced air - registers.

Smoke & Carbon Monoxide Detectors: No carbon monoxide detectors were located in the house. Recommend one be installed on each level of the house for safety.

One smoke detector has no manual test button - it was not tested.

Fireplace/Wood Stove

A NP NI M D S

Family Room Fireplace/Wood Stove

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fireplace Construction: Prefabricated with gas. Note: The fireplace has a blower fan.

Firebox: Metal. Gas logs would not ignite using the switches on the wall. There may be a remote control for the fireplace but none was found. Recommend you ask the owner about this. Repairs may be needed.

Kitchen

A NP NI M D S

Main Level Kitchen

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Sink/Faucet: Double bowl with spray hose. It appears the sink drain line has leaked in the past under the right sink bowl. No leaking was observed today. Monitor it. Future repairs may be needed.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Dishwasher:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Disposal:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Range/Oven: Electric range with electric oven.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Microwave: The light under the microwave did not turn on - inspection does not include replacing light bulbs.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Exhaust Fan: Present - recirculates.

Kitchen (Continued)

- Refrigerator: Light not working at ice/water dispenser - inspection does not include replacing light bulbs.
- Cabinets/Countertops:
- Ceiling/Walls/Floor:
- Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI.
- HVAC Source: Forced air - registers.

Laundry Room/Area

A NP NI M D S

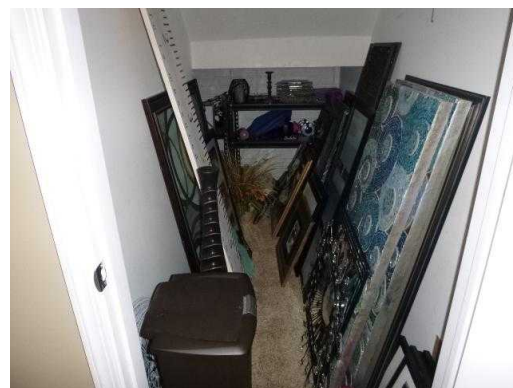
1st Floor by kitchen Laundry Room/Area

- Ceiling/Walls/Floor:
- Electrical: 120 VAC/240 VAC. Light switch is loose at the wall. Recommend it be better secured.
Suggest adding GFCI outlet(s) as a safety upgrade.
Note: The dryer electrical outlet is a 4-prong type.
- HVAC Source: Forced air - registers.
- Plumbing/Drain/Vent: Standard laundry faucets and drain.
- Washer:
- Dryer:
- Dryer Vent: We recommend the dryer vent be cleaned and inspected prior to first use by new owners, and at least once per year thereafter.

Basement & Foundation

A NP NI M D S

- Structure Type: Masonry and wood frame
- Foundation Walls: Poured Concrete. Narrow cracks in foundation walls - appears to be normal settlement. Monitor them.
Basement/lower level is mostly finished. This limited the visual inspection of the structural components.
Storage/personal belongings in the basement limited the inspection of it and the foundation components.



Basement & Foundation (Continued)

Moisture: Moisture stains present at the south wall in the furnace room, indicating prior dampness/seepage may have occurred. Stains tested dry today. These may be from a past plumbing leak, foundation leak, or may be left over from original construction. Recommend that the buyer request from the seller any information they have concerning any previous or ongoing water seepage that has occurred.

Moisture stains present by the floor cracks in the furnace room. Stains were dry today. These may be from a past leak or condensate at the water heater or furnace, or may indicate prior seepage through the floor. Recommend you ask the seller about this.



- Support Beams: Steel I-Beam.
- Support Columns: Bearing walls, Steel post(s) probably.
- Joists/Trusses: 2"x10" Joists.
- Subfloor Decking: Oriented Strand Board.
- Stairs/Railings: Wood stairs with handrails.
- Floor/Slab: Concrete. Floor cracks - appear to be normal settlement.
- Sump Pit/Pump: Pit located at basement floor - no pump present. The cover for the sump pit could not be opened. There is concrete overlapping the edge of the pit lid preventing it from being opened.

The Home Buyers Protection Company

19:19 February 01, 2017

Plumbing

Note: Water shut-off valves are not operated as part of the home inspection.

A NP NI M D S

Water Service/Shut Off Copper - Located in basement. None of the water shut-off valves are operated for the inspection.

Water Lines: Copper.

Water Pressure/Flow:

Drain/Waste/Vent Pipes: ABS. There is an active leak at the drain below the main level bathroom toilet. Recommend further evaluation and repairs by a qualified plumbing contractor.



Basement Water Heater

Water Heater Operation: Average life span for a water heater is 12-15 yrs.

Type: Natural gas. Capacity: 50 gallon.

Approximate Age: 13 yrs. Area Served: Entire house.

Flue Pipe:

TPRV and Drain Tube:

Electrical

A NP NI M D S

Service Size Amps: 150 AMPS Volts: 120-240 VAC



Service: Underground - Copper.

The Home Buyers Protection Company

19:19 February 01, 2017

Electrical (Continued)

- Breakers/Fuses: Circuit Breakers. One multiple tapped breaker. Recommend repair by a qualified electrical contractor.



- 120 VAC Branch Circuits: Copper.
 240 VAC Branch Circuits: Copper.
 Conductor Type:
 GFCI/AFCI:
 Ground:

Air Conditioning

A NPNI M D S

At Yard AC System

- A/C System Operation: To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

General Condition:

Exterior Unit:

Brand: Carrier.

Area Served: Entire house. Approximate Age: 12 yrs.

Fuel Type: 240 Volt Temperature Differential: N/A.

Type: Central A/C Capacity: 5 Ton.

Electrical Disconnect:

Exposed Ductwork:

Blower Fan/Filters:

Thermostats:

The Home Buyers Protection Company

19:19 February 01, 2017

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.

A NP NI M D S

Basement Heating System

Heating System Operation:



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

Brand: Carrier.

Type: Forced air. Capacity: 132,000 BTU

Area Served: Entire house. Approximate Age: 13 yrs.

Fuel Type: Natural gas.

Heat Exchanger: 6 Burner.

Unable to Inspect: 99% - minimal access

Filter: Disposable filter. Filter is dirty and needs to be replaced.

Flue Pipe/Venting: The furnace room is connected to the basement bedroom with a vented door. This is a safety issue. When a door connects a furnace room and bedroom, and the water heater or furnace draw their combustion air from the furnace room, the door must be a sealed, weather-stripped type. In this case, sealing the door between the bedroom and furnace room will create a situation where there is insufficient combustion makeup air available to the furnace room. Recommend further evaluation and repair by a qualified contractor.



It appears that condensate has leaked from the flue pipe in the past. No leaking was observed today.

Monitor this. Future repairs may be needed.

Controls:

Humidifier:

Gas Meter:

The Home Buyers Protection Company

19:19 February 01, 2017

Heating System (Continued)

- CSST Gas Lines: CSST (Corrugated Stainless Steel Tubing) gas piping is present. CSST (flexible plastic-coated gas line) should be grounded and bonded. There is a potential for damage to the gas lines from lightning strikes. No ground/bonding wire was located. Recommend further evaluation by a licensed electrical contractor.



The Home Buyers Protection Company

19:19 February 01, 2017

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.

Exterior

1. **Siding Type:** Composition Board. Siding has begun to deteriorate in a small area under the SW main floor window. This was probably caused by a leak at the window trim. Window and siding have been caulked. Maintain the caulking to prevent further deterioration.
Siding in contact with the ground at the SW corner. This is not recommended.
A couple pieces of siding have been replaced at the east side of the garage and SW corner of the house. Suggest the joint be re-caulked where the gas line passes through the siding at the south side of the house.
Composition board siding is susceptible to deterioration from water. It is important to keep it well painted and sealed.
2. **Exterior Doors:** Handle is loose at the front door. Recommend it be better secured.
Track/trim has some damage at the patio screen door. This does not affect the operation of the screen door.

Lots and Grounds

3. **Patio:** Concrete. Patio has cracked and settled in places. Suggest all cracks be caulked where the caulking is cracked/missing. Future repairs may be needed.
4. **Foundation Grading:** Moderate slope, Minor slope, Flat. Yard is relatively flat along the foundation at the west side and there may not be good drainage here. Recommend fill dirt be added to create a 1 inch per foot grade away from the foundation for 6 - 10 feet out from the foundation.
Earth has settled on the north side next to the foundation. Suggest additional fill dirt be added to provide a better grade away from the foundation.

Garage

5. **Attached Garage Ceilings/Walls:** Moisture stains present at the SE area of the ceiling. Probably a roof leak has occurred. The stains tested dry today. Suggest you ask the owners about this.
Typical ceiling/wall cracks. This does not appear to me to indicate a significant problem at this time.

Bathroom

6. **Master Bathroom Electrical:** 120 VAC outlets and lighting circuits, 120 VAC GFCI. Left outlet is loose. Recommend it be better secured.

Interior Rooms

7. **All interior finished rooms Interior Rooms Doors:** Closet door is off the track at the front entry. Adjustment is needed.
Door stoppers are missing in the east-center bedroom.
8. **All interior finished rooms Interior Rooms Windows:** West window in the NW corner of the master bedroom does not close properly. There is a gap when the window is closed. Recommend further evaluation and repair by a qualified contractor.
West window at the basement family room sticks and is difficult to open.
Windows are dirty which limited the inspection of the thermal seals.
9. **All interior finished rooms Interior Rooms Electrical:** 120 VAC outlets and lighting circuits. Three-way light at the basement family room does not appear to be wired correctly. One light switch only works when the other one is in a certain position. Repairs will be needed for it to work correctly.

The Home Buyers Protection Company

19:19 February 01, 2017

Marginal Summary (Continued)

Electrical: (continued)

Outlets are loose at the north wall in the SW bedroom, at the front entry across from the basement door, and at the west wall in the basement family room. Recommend they be better secured.

Fan wobbles at the family room - suggest it be balanced.

Light did not turn on at the main level by the basement door - inspection does not include replacing light bulbs.

A representative sample of electrical outlets were checked throughout the home.

Kitchen

10. Main Level Kitchen Sink/Faucet: Double bowl with spray hose. It appears the sink drain line has leaked in the past under the right sink bowl. No leaking was observed today. Monitor it. Future repairs may be needed.

Laundry Room/Area

11. 1st Floor by kitchen Laundry Room/Area Electrical: 120 VAC/240 VAC. Light switch is loose at the wall. Recommend it be better secured.
Suggest adding GFCI outlet(s) as a safety upgrade.
Note: The dryer electrical outlet is a 4-prong type.

Basement & Foundation

12. Moisture: Moisture stains present at the south wall in the furnace room, indicating prior dampness/seepage may have occurred. Stains tested dry today. These may be from a past plumbing leak, foundation leak, or may be left over from original construction. Recommend that the buyer request from the seller any information they have concerning any previous or ongoing water seepage that has occurred.
Moisture stains present by the floor cracks in the furnace room. Stains were dry today. These may be from a past leak or condensate at the water heater or furnace, or may indicate prior seepage through the floor. Recommend you ask the seller about this.

The Home Buyers Protection Company

19:19 February 01, 2017

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.

Roof

1. **Flashings: Metal.** No kick-out flashings are present where the gutter meets the siding at both sides of the small roof above the deck. Kick-out flashings are needed to prevent water from draining behind the siding. Repairs are recommended.

Exterior

2. **Window Frames/Sills:** Wood rot present at the west main floor windows by the deck stairs, at the east window of the three at the main floor family room, at the window on the south side of the house and at the 2nd floor bedroom window on the east side of the house. Repairs are recommended. Wood is beginning to deteriorate at other east, 2nd floor windows. Recommend they be checked by a qualified contractor. Suggest you caulk/seal all trim joints around windows where caulking is cracked/missing.

Bathroom

3. **Master Bathroom Ventilation:** The toilet room exhaust fan vents into the attic insulation. Recommend an extension pipe be installed on it to vent out of the attic.

Fireplace/Wood Stove

4. **Family Room Fireplace/Wood Stove Firebox:** Metal. Gas logs would not ignite using the switches on the wall. There may be a remote control for the fireplace but none was found. Recommend you ask the owner about this. Repairs may be needed.

Plumbing

5. **Drain/Waste/Vent Pipes:** ABS. There is an active leak at the drain below the main level bathroom toilet. Recommend further evaluation and repairs by a qualified plumbing contractor.

The Home Buyers Protection Company

19:19 February 01, 2017

Safety Summary

Lots and Grounds

1. **Walks/Steps:** Concrete. Step exceeds 8" in height at the front door - tripping hazard. Walk to the front porch is uneven and has offsets of less than 1". Future repairs may be needed if these get larger. Offsets of more than 1" in a walking surface are considered to be a tripping hazard. Suggest the joint be re-caulked where concrete step meets the front porch.

Interior Rooms

2. **All interior finished rooms Interior Rooms Wet Bar(s):** Outlet at the end of the peninsula at the wet bar is not GFCI-protected. Outlets serving the countertops should be GFCI-protected. Recommend GFCI protection be added for safety.
3. **All interior finished rooms Interior Rooms Smoke & Carbon Monoxide Detectors:** No carbon monoxide detectors were located in the house. Recommend one be installed on each level of the house for safety. One smoke detector has no manual test button - it was not tested.

Electrical

4. **Breakers/Fuses:** Circuit Breakers. One multiple tapped breaker. Recommend repair by a qualified electrical contractor.

Heating System

5. **Basement Heating System Flue Pipe/Venting:** The furnace room is connected to the basement bedroom with a vented door. This is a safety issue. When a door connects a furnace room and bedroom, and the water heater or furnace draw their combustion air from the furnace room, the door must be a sealed, weather-stripped type. In this case, sealing the door between the bedroom and furnace room will create a situation where there is insufficient combustion makeup air available to the furnace room. Recommend further evaluation and repair by a qualified contractor. It appears that condensate has leaked from the flue pipe in the past. No leaking was observed today. Monitor this. Future repairs may be needed.
6. **CSST Gas Lines:** CSST (Corrugated Stainless Steel Tubing) gas piping is present. CSST (flexible plastic-coated gas line) should be grounded and bonded. There is a potential for damage to the gas lines from lightning strikes. No ground/bonding wire was located. Recommend further evaluation by a licensed electrical contractor.