

- Home Inspection Report #1
 - Address
 - City, State
 - Date:



Present during inspection: Inspector only.

Property Information: Single Family, 3 bed, 1.5 bath, 1128 sqft, built 1963

Features: Finished basement (partial), detached garage.

Mechanicals: Forced air furnace with central cooling, standard tank type water heater.

Utilities: City Water & sewer, MUD for water and gas, OPPD for electric.

Construction: Roof -fiberglass shingles, exterior - wood frame covered with vinyl siding, vinyl windows, concrete block foundation, brick veneer on front under over hang.

Inspection Report: Exterior

Roof: Fiberglass singles in serviceable condition with no issues found. Roof reported to be 11 years old.



Driveway: Concrete is fully serviceable with minor cracking. About 50% of driveway is newer.

Sidewalks: Concrete is fully serviceable with minor cracking.

Rear patio: Concrete is somewhat cracked and uneven. Not a safety issue but a cosmetic one. Original to property.

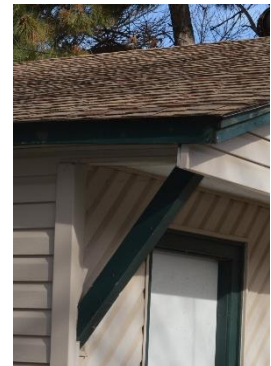
Fence. 3 ½ -foot high chain link fence on west and north sides of property. Both are in serviceable condition. Picture of small portion of chain link fence on page 13 near air conditioning condenser. On next to driveway is 6-foot wooden fence. Is in serviceable condition. No rot but wood parts are warping out of position. Gaps between planks are noticeable. Will probably need repair/ replacement in the next few years. Notice sag in picture. Note; this fence is owned by next door neighbor.



east side of property



Garage. 400 sqft detached 2 car garage at rear of property. Garage door opener, all wiring in conduit, lights switched both inside garage and inside house at 2 locations. Temperature controlled exhaust fan. Basketball backboard. Passage door while secure needs replacement. There is a bend in the roof at the point of the overhang. This should only be a cosmetic issue as the overhang is supported with braces. If concerned, can have a framing contractor investigate. Roof is same age house roof. About 11 years. No issues found.



Windows: All windows on house are double paneled vinyl windows of good construction and are in very good condition. Except for 1 kitchen window which has a cracked pane. Window has not fogged indicating still gas tight. Windows on front of house and east side (driveway) have decorative fiberglass shutters. Shutters could use a coat of paint. This is entirely cosmetic.



Exterior faucets. 2 of freeze proof construction. No leaks observed.

Gutters and downspouts. In overall in serviceable condition. Exception; gutter on sun room is leaking. Evidence by line in lawn at end of room. This gutter is integral

to the sun room. Simple repair by caulking interior of gutter. Note clean gutter first. All downspouts are provided with water diverters.

Sun Room. Attached to the rear of the house is a 9 by 14-foot sunroom. Is fully screened and has lockable sliding windows and doors. Has lighting and ceiling fan. Newer wood siding installed around the base.



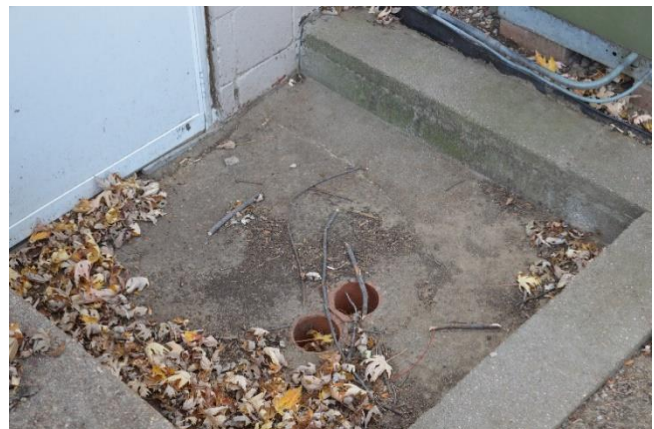
Landscaping:

Property is mostly grass with minimal bare spots. Area to side of garage and rear is gravel. Needs to be cleaned of weeds and pine needles. There is a landscape feature retaining wall in the backyard. Appears to be well built and solid. Weep holes for drainage are provided on the lower side.



Grading: Property is at top of small elevation.

All ground appears to slope away from house. Rear door to basement has a below grade landing. Dry well is connected to this landing and flooding is not an issue. However, before drywell installed area did flood and rear door (bottom) shows signs of deterioration. Door is also very thin



and not a good barrier to temperature extremes. Recommend replacement of this door with a modern steel insulated door. There is a storm door on exterior here that is in good condition.

Inspection Report: Foundation, basement.

Foundation is of glass block construction. No cracks or evidence of water intrusion found. Note; more than half of the interior of foundation is hidden behind interior building finishes. No evidence of water staining or odors were observed on any of these finishes.

Inspection: Interior

Kitchen is of newer design with midgrade oak cabinets and solid surface Corian counter tops, sink is formed into counter top. No lip. Backsplash is tiled above all counter tops including desk area. Features LED recessed can lighting and LED undercabinet lighting. Has a very large pantry. Laminate flooring is slightly worn out and could require a replacement for cosmetic reasons. However, is functional and no safety issues observed. (Picture of desk next page).



Rear door to kitchen has a broken mullion. Need to replace mullion or door for cosmetic reasons. Replacing just the mullion may be difficult unless original equipment manufacturer can be determined.



Appliances are midgrade, clean, Maytag brand (refrigerator with through the door ice and water, gas stove with oversized oven and over the range microwave oven). Dishwasher is large capacity Kitchen Aid and is a newer

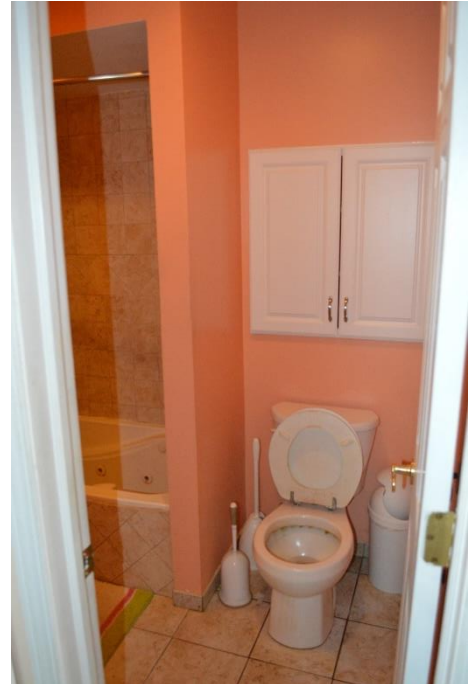


install. Dishwasher was running during inspection and is fairly quiet. In addition, there



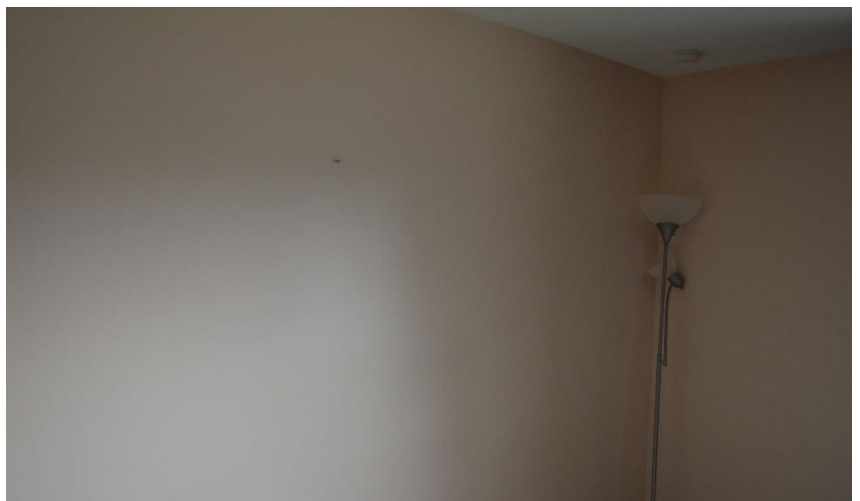
is a garbage disposal. Also, about mid-level.

Hall bath (full) is slightly dated and could use a color change. Tub surround is tiled. Is showing signs of mildew at base of tile. Tub is an inexpensive single person whirlpool tub. Shower valve is of pressure balance design. Curved curtain rod. There is one crack in ceramic floor tile. Otherwise solid. Toilet is secure and a water saver design. Unique storage cabinet installed in the wall above toilet.



Master bath (half) is small but fully functional. Shelves installed on wall for additional storage. Toilet is secure and is a water saver design. Note: entrance door is very narrow.

Interior drywall and trim is in very good condition. No issues found. Colors are mostly neutral. Kids bedrooms are a little wilder. Door and trim paint is also in serviceable condition. Stairway



railing to lower level family room needs to be painted. All bedrooms have ceiling fans on independent switches.

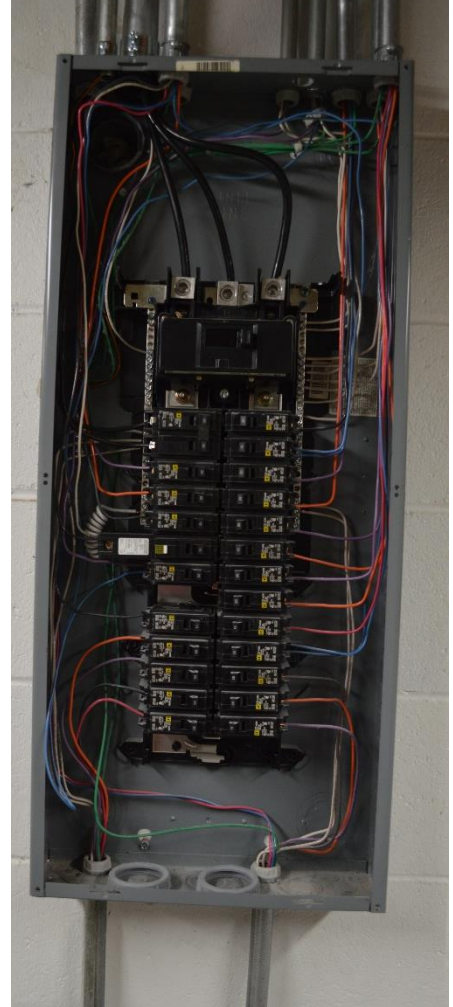




Flooring: Bedrooms, stairs, front room, stairs and family room are all carpeted. Carpet is older but in very good shape. Family room carpet is new. Both bathrooms have ceramic tile in serviceable condition. There is a cracked tile in hall bath next to floor vent. Kitchen has veneer wood flooring. Is worn thin in a few places. Linoleum flooring in mechanical /laundry room should be replaced. Very thin and torn in several places from furniture or appliances. Lower level craft / exercise room has commercial carpet squares in good condition. Storage room is concrete.

Electrical: Newer 150 amp Siemens electrical panel. Panel is correctly labeled and has arc flash breaker installed for bedroom outlets. This conforms to an older electrical





standard, which is both legal and safe. Wiring inside panel is neat and orderly. Panel has 2 grounds. There is a grounding rod under electric meter, and grounding through copper house plumbing. There is a grounding wire around water meter as required. Nearly all house wiring in mechanical / laundry room is in conduit. Preferred method of routing wires. Meter box and disconnect

mounted outside are also in good working order. Tested approximately 2 receptacles in each room. Or a total of 16 outlets. All tested correctly. Also tested all GFCI's (Ground Fault Circuit Interrupter's) receptacles installed near sinks or outside (total of 7) also tested correctly.

Electrical miscellaneous:

Doorbell checked and operates correctly.

Nearly every room in the house is hard wired for internet.

Plumbing:

House is completely plumbed in copper. Both supply and drain lines. Water feed from city comes in via lead entrance piping. This is common in a 1960's home. May consider installing filtering device(s) to remove lead from drinking water. Note; water filter on refrigerator does remove lead for ice maker and door dispenser. There is no water softener. Drain line to street is cast iron. Is susceptible to damage from tree roots. Common in Omaha.

Water heater. Tank type, older. May consider replacement.



Mechanicals:

Heating,

Furnace: Carrier, Model: 58S125-3, Series: 314, Serial No: V1A25460, BTU: 125,000

Furnace is equipped with an electrically controlled flu damper which makes furnace 75-80% efficient.

Furnace when operating has a nice blue flame. A blue flame indicates proper combustion when using natural gas.



Using data from serial no. determine manufacturing date to be August of 1981.

Even though furnace is operating properly and showing no signs of improper operation. Should probably conceder replacement of furnace in the near future due to age of equipment.

To improve furnace (heating) and air conditioning (cooling) efficiencies main supply line is insulated entire length of house. Furnace plenum (large duct on top of furnace) is also insulated.

Furnace is equipped with an Aprilaire™ humidifier. Newer install. Media needs replacement. (normal maintenance)



Cooling,

Cooling unit is also a Carrier. Safe to assume unit installed at the same time as the furnace. Unit ran quietly and appears to be functioning correctly. Full system test not possible. Exterior temp at time of testing 55 °F. Even though operating properly and showing no signs of improper operation. Should consider replacement due to age of equipment.

Attic; This house has 2 access points due to 2 separate roof lines. In both attics, no water infiltration, animal feces or nests found. However, insulation is nowhere thick enough. Current depth is about 4". In Omaha recommend attic R-value is 38 to 60. R-30 is approximately 6 ¼' fiberglass batting or 12 inches of cellulous fill. Recommend blowing in till a finished depth of 30". This gives a recommend value of slightly over R-60.



Misc. Front door lock. Key will enter lock but will not turn. Need repair / replacement.

Repair Lists.

ASAP:

1. Deteriorated rear door. \$150.
2. Deteriorated garage passage door \$150.
3. Leaking gutter rear of sun room \$25.
4. Front door lock. Will not turn. \$100 - \$150.

Cosmetic: These items are not required.

1. Laminate flooring kitchen. (150 square feet) \$600
2. Kitchen rear door. Replace mullion \$55 – \$75. Replace door \$200
3. Replace rear patio. Demo \$400 + New concrete \$1,650 (\$2,000 +)
4. Wood deck over existing concrete. Would provide great foundation. \$4000.
5. Retile tub surround due to mildew. \$500.
6. Retile hall bath due to cracked tile. \$125. Back up floor to prevent new tile from cracking. \$50.

Equipment List. Age of equipment brings reliability issue into question.

1. Furnace. Standard efficiency \$1700 High efficiency \$ 2100

2. AC unit. Standard efficiency \$2000 High efficiency \$2500

(may be able to find package deals (Furnace and AC together) that cost less)

3. Water heater (\$600)

4. Insulate attic with blown in insulation \$850