

This is an actual inspection report done by Superior Home Inspection.  
Home address and client name have been changed for privacy reasons.

# Inspection Report

Mr. John Smith

**Property Address:**

123 Main St.  
Anywhere, NE 55555



**Superior Home Inspections LLC**

**Ralph J Paez  
602 Hillcrest Drive  
Scottsbluff, Nebraska 69361  
308-672-3279**

## Table of Contents

<a href="#">Cover Page.....</a>	<a href="#">1</a>
<a href="#">Table of Contents .....</a>	<a href="#">2</a>
<a href="#">Intro Page.....</a>	<a href="#">3</a>
<a href="#">1 Structural Systems.....</a>	<a href="#">4</a>
<a href="#">2 Electrical System .....</a>	<a href="#">23</a>
<a href="#">3 Heating / AC / Systems.....</a>	<a href="#">28</a>
<a href="#">4 Plumbing System .....</a>	<a href="#">30</a>
<a href="#">5 Built-In Kitchen Appliances.....</a>	<a href="#">34</a>
<a href="#">6 Insulation and Ventilation.....</a>	<a href="#">37</a>
<a href="#">Summary .....</a>	<a href="#">38</a>
<a href="#">Invoice .....</a>	<a href="#">53</a>

<b>Date:</b> 3/30/2019	<b>Time:</b> 09:00 AM	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b>	<b>Real Estate Professional:</b>

**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.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Style of Home:**

Modular

**Approximate age of building:**

Over 10 Years

**Home Faces:**

South

**Temperature:**

33

**Weather:**

cold and cloudy

**Ground/Soil surface condition:**

snow covered, Saturated

**Rain in last 3 days:**

Yes

## 1. Structural Systems

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	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.)	•				<b>Foundation:</b> Poured concrete <b>Method used to observe Crawlspace:</b> No crawlspace
1.1	Columns or Piers			•		<b>Ceiling Structure:</b> 2X4 2X6
1.2	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				<b>Floor Structure:</b> 2 X 8 <b>Wall Structure:</b> 2 X 4 Wood <b>Roof Covering:</b> Asphalt/Fiberglass <b>Roof-Type:</b> Gable
1.3	Roof Coverings	•				<b>Method used to observe attic:</b> From entry <b>Attic info:</b> Attic access
1.4	Roof Structure and Attic	•				<b>Roof Structure:</b> Engineered wood trusses <b>Viewed roof covering from:</b> Ground
1.5	Flashings	•				<b>Sky Light(s):</b> None <b>Chimney (exterior):</b> N/A <b>Siding Style:</b> Lap <b>Siding Material:</b> Wood <b>Window Types:</b> Both <b>Window Manufacturer:</b> UNKNOWN <b>Appurtenance:</b> Deck with steps Deck
1.6	Skylights, Chimneys and Roof Penetrations	•				<b>Exterior Entry Doors:</b> Steel <b>Ceiling Materials:</b> Gypsum Board <b>Wall Material:</b> Gypsum Board <b>Floor Covering(s):</b>
1.7	Roof Drainage Systems	•				
1.8	Walls and Covering (Exterior and Interior)	•				
1.9	Ceilings and Floors	•				
1.10	Doors (Exterior and Interior)	•				
1.11	Windows (representative number)	•				
1.12	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
1.13	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•		

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

IN NI NP RR

Vinyl

**Interior Doors:**

Hollow core

**Cabinetry:**

Wood

**Driveway:**

Gravel

Dirt

**Garage Door Type:**

N/A

**Garage Door Material:**

N/A

**Auto-opener**

**Manufacturer:**

N/A

**Comments:**

**1.2** The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.4 I did NOT walk the roof due to being covered in snow. The roof looked to not have any defects from the attic looking up.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)



1.4 Item 5(Picture)



1.4 Item 6(Picture)



1.4 Item 7(Picture)



1.4 Item 8(Picture)



1.4 Item 9(Picture)



1.4 Item 10(Picture)



1.4 Item 11(Picture)

1.6 looks good.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

1.8 (1) Signs of fungi growth is present above the shower insert in south west bedroom bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



1.8 Item 1(Picture)



1.8 Item 2(Picture)



1.8 Item 3(Picture)



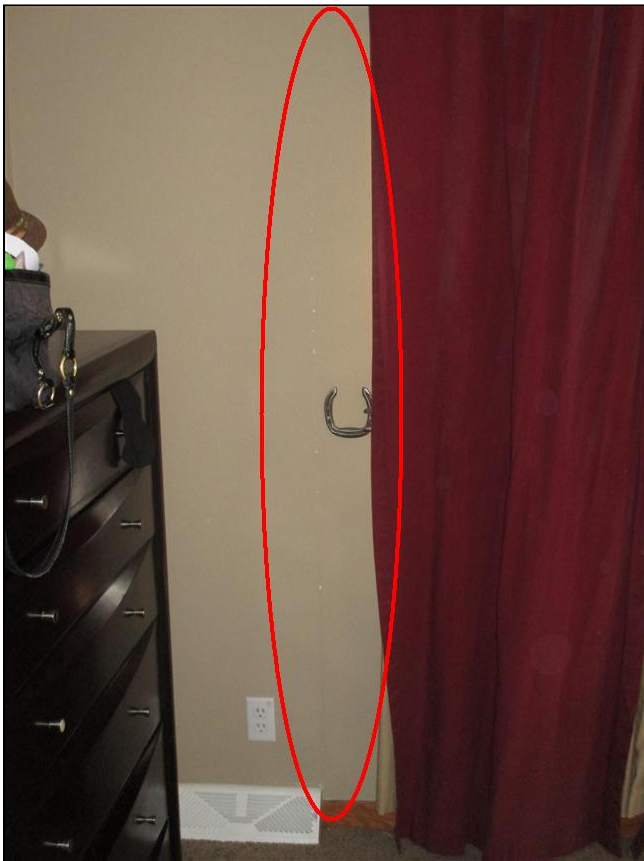
(2) The sheetrock is cracked at the south west bedroom. This damage is considered cosmetic.



1.8 Item 4(Picture)



1.8 Item 5(Picture)



1.8 Item 6(Picture)

(3) The sheetrock is cracked in the Dining Room above patio doors on left and right side.

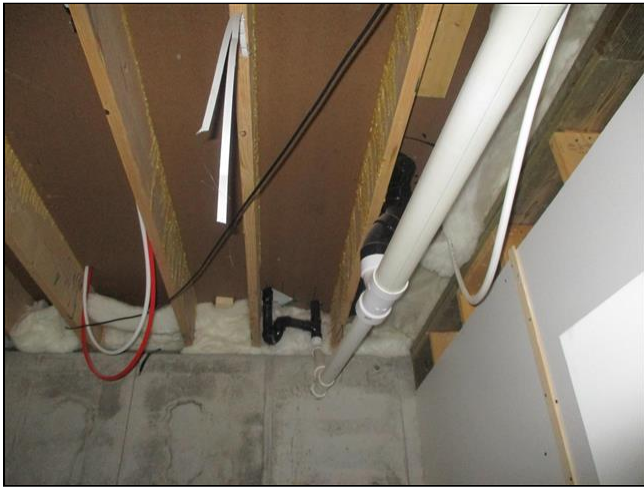


1.8 Item 7(Picture)



1.8 Item 8(Picture)

(4) Some walls in basement are unfinished.



1.8 Item 9(Picture)



1.8 Item 10(Picture)



1.8 Item 11(Picture)



1.8 Item 12(Picture)

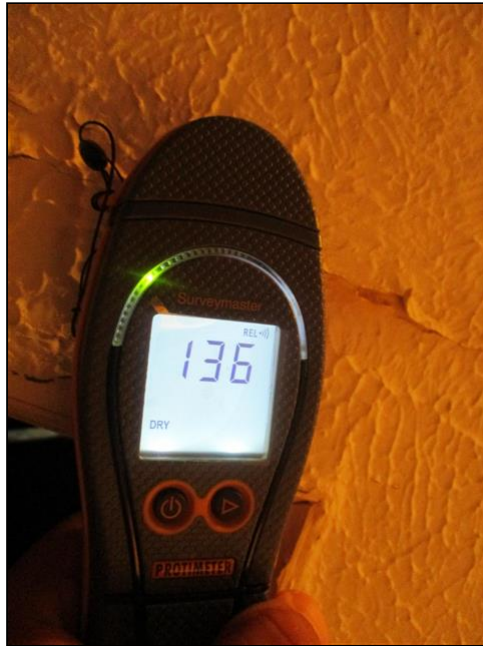
**1.9** (1) The Texture on the ceiling is peeling or loose and stained in the south west bedrooms bathroom. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified person should repair or replace as needed.



1.9 Item 1(Picture)



1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)



1.9 Item 5(Picture)



1.9 Item 6(Picture)

(2) The Vinyl and Sub floor are cracked and damaged in the Kitchen. Repairs are needed. A qualified person should repair or replace as needed. There is a piece of paper stuck in crack from upstairs in the kitchen and it is showing in the basement through the floor.



1.9 Item 7(Picture)



1.9 Item 8(Picture)



1.9 Item 9(Picture)



1.9 Item 10(Picture)

(3) The ceiling has a stain indicating a leak did or still exists at the Kitchen. I am unable to determine if a repair is needed due to a lack of rain. I recommend monitor and repair leak if detected.



1.9 Item 11(Picture)



1.9 Item 12(Picture)





1.9 Item 13(Picture)

**1.10** Doors, interior and exterior, were in good shape and good operating condition.



1.10 Item 1(Picture)



1.10 Item 2(Picture)



1.10 Item 3(Picture)

**1.11** (1) There was cracked glass in south west bedroom.

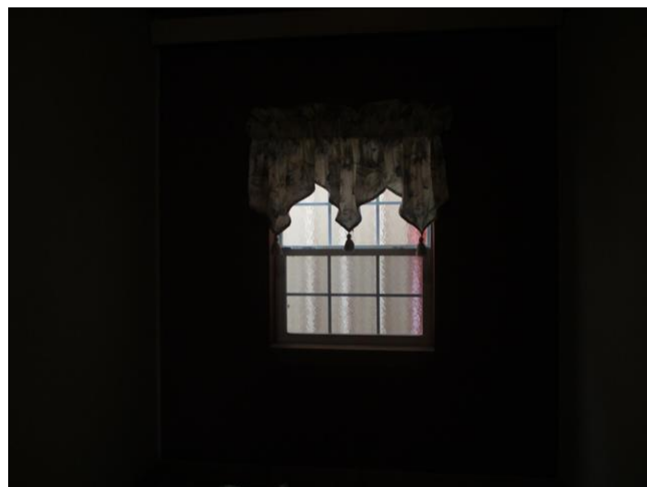


1.11 Item 1(Picture)

(2) Rest of the windows were in good shape.



1.11 Item 2(Picture)



1.11 Item 3(Picture)



1.11 Item 4(Picture)



1.11 Item 5(Picture)



1.11 Item 6(Picture)

**1.12** (1) Support post under stairs and stair stringers to the steps to the front porch deteriorated, and needs replacement. Further deterioration can occur if not repaired. .



1.12 Item 1(Picture)



1.12 Item 2(Picture)



1.12 Item 3(Picture)

(2) There was no covering on stairs leading to the basement.



1.12 Item 4(Picture)

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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. 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.

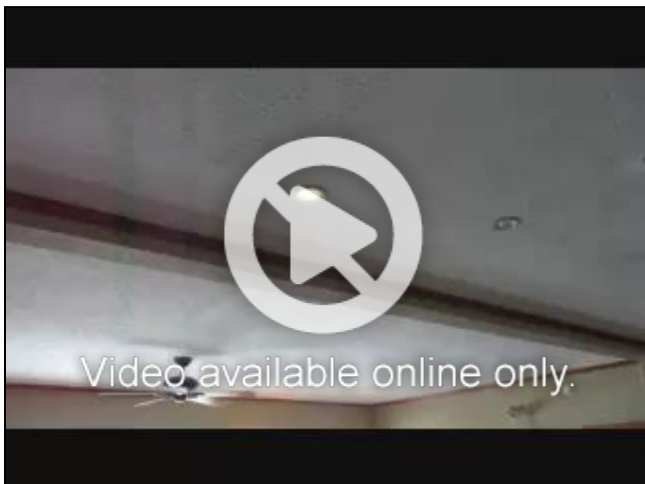
		IN	NI	NP	RR	Styles & Materials
2.0	Service Entrance Conductors		•	•		<b>Electrical Service</b>
2.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				<b>Conductors:</b> Below ground
2.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage		•			<b>Panel Capacity:</b> 200 AMP
2.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				<b>Panel Type:</b> Circuit breakers GFCI Breakers AFCI Breakers
2.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				<b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D <b>Branch wire 15 and 20</b>
2.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				<b>AMP:</b> Copper
2.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•				<b>Wiring Methods:</b> Romex
2.7	Location of Main and Distribution Panels	•				
2.8	Smoke Detectors	•				
2.9	Carbon Monoxide Detectors			•		

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

**IN NI NP RR**

**Comments:**

**2.3** The dimmer switch has a "short" or loose connection at the Kitchen. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



2.3 Item 1(Video)

**2.4** (1) GFCI (Ground Fault Circuit Interrupter) outlets are needed at the Kitchen . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

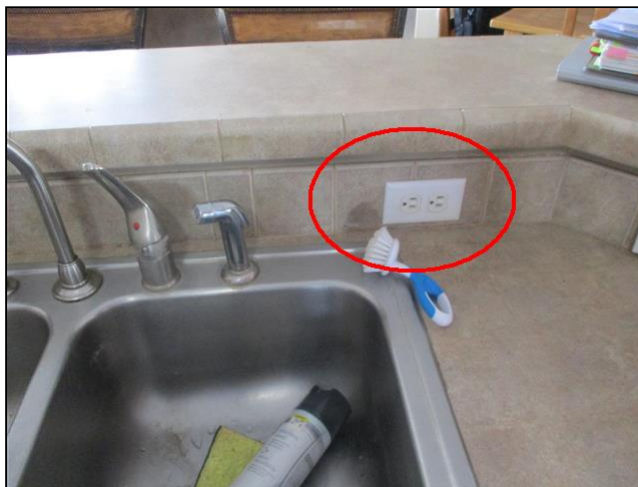


2.4 Item 1(Picture)





2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) GFCI (Ground Fault Circuit Interrupter) outlet is needed at the kitchen by the sink, and needs to be secured properly. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



2.4 Item 5(Picture)



2.4 Item 6(Picture)

(3) Outlets in bathroom were labeled GFCI but no reference point to reset.



2.4 Item 7(Picture)

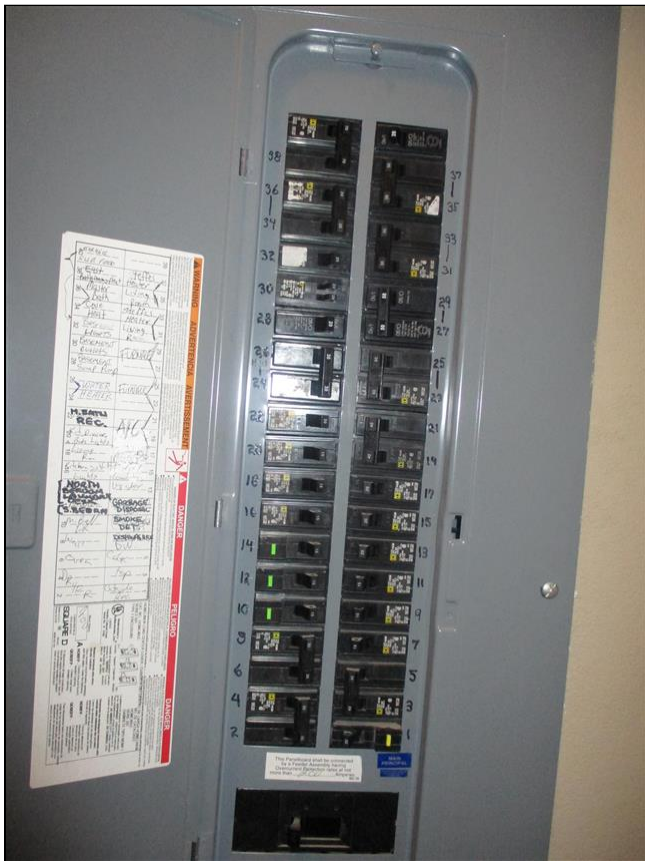


2.4 Item 8(Picture)



2.4 Item 9(Picture)

2.7 The main panel box is located at the back porch. It was a 200amp service with labels in the door.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

2.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.



2.8 Item 1(Picture)

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.

### 3. Heating / AC / Systems

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
3.0	Heating Equipment	•				<b>Heat Type:</b> Electric heat Furnace
3.1	Cooling and Air Handler Equipment	•				<b>Energy Source:</b> Electric
3.2	Normal Operating Controls	•				<b>Number of Heat Systems (excluding wood):</b> Two
3.3	Automatic Safety Controls	•				<b>Heat System Brand:</b> INTERNATIONAL COMFORT
3.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Ductwork:</b> Insulated
3.5	Presence of Installed Heat Source in Each Room	•				<b>Filter Type:</b> Disposable
3.6	Presence of Installed Cooling Source in Each Room	•				<b>Types of Fireplaces:</b> Solid Fuel
3.7	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)		•			<b>Number of Woodstoves:</b> One
3.8	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•				<b>Cooling Equipment Type:</b> Air conditioner unit
3.9	Gas/LP Firelogs and Fireplaces			•		<b>Cooling Equipment Energy Source:</b> Electricity

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

IN NI NP RR

**Comments:**

**3.9 wood stove looked good****3.9 Item 1(Picture)**

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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.

**4. 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
4.0	Plumbing Drain, Waste and Vent Systems	•				<b>Water Source:</b> Well
4.1	Plumbing Water Supply, Distribution System and Fixtures	•				<b>Water Filters:</b> (We do not inspect filtration systems)
4.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Plumbing Water</b>
4.3	Main Water Shut-off Device (Describe location)	•				<b>Supply (into home):</b> Pex
4.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				<b>Plumbing Water</b>
4.5	Main Fuel Shut-off (Describe Location)	•				<b>Distribution (inside home):</b>
4.6	Sump Pump		•			PEX

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IN NI NP RR

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power**

**Source:**

Electric

**Water Heater**

**Capacity:**

Unknown

**Water Heater**

**Location:**

Basement

**WH Manufacturer:**

STATE

**Comments:**

4.0 The toilet is loose at floor at the bath. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified licensed plumber repair or correct as needed.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 Looked good no leaks



4.1 Item 1(Picture)

4.2 hot water heater was covered I could not get to name plate.



4.2 Item 1(Picture)



**4.5 electrical shut off**

4.5 Item 1(Picture)

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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.

**5. Built-In Kitchen 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
5.0	Dishwasher	•				<b>Dishwasher Brand:</b> GENERAL ELECTRIC
5.1	Ranges/Ovens/Cooktops	•				<b>Disposer Brand:</b> UNKNOWN
5.2	Range Hood (s)	•				<b>Exhaust/Range hood:</b> UNKNOWN BRAND
5.3	Trash Compactor			•		<b>Range/Oven:</b> UNKNOWN
5.4	Food Waste Disposer	•		•		<b>Built in Microwave:</b> GENERAL ELECTRIC
5.5	Microwave Cooking Equipment	•				

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**IN NI NP RR**

**Comments:**

**5.0** dish washer looked good with no apparent leaks



5.0 Item 1(Picture)

5.1 cooktops heated up quickly



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.2 The range hood fan works but old and no longer effective has crust or grime build-up. I recommend repair or replace as needed.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.4 looked good



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 The microwave door handle is broken. I recommend repair as needed.



5.5 Item 1(Picture)

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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.

**6. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
6.0	Insulation in Attic	•				<b>Attic Insulation:</b> Blown
6.1	Insulation Under Floor System			•		<b>Ventilation:</b> Ridge vents Soffit Vents
6.2	Vapor Retarders (in Crawlspace or basement)			•		<b>Exhaust Fans:</b> Fan only Fan with light
6.3	Ventilation of Attic and Foundation Areas	•				<b>Dryer Power Source:</b> 220 Electric
6.4	Venting Systems (Kitchens, Baths and Laundry)	•				<b>Dryer Vent:</b> Flexible Vinyl
6.5	Ventilation Fans and Thermostatic Controls in Attic			•		<b>Floor System</b> <b>Insulation:</b> NONE

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**Comments:**

**6.0** insulation in the attic was present and had a measurement on it.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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

### Superior Home Inspections LLC

602 Hillcrest Drive  
Scottsbluff, Nebraska 69361  
308-672-3279

#### Customer

Mr. John Smith

#### Address

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. Structural Systems

### 1.2 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Inspected

The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

**1.8 Walls and Covering (Exterior and Interior)**

**Inspected**

(1) Signs of fungi growth is present above the shower insert in south west bedroom bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



1.8 Item 1(Picture)



1.8 Item 2(Picture)



1.8 Item 3(Picture)

(2) The sheetrock is cracked at the south west bedroom. This damage is considered cosmetic.

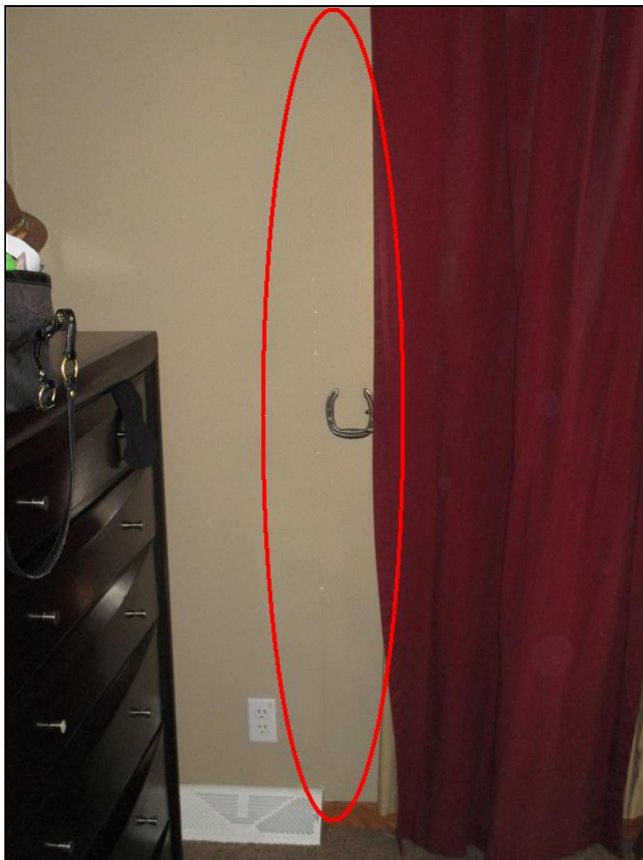


1.8 Item 4(Picture)





1.8 Item 5(Picture)



1.8 Item 6(Picture)

(3) The sheetrock is cracked in the Dining Room above patio doors on left and right side.

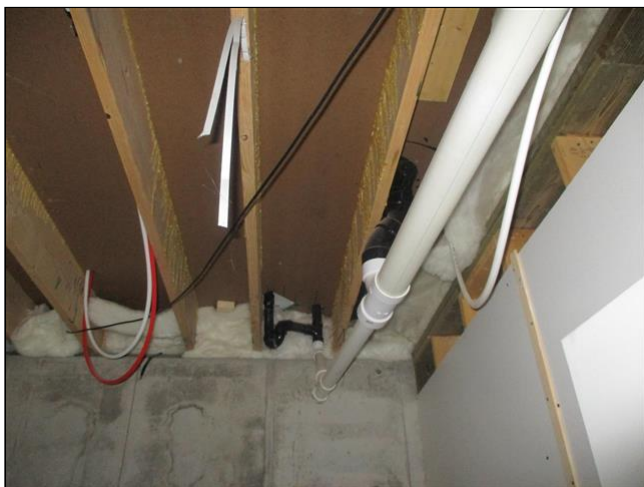


1.8 Item 7(Picture)



1.8 Item 8(Picture)

(4) Some walls in basement are unfinished.



1.8 Item 9(Picture)



1.8 Item 10(Picture)



1.8 Item 11(Picture)



1.8 Item 12(Picture)

**1.9 Ceilings and Floors**

**Inspected**

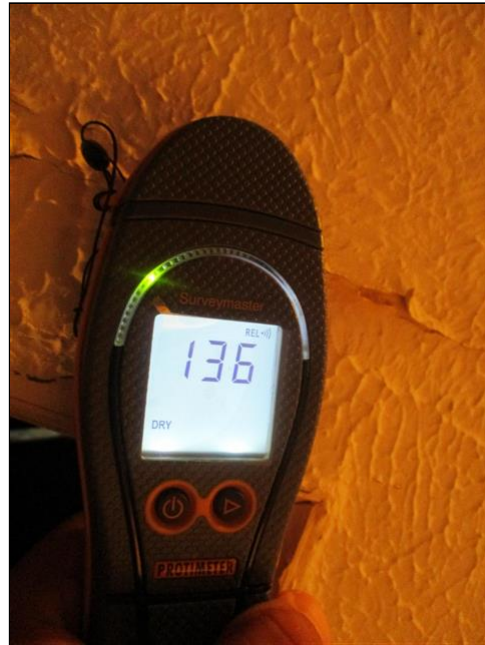
(1) The Texture on the ceiling is peeling or loose and stained in the south west bedrooms bathroom. The moisture meter was used and it recorded 19% or higher, which indicates the leak has not been corrected. A qualified person should repair or replace as needed.



1.9 Item 1(Picture)



1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)



1.9 Item 5(Picture)



1.9 Item 6(Picture)

(2) The Vinyl and Sub floor are cracked and damaged in the Kitchen. Repairs are needed. A qualified person should repair or replace as needed. There is a piece of paper stuck in crack from upstairs in the kitchen and it is showing in the basement through the floor.



1.9 Item 7(Picture)



1.9 Item 8(Picture)



1.9 Item 9(Picture)



1.9 Item 10(Picture)

(3) The ceiling has a stain indicating a leak did or still exists at the Kitchen. I am unable to determine if a repair is needed due to a lack of rain. I recommend monitor and repair leak if detected.



1.9 Item 11(Picture)



1.9 Item 12(Picture)



1.9 Item 13(Picture)

**1.11 Windows (representative number)**

**Inspected**

(1) There was cracked glass in south west bedroom.

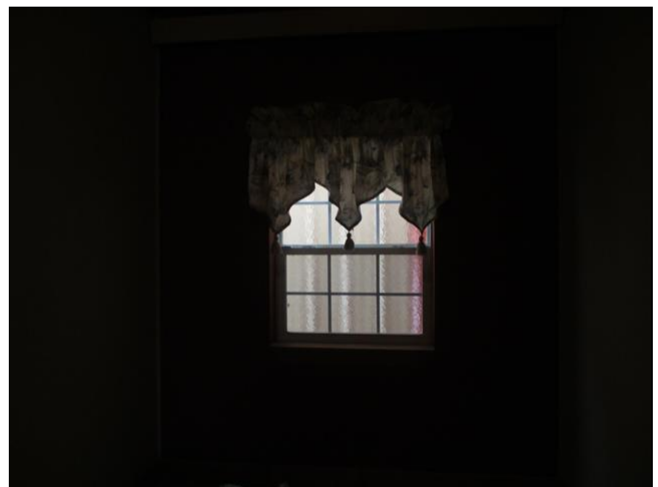


1.11 Item 1(Picture)

(2) Rest of the windows were in good shape.



1.11 Item 2(Picture)



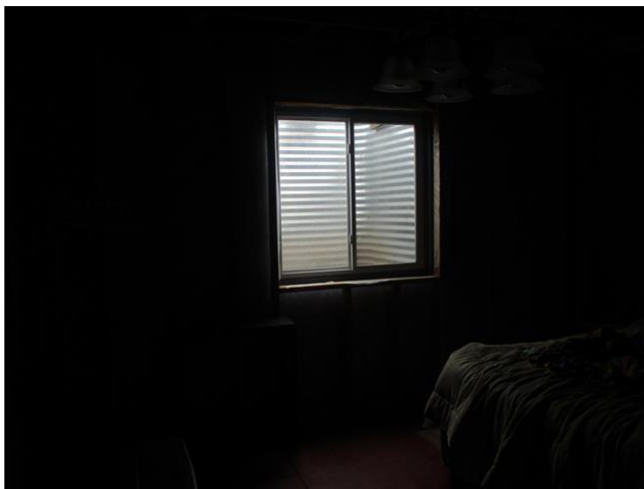
1.11 Item 3(Picture)



1.11 Item 4(Picture)



1.11 Item 5(Picture)



1.11 Item 6(Picture)

**1.12 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected**

(1) Support post under stairs and stair stringers to the steps to the front porch deteriorated, and needs replacement. Further deterioration can occur if not repaired. .





1.12 Item 1(Picture)

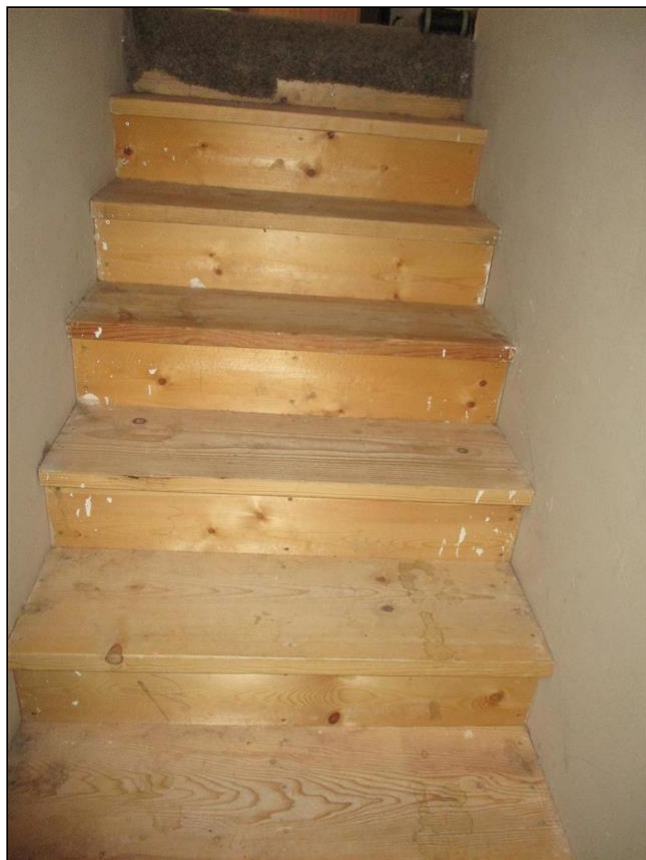


1.12 Item 2(Picture)



1.12 Item 3(Picture)

(2) There was no covering on stairs leading to the basement.



1.12 Item 4(Picture)

## 5. Built-In Kitchen Appliances

### 5.2 Range Hood (s)

#### Inspected

The range hood fan works but old and no longer effective has crust or grime build-up. I recommend repair or replace as needed.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

### 5.5 Microwave Cooking Equipment

#### Inspected

The microwave door handle is broken. I recommend repair as needed.



5.5 Item 1(Picture)

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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.

# INVOICE

Superior Home Inspections LLC  
 602 Hillcrest Drive  
 Scottsbluff, Nebraska 69361  
 308-672-3279  
 Inspected By: Ralph J Paez

Inspection Date: 3/30/2019  
 Report ID: Smith/123 Main

Customer Info:	Inspection Property:
Mr. John Smith 123 Maple St Anywhere, NE 55555  <b>Customer's Real Estate Professional:</b> A+ Realtor Company ~ Betty Jones	123 Main St Anywhere, NE 55555

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Complete Inspection	300.00	1	300.00
			<b>Tax \$0.00</b>
			<b>Total Price \$300.00</b>

**Payment Method:**  
**Payment Status:**  
**Note:**