

Property Condition Report



123 Main St
Bellevue, NE 68005

Prepared for: Mary Smith

Prepared by: It's Your Home Inspection, LLC
9605 S 22nd Ave
Bellevue, NE 68147
402-885-1498
ASHI Member ID #261062



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It's Your Home Inspection, LLC

14:03 February 13, 2020

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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.
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	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
S	Safety	Safety concern. Immediate repair or replacement is recommended.

General Information

Property Information

Property Address 123 Main St
City Bellevue State NE Zip 68005
Contact Name Jane Doe
Phone 123-456-7890

Client Information

Client Name Mary Smith
Phone 987-654-3210
E-Mail marysmith@xyz.com

Inspection Company

Inspector Name Allen Schreck
Company Name It's Your Home Inspection, LLC
Address 9605 S 22nd Ave
City Bellevue State NE Zip 68147
Phone 402-885-1498
Fax N/A
E-Mail itsyourhomeinspection@gmail.com
File Number 1234

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Conditions

Others Present Buyer's Agent Property Occupied Vacant
Estimated Age Built 1941 Entrance Faces East
Inspection Date 02/05/2020
Start Time 9am End Time 1pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 21 degrees
Weather Cloudy Soil Conditions Frozen
Space Below Grade Basement



General Information (Continued)

Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual
Water Source City How Verified Visual

Lots and Grounds

A N I M D S

1. Driveway: Concrete
2. Walks: Concrete
3. Steps/Stoops: Concrete - Missing handrail. This is a safety concern. Recommend a qualified contractor evaluate further and repair as needed.



4. Porch: Concrete
5. Grading: Minor slope



6. Window Wells: Not covered - Window well is not covered. Uncovered window wells can hold debris and moisture at the foundation wall. Recommend covers.





Exterior

A N I M D S

Whole House Exterior Surface

- Type: Possible asbestos tile
- Trim: Wood
- Fascia: Aluminum or metal
- Entry Doors: Metal
- Storm Windows: Steel frame plate glass
- Window Screens: Metal
- Exterior Lighting: Surface mounted lamps front and rear
- Hose Bibs: Not inspected due to season
- Gas Meter: West side of home
- Main Gas Valve: Located at gas meter

Roof

Insurance companies have tighten the requirements for what roof is insurable. For possible hail or weather damage we recommend having the seller contact their insurance company to send out an adjuster to see if there is damage that would call for a claim.

For worn and older roofs we recommend having the buyer's insurance agent view the roof to verify they would insure it before the purchase of the home. Home inspectors can make evaluations, but the insurance company is the one who makes the final decision. This is for your information.

A N I M D S

Main Roof Surface

- Method of Inspection: Ladder at eaves
- Material: Asphalt shingle, Rolled roof material - This is a gable roof with a flat roof over the added attached garage. The gable roof coverings have slight shingle lift with some hail strikes and previous repairs to the coverings. The flat rolled roofing material nail heads are exposed without a sealant. Recommend a qualified roofing professional evaluate further and repair as needed.





Roof (Continued)

Material: (continued)



- 3. Type: Gable, Flat
- 4. Approximate Age: Around 10 yrs
- 5. Flashing: Aluminum or metal
- 6. Plumbing Vents: Cast Iron
- 7. Electrical Mast: Surface mount
- 8. Gutters: Aluminum or metal - Gutters are full of debris.
Recommend cleaning as part of regular maintenance.



- 9. Downspouts: Aluminum or metal
 - 10. Leader/Extension: Aluminum or metal
- Center of the Home Chimney _____
- 11. Chimney: Block
 - 12. Flue/Flue Cap: Missing - Chimney cap is missing. Recommend installation. Recommend a qualified contractor evaluate further and repair as needed.



- 13. Chimney Flashing: Aluminum or metal



Garage/Carport

A N I M D S

Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. Garage Doors: Insulated aluminum or metal
3. Door Operation: Mechanized
4. Door Opener: Lift Master
5. Ceiling: Exposed framing - The ceiling has areas of previous water staining and rot from water intrusion at the flat roof. These areas tested dry today but there are concerns at the roof coverings. This is an FYI.



6. Walls: OSB and Block
7. Floor/Foundation: Poured concrete
8. Electrical: 110 VAC - Exposed run of Romex for the light fixture. Recommend a licensed electrician evaluate further and repair as needed.





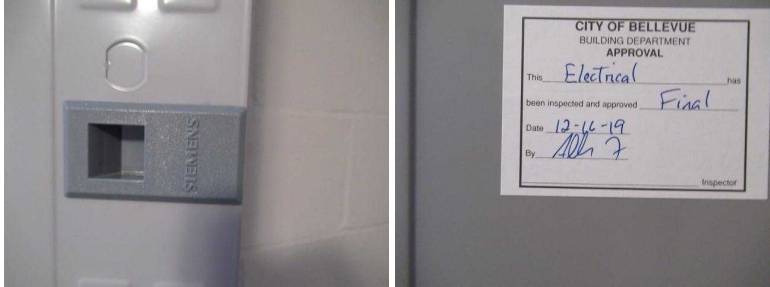
Electrical

A N I M D S

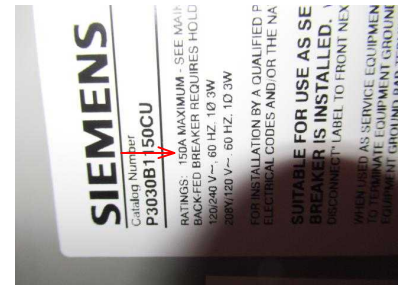
1. Service Size Amps: 150 Volts: 200/240
2. Service: Copper
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Non-metallic sheathed cable
6. Ground: Plumbing ground only

Basement Electric Panel

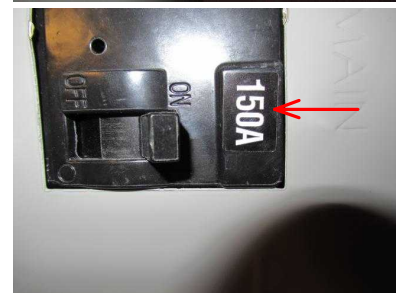
7. Manufacturer: Siemens



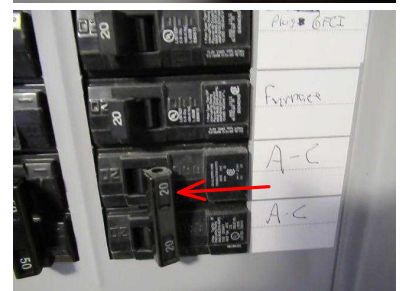
8. Maximum Capacity: 150 amps



9. Main Breaker Size: 150 amps



10. Breakers: Copper - The breaker for the A/C unit is in the off position. This is an FYI.





Electrical (Continued)

11. Is the panel bonded? Yes No

Structure

A N I M D S

- Structure Type: Wood frame
- Foundation: Block - There is some settlement with displacement at the south block wall in the utility room and cracks at the concrete floor. I believe this is from previous water intrusion and probably is the reason for the recently added backfill along the south exterior wall. Recommend the buyer monitor this area and add additional backfill if needed.



- Beams: Solid wood
- Bearing Walls: Frame
- Joists/Trusses: 2x8
- Floor/Slab: Poured slab
- Subfloor: Wood

Attic

The attic space has been finished into living space. This is an FYI.

A N I M D S



Basement

A N I M D S

Sub Basement

1. Ceiling: Drywall
2. Walls: Drywall
3. Floor: Carpet
4. Doors: Wood
5. Windows: Vinyl
6. Electrical: 110 VAC
7. Smoke Detector: Battery operated smoke and CO combo
8. HVAC Source: Heating system register
9. Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

A N I M D S

Main AC System

1. A/C System Operation: Not inspected due to season. Cooling systems are not operated when outside temperatures are below 60 degrees in order to not damaged units.
2. Condensate Removal:
3. Exterior Unit:
4. Manufacturer: Trane

5. Model Number: N/A Serial Number: N/A



6. Area Served: Whole building Approximate Age: 2001
7. Fuel Type: 120-240 VAC Temperature Differential: N/A
8. Type: Central A/C Capacity: 2 Ton
9. Refrigerant Lines:



Air Conditioning (Continued)

10. Electrical Disconnect:

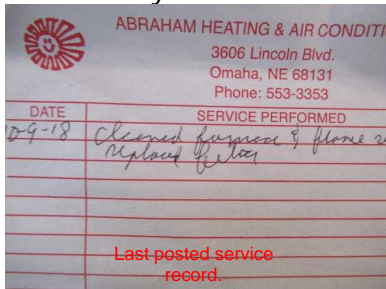
Heating System

FYI- Heat exchangers are usually deep inside the furnace and are not visible to the inspector. This item is typically not inspected.

A N I M D S

Basement Heating System

1. Heating System Operation: Functioning - The furnace did not have current posted service records and has a dirty filter. Recommend a qualified HVAC company service, clean and evaluate the HVAC system.



2. Manufacturer: Trane



3. Model Number: N/A Serial Number: N/A



- 4. Type: Forced air Capacity: 60,000 BTU
- 5. Area Served: Whole building Approximate Age: 2010
- 6. Fuel Type: Natural gas
- 7. Heat Exchanger:
- 8. Unable to Inspect: 100%
- 9. Distribution: Metal duct



Heating System (Continued)

- 10. Circulator: Pump
- 11. Draft Control: Automatic
- 12. Flue Pipe: Double wall
- 13. Humidifier: General-Aire
- 14. Thermostats: Individual

Plumbing

A N I M D S

- 1. Service Line: Copper
- 2. Main Water Shutoff: Basement bedroom closet



- 3. Water Lines: Copper
- 4. Drain Pipes: Cast iron - There is a rough-in for a toilet and sink in the basement north east corner. The waste lines have been filled with paper materials to block sewer gases from coming back into the home. I recommend that these lines are capped off the proper way to keep out sewer gases. Recommend a licensed plumber evaluate further and repair as needed.



- 5. Service Caps: Not accessible.
- 6. Vent Pipes: PVC and cast iron
- 7. Gas Service Lines: Cast iron

Utility Room Water Heater

- 8. Water Heater Operation: Functional at time of inspection

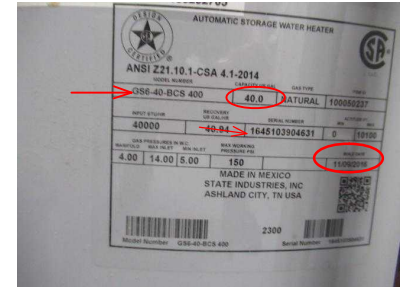


Plumbing (Continued)

9. Manufacturer: State Select



10. Model Number: N/A Serial Number: N/A



- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 2016 Area Served: Whole building
- 13. Flue Pipe: Double wall
- 14. TPRV and Drain Tube: Copper

Bathroom

A N I M D S

Main bathroom, Basement Bathroom Bathroom

- 1. Ceiling: Drywall
- 2. Walls: Drywall
- 3. Floor: Vinyl floor covering
- 4. Doors: Wood
- 5. Windows: Wood slider
- 6. Electrical: 110 VAC GFCI
- 7. Counter/Cabinet: Laminate and wood
- 8. Sink/Basin: Molded single bowl
- 9. Faucets/Traps: PVC trap - There is noise at the main bathroom sink and tub line when draining. This may be a venting issue or partial plug. Recommend a licensed plumber evaluate further and repair as needed.



Bathroom (Continued)

10. Tub/Surround: Fiberglass tub and fiberglass surround - Main bathroom showerhead, handles and tub spout have gaps at the front wall. Recommend sealing/caulking at these areas to control any water from getting behind the surround.



11. Toilets: Standard
12. HVAC Source: Heating system register
13. Ventilation: Electric ventilation fan and window

Kitchen

A N I M D S

Main Floor Kitchen

1. Cooking Appliances: Maytag
2. Disposal: Barracuda
3. Dishwasher: Kitchen-aid
4. Refrigerator: Maytag
5. Microwave: Maytag
6. Sink: Stainless Steel
7. Electrical: 110 VAC GFCI
8. Plumbing/Fixtures: PVC
9. Counter Tops: Hard surface
10. Cabinets: Laminate and wood
11. Ceiling: Drywall
12. Walls: Drywall
13. Floor: Laminate
14. Windows: Vinyl slider
15. HVAC Source: Heating system register



Bedroom

A N I M D S

Main floor Bedroom

1. Closet: Single
2. Ceiling: Drywall
3. Walls: Drywall
4. Floor: Wood
5. Doors: Wood
6. Windows: Wood slider
7. Electrical: 110 VAC
8. HVAC Source: Heating system register
9. Smoke Detector: Battery operated

Living Space

A N I M D S

Living Room, Upper level Living Space

1. Ceiling: Drywall
2. Walls: Drywall
3. Floor: Wood and Carpet
4. Windows: Wood slider - Some of the older windows are not efficient and moisture/condensation is getting in between the window and the storm windows. Recommend sealing window gaps or changing out to newer windows at some point. This is an FYI.



5. Electrical: 110 VAC
6. HVAC Source: Heating system register
7. Smoke Detector: Carbon monoxide detectors



Laundry Room/Area

A N I M D S

Utility Room Laundry Room/Area

1. Ceiling: Exposed framing
2. Walls: Block, Drywall
3. Floor: Poured concrete
4. Doors: Wood
5. Windows: Aluminum casement
6. Electrical: 110 VAC GFCI
7. Washer Hose Bib:
8. Washer and Dryer Electrical: 110-240 VAC
9. Dryer Vent:
10. Washer Drain:
11. Floor Drain:



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.

Lots and Grounds

1. Window Wells: Not covered - Window well is not covered. Uncovered window wells can hold debris and moisture at the foundation wall. Recommend covers.



Roof

2. Gutters: Aluminum or metal - Gutters are full of debris. Recommend cleaning as part of regular maintenance.



Structure

3. Foundation: Block - There is some settlement with displacement at the south block wall in the utility room and cracks at the concrete floor. I believe this is from previous water intrusion and probably is the reason for the recently added backfill along the south exterior wall. Recommend the buyer monitor this area and add additional backfill if needed.



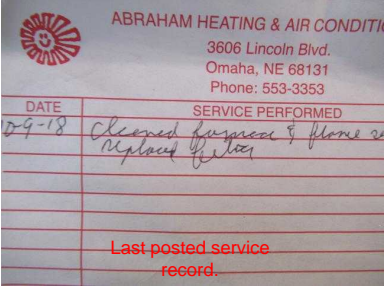
Heating System

4. Basement Heating System Heating System Operation: Functioning - The furnace did not have current posted service records and has a dirty filter. Recommend a qualified HVAC company service, clean and evaluate the HVAC system.



Heating System (Continued)

Heating System Operation: (continued)



Living Space

- 5. Living Room, Upper level Living Space Windows: Wood slider - Some of the older windows are not efficient and moisture/condensation is getting in between the window and the storm windows. Recommend sealing window gaps or changing out to newer windows at some point. This is an FYI.





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. Main Roof Surface Material: Asphalt shingle, Rolled roof material - This is a gable roof with a flat roof over the added attached garage. The gable roof coverings have slight shingle lift with some hail strikes and previous repairs to the coverings. The flat rolled roofing material nail heads are exposed without a sealant. Recommend a qualified roofing professional evaluate further and repair as needed.



2. Center of the Home Chimney Flue/Flue Cap: Missing - Chimney cap is missing. Recommend installation. Recommend a qualified contractor evaluate further and repair as needed.



Plumbing

3. Drain Pipes: Cast iron - There is a rough-in for a toilet and sink in the basement north east corner. The waste lines have been filled with paper materials to block sewer gases from coming back into the home. I recommend that these lines are capped off the proper way to keep out sewer gases. Recommend a licensed plumber evaluate further and repair as needed.



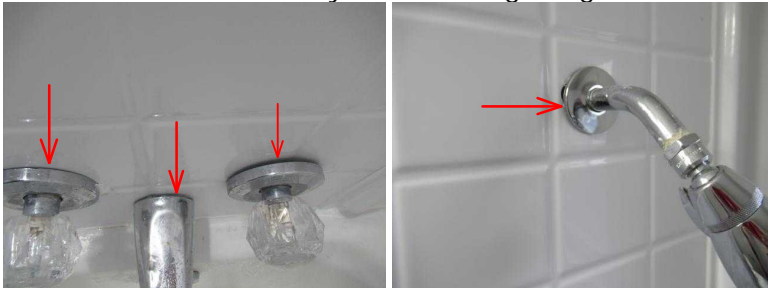
Plumbing (Continued)

Drain Pipes: (continued)



Bathroom

4. Main bathroom, Basement Bathroom Bathroom Faucets/Traps: PVC trap - There is noise at the main bathroom sink and tub line when draining. This may be a venting issue or partial plug. Recommend a licensed plumber evaluate further and repair as needed.
5. Main bathroom, Basement Bathroom Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - Main bathroom showerhead, handles and tub spout have gaps at the front wall. Recommend sealing/caulking at these areas to control any water from getting behind the surround.





Safety 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.

Lots and Grounds

1. Steps/Stoops: Concrete - Missing handrail. This is a safety concern. Recommend a qualified contractor evaluate further and repair as needed.



Garage/Carport

2. Attached Garage Electrical: 110 VAC - Exposed run of Romex for the light fixture. Recommend a licensed electrician evaluate further and repair as needed.

