

# Home Inspection Report

Address

City State & Zip

Date:



Present during inspection: Inspector and realtor.

Property Information: Single Family, 4 bed\*, 1.3/4 bath, 1078 sqft, built 1954.

Occupancy / history: Home has been vacant for 2 years. House was tested for methamphetamines and a small deposit or trace was found.

Features: Finished basement.

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

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

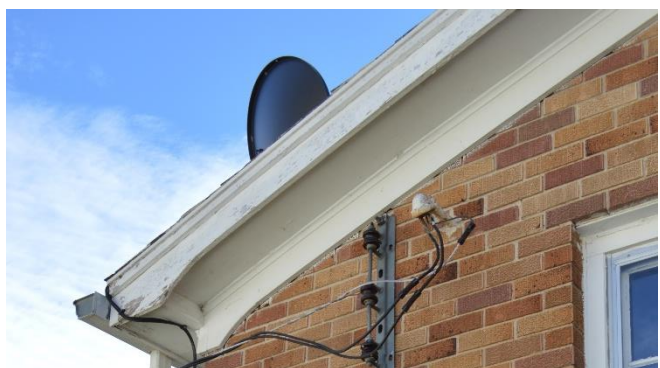
Construction: Roof -fiberglass shingles, Exterior – brick over concrete block, block extends down to foundation, wood frame, original wood windows with aluminum storms.

#### Inspection Report: Exterior



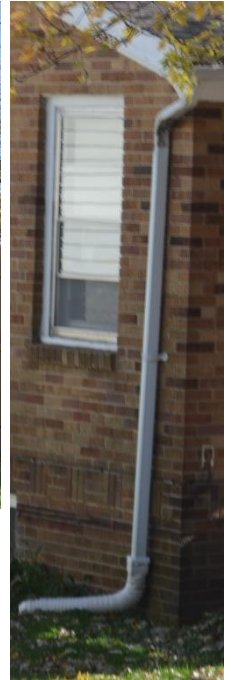
Roof: Fiberglass singles in serviceable condition with no issues found. Roof reported to be 15 years old. No torn shingles or depressions noted in roof.

Eaves : Eaves have a couple of areas of deterioration and require paint all around.

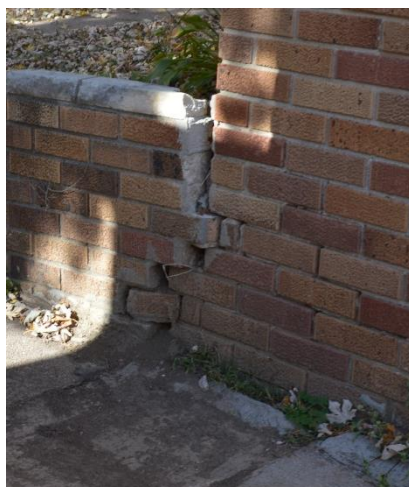




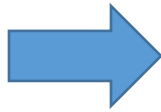
Gutters and down spouts: Despite the eaves being in a condition of needing repair the gutters are in surprising good condition. No dents, separations or evidence of leaking found. Gutters in front of house are piped into the ground. Most likely these are plumbed into the sewer system. East of 72 street Omaha has a combined sewer and storm water system. Note: gutters are full of junk. Need to be cleaned out.



Brick work. There are several full depth cracks in the exterior brick around this house. The arch in the front of the house was tuckpointed and has since cracked again. The flower pot in front of the building has basically fallen off. There is approximately a 3-inch gap. Note; flower pot is not actually part of the building. Can be removed. But this is in the area of the arch. Over the back door is another crack that has been tuckpointed. This crack has remained closed since repairs. There is evidence of severe movement in the building surfaces. Strongly recommend inspection via an engineer or brick layer. Additional brick work is necessary on the south side porch landing.



Windows: The windows in this house are original and of wood construction. They are showing their age due to both dry rot and wet rot. The aluminum storms installed in front of the windows are also in bad shape and showing signs of corrosion. Recommend replacing all windows. A good quality vinyl window will replace both window and storm window.



This basement bedroom window is not up to code on 2 very important levels. First the bottom sill is 12 inches below grade. During heavy rains, it will be impossible to keep rain water out. 2<sup>nd</sup>, as this is a bedroom window it must provide a means of emergency exit. As it is currently installed no city official will ever allow it. Condition can be corrected by installing a window well and a new (vinyl) window classified as an emergency egress. Also need to





point out that this window is in the side walk to the side door of the home. If a window well is installed here it will need to be cut into the side walk. Or side walk removed and a new walk poured in after window well is installed. Window well will need a flush mount grill on top to prevent someone from falling into well.

Here is a picture of a window with a window well on the opposite side of the house. This window is a newer vinyl window and may be salvageable.

Note: There is no garage but there is a short driveway or parking space off street on the north side of the home. Concrete is in serviceable condition. Many cracks but all are level. No tripping hazard.



## Inspection Report: Interior

There is a very nice small modern kitchen installed. However, one of the cabinet doors has a hole punched into it. Need to determine manufacturer of kitchen and find out if replacement door can be purchased.



Kitchen Range Hood Tested positive for methamphetamines. Need to determine if hood and ductwork can be safely cleaned or if items need to be replaced. There is a safety concern for anyone exposed to these chemicals. Finally, there is a dishwasher in the kitchen. Since it has not operated in over a year it is non-viable and will need to be replaced.



Drywall: Dry wall in this house is in rough shape. Lots of cracks which may go back to a settling issue discussed earlier with cracking in exterior brick work. Electrical pipes run on the surfaces near electrical panel and lower level is pretty chopped up. Back bedroom has holes in the back walls just filled with spray insulation. Some money will need to be set aside for drywall repairs and paint.



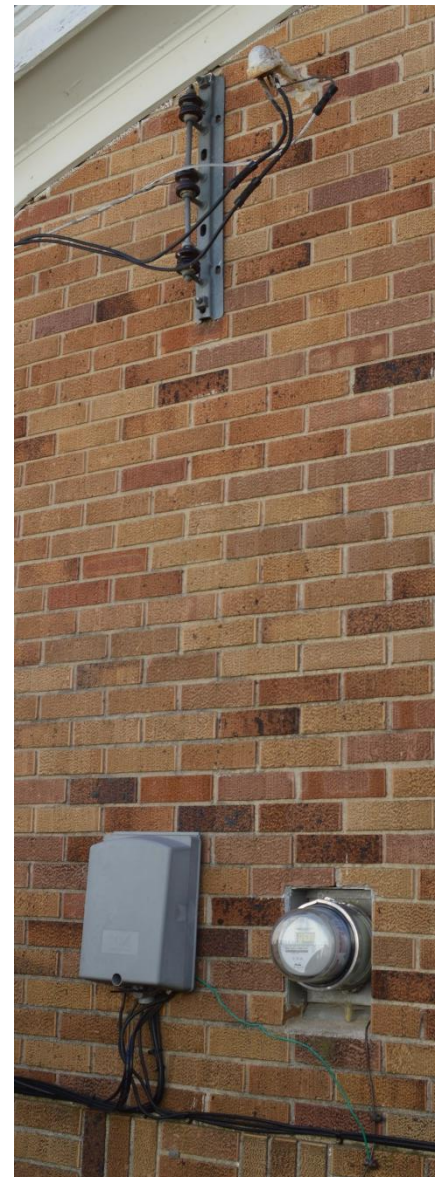
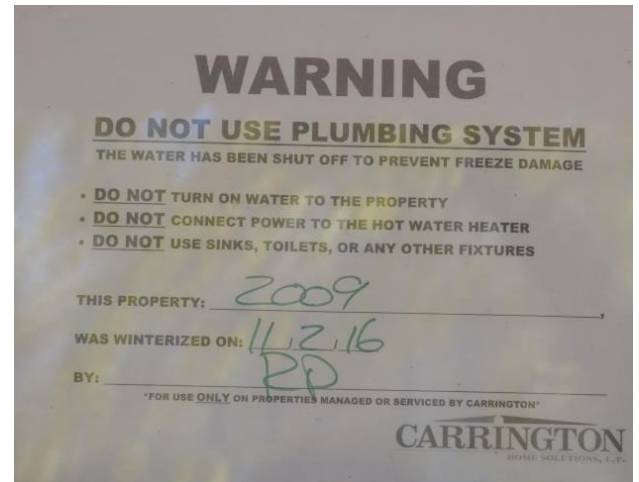


House plumbing (distribution) is CPVC - Chlorinated Polyvinyl Chloride. Above water meter is a joint sealed with putty. There is a major controversy over the use of CPVC. Some municipalities allow it. Some only allow it used outside. Some don't allow it at all. The 2010 Omaha Plumbing Code doesn't even mention it. (would not be allowed). The 2015 Omaha Plumbing Code Sec.49-806. Allows it in single family dwelling's and town homes. Since this piping was most likely installed at a time when it wasn't allowed, has signs of a leak, and is questionable over the long hall I would recommend replacing all of it. Did not test system as house is winterized.

Plumbing drains were not inspected as no access and water was not flowing. Would recommend further inspections once drywall is removed to look at CPVC distribution piping and decide then. All homes in Omaha should have the drainage pipe out to the street scoped. The clay pipes used 60 years ago and Omaha trees do not work well together. Also this house has been vacant for 2 years. Recommend replacement of water heater.

Electrical: Found some cloth Romex. Also, found some newer wiring so house has a mix. There are electrical boxes in the middle of walls. Electrical panel is about 15 years old so not original to the house but is clean. If most the existing wiring can be saved the panel may not need to be replaced. Since there are boxes in the wrong places and older clothe wiring recommend further inspection by a licensed electrical contractor.

With plastic water piping 2<sup>nd</sup> required grounding of panel may have been lost. Only found one ground outside.



Front room wood flooring is actually in good shape. All remaining flooring will need to be replaced. Stains, tears and out of date to name some problems.



#### Mechanicals:

Furnace: Carrier, Model: 24ANB7, Serial No: 1912E05522, BTU: 125,000

Using data from serial no. determine manufacturing date to be May of 2012.

Furnace and Air Conditioning units are less than 5 years old. Installation is fair but serviceable. Units should be cleaned after repairs completed on house.

Closet that furnace is in, is tight but functional. Doors are accordion vinyl. Not fire proof and air tight when closed. There are combustion air vents on the sides of the closet but install was sub-standard and one of the vents is falling off the wall.





Recommend cleaning up closet, and enlarging if possible. At minimum new doors and vents should be installed.

AC refrigeration lines outside are not supported on side of house. Entire weight of lines is held up by air conditioning unit. This is an unacceptable condition.



Units were turned on and appear to operate correctly but performance was not evaluated. Gas service is turned off, and air conditioning has not been operated for 2 or 3 years. Need the assistance of a licensed plumber to evaluate and repair replace as necessary.

Attic: Not inspected as no access point found. Recommend installing one.

Home has numerous questions, issues and all must be evaluated by proper agencies, engineers or technicians before occupancy.

- Cracking, settling of exterior brick work. This is a serious condition and must be evaluated before any other work.
- Windows. Any serious remodel of house must include replacement of all the houses windows. They are in bad shape. There are a total of 17 windows. This includes the one egress window installed in the basement on the north side.
- Illegal bedroom window. Needs new window well and emergency egress exit window. If room is not going to be used as a bedroom bottom of sill needs to be raised to grade level at minimum.
- Deterioration at roof eaves. Repair prior to any drywall work inside. Remaining eaves need scrapping and painting.
- Home was inspected for methamphetamines. And trace was found in kitchen range hood or duct work. Need qualified persons to inspect and make safe. This issue has been reported so how it is resolved must be passed on to the final purchaser.
- Water supply plumbing is CPVC. Numerous questions as to why it should not remain in this house. Need the assistance of a licensed plumber to evaluate and repair or replace as necessary.
- Water heater has not operated for over 1 year. Since water heaters are relatively inexpensive and the services of a plumber required water heater should be replaced. Same goes for dish washer.
- Electrical, Cloth wiring and incorrectly placed boxes. Need the assistance of a licensed electrical to evaluate and repair or replace as necessary.
- HVAC equipment has not operated in over a year. Need the assistance of a licensed plumber to evaluate and repair replace as necessary.
- Contractor to coordinate all work and repair. Will be some framing, drywall and painting.



