

SAMPLE INSPECTION REPORT



Massapequa, NY 11758
NYS License #16000023329



PROPERTY INSPECTION REPORT











Client(s):
Property address:

Inspection date:

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Serviceable	Item or component is in serviceable condition
	Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General information

Type of building: Single family

Age of building: Built in 2000 (as per MLS listing)

Time started: 12:45pm

Time finished: 4:15pm

Inspection Fee: \$1,800.00 *Price reflects \$125.00 professional loyalty discount

Payment method: Check

Present during inspection: Client, Property owner, Realtors

Occupied: Yes

Weather conditions: Partly cloudy

Temperature: Hot

Ground condition: Wet, Damp

Foundation type: Concrete

The following items are excluded from this inspection: Private sewage disposal system, security system, irrigation system, private well, shed, sauna, central vacuum system, water filtration system, built-in sound system, home generator, radiant heat, basement freezer, garage appliances (i.e., washing machine and refrigerator), outdoor barbecue and propane connection, basement humidifier.




- 1)    Property has buried propane and oil tanks. Client should inquire where tanks are buried and verify all required permits are on file.




Photo 1-1



Photo 1-2

Chimneys

Chimney type: Unable to verify, covered by wood shingles

- 2)  The home has two (2) chimney structures. Blue arrow indicates the chimney which does not appear to serve any wood-burning and/or gas fireplace, as well as any appliances requiring ventilation. Inspector was unable to determine the purpose nor find any vents associated with secondary chimney. Client should inquire with property owner about the intended purpose of this

secondary chimney.



Photo 2-1



Photo 2-2 No vent on secondary chimney.



Photo 2-3

Roof

Roof inspection method: Viewed and photographed with aerial drone, partially traversed, and viewed from ground with binoculars.

Roof covering: Composition shingles

Estimated age of roof: 20 years

Gutter & downspout material: Aluminum


3)  One or more composition shingles are damaged and/or deteriorated and should be replaced. Leaks may occur as a result. In addition, there are one or more areas of staining on the roof, which may be the result of rust from the chimney flue and an accumulation of moss build-up. A qualified roofing contractor should evaluate and make repairs as necessary.



Photo 3-1



Photo 3-2




Photo 3-3 Area where possible leaks may occur.



Photo 3-4



Photo 3-5

4)  Debris has accumulated in one or more gutters. This is a conducive condition for wood destroying insects since gutters may overflow and cause water to come in contact with the structure's

exterior or make water accumulate around the foundation. Gutters should be cleaned now and as necessary in the future.



Photo 4-1



Photo 4-2


5)  Moss is growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is a conducive condition for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>



Photo 5-1



Photo 5-2



Photo 5-3



Photo 5-4

Exterior

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Wood shingles

Driveway material: Asphalt



6)   It is advisable to install handrails/guardrails where missing from sections of patio and/or elevated surfaces to reduce safety hazard due to the risk of falling. A qualified contractor should evaluate and install handrails/guardrails, as necessary and as per standard building practices.



Photo 6-1



Photo 6-2



Photo 6-3



Photo 6-4




7)    Several sections of blue stone surrounding pool and property have lifted, loose and/or damaged stones. These sections pose potential tripping hazards. A qualified contractor should evaluate and prescribe repairs and perform required maintenance, as needed.



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4



Photo 7-5



Photo 7-6

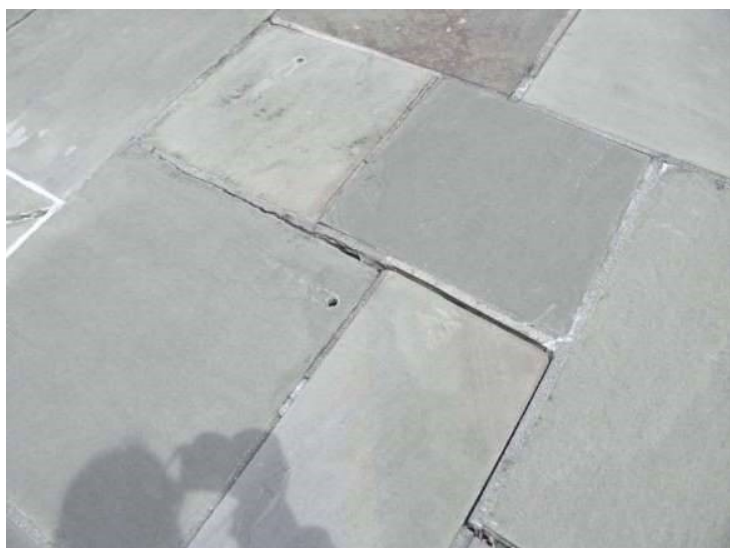


Photo 7-7



Photo 7-8



Photo 7-9



Photo 7-10

8) + Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structure's exterior. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structure's exterior.

In addition, gas fireplace vent is obstructed by vegetation (where indicated by red box). This is a potential safety hazard. Area surrounding vent should be cleared as necessary.

Furthermore, one or more sections of foundation and/or exterior walls are excluded from this inspection due to lack of access from vegetation and/or stored items.



Photo 8-1



Photo 8-2



Photo 8-3



Photo 8-4



Photo 8-5



Photo 8-6



Photo 8-7 Vegetation is obstructing proper ventilation for air conditioning condenser and should be cleared.



Photo 8-8



Photo 8-9 Gas fireplace vent should be cleared of surrounding brush.


9)  An exterior electrical wire is not properly nor completely encased in the wire casing (where indicated by red arrow). This is a potential safety hazard due to risk of shock. Modifications/repairs should be made as necessary and as per standard building practices.



Photo 9-1


10)  One or more areas of the grounds around the structure have significantly soggy soil and/or indications of accumulated water at times (sediment, dead grass, etc.). Client should consult property owner to determine the cause of these areas being saturated and unable to be traversed without sinking into soil. Further recommend consulting with a qualified contractor who specializes in drainage, to determine if or what repairs are needed to provide adequate drainage. Possible repairs may involve grading soil, or installing, repairing and/or replacing underground drains.



Photo 10-1



Photo 10-2

11) 🔧🔍 One or more outdoor electric receptacles appear to have no power. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.



Photo 11-1



Photo 11-2

12) 🔧🔍 One or more light fixtures are damaged and/or deteriorated. A qualified electrician should evaluate and repair or replace light fixtures where necessary.



Photo 12-1



Photo 12-2


- 13)  Upon testing the outdoor faucet spigot, inspector found water leaking from beneath one or more areas of wood shingles. This appears to be the result of a defective/damaged water pipe. A qualified plumber should evaluate and repair, as necessary and as per standard building practices.



Photo 13-1


- 14)  Basement window dome covers are not properly placed and not properly secured. As a result, the dome covers may potentially be ineffective at keeping rain water from entering basement. A qualified contractor should evaluate and make necessary repairs/modifications as per standard building practices.



Photo 14-1



Photo 14-2




Photo 14-3



Photo 14-4




Photo 14-5

15)  The perimeter grading slopes towards the structure in one or more areas. This can result in water accumulating around the structure's foundation, basement and crawl space. Accumulated

water is a conducive condition to wood destroying insects and organisms. Wet soil may also cause the foundation to settle and possibly fail over time. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.



Photo 15-1


16)  A crack was found in the foundation, which may be a structural concern or an indication that settlement is ongoing. Client should have this area, as well as other areas concealed by brush and vegetation, further evaluated by a qualified contractor to determine if settlement is ongoing, what the cause of the settlement is, to ensure no other cracks are present, and to prescribe any necessary repairs.

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply. See <https://www.reporhost.com/?HYDCEM> for an example.
- Resilient caulks (easy to apply). See <https://www.reporhost.com/?RESCAULK> for an example.
- Epoxy sealants (both a waterproof and structural repair). See <https://www.reporhost.com/?EPXSEAL> for examples of these products.



Photo 16-1

17)  Area surrounding crawl space vent should be cleared, as it appears to currently restrict ventilation which may result in increased levels of moisture inside.

In addition, the insulation (where indicated by yellow arrow) is substandard. A qualified contractor should evaluate and make necessary repairs/modifications as per standard building practices and to prevent water infiltration.



Photo 17-1

18) 🐜 Soil is in contact with or less than six inches from siding and/or trim. This is a conducive condition for wood destroying insects and organisms. Soil should be graded and/or removed as necessary so there are at least six inches of space between the siding and trim and the soil below.



Photo 18-1



Photo 18-2

19) 🛠️ Recommend resealing asphalt driveway.



Photo 19-1

20) There are one or more loose wood shingles and areas where the wood shingle exterior finish is failing. A qualified contractor should prep (pressure wash, scrape, sand, prime, caulk, etc.) and repaint/re-caulk areas, as needed and as per standard building practices.



Photo 20-1



Photo 20-2



Photo 20-3



Photo 20-4



Photo 20-5



Photo 20-6

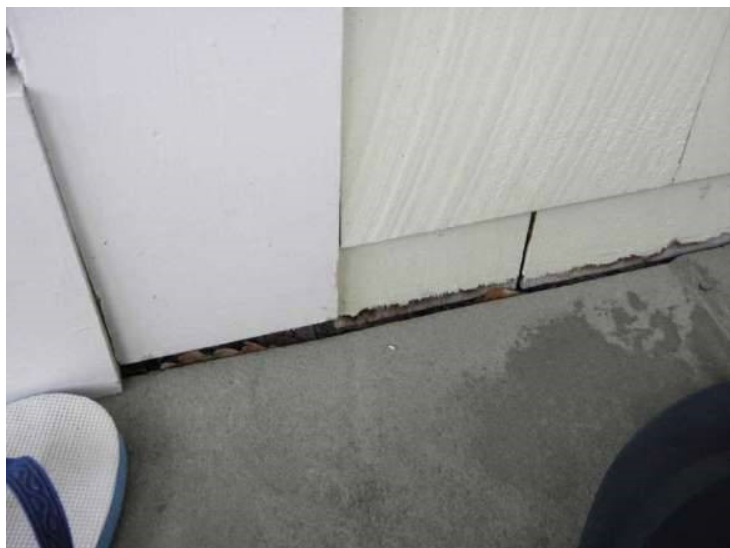


Photo 20-7



Photo 20-8



Photo 20-9



Photo 20-10


21)  Home is equipped with a generator system in the event of a power failure. System was not tested and, therefore, exempt from this inspection and report. Client should obtain manual and warranty, if applicable, from the property owner.



Photo 21-1



Photo 21-2



Photo 21-3





22)  There is a pipe that has been capped, which appears to be an old gas line. Client should inquire with property owner about the nature and previous (or future) intended use of this capped pipe.



Photo 22-1

Pool and Pool Equipment

23)    The Gunite pool appears to be in overall good condition. However, inspector noted a few areas of potential concern and/or inquires which should be made with property owner:

1. There appears to be minor deterioration to the pool tiles. Client should verify when pool surfaces were last refinished. Recommend having pool further evaluated by a qualified pool technician and maintenance/repairs performed as needed.

2. Inspector was unable to locate the ground rod. Ground rods are a necessary safety item to prevent risk of shock and damage to pool equipment. Client should inquire with property owner to determine the location of the ground rod.

3. The filter pressure gauge appears to be inoperable. A qualified pool technician should evaluate and make necessary repairs/modifications.



Photo 23-1



Photo 23-2



Photo 23-3



Photo 23-4



Photo 23-5



Photo 23-6



Photo 23-7 Pool Heater



Photo 23-8 Pressure gauge for pool filter



Photo 23-9



Photo 23-10 Ground wires are connected, but no visible grounding rod appears to be present.

Garage

24) One or more wall and/or ceiling surfaces between the attached garage and interior living spaces have gaps, holes, and/or missing or inadequate surface materials. These surfaces are intended to prevent vehicle fumes from entering living spaces and to slow the spread of fire from the garage to living spaces. A qualified contractor should evaluate and make repairs as necessary so the attached garage wall and ceiling surfaces that adjoin living spaces are tightly sealed and fire rated as per standard building practices. Typically these surfaces require a one-hour fire rating.



Photo 24-1

25) The pull-down attic stairs hatch cover is not fire-rated. This hatch cover should have a one-hour fire rating to slow or prevent the spread of fire from the attached garage to attic spaces above the living areas. A qualified contractor should evaluate and make modifications, as necessary, to ensure it has a one hour fire rating. Examples for modifications:

- Installing 5/8 inch Type X sheetrock on the lower surface of the stair door and eliminating gaps around the edges of the door.
- Removing the stairs and installing a traditional hatch made with 5/8 inch Type X sheetrock.
- Installing a [Battic Door](#) and installing sheetrock over it as described at their [website](#).



Photo 25-1



26)   The interior door leading to and from the garage is not equipped with an automatic closing device, such as sprung hinges. This door should close and latch automatically to prevent vehicle fumes from entering living spaces and/or to slow the spread of fire from the garage to living spaces. A qualified contractor should install an automatic closing device, as necessary, and as per standard building practices, so this door closes and latches automatically.



Photo 26-1



27)   A cover plate is missing from the electric receptacle pictured below. Cover plates are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. The cover plate should be installed where missing.



Photo 27-1

28) 🗝️ The garage ceiling surrounding the attic hatch is stained and deteriorated. This appears to be the result of an active or previous roof leak. Upon confirming that there are no active roof leaks, repairs should be made to the garage ceiling, as necessary and as per standard building practices.



Photo 28-1



Photo 28-2

Attic

Inspection method: Traversed

Insulation material: Fiberglass roll

29) 🔍 Several areas of the attic could not be fully evaluated due to excessive stored items. As a result, inspector was unable to determine if the air handler (indicated by the blue arrow) is active, operable or disconnected. A qualified contractor should evaluate and determine what, if any, repairs/modifications are needed as per standard building practices.



Photo 29-1



Photo 29-2



Photo 29-3

30)  No insulation is installed over the attic access hatch. Recommend installing insulation above hatch for better energy efficiency.



Photo 30-1


31)  Stains were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by an active or past leak. Recommend asking the property owner about past leaks. The client should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified roofing contractor should evaluate and repair as necessary.



Photo 31-1



Photo 31-2

Interior Rooms


32)  The rear window screen is torn and should be replaced as necessary.



Photo 32-1



33)   Minor cracks were found in walls in one or more areas of the upper-level bedrooms. Client may wish to have these areas further evaluated by a qualified contractor to determine the cause, i.e., possible settlement and have any necessary repairs made.



Photo 33-1


34)  The living space ceiling fan light is inoperable. Recommend further evaluation by replacing bulb and/or consulting with the property owner. Repairs or replacement of the light fixture by a qualified electrician may be necessary.



Photo 34-1


35)  One or more ceiling light fixtures appear to be inoperable. Recommend further evaluation by replacing bulbs and/or consulting with the property owner. Repairs or replacement of the light fixtures by a qualified electrician may be necessary.



Photo 35-1


36)  One or more floor joists may be undersized for their span. Sagging and/or bouncing floors may result. Additional floor joists and/or support columns may be necessary. A qualified contractor should evaluate and make repairs/modifications as necessary.



Photo 36-1


37)  The interior bedroom door binds in its jamb and is difficult to close. Modifications/adjusting jambs should be made as necessary.



Photo 37-1

38) **i** One or more interior closets could not be fully evaluated due to excessive stored items. As a result, these areas are exempt from this inspection and report.



Photo 38-1



Photo 38-2

39) **i** The cabinets located in the laundry room have one or more areas of wear and deterioration.



Photo 39-1



Photo 39-2

Fireplaces

Fireplace type: Metal prefabricated


40)  At the time of inspection, gas fireplaces were tested and found to be in working condition. Client should obtain remote controls, instruction manuals and warranties, if applicable, from the property owner.



Photo 40-1



Photo 40-2

Bathrooms


41)  The upper-level bathroom electric receptacle had no power at the time of inspection. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, a qualified electrician should evaluate and make repairs as necessary.



Photo 41-1



Photo 41-2



42)  One or more exhaust fans in the upper-level bathrooms are inoperable or provide inadequate air flow. Moisture may accumulate as a result. A qualified contractor should evaluate and repair or replace exhaust fans, as necessary.



Photo 42-1



Photo 42-2

43)  Grout in one or more showers is discolored and/or missing. A qualified contractor should evaluate and replace grout, as necessary.

In addition, there is staining at the base of one or more showers (where indicated by blue circles). This staining appears to be the result of standing/pooling water that did not properly drain. Client may wish to have these areas further evaluated by a qualified contractor and modifications made to prevent further discoloration and/or damage to the surrounding structure.



Photo 43-1



Photo 43-2



Photo 43-3



44)   Master bathroom is equipped with a steam system for the shower. The steam control pad, located inside the shower, was covered by an adhesive tape. The steam system was not operated or tested at the time of inspection and, therefore, is exempt from this inspection and report. Client should obtain instruction manual for operating system from the property owner so that system can be evaluated, tested and utilized.



Photo 44-1




Photo 44-2



Photo 44-3



Photo 44-4 Steam system located in hallway closet.

45)  The bathroom ceiling and skylights show signs of moisture in one or more areas, as evidenced by stains and discoloration. This may be the result of an active or past leak or moisture build-up due to ineffective or inoperable exhaust fans. Further evaluation is recommended by a qualified contractor.

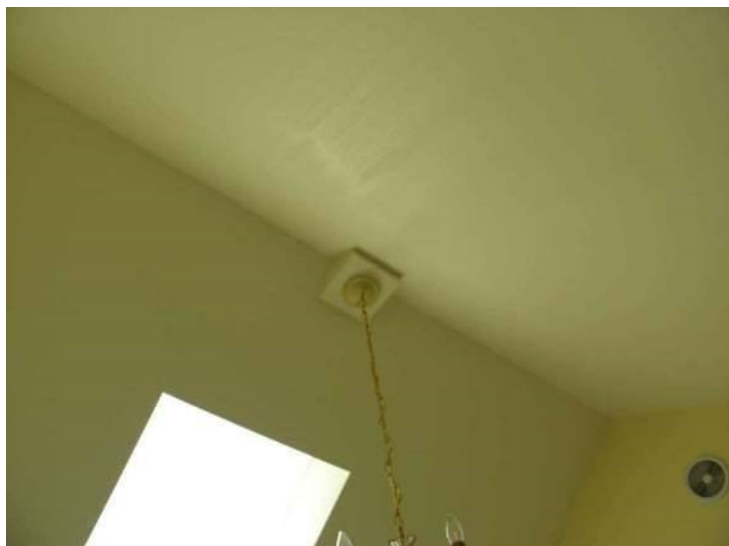


Photo 45-1



Photo 45-2



Photo 45-3

46) Lower-level half bath does not appear to have a source of heating or cooling.

In addition, there is minor deterioration to the sink countertop.



Photo 46-1



Photo 46-2


47)  The master bathroom appears to have radiant heat (as the floors were warm when walked upon at the time of inspection), however, this could not be confirmed as inspector was unable to locate the controls. As a result, radiant heat floor, if present, is exempt from this inspection and report. Client should confirm presence of radiant heat and inquire about location of controls with property owner.



Photo 47-1

Kitchen




48)    The kitchen counter electric receptacle has reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.



Photo 48-1

49) ⓘ It is advisable for the client to obtain instruction manuals and warranties, if applicable, for the kitchen pot filler, dishwasher, stove and water filtration system.



Photo 49-1



Photo 49-2



Photo 49-3



Photo 49-4



Photo 49-5

Electric Service

Primary service type: Underground

Primary service overload protection type: Circuit breakers

Service amperage (amps): 150 amps

Location of sub panels: Basement boiler room

Location of main disconnect: Breaker at top of main service panel

Main disconnect rating (amps): 150 amps

Solid strand aluminum branch circuit wiring present: Can't verify



50)   The main service panel cover couldn't be removed due to lack of access from stored items and/or debris. As a result, this panel wasn't fully evaluated. Modifications should be made so that cover can be removed and panel should be fully evaluated by a qualified electrician.



Photo 50-1



Photo 50-2



Photo 50-3



Photo 50-4



Photo 50-5



Photo 50-6



Water Heater

Estimated age: 13 years

Type: Tank

Capacity (in gallons): 75 gallons

Manufacturer: Bradford White

51)   The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be exceeding this age and there is corrosion at the base of the water heater. As a result, this unit may need replacing at any time. Recommend budgeting for a replacement in the near future.

In addition, client should inquire with property owner as to the purpose of the catch pan below hot water heater, as this is not typical for water heaters. Furthermore, there is corrosion and water stains in and around the catch pan, further indicating that the water heater may need replacing in the very near future.



Photo 51-1



Photo 51-2

Cooling System

Estimated age: 7-10 years

Distribution system: Flexible ducts

Last service date: Not visible

Manufacture: Lennox


52)  The inspector was unable to determine the last service date as there were no visible service tags. The client should ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than two years ago, a qualified heating and cooling contractor should inspect, clean, and service this system and make repairs, if necessary. This servicing should be performed every few years in the future or as per the contractor's recommendations.



Photo 52-1



Photo 52-2

53) ✓ ⓘ It should be noted that the basement and the guest quarters/guest living space is cooled by an independent cooling system. These units also require routine servicing. Client should inquire when these units were last serviced and maintenance was last performed, e.g., filters changed.



Photo 53-1



Photo 53-2



Photo 53-3

Boiler

Estimated age: 15 years

Primary heating system energy source: Oil

Manufacturer: Hydrotherm

Last service date: 2013

54) ✓ ⓘ The boiler appears to be in overall good condition. However, the service tags indicate that unit has not been serviced for more than six (6) years. As a result, unit may not be performing efficiently. Client should have unit serviced now and annually thereafter.



Photo 54-1

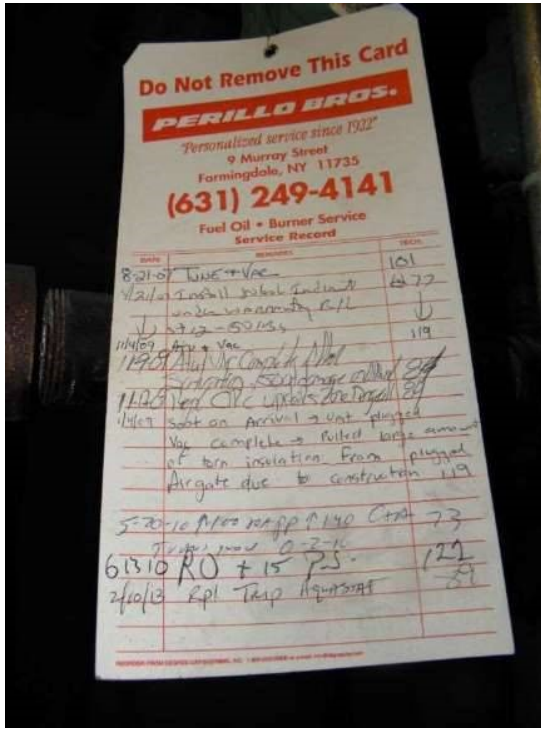


Photo 54-2

Plumbing and Laundry

Water pressure (psi): 68 psi
Location of main water shut-off valve: Basement
Visible fuel storage systems: Unknown
Water service: Community well

55) The clothes dryer is equipped with a foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, see <http://www.cpsc.gov/CPSC/PUBS/PUBS/5022.html>



Photo 55-1



Photo 55-2

56) ⓘ Typical residential water pressure for a home is designed to function under a pressure of 40 to 80 psi. Pressure tested for this home was recorded at 68 psi.



Photo 56-1

Well

Location of well equipment: Basement closet

57) ⓘ The well is exempt from this inspection and report, however, it is advisable to have the well water tested for coliform bacteria, nitrates and anything else of local concern by a qualified lab. For more information, visit <http://www.wellowner.org>



Photo 57-1

Crawl Space

Inspection method: Not inspected



58)  The visible crawl space area was inaccessible due to stored items blocking access, limited entry space, as well as obstructing duct work and piping. As a result, this area was not evaluated and is excluded from this inspection and report. Modifications should be made so that this space can be made accessible and area fully evaluated.



Photo 58-1

Basement

Floor structure above: Not visible

59)  Inspector did not find any evidence of rodent infestation, however, rodent infestation may have been previously present as evidenced by a rodent trap. Client may wish to monitor this area for rodent droppings in the future. Rodent infestation may be a safety hazard due to the risk of contracting [Hantavirus Pulmonary Syndrome \(HPS\)](#). HPS is a rare (only 20-50 cases per year in the United States), but deadly (40% mortality rate) disease transmitted by infected rodents through urine, droppings, or saliva. Humans can contract the disease when they breathe in aerosolized virus. For example, from sweeping up rodent droppings.

Client may wish to consult with a qualified, licensed pest control operator to determine if infestation is present.



Photo 59-1


60)  A hole was bored less than two inches from the edge of the floor joist. This is substandard construction and has damaged the floor joist. A qualified contractor should evaluate and repair as necessary.



Photo 60-1





61)   The boiler room is not equipped with a fire-rated (metal or solid-core construction) or vented door. This is a safety hazard due to risk of fire. A qualified contractor should replace door with a properly vented, fire-rated and self-closing door to prevent the spread of fire.



Photo 61-1

62)   Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains and/or efflorescence on the foundation and basement entry walls. Accumulated water is a conducive condition for wood destroying insects and organisms and should not be present in the basement. The client should review any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, a qualified contractor who specializes in drainage issues should evaluate and repair as necessary. Typical repairs for preventing water from accumulating in the basement include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter the basement, but if water must be controlled after it enters the basement, then typical repairs include installing sump pump(s) or interior perimeter drains.



Photo 62-1



Photo 62-2



Photo 62-3



Photo 62-4



Photo 62-5

63) 🔍 One or more basement light fixtures appear to be inoperable. Recommend further evaluation by replacing bulbs and/or consulting with the property owner. Repairs or replacement of the light fixtures by a qualified electrician may be necessary.



Photo 63-1



Photo 63-2

64) 🔍 ⓘ Central vacuum system for the basement only appears to be inoperable (while the main living space vacuum system appears to be in working condition). Although exempt from this inspection, it is recommended to have a qualified technician evaluate and make necessary repairs.



Photo 64-1


65)  One or more areas of the basement could not be fully evaluated due to excessive stored items, large furniture, and finished ceiling, wall and floor material. As a result, these areas are excluded from this inspection and report.



Photo 65-1



Photo 65-2



Photo 65-3



Photo 65-4



Photo 65-5



Photo 65-6



Photo 65-7

Blue arrows/circles indicate items for information purposes; yellow arrows/circles indicate items which require maintenance; green arrows/circles indicate items for energy-efficiency purposes; red

arrows/circles indicate items which require immediate attention because they relate to a safety issue.