

- Home Inspection Report
  - Address
  - City, State, Zip
  - Date:



Present during inspection: Inspector only.

Property Information: Single Family, 3 bed, 3 bath, 1375 sqft, built 1960

Features: Finished basement (partial), attached garage, large 0.47 acre lot with large patio and portico.

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 -cedar shingles, exterior - wood frame covered with wood siding, wood windows with aluminum storms, concrete block foundation.

#### Inspection Report: Exterior

Roof; Roof is original and made of cedar which makes it 56 years old. The cedar shingles are in serviceable condition. There is algae growing on south facing roof and needs to be washed off. There is some occurrence of missing shingles. These will need replacement.



Chimneys; House has 2 brick chimneys as house originally had an incinerator. The east chimney will require some tuckpointing work and cleaning. There is some effervescence (salt deposits) on the brick. There is also a fire place and any chimney on a fire place should be fitted with a spark arrestor and be cleaned of any deposits of creosote. There are lots of trees around this home.





Gutters and Eaves; Gutters are in good condition and freshly painted. No evidence of leaks found. However, need to be cleaned out. This is a maintenance item and will be required yearly with the number of trees around this house. Gutter covers or grills can be installed to reduce or eliminate the need to clean yearly.

Eaves: Freshly painted with no missing or damaged pieces. Eve vents placed every few feet to provide attic ventilation.



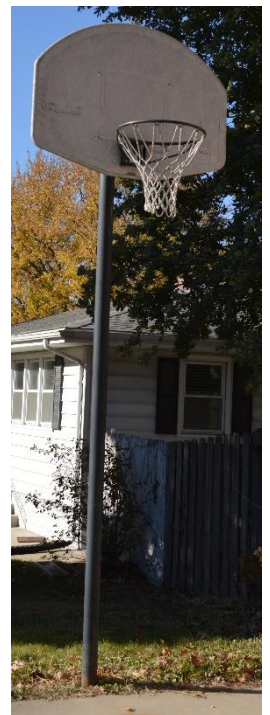
Windows; Wood with metal tracks and aluminum storms. In good operation condition. No broken panes, no nonfunctioning windows except for one basement found. No evidence of leaks. Freshly painted inside and out.



Exterior; Freshly painted wood siding. No missing pieces found. House looks very good. Windows on the front and east side have nonfunctioning fiberglass shutters that have been painted a contrasting color. Garage doors in original picture have not been painted. They are slated to be replaced (white).



Driveway; In very good condition without a single crack found. There is a covered drain or gutter that runs across the center providing drainage as foot of driveway is higher than entrance to garage. Metal grate on drain removes easily for cleaning. This is another maintenance item that will require periodic attention. Also included is a basketball backboard.



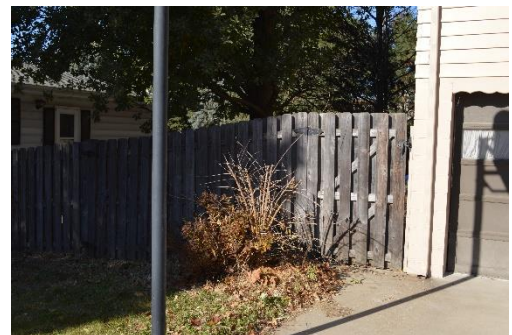


Retaining Wall; on east side of driveway is a brick retaining wall. Wall will need to be tuckpointed. Mortar dried out and falling apart along top edge. Notice bricks on top of first wall. Otherwise overall wall is solid and



of good construction. Is level and shows no evidence of movement. Is also in need of weeding and trimming of vegetation.

Landscaping; Very nice large 0.47-acre lot with lots of trees. However, yard needs some TLC. Mostly just weeding and overgrowth removal. brick sidewalks and red tinted concrete patio with a portico. Fence around back yard is in good condition with 3 operational gates the latch and open properly. Is also sprinkler with an 8-zone sprinkler system with timer and rain gauge.



Kitchen; Home is in the middle of remodel and kitchen is not installed. Including a floor plan and pictures of what kitchen might look like instead.





## Bathrooms:

Hall bath has original tub with new porcelain finish installed. Looks brand new. Toilet is a water saver model.



Bath in master is a 3/4 bath. Has a shower surround that makes cleaning easier. Toilet is a water saver model.

3rd rest room is the laundry room in the basement. Still under construction.





Living room; Fire place, has gas supplied, with gas fire started installed. Can easily be changed to gas log if that is a preference.

Interior finishes; All rooms have fresh paint. Green room could save original wood skirting.



Floors. Bed rooms have original wood floors.





All other rooms will be tiled including kitchen. Work is not complete.

Attic space;

No items to report other than minimal insulation. No indications of water or pests. In Omaha need between an R-38 or R-60. A 6 1/4" bolt of fiberglass or 12" of blown in cellulose equals about an R-30. Existing bolts are about 6" thick. Will be blowing about 30" on top of that when electrical work is completed.



Inspection: Mechanical

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. Has been scoped and is free of roots.

Hot water heater is in need of replacement as well. Drain valve leaks.





Electrical; Brand new code compliant electrical. There is a arc-flash breaker on every single power outlet and lighting circuit. This is the same standard you will find on a brand-new house.



Furnace is a Lennox model G23Q2/3-75-1

Serial number is S/N 5893K54338

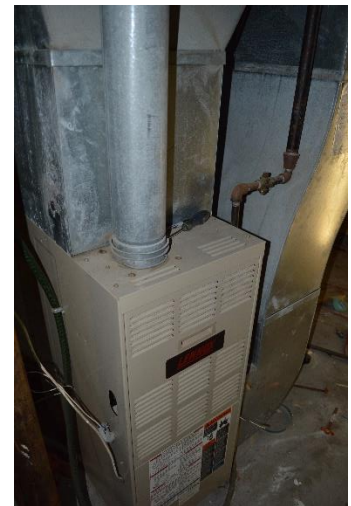
G is for gas, 2/3 means 2 to 3 ton drive, a ton of cooling requires 400 CFM. The fan on this unit will move between 800 and 1200 cubic feet of air per minute. Capable of operating a 2 to 3 ton air conditioning unit. Heating output is 75,000 BTU.

From serial number we can determine manufacture date.  
Oct. 93

Air Conditioning unit is a Coleman model 7036-811 Serial Number is 048505624

3 ton unit manufactured in April 1985.

Recommend replacement of both of these units due to age.





Misc; exterior door latches need repair, replacement. Turn of key in latch is difficult.

This house is in the middle of a remodel and issues brought up are on the list of repairs.