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SERVICES OFFERED

PROPERTY CONDITION REPORT



CLIENT: Joe Howell
PROPERTY ADDRESS: 210 N 32nd Ave
Omaha NE
AGENT: Morrie Korthals
DATE: 1/28/2014
INSPECTOR: Adam Staab
REPORT #: 210_4

The inspection report does not constitute a warranty, guarantee or insurance policy of any kind. There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. This report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection and is not a listing of repairs to be made. The report is not an assessment nor is it an appraisal. Neither the inspector, nor Bulldog® Professional Inspection Services, LLC is associated with any seller, buyer, contractor, lawyer, or real estate professional. Other than the inspection fee, inspector has no financial interest in the property. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. This report is prepared by inspector at your request, on your behalf, and for your use and benefit only; this report and any memoranda or information provided to you pursuant to this inspection agreement are not to be used, in whole or in part, or released to any other person without inspector's prior written permission. Any claims must be presented within one (1) year from the date of the inspection; Inspector shall have no liability for any claims presented one (1) year after the date of the inspection.

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- Omaha Area Board Of Realtors
- SW Iowa Board of Realtors
- ASTM Commercial Certified
- CDW Engineering Certified

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1/28/2014

Report# 210_4
210 N 32nd Ave
Omaha NE
Dear Joe,

Thanks again for choosing Bulldog Professional Inspection Services to perform your recent property inspection. I realize that you have many companies to choose from and I truly appreciate your business. I trust that the experience was both educational and useful.

Please never hesitate to contact me with any questions you may ever have about the inspection or the home, itself. My telephone consulting service is available at no cost to you for as long as you own the property.

Additionally, customer loyalty is a strong part of my business growth, so I'll be following-up with you by telephone in a few days to make sure you received the report without any trouble and you have no remaining questions.

I truly thank you in advance for your participation.

Thanks again for your support and from my family to yours, we wish you a warm congratulations on the purchase of your new property.

Your summaries and report follow below.

Adam

Adam Staab
Owner & Professional Inspector,
Bulldog Professional Inspection Services

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Major Item Summary 0
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This Page Begins Your Full Property Inspection Report

Date: 1/28/2014	Time: 01:00 PM	Report ID: 210_4
Property: 210 N 32nd Ave Omaha NE	Customer: Joe Howell	Real Estate Professional: Morrie Korthals NP

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected. Good Or Working Condition. (IN) = The item, component or unit was visually observed and appeared sound or functioning as intended.

Not Inspected. (NI) = The item, component or unit was not inspected. However, in the interest of the client and whenever possible, stated observations are made based upon visually verifiable conditions or accessible areas. Please be aware that the nature of these observations prevent reporting on hidden areas with certainty.

Not Present. (NP) = This item, component or unit is not in this home or building.

Maintenance Item. (MN) = The item, component or unit appears deficient or needs repair or maintenance by homeowner or qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Major Item. (MJ) = The item, component or unit is deficient or needs further inspection, service or repair by a qualified/licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Safety Item. (SI) = The item, component or unit is deficient and/or presents a safety hazard to the occupants and/or the dwelling. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Muti Unit

Age Of Home:

71-80 YEARS

Home Faces:

EAST

Fire Hydrant:

Within 200 feet

Individuals Present:

BUYER

Termite Inspection:

YES

Temperature:

BELOW 32

Radon Test:

NO

Weather:

CLEAR AND COLD

Rain in last 3 days:

NO

1. LANDSCAPING

Styles & Materials

Driveway:

CONCRETE

Walkway:

CONCRETE

METAL RAILING

Porch:

CONCRETE

METAL RAILING

Patio:

CONCRETE

Items

1.0 LANDSCAPING AND DRAINAGE

Comments: Inspected. Appears Good Or In Working Condition.

1.1 DRIVEWAY

Comments: Inspected. Appears Good Or In Working Condition.

1.2 WALKWAY

Comments: Inspected. Appears Good Or In Working Condition.

1.3 PORCH

Comments: Inspected. Appears Good Or In Working Condition.

1.4 PATIO

Comments: Inspected. Appears Good Or In Working Condition.

2. EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Retaining Walls:

RAILROAD TIE

Foundation Walls:

BRICK

Siding Materials:

BRICK

GFCI Protection:

Items

2.0 EXTERIOR FOUNDATION WALLS

Comments: Inspected. Appears Good Or In Working Condition.

2.1 WALL SIDING, FLASHING, AND TRIM

Comments: Inspected. Appears Good Or In Working Condition.

2.2 CHIMNEY

Comments: Inspected. Appears Good Or In Working Condition.

2.3 WINDOWS

Comments: Maintenance Item.

Peeling paint at various window trims around building.. Recommend properly prepping and painting to extend useful life of underlying framing areas. No underlying damages visible during time of inspection.



2.3 1

2.4 WINDOW WELLS

Comments: Maintenance Item.

Window wells missing covers and are full of dirt and debris. Recommend installing covers after clearing out and ensuring grading is at least 6" below sill to reduce possibility of moisture intrusion into basement. None visible at within basement during time of inspection.



2.4 1

2.5 EXTERIOR DOORS

Comments: Inspected. Appears Good Or In Working Condition.

2.6 EXTERIOR LIGHTING

Comments: Not Inspected.

Lighting on exterior and common areas on timer, unable to test.

2.7 EXTERIOR RECEPTACLES

Comments: Inspected. Appears Good Or In Working Condition.

2.8 EXTERIOR ACCESS TO BASEMENT OR CRAWLSPACE

Comments: Inspected. Appears Good Or In Working Condition.

2.9 OTHER DISCOVERIES

Comments: Not Present.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. ROOF SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed Roof Covering From:

ROOF EDGE

Age Of Shingles:

UNKNOWN

Fascia / Soffit:

ALUMINUM

Exterior Chimney:

2-STORY

BRICK

Limitations:

HEIGHT

Roof Pitch:

4-12

Roof Covering:

ASPHALT/FIBERGLASS

Chimney Cap:

METAL

Roof Type:

HIP

Number Of Layers:

1

Life Expectancy:

BEGINNING

NEARING MIDDLE

Flue Liner:

NOT VISIBLE

RAIN CAP

Items

3.0 GUTTERS, DOWNSPOUTS, AND DRAINAGE

Comments: Maintenance Item.

Recommend extending downspouts along foundation wall around building at least 6' away from foundation wall to avoid possibility of moisture penetration and associated damages. None visible beneath area during time of inspection.



3.0 1

3.1 SOFFITS AND FASCIAS

Comments: Inspected. Appears Good Or In Working Condition.

3.2 ROOF COVERINGS

Comments: Inspected. Appears Good Or In Working Condition.

3.3 ROOF VENTILATION

Comments: Inspected. Appears Good Or In Working Condition.

3.4 FLASHINGS

Comments: Inspected. Appears Good Or In Working Condition.

3.5 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected. Appears Good Or In Working Condition.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. GARAGE

Styles & Materials

Type:	Garage Doors:	Floor:
Walls:	Ceiling:	Windows:
Access Door To:	GFCI Protection:	

Items

5. ATTIC AND ROOF STRUCTURE

Styles & Materials

Method Used To Observe Attic:

ENTERED

Limitations:

FRAMING MEMBERS

INSULATION

NO LIGHT IN ATTIC

NO ACCESS

Roof Structure:

WOOD BOARD

WOOD RAFTER

WOOD TRUSS

Attic Insulation:

BLOWN FIBERGLASS

Ventilation:

RIDGE

SOFFIT

Items

5.0 ROOF STRUCTURE

Comments: Inspected. Appears Good Or In Working Condition.

5.1 INSULATION

Comments: Maintenance Item.

6 -8 inches of Blown Fiberglass insulation present. U.S. Department of Energy recommends R-38 rating in attic spaces, which equates to 14-17 inches. Consider providing additional depth to maintain intended energy efficiency to home and reduce associated fuel costs.



5.1 1

5.2 ATTIC ACCESS

Comments: Inspected. Appears Good Or In Working Condition.

5.3 VENTILATION, FANS, AND EXHAUST DUCTING

Comments: Inspected. Appears Good Or In Working Condition.

5.4 SKYLIGHTS, CHIMNEYS, AND ROOF PENETRATIONS (ATTIC VIEW)

Comments: Inspected. Appears Good Or In Working Condition.

5.5 CIRCUIT WIRING

Comments: Inspected. Appears Good Or In Working Condition.

6. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service:

OVERHEAD
ALUMINUM SERVICE CONDUCTORS
COPPER SERVICE CONDUCTORS

Main Panel Manufacturer:

GENERAL ELECTRIC

Grounding:

WATER MAIN

Service Size:

60 AMP SUB PANEL
60 AMP

Sub-Panel Manufacturer:

Circuit Protection:

FUSES

Conductor Materials:

COTTON SHEATHING
ROMEX
CONDUIT

Items

6.0 SERVICE ENTRANCE

Comments: Inspected. Appears Good Or In Working Condition.

6.1 DISTRIBUTION PANEL

Comments: Safety Item.

Open view of fuse panel. Units have 60-Amp service. This is inadequate for the electrical distribution demands of today's modern homes and presents an obstacle in obtaining homeowners insurance since most providers require a minimum of 100-Amp service. Contract licensed electrician to thoroughly evaluate system and properly upgrade service to home to provide for safe and proper electrical distribution. This upgrade may also involve the upgrading of the service drop conductors from the service point at the mast (the electrical wires coming into the home from the outside).



6.1 1



6.1 2

6.2 CIRCUIT WIRING

Comments: Inspected. Appears Good Or In Working Condition.

6.3 GROUNDING

Comments: Inspected. Appears Good Or In Working Condition.

6.4 AUXILIARY PANEL

Comments: Safety Item.

Distribution panel was manufactured by Federal Pacific Electric, whose products have a history of problems such as loose circuit breakers arcing and catching fire, breaker failure, and breakers failing to trip when required. Exercise caution when removing dead front cover since doing so will cause breakers to be disturbed and possibly trip (another design fault) since their "on" position breaks the threshold of the cover. Contract licensed electrician to thoroughly inspect and replace to ensure safe access and operation is maintained, particularly when maintenance or repairs are necessary. See <http://inspect-ny.com/fpe/fpepanel.htm> for more information.



6.4 1

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. BASEMENT/CRAWLSPACE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Limitations:

HVAC DUCTING
NO ACCESS TO CRAWLSPACE

Ceiling:

UNFINISHED

Floor Joists:

WOOD
WOOD TRUSS

Floor:

CONCRETE

Vents / Windows:

WOOD
HINGED

Foundation / Wall:

UNIT BLOCK

Columns / Beams / Posts:

CONCRETE COLUMNS
UNIT BLOCK

Items

7.0 BASEMENT STAIRWAY AND RAILING

Comments: Inspected. Appears Good Or In Working Condition.

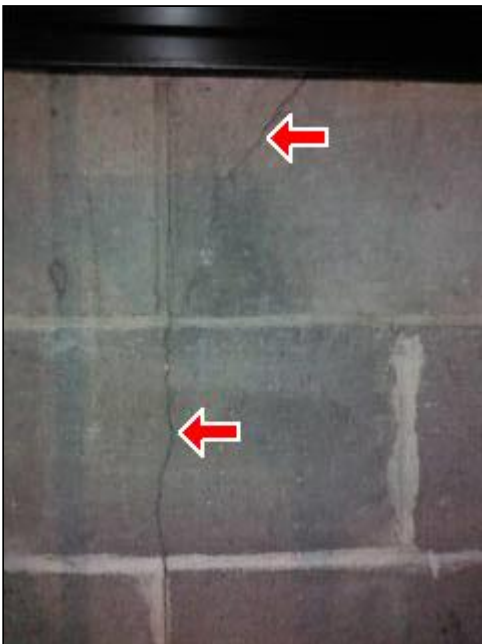
7.1 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

7.2 FOUNDATION / WALLS

Comments: Maintenance Item.

Minor Settlement cracking visible at foundation wall of North side utility room. No previous repairs made and no signs of recent movement. Recommend sealing to monitor for future movement and associated damages. No associated structural damages visible during time of inspection.



7.2 1

7.3 CEILING/SUB-FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

7.4 FLOOR JOISTS

Comments: Inspected. Appears Good Or In Working Condition.

7.5 VENTS OR WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

7.6 DOORS

Comments: Inspected. Appears Good Or In Working Condition.

7.7 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

7.8 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

7.9 CIRCUIT WIRING

Comments: Inspected. Appears Good Or In Working Condition.

7.10 COLUMNS, BEAMS, OR POSTS

Comments: Inspected. Appears Good Or In Working Condition.

7.11 INSULATION

Comments: Inspected. Appears Good Or In Working Condition.

7.12 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

7.13 SMOKE/CO DETECTORS

Comments: Safety Item.

Fire extinguishers throughout building hallway safety inspection logs are outdated. This is unsafe, as they must be treated every year, especially in a multi unit complex. Recommend having all extinguishers tested and placed in proper case on walls. Inadequate number of smoke detectors installed in home. Smoke detectors should be located in all bedrooms, hallways, and rooms. Also, a CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide necessary early smoke/CO detection to home. For more detailed information, please refer to support documentation attached to bottom of report.



7.13 1

7.14 SUMP PUMP

Comments: Not Present.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. CENTRAL HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:	Fuel Source:	Manufacturer:
FORCED AIR	NATURAL GAS	CARRIER
Filter Type:	Input BTUH:	Age:
CARTRIDGE	75000	26-30
DISPOSABLE		

Items

8.0 ENERGY SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

8.1 HEATING EQUIPMENT

Comments: Specialist Item.

View of open furnace burner areas. Furnace units are 26 years old (expected life is 20-22 years) and display rust and corrosion in burner/blower/heat exchanger areas. Unable to determine extent of underlying damages, but units perform as intended during time of inspection. Recommend having units serviced prior to closing and maintaining annual service to maximize useful life and maintain system efficiency. Budget for future replacement.



8.1 1 unit #1 serial #5188A00192



8.1 2 unit #2 serial # 0488a00232



8.1 3 unit #4 1889A01112



8.1 4 Unit #3 ser# 0488a02203

8.2 NORMAL OPERATING CONTROLS

Comments: Inspected. Appears Good Or In Working Condition.

8.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected. Appears Good Or In Working Condition.

8.4 CHIMNEYS, FLUES AND VENTS

Comments: Inspected. Appears Good Or In Working Condition.

8.5 HEAT DISTRIBUTION SYSTEM

Comments: Inspected. Appears Good Or In Working Condition.

8.6 HEAT SOURCE IN EACH LIVING SPACE

Comments: Inspected. Appears Good Or In Working Condition.

8.7 SMOKE/CO DETECTORS IN SPACE

Comments: Safety Item.

No CO detector present in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide early CO detection to occupants and avoid associated personal safety hazards

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. CENTRAL COOLING

Styles & Materials

Cooling Unit Type:

A/C

Temperature Differential:

OUTSIDE TEMP. BELOW 60 DEGREES - DID NOT TEST

Manufacturer:

CARRIER

Serial # : not visible

Age:

UNKNOWN

26-30

Items

9.0 COMPRESSOR UNIT

Comments: Not Inspected.

9.1 REFRIGERANT LINES

Comments: Not Inspected.

9.2 EVAPORATOR UNIT

Comments: Not Inspected.

9.3 AIR DISTRIBUTION SYSTEM

Comments: Not Inspected.

9.4 NORMAL OPERATING CONTROLS

Comments: Not Inspected., Maintenance Item.

Outdoor temperature has been less than 60 degrees within the last 24 hours, preventing safe operation of A/C system (turning on A/C in cold weather may damage internal components). Unable to visually verify components condition. Due to age of furnace units, Recommend having unit maintenance performed to ensure maximum efficiency and useful life. Units concealed, unable to determine mfg date. Only open unit is 1988. Budget for future replacement.



9.4 1



9.4 2

10. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Main**Location:**

BASEMENT

Plumbing Service:

GALVANIZED

Water Source:

PUBLIC

Plumbing Distribution:

GALVANIZED

Water Heater:

NATURAL GAS

30 GAL. (SMALL)

40 GAL. (1-2

PEOPLE)

Water Heater Manufacturer:

ENVIROTEMP

MAYTAG

Serial # : unit #1 Maytag L01132479 unit #2 envirotemp 0237121121 unit #3 Reliance B94779551 unit #4 Reliance

HO1205934

Hose Bibs:

FROST FREE

Plumbing Waste:

CAST IRON

GALVANIZED

Water Heater Age:

Extra Info : see photos for info

Items

10.0 MAIN WATER SUPPLY

Comments: Inspected. Appears Good Or In Working Condition.

10.1 MAIN WATER SHUT-OFF

Comments: Inspected. Appears Good Or In Working Condition.

10.2 HOSE BIBS

Comments: Not Inspected.

Hose bibs secured at basement. Unable to determine cause or test/inspect. Recommend investigating and correcting to restore proper function.

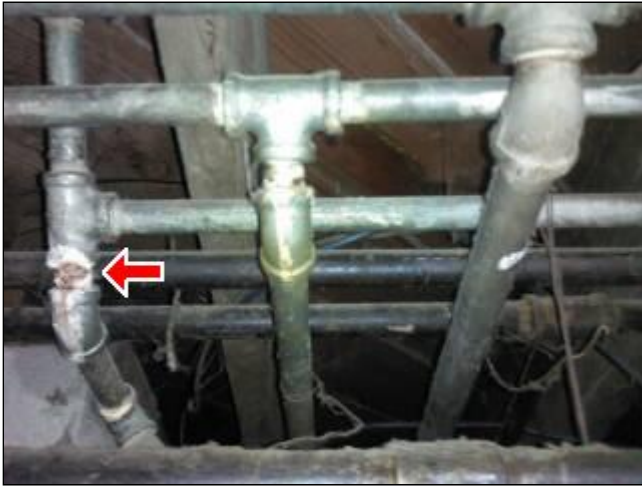


10.2 1

10.3 DISTRIBUTION PIPING

Comments: Inspected. Appears Good Or In Working Condition., Maintenance Item.

Majority of distribution piping is of galvanized steel construction. Typically, over time this piping will have its water flow reduced by corrosion build-up and leaking joints. None visible during time of inspection. Recommend contracting licensed plumber to evaluate and repair/replace areas as necessary to facilitate proper system performance and increase safe water usage.



10.3 1

10.4 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected. Appears Good Or In Working Condition.

10.5 FUEL DISTRIBUTION SYSTEMS

Comments: Inspected. Appears Good Or In Working Condition.

10.6 WATER HEATER

Comments: Safety Item.

(1) Temperature valve broken at unit # 1 Drip tube is missing for units # 1 and #2 Recommend installing and terminating within 6" above floor to reduce associated personal injury hazards if T&P relief valve were to discharge.



10.6 1 units missing drip tubes



10.6 2 unit #1 missing temp control

(2) Water heaters are over 20 years old and have technically exceeded its expected useful life. Minor rust and corrosion is visible within burner area. However, unit performs as intended. Budget for future replacement.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of

time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. BATHROOM

Styles & Materials

Exhaust Fan Type:

FAN ONLY

Floor:

TILE

Wall:

TILE

Ceiling:

PLASTER

Windows:

GLASS BLOCK

HINGED

Vanity / Cabinetry / Countertops:

PEDESTAL SINK

Tub Enclosure:

Jetted Tub:

Shower Enclosure:

CERAMIC TILE

GFCI Protection:

NONE PRESENT

Items

11.0 FUNCTIONAL FLOW

Comments: Maintenance Item.

Low flow noted in all units. (pressure most likely due to mineral build up in piping). This condition may be caused by installed Galvanized piping system. Recommend contracting licensed plumber to thoroughly investigate and replace galvanized areas as necessary, including plumbing section coming in from curb stop, to restore proper system performance.



11.0 1

11.1 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

11.2 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

11.3 CEILING

Comments: Inspected. Appears Good Or In Working Condition.



11.3 1

11.4 WINDOW

Comments: Maintenance Item.



11.4 1

11.5 DOOR

Comments: Inspected. Appears Good Or In Working Condition.

11.6 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

11.7 RECEPTACLES AND SWITCHES

Comments: Safety Item.

No GFCI protection present at bathrooms; Ground Fault Circuit Interrupters should be installed in all kitchens, bathrooms, garage outlets, exterior outlets, and in unfinished basements. Recommend contracting licensed electrician to install to protect occupants from electrical shock during a fault situation.



11.7.1



11.7.2



11.7.3

11.8 EXHAUST FAN

Comments: Inspected. Appears Good Or In Working Condition.

11.9 SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.

11.10 VANITY, CABINETRY, AND COUNTERTOPS

Comments: Inspected. Appears Good Or In Working Condition.

11.11 TOILET

Comments: Inspected. Appears Good Or In Working Condition.

11.12 TUB AND ENCLOSURE

Comments: Inspected. Appears Good Or In Working Condition.

11.13 SHOWER AND ENCLOSURE

Comments: Maintenance Item.

Deteriorated caulking at ceramic tiles within showers throughout units. This will allow water to penetrate underlying framing areas and spread associated damages. Recommend removing deteriorated caulking and properly re-caulking to reduce possible moisture penetration and associated damages. None visible during time of inspection.



11.13 1



11.13 2

11.14 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition., Maintenance Item.

No heat in vacant unit. Recommend contracting HVAC professional to service unit prior to closing.

12. LAUNDRY

Styles & Materials

Floor: CONCRETE	Walls: UNFINISHED UNIT BLOCK	Ceiling: DRYWALL UNFINISHED
Windows: WOOD HINGED	Dryer Energy Source: 220V 3-PRONG	Dryer Vent Termination: SAME SPACE
Patio Door:		

Items

12.0 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

12.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

12.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

12.3 WINDOW

Comments: Inspected. Appears Good Or In Working Condition.

12.4 DOORS

Comments: Inspected. Appears Good Or In Working Condition.

12.5 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

12.6 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

12.7 TUB/FAUCET

Comments: Not Present.

12.8 TRAP/DRAIN

Comments: Not Present.

12.9 WASHER/DRYER

Comments: Safety Item.

Dryer vent terminates into basement and has sprayed lint into space. This is improper and unsafe since lint creates a fire hazard. Vent should properly terminate to exterior. Recommend correcting to reduce associated damages.



12.9 1

12.10 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

12.11 SMOKE DETECTOR

Comments: Safety Item.

Inadequate number of smoke detectors installed in home. Smoke detectors should be located in all bedrooms, hallways, and rooms. Also, a CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide necessary early smoke/CO detection to home. For more detailed information, please refer to support documentation attached to bottom of report.

13. KITCHEN AND COMPONENTS

Styles & Materials

Floor Covering:

LAMINATE

Walls:PLASTER
WALLPAPER**Ceiling:**

PLASTER

Cabinetry:

WOOD

Countertop:LAMINATE
WOOD**Patio Door:**WOOD
HINGED**Windows:**VINYL
SLIDING**Dishwasher:****Disposer:**

EMERSON

Exhaust / Range Hood:**Built-In Microwave:****Range / Oven / Cooktop:****Refrigerator:**

HOTPOINT

Trash Compactors:**GFCI Protection:**

NONE PRESENT

Items

13.0 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

13.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

13.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

13.3 WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

13.4 DOOR

Comments: Inspected. Appears Good Or In Working Condition.

13.5 PATIO DOOR

Comments: Inspected. Appears Good Or In Working Condition.

13.6 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

13.7 CEILING FAN

Comments: Inspected. Appears Good Or In Working Condition.

13.8 RECEPTACLES AND SWITCHES

Comments: Safety Item.

No GFCI protection present at kitchens.. Ground Fault Circuit Interrupters should be installed in all kitchens, bathrooms, garage outlets, exterior outlets, and in unfinished basements. Recommend contracting licensed electrician to install to protect occupants from electrical shock during a fault situation.



13.8 1

13.9 SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Maintenance Item.

Sink at unit #3 has drip. Recommend repairing/replacing to ensure proper performance and efficiency.



13.9 1

13.10 CABINETS AND COUNTERTOPS

Comments: Inspected. Appears Good Or In Working Condition.

13.11 RANGE HOOD

Comments: Not Present.

13.12 DISHWASHER

Comments: Not Present.

13.13 FOOD WASTE DISPOSER

Comments: Inspected. Appears Good Or In Working Condition.

13.14 STOVE/OVEN/COOKTOP

Comments: Inspected. Appears Good Or In Working Condition.

13.15 REFRIGERATOR

Comments: Inspected. Appears Good Or In Working Condition.

13.16 MICROWAVE

Comments: Inspected. Appears Good Or In Working Condition.

13.17 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

13.18 SMOKE/CO DETECTOR

Comments: Not Present.

14. LIVING ROOM

Styles & Materials

Floor:

CARPET

Windows:

WOOD

DOUBLE HUNG

Walls:

PLASTER

Patio Door:

Ceiling:

PLASTER

Items

14.0 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

14.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

14.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

14.3 WINDOWS

Comments: Maintenance Item.

East windows, and windows throughout property have peeling paint at trims and sills. Recommend properly prepping and painting to extend life of underlying framing areas. No damages visible during time of inspection.



14.3 1

14.4 DOOR

Comments: Inspected. Appears Good Or In Working Condition.

14.5 PATIO DOOR

Comments: Inspected. Appears Good Or In Working Condition.

14.6 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

14.7 CEILING FAN

Comments: Inspected. Appears Good Or In Working Condition.

14.8 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition., Not Inspected.

Electrical outlets ungrounded. Unable to test.



14.8 1

14.9 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

14.10 SMOKE/CO DETECTORS

Comments: Not Present.

15. FRONT ROOM

Styles & Materials

Floor:

Walls:

Ceiling:

Windows:

Patio Door:

Items

15.0 FLOOR

Comments:

15.1 WALLS

Comments:

15.2 CEILING

Comments:

15.3 WINDOWS

Comments:

15.4 DOOR

Comments:

15.5 PATIO DOOR

Comments:

15.6 LIGHTING

Comments:

15.7 CEILING FAN

Comments:

15.8 RECEPTACLES AND SWITCHES

Comments:

15.9 HEAT SOURCE

Comments:

15.10 SMOKE/CO DETECTORS

Comments:

16. BONUS ROOM

Styles & Materials

Floor:

Walls:

Ceiling:

Windows:

Patio Door:

Wood Door:

Items

16.0 FLOOR

Comments:

16.1 WALLS

Comments:

16.2 CEILING

Comments:

16.3 WINDOWS

Comments:

16.4 DOOR

Comments:

16.5 PATIO DOOR

Comments:

16.6 LIGHTING

Comments:

16.7 CEILING FAN

Comments:

16.8 RECEPTACLES AND SWITCHES

Comments:

16.9 HEAT SOURCE

Comments:

16.10 SMOKE/CO DETECTORS

Comments:

17. GREAT ROOM

Styles & Materials

Floor:

Walls:

Ceiling:

Windows:

Patio Door:

Items

17.0 FLOOR

Comments:

17.1 WALLS

Comments:

17.2 CEILING

Comments:

17.3 WINDOWS

Comments:

17.4 DOOR

Comments:

17.5 PATIO DOOR

Comments:

17.6 LIGHTING

Comments:

17.7 CEILING FAN

Comments:

17.8 RECEPTACLES AND SWITCHES

Comments:

17.9 HEAT SOURCE

Comments:

17.10 SMOKE/CO DETECTORS

Comments:

18. LOWER LEVEL

Items

19. BREAKFAST ROOM

Styles & Materials

Floor: **Walls:** **Ceiling:**
Windows: **Patio Door:** **New:**
Aluminum Sliding:

Items

19.0 FLOOR

Comments:

19.1 WALLS

Comments:

19.2 CEILING

Comments:

19.3 WINDOWS

Comments:

19.4 DOOR

Comments:

19.5 PATIO DOOR

Comments:

19.6 LIGHTING

Comments:

19.7 CEILING FAN

Comments:

19.8 RECEPTACLES AND SWITCHES

Comments:

19.9 HEAT SOURCE

Comments:

19.10 SMOKE/CO DETECTORS

Comments:

20. FORMAL SITTING ROOM

Styles & Materials

Floor:

Walls:

Ceiling:

Windows:

Patio Door:

Items

20.0 FLOOR

Comments:

20.1 WALLS

Comments:

20.2 CEILING

Comments:

20.3 WINDOWS

Comments:

20.4 DOOR

Comments:

20.5 PATIO DOOR

Comments:

20.6 LIGHTING

Comments:

20.7 CEILING FAN

Comments:

20.8 RECEPTACLES AND SWITCHES

Comments:

20.9 HEAT SOURCE

Comments:

20.10 SMOKE/CO DETECTORS

Comments:

21. DINING ROOM

Styles & Materials

Floor:

Walls:

Ceiling:

Windows:

Door:

Patio Door:

Items

21.0 FLOOR

Comments:

21.1 WALLS

Comments:

21.2 CEILING

Comments:

21.3 WINDOWS

Comments:

21.4 DOOR

Comments:

21.5 PATIO DOOR

Comments:

21.6 LIGHTING

Comments:

21.7 CEILING FAN

Comments:

21.8 RECEPTACLES AND SWITCHES

Comments:

21.9 HEAT SOURCE

Comments:

21.10 SMOKE/CO DETECTORS

Comments:

Styles & Materials

Floor:

Walls:

Ceiling:

Windows:

Stairway / Railing:

Front Door:

Items

23.0 FLOORS

Comments: Inspected. Appears Good Or In Working Condition.

23.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

23.2 CEILINGS

Comments: Inspected. Appears Good Or In Working Condition.

23.3 WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

23.4 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

23.5 CEILING FAN

Comments: Not Present.

23.6 ATTIC FAN

Comments: Not Present.

23.7 RECEPTACLES AND SWITCHES

Comments: Not Present.

23.8 CLOSETS/DOORS

Comments: Not Present.

23.9 STAIRWAY AND RAILING

Comments: Safety Item.

Missing handrails at entryway and back steps. This is a liability issue in common areas. Handrails necessary when 3 or more steps are present. Recommend adding to provide necessary stability during use, particularly during winter weather.



23.9 1

23.10 FRONT DOOR

Comments: Inspected. Appears Good Or In Working Condition.

23.11 SMOKE/CO DETECTORS

Comments: Safety Item.

No working smoke detectors within hallway during time of inspection. Unable to determine cause. Recommend installing to correct to restore early smoke detection. Fire extinguishers throughout building hallway safety inspection logs are outdated. This is unsafe, as they must be treated every year, especially in a multi unit complex. Recommend having all extinguishers tested and placed in proper case on walls.



23.11 1



23.11 2

23.12 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

24. ROOMS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Floor:	Wall:	Ceiling:
CARPET	PLASTER	PLASTER
Windows:	Door:	Closet / Door:
WOOD	WOOD	WOOD
DOUBLE HUNG	HINGED	HINGED
Patio Door:		

Items

24.0 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

24.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.

24.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.

24.3 WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

24.4 DOOR

Comments: Maintenance Item.

Damaged closet door at unit 3.



24.4 1

24.5 PATIO DOOR

Comments: Inspected. Appears Good Or In Working Condition.

24.6 CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

24.7 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

24.8 CEILING FAN

Comments: Maintenance Item.

Ceiling fan is noisy in vacant unit #2. Recommend repair/replacement to provide safe and proper operation.



24.8 1

24.9 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.

24.10 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

24.11 SMOKE DETECTOR

Comments: Safety Item.

Inadequate number of smoke detectors installed in home. Smoke detectors should be located in all bedrooms, hallways, and rooms. Also, a CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide necessary early smoke/CO detection to home. For more detailed information, please refer to support documentation attached to bottom of report.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Safety Item Summary



Client
Joe Howell

Property Address
210 N 32nd Ave
Omaha NE

6. ELECTRICAL SYSTEMS

6.1 DISTRIBUTION PANEL

Safety Item.

Open view of fuse panel. Units have 60-Amp service. This is inadequate for the electrical distribution demands of today's modern homes and presents an obstacle in obtaining homeowners insurance since most providers require a minimum of 100-Amp service. Contract licensed electrician to thoroughly evaluate system and properly upgrade service to home to provide for safe and proper electrical distribution. This upgrade may also involve the upgrading of the service drop conductors from the service point at the mast (the electrical wires coming into the home from the outside).



6.1 Picture 1



6.1 Picture 2

6.4 AUXILIARY PANEL

Safety Item.

Distribution panel was manufactured by Federal Pacific Electric, whose products have a history of problems such as loose circuit breakers arcing and catching fire, breaker failure, and breakers failing to trip when required. Exercise caution when removing dead front cover since doing so will cause breakers to be disturbed and possibly trip (another design fault) since their "on" position breaks the threshold of the cover. Contract licensed electrician to thoroughly inspect and replace to ensure safe access and operation is maintained, particularly when maintenance or repairs are necessary. See <http://inspect-ny.com/fpe/fpepanel.htm> for more information.



6.4 Picture 1

7. BASEMENT/CRAWLSPACE

7.13 SMOKE/CO DETECTORS

Safety Item.

Fire extinguishers throughout building hallway safety inspection logs are outdated. This is unsafe, as they must be treated every year, especially in a multi unit complex. Recommend having all extinguishers tested and placed in proper case on walls. Inadequate number of smoke detectors installed in home. Smoke detectors should be located in all bedrooms, hallways, and rooms. Also, a CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide necessary early smoke/CO detection to home. For more detailed information, please refer to support documentation attached to bottom of report.



7.13 Picture 1

8. CENTRAL HEATING

8.7 SMOKE/CO DETECTORS IN SPACE

Safety Item.

No CO detector present in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide early CO detection to occupants and avoid associated personal safety hazards

10.6 WATER HEATER

Safety Item.

(1) Temperature valve broken at unit # 1 Drip tube is missing for units # 1 and #2 Recommend installing and terminating within 6" above floor to reduce associated personal injury hazards if T&P relief valve were to discharge.



10.6 Picture 1 units missing drip tubes



10.6 Picture 2 unit #1 missing temp control

11. BATHROOM

11.7 RECEPTACLES AND SWITCHES

Safety Item.

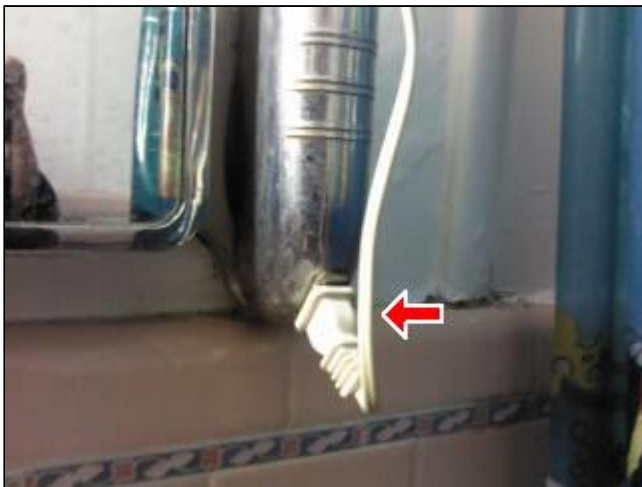
No GFCI protection present at bathrooms; Ground Fault Circuit Interrupters should be installed in all kitchens, bathrooms, garage outlets, exterior outlets, and in unfinished basements. Recommend contracting licensed electrician to install to protect occupants from electrical shock during a fault situation.



11.7 Picture 1



11.7 Picture 2



11.7 Picture 3

12.9 WASHER/DRYER

Safety Item.

Dryer vent terminates into basement and has sprayed lint into space. This is improper and unsafe since lint creates a fire hazard. Vent should properly terminate to exterior. Recommend correcting to reduce associated damages.



12.9 Picture 1

12.11 SMOKE DETECTOR

Safety Item.

Inadequate number of smoke detectors installed in home. Smoke detectors should be located in all bedrooms, hallways, and rooms. Also, a CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide necessary early smoke/CO detection to home. For more detailed information, please refer to support documentation attached to bottom of report.

13.8 RECEPTACLES AND SWITCHES

Safety Item.

No GFCI protection present at kitchens.. Ground Fault Circuit Interrupters should be installed in all kitchens, bathrooms, garage outlets, exterior outlets, and in unfinished basements. Recommend contracting licensed electrician to install to protect occupants from electrical shock during a fault situation.



13.8 Picture 1

23.9 STAIRWAY AND RAILING

Safety Item.

Missing handrails at entryway and back steps. This is a liability issue in common areas. Handrails necessary when 3 or more steps are present. Recommend adding to provide necessary stability during use, particularly during winter weather.

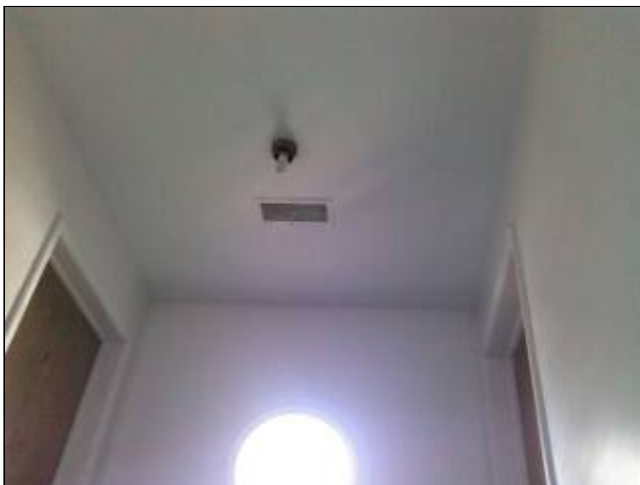


23.9 Picture 1

23.11 SMOKE/CO DETECTORS

Safety Item.

No working smoke detectors within hallway during time of inspection. Unable to determine cause. Recommend installing to correct to restore early smoke detection. Fire extinguishers throughout building hallway safety inspection logs are outdated. This is unsafe, as they must be treated every year, especially in a multi unit complex. Recommend having all extinguishers tested and placed in proper case on walls.



23.11 Picture 1



23.11 Picture 2

24.11 SMOKE DETECTOR

Safety Item.

Inadequate number of smoke detectors installed in home. Smoke detectors should be located in all bedrooms, hallways, and rooms. Also, a CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways.

Recommend installing to provide necessary early smoke/CO detection to home. For more detailed information, please refer to support documentation attached to bottom of report.

Major Item Summary



Client
Joe Howell

Property Address
210 N 32nd Ave
Omaha NE

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

8. CENTRAL HEATING

8.1 HEATING EQUIPMENT

Specialist Item.

View of open furnace burner areas. Furnace units are 26 years old (expected life is 20-22 years) and display rust and corrosion in burner/blower/heat exchanger areas. Unable to determine extent of underlying damages, but units perform as intended during time of inspection. Recommend having units serviced prior to closing and maintaining annual service to maximize useful life and maintain system efficiency. Budget for future replacement.



8.1 Picture 1 unit #1 serial #5188A00192



8.1 Picture 2 unit #2 serial # 0488a00232



8.1 Picture 3 unit #4 1889A01112



8.1 Picture 4 Unit #3 ser# 0488a02203

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The

presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Adam Staab

Maintenance Item Summary



Client
Joe Howell

Property Address
210 N 32nd Ave
Omaha NE

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the Major Item Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2.3 WINDOWS

Maintenance Item.

Peeling paint at various window trims around building.. Recommend properly prepping and painting to extend useful life of underlying framing areas. No underlying damages visible during time of inspection.



2.3 Picture 1

2.4 WINDOW WELLS

Maintenance Item.

Window wells missing covers and are full of dirt and debris. Recommend installing covers after clearing out and ensuring grading is at least 6" below sill to reduce possibility of moisture intrusion into basement. None visible at within basement during time of inspection.



2.4 Picture 1

3. ROOF SYSTEM

3.0 GUTTERS, DOWNSPOUTS, AND DRAINAGE

Maintenance Item.

Recommend extending downspouts along foundation wall around building at least 6' away from foundation wall to avoid possibility of moisture penetration and associated damages. None visible beneath area during time of inspection.



3.0 Picture 1

5. ATTIC AND ROOF STRUCTURE

5.1 INSULATION

Maintenance Item.

6 -8 inches of Blown Fiberglass insulation present. U.S. Department of Energy recommends R-38 rating in attic spaces, which equates to 14-17 inches. Consider providing additional depth to maintain intended energy efficiency to home and reduce associated fuel costs.



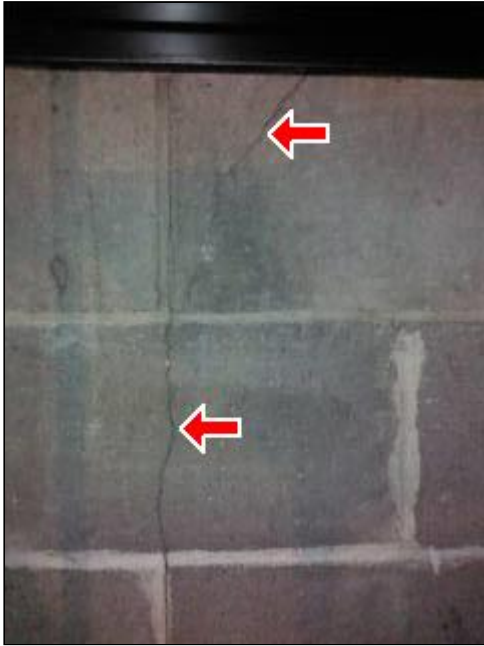
5.1 Picture 1

7. BASEMENT/CRAWLSPACE

7.2 FOUNDATION / WALLS

Maintenance Item.

Minor Settlement cracking visible at foundation wall of North side utility room. No previous repairs made and no signs of recent movement. Recommend sealing to monitor for future movement and associated damages. No associated structural damages visible during time of inspection.



7.2 Picture 1

9. CENTRAL COOLING

9.4 NORMAL OPERATING CONTROLS

Not Inspected., Maintenance Item.

Outdoor temperature has been less than 60 degrees within the last 24 hours, preventing safe operation of A/C system (turning on A/C in cold weather may damage internal components). Unable to visually verify components condition. Due to age of furnace units, Recommend having unit maintenance performed to ensure maximum efficiency and useful life. Units concealed, unable to determine mfg date. Only open unit is 1988. Budget for future replacement.



9.4 Picture 1

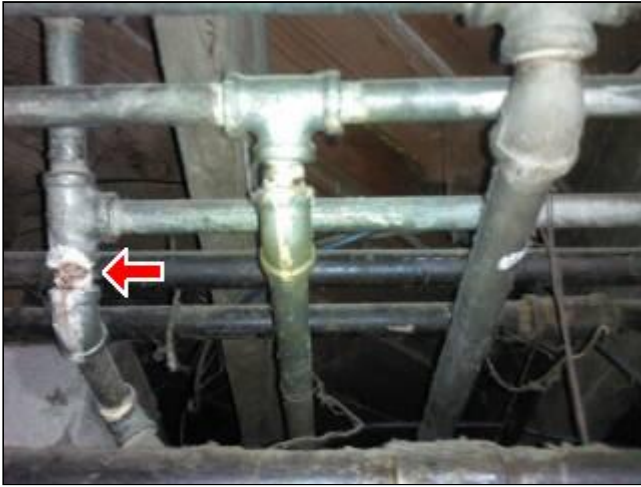


9.4 Picture 2

10.3 DISTRIBUTION PIPING

Inspected. Appears Good Or In Working Condition., Maintenance Item.

Majority of distribution piping is of galvanized steel construction. Typically, over time this piping will have its water flow reduced by corrosion build-up and leaking joints. None visible during time of inspection. Recommend contracting licensed plumber to evaluate and repair/replace areas as necessary to facilitate proper system performance and increase safe water usage.



10.3 Picture 1

11. BATHROOM

11.0 FUNCTIONAL FLOW

Maintenance Item.

Low flow noted in all units. (pressure most likely due to mineral build up in piping). This condition may be caused by installed Galvanized piping system. Recommend contracting licensed plumber to thoroughly investigate and replace galvanized areas as necessary, including plumbing section coming in from curb stop, to restore proper system performance.



11.0 Picture 1

11.4 WINDOW

Maintenance Item.



11.4 Picture 1

11. BATHROOM

11.13 SHOWER AND ENCLOSURE

Maintenance Item.

Deteriorated caulking at ceramic tiles within showers throughout units. This will allow water to penetrate underlying framing areas and spread associated damages. Recommend removing deteriorated caulking and properly re-caulking to reduce possible moisture penetration and associated damages. None visible during time of inspection.



11.13 Picture 1



11.13 Picture 2

11.14 HEAT SOURCE

Inspected. Appears Good Or In Working Condition., Maintenance Item.

No heat in vacant unit. Recommend contracting HVAC professional to service unit prior to closing.

13. KITCHEN AND COMPONENTS

13.9 SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Maintenance Item.

Sink at unit #3 has drip. Recommend repairing/replacing to ensure proper performance and efficiency.



13.9 Picture 1

14.3 WINDOWS

Maintenance Item.

East windows, and windows throughout property have peeling paint at trims and sills. Recommend properly prepping and painting to extend life of underlying framing areas. No damages visible during time of inspection.



14.3 Picture 1

24.4 DOOR

Maintenance Item.

Damaged closet door at unit 3.



24.4 Picture 1

24.8 CEILING FAN

Maintenance Item.

Ceiling fan is noisy in vacant unit #2. Recommend repair/replacement to provide safe and proper operation.



24.8 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the

specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE



Bulldog Home Inspection Services
5018 Charles Street
Omaha Nebraska, 68132
402-889-3313

Inspection Date: 1/28/2014
Report ID: 210_4

Inspected By: Adam Staab

Client Info:	Inspection Property:
Joe Howell Client's Real Estate Professional: Morrie Korthals NP	210 N 32nd Ave Omaha NE

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 4,501 - 5,000	500.00	1	500.00
Termite Inspection w/Full Inspection	50.00	1	50.00

Tax \$0.00

Total Price \$550.00

Payment Method:Check

Payment Status:Paid At Time Of Inspection

Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.