



Prepared for: [REDACTED]

Prepared by: Midwest Inspection & Testing
1475 bluff road
Pleasant Dale, NE 68423

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Midwest Inspection & Testing

20:34 June 03, 2019

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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

- | | | |
|----|---------------|--|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

General Information

Property Information

Property Address [REDACTED]

City [REDACTED]

Contact Name [REDACTED]

Client Information

Client Name [REDACTED]

Client Address

City State Zip

Phone

Inspection Company

Inspector Name Steve Duckett

Company Name Midwest Inspection & Testing

Address [REDACTED]

City [REDACTED]

Phone 402.405.1193

E-Mail [REDACTED]

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 68 years old Entrance Faces South
Inspection Date 6-3-2019
Start Time 2:30 p.m. End Time 5:30 p.m.
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 80 degrees
Weather Clear Soil Conditions damp
Space Below Grade Basement
Building Type Single family Garage Attached
Water Source City How Verified
Sewage Disposal City How Verified

Roof

This is an inspection of the roof covering(s) only. This report is NOT a guarantee of the roof's water tightness, now or in the future. NOTE: The age of the roof covering(s) is only estimated, unless the seller has stated the known age. We recommend that the seller be asked for the age, leak and repair history of the roof covering(s) prior to the close of escrow.

A NPNI M D

Main Roof Surface

1. Method of Inspection: On roof.



2. Material: Asphalt shingle. little nicked up but still good life left.



3. Type: Gable.

4. Flashing: Aluminum.

5. Valleys:

6. Skylights:

Roof (Continued)

7. Plumbing Vents: Rubber boot is cracked/damaged and needs to be replaced to prevent moisture from entering the home.



8. Electrical Mast: Surface mount.
9. Downspouts:
10. Gutters:
11. Downspout Extension:
12. Approximate Age: 10 years old

Attic

The view and access into the attic area are generally limited by framing, insulation, a lack of safe walkable surfaces, HVAC equipment and duct systems, and/or personal items stored in the attic spaces(s).

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access



Attic (Continued)

Method of Inspection: (continued)



- 2. Roof Framing: 2x6 Rafter.
- 3. Sheathing: Dimensional wood.
- 4. Ventilation: Gable and soffit vents.
- 5. Insulation: Blown in. Insulation compressed.
- 6. Insulation Depth: 4" - Insufficient insulation present. A qualified contractor is recommended to evaluate and estimate repairs.
- 7. Vapor Barrier:
- 8. Attic Fan:
- 9. House Fan:
- 10. Wiring/Lighting:
- 11. Moisture Penetration:
- 12. Bathroom Fan Venting: Not seeing an exit point outside the attic. Bathroom improperly vents into attic and may cause moisture damage to the insulation.

Garage/Carport

The view of the garage/carport flooring and walls may be limited in areas where personal items are stored. We suggest checking floors and walls once the personal items are removed.

A NPNI M D

Side Garage

1. Type of Structure: Attached Car Spaces: 1



- 2. Garage Doors: Metal.
- 3. Door Operation: Mechanized.
- 4. Door Opener:
- 5. Windows: Wood single hung.

Garage/Carport (Continued)

6. Service Doors: Wood. - Entry door not rated for fire. A qualified contractor is recommended to evaluate and estimate repairs.



7. Roof Structure: Rafter.

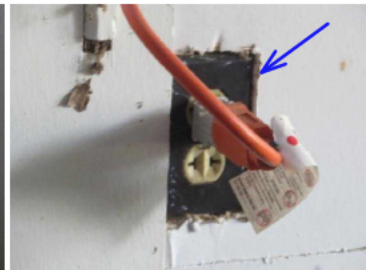
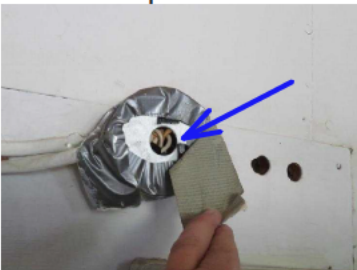
8. Walls: not fire rated - Wall is not fire resistant to the home. Recommend a qualified contractor to provide cost for repair.



9. Floor/Foundation: Poured slab. Minor floor cracks noted-seal cracks.



10. Electrical: 110 VAC. Non-GFCI circuit and the junction box needs a cover...not tape. Romex wire needs to be within the wall or in conduit. A licensed electrician is recommended to evaluate and estimate repairs.



Garage/Carport (Continued)

Electrical: (continued)



- 11. Smoke Detector:
- 12. Heating:

Lots and Grounds

This section of the report describes the inspection results for the components installed around the exterior of the building by visual inspection only. Storage Shed(s), play equipment, satellite TV systems, and other temporary systems (low water pressure misting system, movable barbecue, movable fireplaces/pits, etc.) are NOT inspected or evaluated. We suggest checking with the seller for more information about the operation and maintenance of these systems.

A NPNI M D

- 1. Drive: Concrete. Need a joint between drive and garage floor.



- 2. Walks: Concrete. Trip hazard. A qualified contractor is recommended to evaluate and estimate repairs.



- 3. Steps/Stoops: Concrete.

Lots and Grounds (Continued)

4. Porch: Concrete. railing a little loose.



5. Vegetation:

6. Grading: Flat. - Improper soil slope around the home, I recommend the addition of fill dirt (clay) to improve water management. (Water management consists of clay dirt built around the foundation, gutters clean and extensions 4 to 6 feet away from the foundation.)



7. Swale: Recommend improvements be made to the grade, swale slope and depth to improve water control.



8. Patio: Paver.
9. Deck:
10. Retaining Walls:
11. Balcony:
12. Fences:
13. Lawn Sprinklers: Not part of the home inspection process.

Exterior

This section of the report describes the inspection results for the building structural components by visual inspection only. View of and access to structural components can be restricted and/or obstructed by landscaping, grade, personal belongings and construction type. This report describes only those items which are visible during the inspection.

A NPNI M D

All exterior surfaces Exterior Surface

1. Type: Vinyl siding. Nick and loose in a few spots



2. Door Bell:
 3. Entry Doors: Wood.
 4. Trim: Wood and metal. Need seal and paint wood to protect it from the elements.



5. Fascia: Wood.
 6. Soffits: Wood.
 7. Patio Door: Vinyl sliding.
 8. Storm Windows:
 9. Window Screens: Vinyl mesh.
 10. Exterior Lighting:
 11. Exterior Electric Outlets:
 12. Outdoor Faucet: Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.

Exterior (Continued)

13. Gas Meter: Front of house.



14. Main Gas Valve: Located at gas meter.



15. Window Wells:

Air Conditioning

Industry standards dictate that Air Conditioning units NOT be operated when the outside temperature drops below 65 degrees which may damage the unit. On homes where the A/C unit was not operated, we recommend that the unit(s) be operated on a warmer day prior to close of escrow. NOTE: We do a random check of the air supply and return grills. We cannot determine the HVAC system's adequacy for the home. Check with the seller for the cooling/heating performance of the system NOTE: if it recommended that the service history of the unit(s) be determined prior to the close of escrow. If the system has not been serviced within the past 12 months, we suggest that the system be serviced prior to the close of escrow.

A NPNI M D

Main AC System

1. Exterior Unit: Pad mounted. rattles and needs to be more secured to the concrete.



Air Conditioning (Continued)

2. Visible Coil: Need to be washed off for better efficiency.



3. Manufacturer: fedders
4. Model Number: ckc024c7a Serial Number: [REDACTED]
5. Area Served: Whole building. Approximate Age: est 32 years old
6. Type: Central A/C. Capacity: 2 Ton.
7. Electrical Disconnect: Breaker disconnect.



8. Refrigerant Lines: Torn insulation and needs to be replaced/added to keep cooling lines insulated.



9. Fuel Type: 208/230 VAC Temperature Differential:
10. Thermostats: Individual.
11. Condensate Removal: Rubber.
12. A/C System Operation: Unit tested good but no telling how much life is left due to the age.

Bathroom

The view of and/or access to bathroom items may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

A NPNI M D

1st floor main Bathroom

1. Doors: Hollow wood.
2. Closet:
3. Ceiling: Texture.
4. Walls: Paint and paneling.
5. Floor: Linoleum. The floor squeaks when walked on.



6. Windows: Vinyl double hung.
7. Electrical: 110 VAC. Non-GFCI circuit. A licensed electrician is recommended to evaluate and estimate repairs.



8. Counter/Cabinet:
9. Sink/Basin:
10. Faucets/Traps:
11. Shower/Surround:
12. Tub/Surround:
13. Spa Tub/Surround:
14. Toilets:
15. HVAC Source: Heating system register.

Bedroom

The view of and/or access to bedroom items may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

A NPNI M D

1st Floor N.W. Bedroom

1. Doors: Hollow wood.
2. Closet: Single.
3. Ceiling: Texture.
4. Walls: Paint. Cracks present



5. Floor: Linoleum.
6. Electrical: 110 VAC.
7. HVAC Source: Heating system register.
8. Windows: Vinyl double hung.

Living Space

The view of and/or access to living room items may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

A NPNI M D

Living Room Living Space

1. Closet:
2. Ceiling: Texture.
3. Walls: Wallpaper.
4. Floor: Carpet.
5. Doors:
6. Windows: Vinyl casement.
7. Electrical: 110 VAC.
8. HVAC Source: Heating system register.
9. Smoke Detector: Not tested. Recommend once you move in to test and replace batteries for peace of mind.

Kitchen

The view of and/or access to the kitchen may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home. NOTE: Refrigerators, ice makers, wine coolers, central vacuum systems, radio intercom systems, security systems and audio/visual systems (if installed) are not inspected or evaluated, beyond the scope of the inspection. Check with the seller for more information about operation of these system(s).

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: Amana.



2. Microwave:

3. Ventilator:

4. Dishwasher: Kenmore.

5. Air Gap Present? Yes No

6. Refrigerator: I do not inspect refrigerators. Recommend when you do your final walk-thru before closing make sure the fridge is cool and operating.

7. Disposal: The cord needs to be in conduit to prevent it from being cut and causing electric shock.



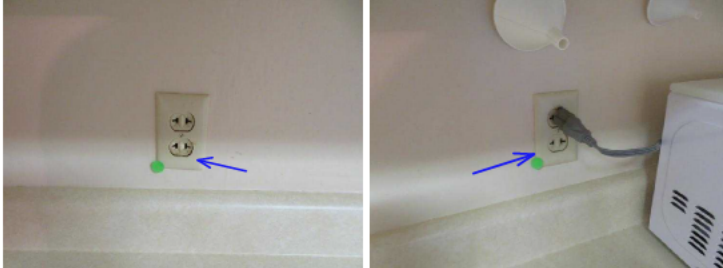
8. Sink: Stainless Steel.

9. Plumbing/Fixtures: PVC. - Cold water line showing corrosion but not leaking at time of inspection.



Kitchen (Continued)

10. Electrical: Non-GFCI circuit. A licensed electrician is recommended to evaluate and estimate repairs.



11. Counter Tops:
12. Trash Compactor:
13. Cabinets: Wood.
14. Pantry:
15. Ceiling: Texture.
16. Walls: Paint. Cracks present.



17. Floor: Linoleum. The floor squeaks when walked on.



18. Doors:
19. Windows: Vinyl double hung.
20. HVAC Source: Heating system register.

Laundry Room/Area

The view of and/or access to the laundry room/area may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

A NPNI M D

1st Floor Laundry Room/Area

1. Closet: Single. Door off track.



2. Ceiling: Texture.
3. Walls: Paint.
4. Floor: Linoleum.
5. Doors: Hollow wood. some damage.



6. Windows: Vinyl double hung.
7. Electrical: behind washer.
8. Smoke Detector: Not tested. Recommend once you move in to test and replace batteries for peace of mind.
9. HVAC Source: Heating system register.
10. Laundry Tub:
11. Laundry Tub Drain:
12. Washer Hose Bib: Gate valves.
13. Washer and Dryer Electrical: 220 VAC. 220 outlet was tested for power not tested for code.

Laundry Room/Area (Continued)

14. Dryer Vent: Metal flex. Recommend rigid pipe.



15. Dryer Gas Line:
16. Washer Drain: Wall mounted drain.

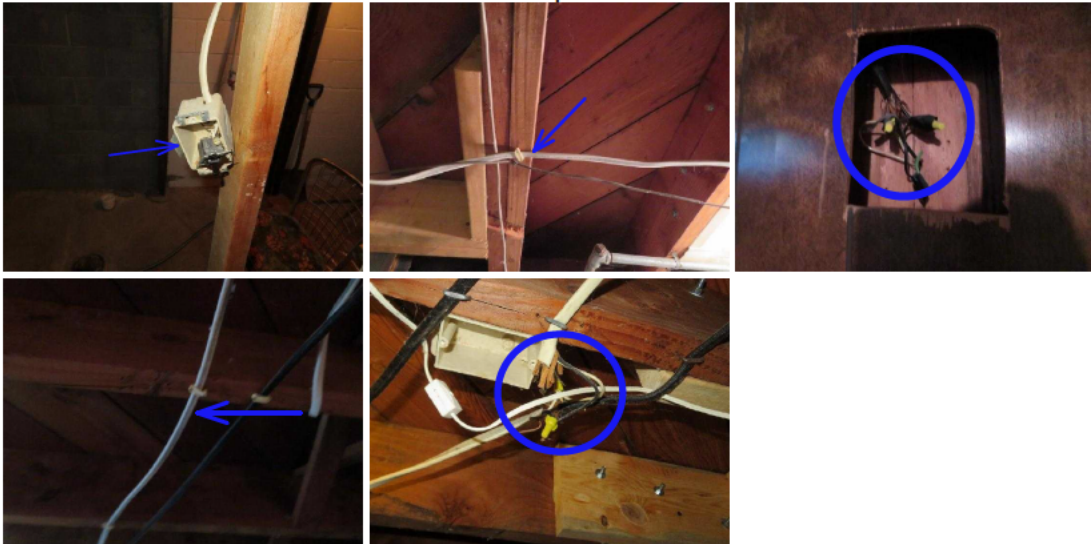
Basement

The view of and/or access to finished/unfinished basement items may be limited in occupied homes because of personal items. We recommend that a careful check of all items be made once the house is vacated. Purely cosmetic items will not normally be noted in the report unless they are of a serious nature, by special request, or in a NEW home.

A NPNI M D

Main Basement

1. Ceiling: Exposed framing and drywall
2. Walls: Fire rated.
3. Floor: Poured.
4. Doors:
5. Windows: Steel frame.
6. Electrical: Romex needs to be through the joist and not under. wires needs to be in a covered junction boxes and switch needs a cover and attached to the wall. A licensed electrician is recommended to evaluate and estimate repairs.



Basement (Continued)

- 7. Smoke Detector: Not tested. Recommend once you move in to test and replace batteries for peace of mind.
- 8. HVAC Source: Heating system register.
- 9. Vapor Barrier:
- 10. Insulation: No insulation present.



- 11. Ventilation: Windows.
- 12. Moisture Location:
- 13. Basement Stairs/Railings: Wood stairs with wood handrails.

Plumbing

The inspection of the plumbing systems is limited to the visible parts of the plumbing only. Therefore, we cannot view plumbing systems buried underground, under floor slabs, within walls or ceilings, and/or plumbing systems in the attic space obstructed by attic conditions. NOTE: It is recommended that the seller be asked about the plumbing system leak, drainage and repair histories.

A NPNI M D

- 1. Service Line: Galvanized. showing corrosion but not leaking at time of inspection.



- 2. Main Water Shutoff: Basement.



Plumbing (Continued)

3. Water Lines: Galvanized. showing corrosion but not leaking at time of inspection.



4. Drain Pipes: Cast iron and pvc
5. Service Caps: Accessible.
6. Vent Pipes: Cast iron.
7. Sump Pump:

Basement Water Heater

8. Water Heater Operation: Functional at time of inspection.



9. Manufacturer: rheem
10. Model Number: 42v40sf Serial Number: XXXXXXXXXX
11. Type: Natural gas. Capacity: 40 Gal.
12. Approximate Age: 12 years old. Area Served: Whole building.
13. Flue Pipe: Single wall.
14. TPRV and Drain Tube: PVC.
15. Floor Drain: Covered in the other room.
16. Gas Service Lines: Cast iron.

Heating System

Industry standards dictate that Heat Pumps NOT be operated when the outside temperature rises above 65 degrees which may damage the unit. The inspector is NOT equipped to dismantle HVAC equipment nor inspect heat exchangers for cracks or holes. This can only be done by a qualified HVAC person. The inspector does not light pilots. NOTE: It is recommended that the service history of the unit(s) be determined prior to the close of escrow. If the system has not been serviced within the past 12 months, we suggest that the system be serviced prior to the close of escrow.

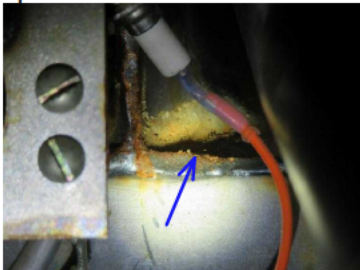
A NPNI M D

Basement Heating System

1. Heating System Operation: Did not run up the unit due to the temperature outside. See heat exchangers comments.



2. Manufacturer: Lennox
3. Model Number: g16q3757 Serial Number: [REDACTED]
4. Type: Forced air. Capacity: 75,000 BTUR
5. Area Served: Whole building. Approximate Age: 31 years old.
6. Fuel Type: Natural gas
7. Heat Exchanger: Showing rust and debris. Recommend inspection by a qualified heating specialist.



8. Unable to Inspect: 70%
9. Blower Fan/Filter: filter a little dirty.



Heating System (Continued)

- 10. Distribution: Metal duct.
- 11. Draft Control:
- 12. Flue Pipe: Single wall.
- 13. Humidifier: Humidifier is not part of the home inspection.
- 14. Thermostats: Individual.
- 15. Suspected Asbestos: No

Electrical

The inspection is limited to visible electrical components only and does not include any electrical components hidden within the walls, ceilings and/or obstructed by personal belongings. NOTE: Load controllers, if present, are not inspected or evaluated beyond the scope of the inspection. Check with the seller or the load controller company for additional information about the operation and settings. NOTE: We cannot evaluate lighting systems on photo cells or low voltage landscape lighting. If installed, check with the seller for operation instructions.

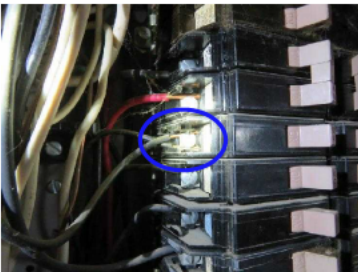
A NPNI M D

Garage Electric Panel

- 1. Manufacturer: Cutler-Hammer. Open "knock-out" hole- insert "blank-out" cap to close off opening. Evaluation by a licensed electrician is recommended.



- 2. Maximum Capacity: 100 Amps
- 3. Main Breaker Size: 100 Amps
- 4. Breakers: Copper and Aluminum. - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.



- 5. Fuses:
- 6. AFCI:
- 7. GFCI:
- 8. Aluminum Wiring: Not present.

Electrical (Continued)

- 9. Conductor Type: Romex.
- 10. Ground: Plumbing ground only.
- 11. Is the panel bonded? Yes No

Structure

A NPNI M D

- 1. Structure Type: Wood frame.
- 2. Foundation: Block. Cracks noted, seal and monitor for future movement.



- 3. Differential Movement: Cracks and bow will require monitoring. We have from 1 to 1 1/2 movement on North and South walls.



- 4. Piers/Posts: Wood posts. Unable to inspect behind drywall.
- 5. Beams: Bonded wood. Unable to inspect behind drywall/ceiling tile.
- 6. Bearing Walls: Frame.
- 7. Joists/Trusses: 2x8.
- 8. Subfloor: Dimensional wood.
- 9. Floor/Slab: Poured slab.

Marginal 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 Material: Asphalt shingle. little nicked up but still good life left.



Attic

2. Main Attic Insulation: Blown in. Insulation compressed.

Garage/Carport

3. Side Garage Floor/Foundation: Poured slab. Minor floor cracks noted-seal cracks.



Lots and Grounds

4. Drive: Concrete. Need a joint between drive and garage floor.



Marginal Summary (Continued)

5. Porch: Concrete. railing a little loose.



6. Grading: Flat. - Improper soil slope around the home, I recommend the addition of fill dirt (clay) to improve water management. (Water management consists of clay dirt built around the foundation, gutters clean and extensions 4 to 6 feet away from the foundation.)



7. Swale: Recommend improvements be made to the grade, swale slope and depth to improve water control.



Exterior

8. All exterior surfaces Exterior Surface Type: Vinyl siding. Nick and loose in a few spots



Exterior (Continued)

Type: (continued)



9. Trim: Wood and metal. Need seal and paint wood to protect it from the elements.



Air Conditioning

10. Main AC System Exterior Unit: Pad mounted. rattles and needs to be more secured to the concrete.



11. Main AC System Visible Coil: Need to be washed off for better efficiency.



12. Main AC System Refrigerant Lines: Torn insulation and needs to be replaced/added to keep cooling lines insulated.

Air Conditioning (Continued)

Refrigerant Lines: (continued)



Bathroom

13. 1st floor main Bathroom Floor: Linoleum. The floor squeaks when walked on.



Bedroom

14. 1st Floor N.W. Bedroom Walls: Paint. Cracks present



Kitchen

15. 1st Floor Kitchen Plumbing/Fixtures: PVC. - Cold water line showing corrosion but not leaking at time of inspection.



Marginal Summary (Continued)

16. 1st Floor Kitchen Walls: Paint. Cracks present.



17. 1st Floor Kitchen Floor: Linoleum. The floor squeaks when walked on.



Laundry Room/Area

18. 1st Floor Laundry Room/Area Closet: Single. Door off track.



19. 1st Floor Laundry Room/Area Doors: Hollow wood. some damage.



20. 1st Floor Laundry Room/Area Dryer Vent: Metal flex. Recommend rigid pipe.

Laundry Room/Area (Continued)

Dryer Vent: (continued)



Basement

21. Main Basement Insulation: No insulation present.

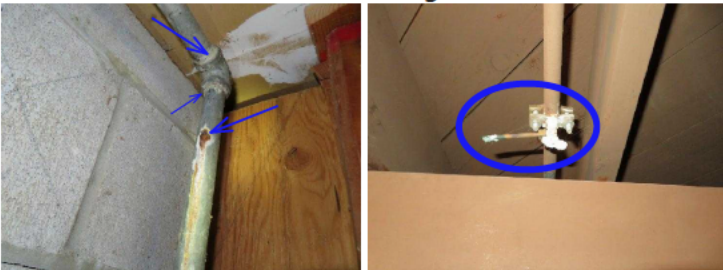


Plumbing

22. Service Line: Galvanized. showing corrosion but not leaking at time of inspection.



23. Water Lines: Galvanized. showing corrosion but not leaking at time of inspection.



Marginal Summary (Continued)

Heating System

24. Basement Heating System Blower Fan/Filter: filter a little dirty.



Structure

25. Foundation: Block. Cracks noted, seal and monitor for future movement.



26. Differential Movement: Cracks and bow will require monitoring. We have from 1 to 1 1/2 movement on North and South walls.



Defective 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 Plumbing Vents: Rubber boot is cracked/dammaged and needs to be replaced to prevent moisture from entering the home.



Attic

2. Main Attic Insulation Depth: 4" - Insufficient insulation present. A qualified contractor is recommended to evaluate and estimate repairs.
3. Main Attic Bathroom Fan Venting: Not seeing an exit point outside the attic. Bathroom improperly vents into attic and may cause moisture damage to the insulation.

Garage/Carport

4. Side Garage Service Doors: Wood. - Entry door not rated for fire. A qualified contractor is recommended to evaluate and estimate repairs.



5. Side Garage Walls: not fire rated - Wall is not fire resistant to the home. Recommend a qualified contractor to provide cost for repair.



6. Side Garage Electrical: 110 VAC. Non-GFCI circuit and the junction box needs a cover...not tape. Romex wire needs to be within the wall or in conduit. A licensed electrician is recommended to evaluate and estimate repairs.

Garage/Carport (Continued)

Electrical: (continued)



Lots and Grounds

7. Walks: Concrete. Trip hazard. A qualified contractor is recommended to evaluate and estimate repairs.



Bathroom

8. 1st floor main Bathroom Electrical: 110 VAC. Non-GFCI circuit. A licensed electrician is recommended to evaluate and estimate repairs.



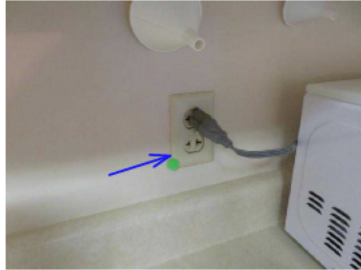
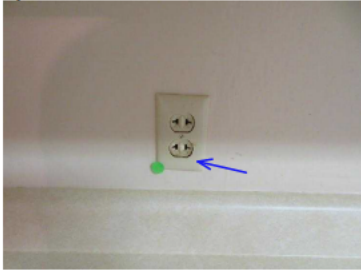
Defective Summary (Continued)

Kitchen

9. 1st Floor Kitchen Disposal: The cord needs to be in conduit to prevent it from being cut and causing electric shock.

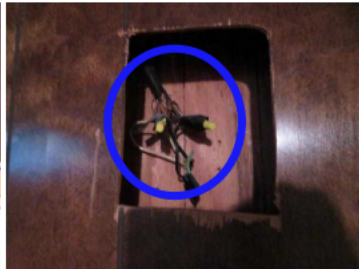


10. 1st Floor Kitchen Electrical: Non-GFCI circuit. A licensed electrician is recommended to evaluate and estimate repairs.



Basement

11. Main Basement Electrical: Romex needs to be through the joist and not under. wires needs to be in a covered junction boxes and switch needs a cover and attached to the wall. A licensed electrician is recommended to evaluate and estimate repairs.



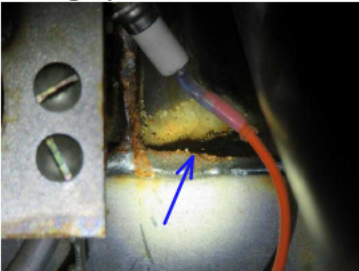
Defective Summary (Continued)

Heating System

12. Basement Heating System Heating System Operation: Did not run up the unit due to the temperature outside. See heat exchangers comments.



13. Basement Heating System Heat Exchanger: Showing rust and debris. Recommend inspection by a qualified heating specialist.



Electrical

14. Garage Electric Panel Manufacturer: Cutler-Hammer. Open "knock-out" hole- insert "blank-out" cap to close off opening. Evaluation by a licensed electrician is recommended.



15. Garage Electric Panel Breakers: Copper and Aluminum. - Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.

Electrical (Continued)

Breakers: (continued)

