

Home Inspection



Grant
7142 21st Street
Omaha, NE 68048

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Functional with no obvious signs of defect.
D	Deficient	Component is not fully functional and requires repair or replacement.
N	Not Inspected	Item not present / not found or was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
S	Safety	Component is hazardous and may cause injury. Recommend correcting immediately.

General Information

Property Information

Client Name Grant
Property Address 7141 21st Street
City Omaha State NE Zip 68048

Client Information

Inspection Company

Inspector Name John Eggenberg
Company Name SureHome Inspection Company
Inspector Name John Eggenberg
Phone SureHome Inspection Services Email surehome@windstream.net
Phone 402-616-9250

Conditions

Others Present Buyer Property Occupied Yes
Estimated Age 134 years Entrance Faces East
Temperature 82 degrees
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Inspection Date 07/21/2017
Start Time 8:30 am End Time 11:30 am
Electric On Yes No Not Applicable
Gas On Yes No Not Applicable
Water On Yes No Not Applicable

Roof

F D N S

Main Roof Surface

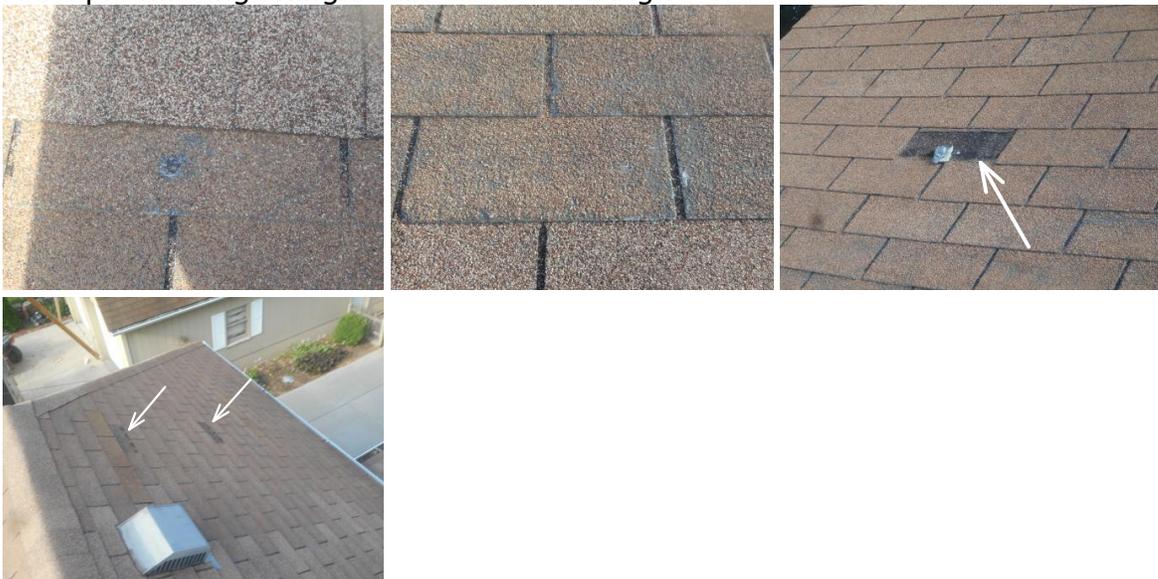
1. Method of Inspection: Walked on roof



2. Roof Type: Gable

3. Approximate Age: 10 to 20 years

4. Roof Covering: 3 tab asphalt shingle: Shingles at south facing roof and lower south roof have significant granular loss. Some shingles in this area have been replaced. There is a missing shingle tab at south facing roof. A couple missing shingle tabs at west facing roof.



5. Number of Layers: One

6. Roof Slope: Steep, Medium: There is some sag / dishing at upper north roof and at back addition roof.

Garage Roof Surface

7. Method of Inspection: From house roof and ground



Roof (Continued)

8. Roof Type: Gambrel
9. Approximate Age: 14 to 17 years
10. Roof Covering: 3 tab asphalt shingle: Shingles at south facing roof and lower south roof have significant granular loss. Some shingles in this area have been replaced.



11. Number of Layers:
12. Roof Slope: Steep, Medium: Some sag / dishing noted at north upper roof and roof on back addition.
13. Flashing:
14. Gutters/Downspouts: Metal: Gutters are clogged and need cleaning. Clogged gutters increase the risk of basement flooding.
15. Valleys: Metal
16. Ventilation: Roof and soffit vents
17. Plumbing Vents:

Exterior

F D N S

Main Exterior Surface

1. Siding: Metal: Some siding on back addition a different color.



2. Trim: Metal clad
3. Soffit/Fascia: Metal clad
4. Entry Doors: Wood and metal
5. Windows: Metal clad : There is some denting from hail at metal cladding on north windows.



6. Hose Faucets: Hose faucet on south side of house has frozen and burst. Recommend licensed plumber for repair.

Grounds

F D N S

1. Driveway: Concrete
2. Walks: Concrete
3. Steps:
4. Porch / Stoop: Wood
5. Patio: Concrete: Patio has settlement cracking.
6. Railings: No handrail at steps at tie wall.



7. Window Wells: Metal
8. Foundation Grading:
9. Retaining Walls: Concrete, Railroad ties: Retaining walls have some settlement. Walls appear stable.
Railroad ties wall has some tipping / deterioration.



10. Trees / Shrubs:

Attic

F D N S

Main Attic

1. Method of Inspection: From the attic access



2. Attic Access: Upper hall ceiling.
3. Roof Framing: Rafters on 16 inch centers

Attic (Continued)

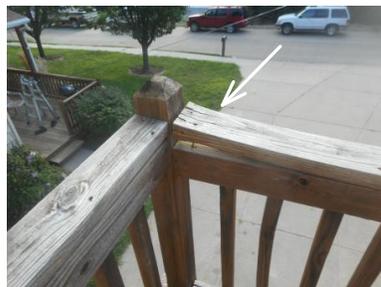
- 4. Roof Sheathing: Boards, OSB (Oriented Strand Board)
- 5. Insulation: Batt and loose blown cellulose
- 6. Insulation Depth: 8 to 10 inches

Garage

F D N S

Front Garage

- 1. Type of Structure: Attached Car Spaces: 4 car
- 2. Garage Door: Two, Metal
- 3. Door Opener: Two
- 4. Exterior: Same age/type as house: Siding on garage has deterioration where panels meet west side and under deck at front.
Siding has some less significant weathering / deterioration in other areas.
Screens missing at garage windows. Some windows are stuck. Trim at window exterior warped / loose.
Some boards on east balcony are warped.



- 5. Service Doors:
- 6. Walls / Ceiling: There are holes in garage ceiling. Recommend sealing these if upper level is going to be used for sleeping.
No access to attic space above garage ceiling.



- 7. Floor: Poured concrete

Bathroom

F D N S

Upper level Bathroom

- 1. Toilet

Bathroom (Continued)

- 2. Shower:
- 3. Sink:
- 4. Counter/Cabinet:
- 5. Ventilation: No fan or window in bathroom. Normally if there is a shower or tub present there is a fan or window to get rid of excess humidity.

Main level Bathroom

- 6. Toilet
- 7. Tub:
- 8. Shower:
- 9. Sink: Slow draining sink.
- 10. Counter/Cabinet:
- 11. Ventilation: Fan

Interior

F D N S

Interior Living Space

- 1. Ceilings: Drywall
- 2. Walls: Drywall
- 3. Floors: Wood
- 4. Windows: Vinyl thermal pane windows: Upper pane slides down when unlocked at south window front bedroom on main level. This can injure your hand. Recommend repair.
- 5. Doors:
- 6. Stairs / Railings:

Kitchen

F D N S

Main Level Kitchen

- 1. Range Kenmore
- 2. Microwave: Microwave not checked. Seller stated he was going to replace.
- 3. Dishwasher:
- 4. Refrigerator: Water / ice dispenser were working at time of inspection.
- 5. Kitchen Sink:
- 6. Disposal: A couple small cracks in disposal. No leaks observed.
- 7. Counter Tops:
- 8. Cabinets:
- 9. Vent Fan: Recirculates

Laundry

F D N S

Main level Laundry Room/Area

1. Outlets: 120 volt washer / 240 volt dryer
2. Dryer Vent:
3. Washer Drain:
4. Washer:
5. Dryer:

Foundation

F D N S

1. Structure Type: Basement
2. Beams Wood Steel Wood & Steel Bearing Wall Engineered
3. Posts: Steel Wood Brick Block Engineered Support posts not attached to beam or floor.
4. Joists 2x6 2x8 2x10 2x12 Trusses
5. Foundation Walls: Poured Concrete Concrete Block Brick Stone
 Cinder Block
6. Water Seepage: None visible
7. Wall Cracks: Typical wall cracks at foundation. No movement or displacement noted.
8. Floor: Concrete Soil
9. Stairs / Handrails: No handrail at basement stairs.

Plumbing

F D N S

1. Service Line: Copper
2. Main Water Shutoff: Basement
3. Water Lines: Copper and pex
4. Drain / Vent Pipes: PVC
5. Floor Drain: Water ponding on floor by floor drain from air conditioner. Floor drain is either capped or clogged. Recommend a licensed plumber install a condensate pump box to drain line for air conditioner condensate.
6. Gas Meter: Exterior: Gas line is disconnected at meter.



7. Gas Lines: Iron: A gas leak check was performed and no leaks were found.

Plumbing (Continued)

Basement Water Heater

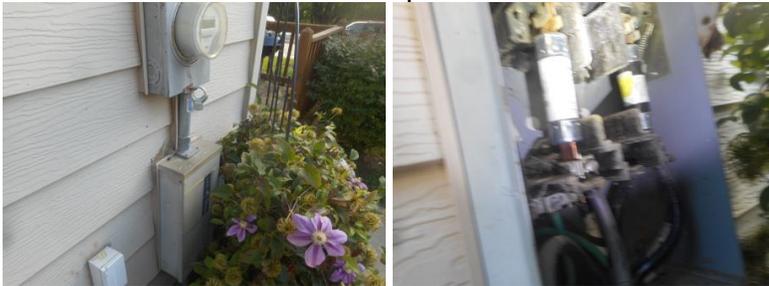
- 8. Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Richmond
- 10. Age: 10 years Area Served: Whole house
- 11. Type: Electric Capacity: 50 Gal.
- 12. General Condition:
- 13. TPRV and Drain Tube:

Electrical Panels

F D N S

Basement Electric Panel

- 1. Manufacturer: Square D
- 2. Panel Rating: 200 Amps
- 3. Main Breaker Size: 200 Amps: Main breaker is in box at exterior under meter.



- 4. Service Wires: Copper
- 5. Breakers:
- 6. Is the panel bonded? Yes No

Basement Electric Panel

- 7. Manufacturer: Square D



- 8. Panel Rating: 100 Amps
- 9. Main Breaker Size: 100 Amps
- 10. Service Wires: Copper
- 11. Breakers: 3 oversized 120 volt breakers at right bus bar in panel.
- 12. Ground Ground and neutral wires connected together on the same bus bar. Ground and neutral wires are supposed to be kept isolated from each other in sub panels.
- 13. Is the panel bonded? Yes No

Electrical

F D N S

1. Wiring Type: Non metallic sheathed cable
2. 120 Volt Wiring:
3. 240 Volt Wiring:
4. Outlets: 3 prong: Exterior outlet front of garage loose at wall.
5. Lights: Four ceiling lights not working in garage.
6. Smoke Detectors: No smoked detectors installed at upper level.
Smoke detector at living room not working.
7. Carbon Monoxide Detectors: No carbon monoxide detectors located. Recommend installing a carbon monoxide detector on every habitable level.

Air Conditioning

F D N S

East side AC System

1. Temperature Differential: 66-49=17 degrees
2. Manufacturer: Gibson
3. Age: 8 to 11 years
4. Type: Central A/C Capacity: 3 Ton
5. General Condition:
6. Exterior Unit: Maintenance: Exterior unit is dirty. Suggest rinsing with garden hose.
7. Interior Components:
8. Freon Lines:



Heating System

F D N S

Basement Heating System

1. Heating System Operation: Forced Air
2. Manufacturer: Gibson
3. Age: 8 to 11 years
4. Type: Forced air Capacity: 10 to 20 kw
5. Fuel Type: Electric
6. Operation:
7. General Condition:
8. Filter: Disposable
9. Distribution: Metal duct
10. Humidifier:
11. Thermostat:

Deficient Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Main Roof Surface Roof Covering: 3 tab asphalt shingle: Shingles at south facing roof and lower south roof have significant granular loss. Some shingles in this area have been replaced. There is a missing shingle tab at south facing roof. A couple missing shingle tabs at west facing roof.
2. Garage Roof Surface Roof Covering: 3 tab asphalt shingle: Shingles at south facing roof and lower south roof have significant granular loss. Some shingles in this area have been replaced.
3. Gutters/Downspouts: Metal: Gutters are clogged and need cleaning. Clogged gutters increase the risk of basement flooding.

Exterior

4. Hose Faucets: Hose faucet on south side of house has frozen and burst. Recommend licensed plumber for repair.

Grounds

5. Patio: Concrete: Patio has settlement cracking.

Bathroom

6. Upper level Bathroom Ventilation: No fan or window in bathroom. Normally if there is a shower or tub present there is a fan or window to get rid of excess humidity.
7. Main level Bathroom Sink: Slow draining sink.

Foundation

8. Posts: Steel Support posts not attached to beam or floor.

Plumbing

9. Floor Drain: Water ponding on floor by floor drain from air conditioner. Floor drain is either capped or clogged. Recommend a licensed plumber install a condensate pump box to drain line for air conditioner condensate.

Electrical

10. Outlets: 3 prong: Exterior outlet front of garage loose at wall.
11. Lights: Four ceiling lights not working in garage.

Safety Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds

1. Railings: No handrail at steps at tie wall.

Garage

2. Front Garage Walls / Ceiling: There are holes in garage ceiling. Recommend sealing these if upper level is going to be used for sleeping.
No access to attic space above garage ceiling.

Interior

3. Interior Living Space Windows: Vinyl thermal pane windows: Upper pane slides down when unlocked at south window front bedroom on main level. This can injure your hand.
Recommend repair.

Foundation

4. Stairs / Handrails: No handrail at basement stairs.

Electrical Panels

5. Basement Electric Panel Breakers: 3 oversized 120 volt breakers at right bus bar in panel.
6. Basement Electric Panel Ground and neutral wires connected together on the same bus bar. Ground and neutral wires are supposed to be kept isolated from each other in sub panels.

Electrical

7. Smoke Detectors: No smoke detectors installed at upper level.
Smoke detector at living room not working.
8. Carbon Monoxide Detectors: No carbon monoxide detectors located. Recommend installing a carbon monoxide detector on every habitable level.