

SELLER

Pre-Inspection Report



11818 Dorcas Street
Omaha, Nebraska 68144

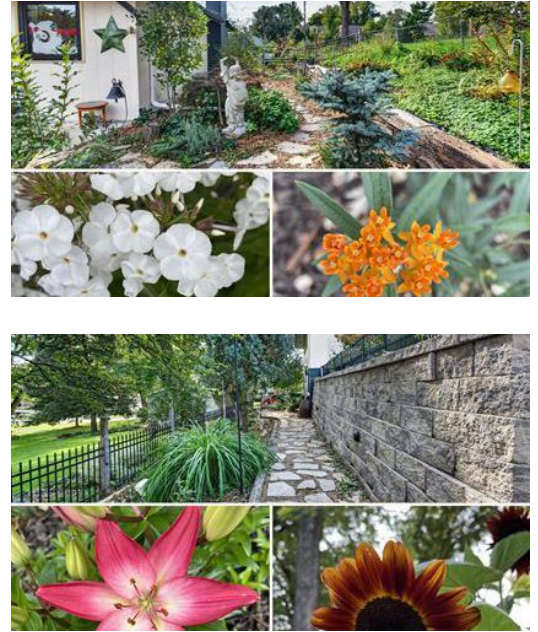
Provided for buyer information. Reports are prepared by third parties and are not warranties or guarantees. Buyers are encouraged to obtain their own inspections.

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*Information is seller-provided or from third-party reports and is believed reliable but not guaranteed.
Buyer to verify. Equal Housing Opportunity.*



Property For Sale

11818 Dorcas St, Omaha, NE 68144

MLS #22629677

OPEN HOUSE | Thursday, 10/22 | 11 AM-1 P.M. Dorcas is bold, artistic, and anything but vanilla. Color on every wall, art in every corner, and personality all through the house. It sits at the end of a quiet, shady dead-end street, and it's like nothing else on the market. And then there's the garden. Winding flagstone paths wander through an English-style flower garden with a little Lauritzen charm. Monarchs love it here, and you will too. Pre-inspected for peace of mind, 1-year home warranty included. The Casita is getting its new wood floor now. Come picture your future studio, office, or future guest space. Consider this your personal invite. Grab a friend, bring your curiosity, and come see us at Dorcas. We can't wait to meet you!

Property Type	Single Family	Living Area	2,524 (sq ft)
Bedrooms	4	Lot Dimensions	12000
Total Baths	3	School District	Omaha



Mo Albers, REALTOR®

Call Mo & Say Yes To The Address

Nebraska Real Estate License #20201262
Nebraska Appraisal License #20201262

📞 Mobile (402) 882-7907

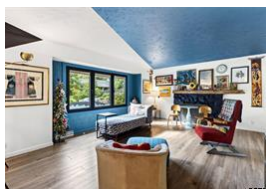
✉ CallMo@Mobuysellhomes.com

🌐 www.Mobuysellhomes.com

13057 W. Center Road, Suite 1
Omaha, NE 68144



Listing Courtesy of PRIME HOME REALTY

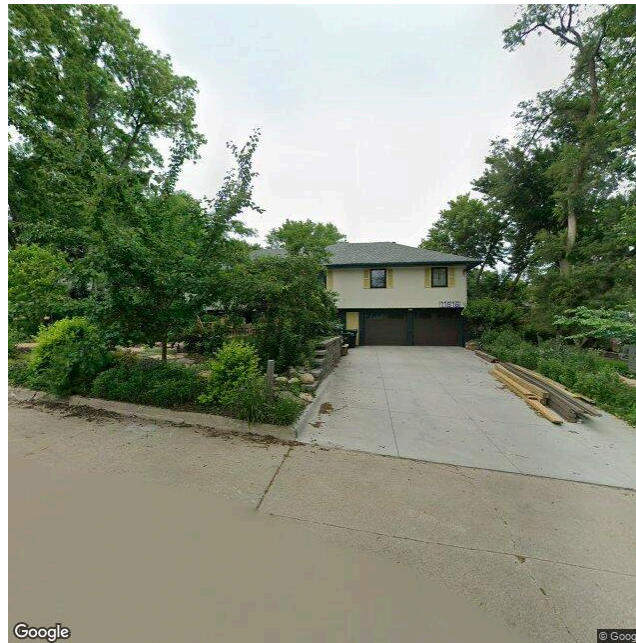




HARVEST HOME INSPECTIONS

4026619598

Harvesthomeinspections20@gmail.com



RESIDENTIAL REPORT

11818 Dorcas St
Omaha, NE 68144

Elizabeth Alicea
09/11/2026

Inspector
Thomas Barr
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Agent
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Realty ONE Group Sterling
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MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Soft Spots on Roof
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutter Damaged
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Missing Trim
- ⊖ 3.2.1 Exterior - Walkways, Patios & Driveways: Concrete Sealing Deteriorating
- ⊖ 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Concrete Stair Movement
- ⊖ 3.3.2 Exterior - Decks, Balconies, Porches & Steps: Concrete cracking
- ⊖ 3.3.3 Exterior - Decks, Balconies, Porches & Steps: Concrete Heaving and Settling
- ⊖ 3.5.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining wall leaning
- ⊖ 3.5.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Improper Retaining Wall
- ⊖ 4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation wall movement
- ⊖ 4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Corrosion on Masonry Block
- ⊖ 4.1.3 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Wall Crack
- ⊖ 4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Damaged Subfloor
- ⊖ 6.1.1 Cooling - Cooling Equipment: Unit Not Level
- ⊖ 7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Corrosion
- ⊖ 8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
- ⊖ 8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable
- ⊖ 8.4.3 Electrical - Lighting Fixtures, Switches & Receptacles: Unknown switch
- ⊖ 8.4.4 Electrical - Lighting Fixtures, Switches & Receptacles: Open Ground in Receptacle
- ⊖ 9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Bathroom Exhaust Fan Disconnected
- ⊖ 9.1.2 Attic, Insulation & Ventilation - Attic Insulation: Damaged Roof Sheathing
- ⊖ 9.3.1 Attic, Insulation & Ventilation - Ventilation: Missing Bathroom Exhaust Fan Cap
- 🔧 10.2.1 Doors, Windows & Interior - Windows: Caulk failing
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Missing Interior Trim

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished

Style

Split Level

Temperature (approximate)

80 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Hot

2: ROOF

Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.



Recommendation



2.1.2 Coverings

SOFT SPOTS ON ROOF

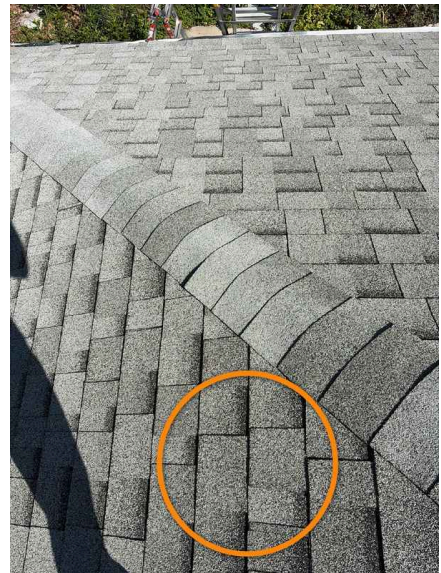
Soft, spongy areas detected on the roof surface during inspection. This indicates possible wood rot, water damage, or structural deterioration beneath the roofing material, which can compromise the roof's integrity and lead to leaks or structural failure. A roofing professional should evaluate the extent of the damage and recommend repairs.

Recommendation

Contact a qualified professional.



Recommendation



2.2.1 Roof Drainage Systems

GUTTER DAMAGED

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.



Recommendation



3: EXTERIOR

Deficiencies

3.1.1 Siding, Flashing & Trim



Recommendation

MISSING TRIM

Trim is missing from the exterior siding and flashing area. This exposes underlying materials to weather and moisture infiltration, potentially leading to water damage and deterioration.

Recommendation

Contact a qualified professional.



3.2.1 Walkways, Patios & Driveways



Recommendation

CONCRETE SEALING DETERIORATING

Sealant on expansion joints deteriorating. Recommend re-sealing of joints.



3.3.1 Decks, Balconies, Porches & Steps



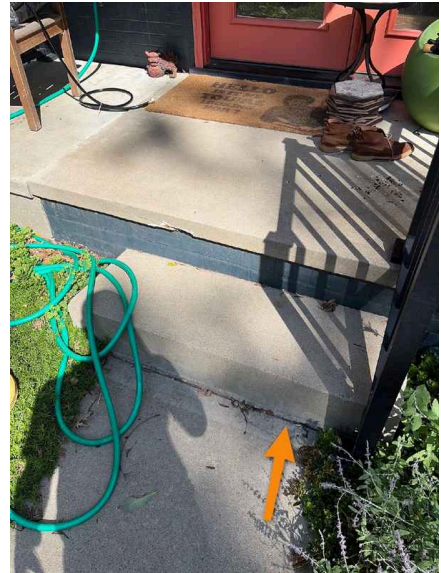
Recommendation

CONCRETE STAIR MOVEMENT

Concrete stairs to the front porch appear to be pulling away from porch. Recommend concrete contractor to evaluate and repair/replace.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Decks, Balconies, Porches & Steps

CONCRETE CRACKING

Recommendation

Contact a qualified professional.



3.3.3 Decks, Balconies, Porches & Steps

CONCRETE HEAVING AND SETTLING

Uneven concrete surfaces observed on the deck/porch/steps. Concrete movement can result from soil settling, freeze-thaw cycles, or poor drainage. Monitor for trip hazards and potential water pooling.

Recommendation

Contact a qualified professional.





3.5.1 Vegetation, Grading, Drainage & Retaining Walls



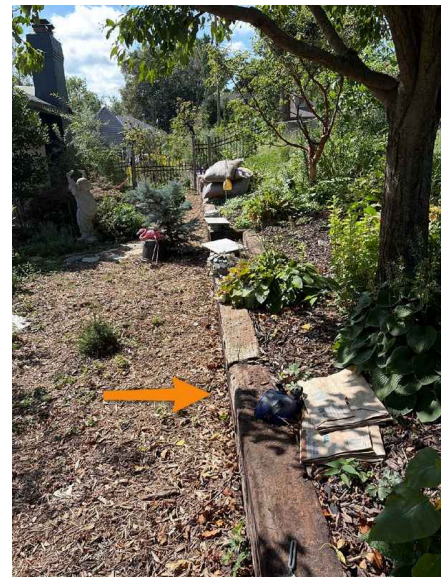
Recommendation

RETAINING WALL LEANING

One or more retaining walls is leaning and unstable. Recommend evaluation from qualified landscape and retaining wall contractor.

Recommendation

Contact a qualified landscaping contractor



3.5.2 Vegetation, Grading, Drainage & Retaining Walls



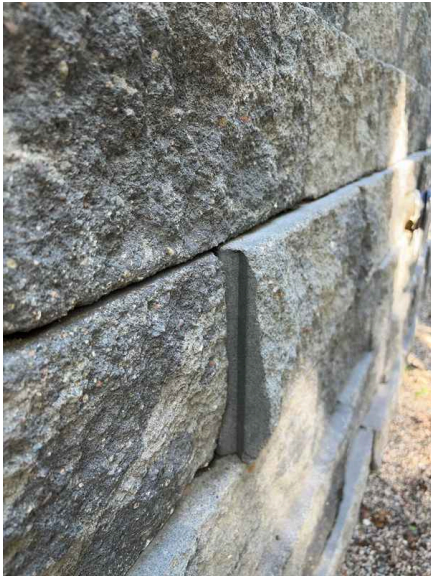
Recommendation

IMPROPER RETAINING WALL

Retaining wall observed during inspection does not meet proper construction standards. A qualified professional should evaluate the wall's structural integrity, drainage, and stability to determine if repairs or reconstruction are necessary.

Recommendation

Contact a qualified professional.



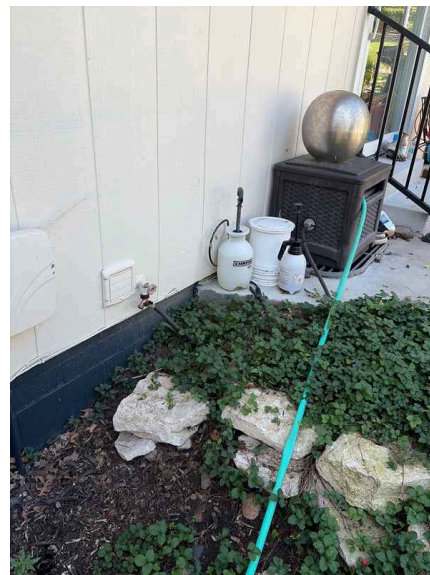
4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Limitations

Foundation

FOUNDATION WALLS COVERED

Foundation walls covered by walls/insulation. Unable to see condition of foundation



Floor Structure

FLOOR COVERED

Could not inspect slab floor due to floor coverings.



Deficiencies

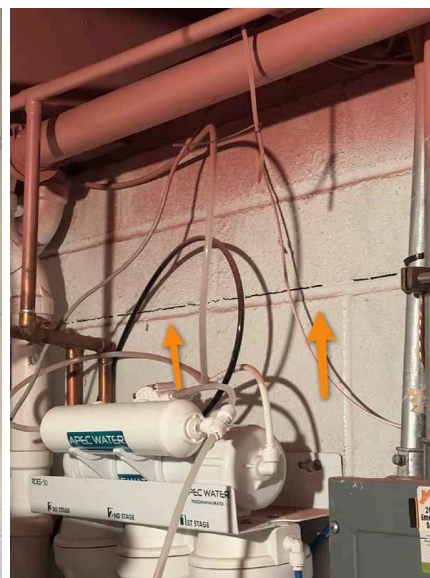
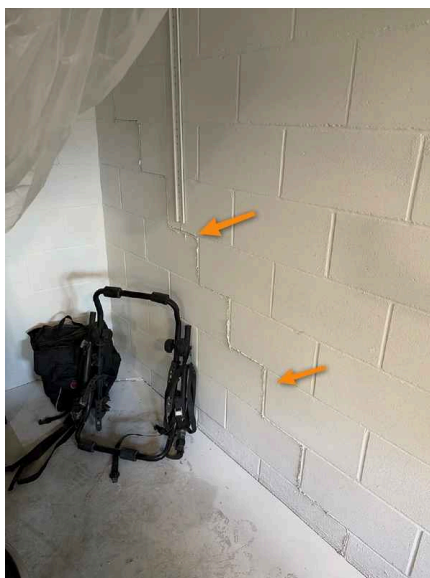
4.1.1 Foundation

FOUNDATION WALL MOVEMENT



Recommendation

Foundation wall has evidence of movement. Recommend evaluation by foundation specialist.



4.1.2 Foundation

CORROSION ON MASONRY BLOCK

BASEMENT

Corrosion observed on masonry block foundation during inspection. This deterioration can weaken the structural integrity of the foundation over time and may indicate moisture intrusion issues. A masonry contractor should evaluate the extent of damage and recommend appropriate repairs or protective measures.

Recommendation

Contact a qualified professional.





4.1.3 Foundation

FOUNDATION WALL CRACK



Recommendation

A crack was observed in the foundation wall during inspection. Foundation cracks can indicate settlement, moisture infiltration, or structural stress, and may allow water entry into the basement. A foundation contractor should evaluate the crack's pattern, width, and depth to determine if it requires repair or monitoring.

Recommendation

Contact a qualified professional.



4.3.1 Floor Structure

DAMAGED SUBFLOOR

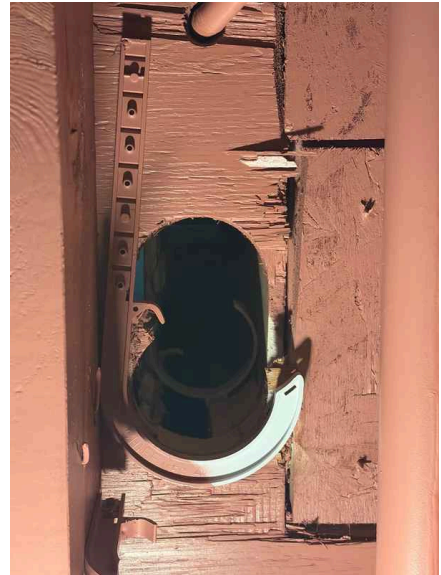


Recommendation

Subfloor damage observed during inspection. Compromised subfloor can lead to structural instability, uneven flooring, and potential safety hazards. A structural engineer or qualified professional should evaluate the extent of damage and recommend appropriate repairs or replacement.

Recommendation

Contact a qualified professional.



5: HEATING

6: COOLING

Deficiencies

6.1.1 Cooling Equipment

UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.



Recommendation



7: PLUMBING

Deficiencies

7.3.1 Water Supply, Distribution Systems & Fixtures

CORROSION

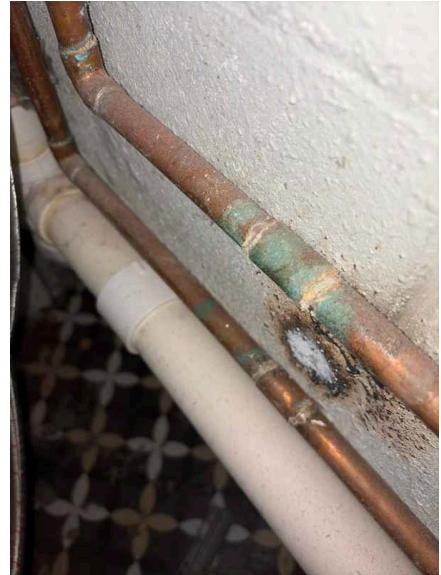
Corrosion built up on water connection. Future leaks possible.
Recommend evaluation from qualified plumber

Recommendation

Contact a qualified plumbing contractor.



Recommendation



8: ELECTRICAL

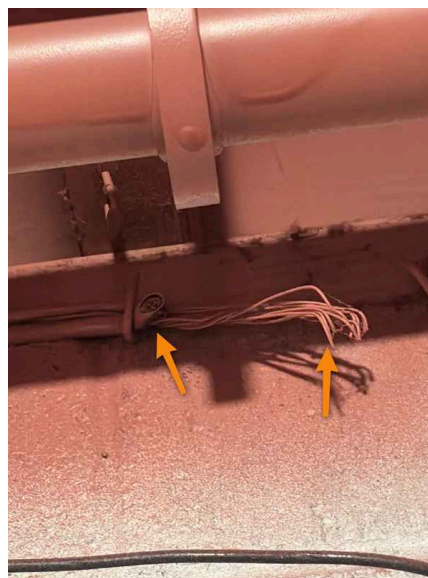
Deficiencies

8.3.1 Branch Wiring Circuits, Breakers & Fuses

IMPROPER WIRING



Recommendation



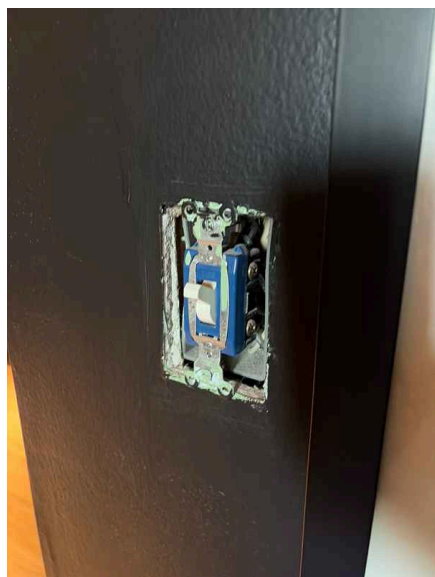
8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING



Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



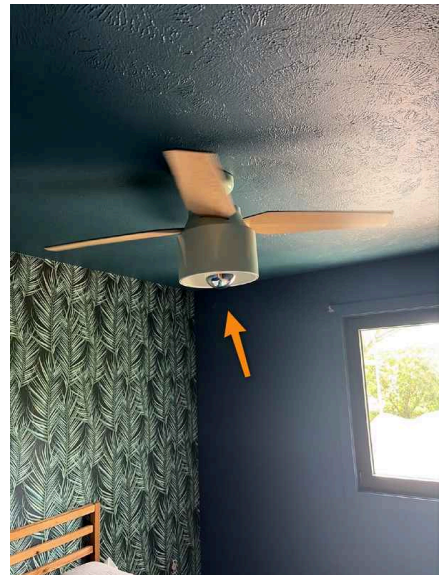
8.4.2 Lighting Fixtures, Switches & Receptacles



Recommendation

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.



8.4.3 Lighting Fixtures, Switches & Receptacles



Recommendation

UNKNOWN SWITCH

Switch not working. Recommend evaluation from qualified electrician

Recommendation

Contact a qualified electrical contractor.



8.4.4 Lighting Fixtures, Switches & Receptacles



Recommendation

OPEN GROUND IN RECEPTACLE

Open ground detected in electrical receptacle during testing. This indicates a missing or broken ground wire connection, which eliminates the safety ground protection for that outlet. An electrical contractor should inspect and repair the outlet to restore proper grounding.

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

Deficiencies

9.1.1 Attic Insulation

BATHROOM EXHAUST FAN DISCONNECTED

ATTIC

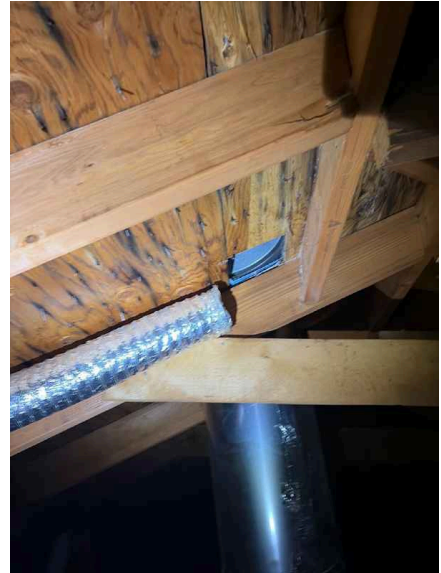
The bathroom exhaust fan ductwork has become detached in the attic. This prevents proper moisture removal from the bathroom, allowing humid air to accumulate in the attic space instead of being vented outdoors.

Recommendation

Contact a qualified professional.



Recommendation



9.1.2 Attic Insulation

DAMAGED ROOF SHEATHING

ATTIC

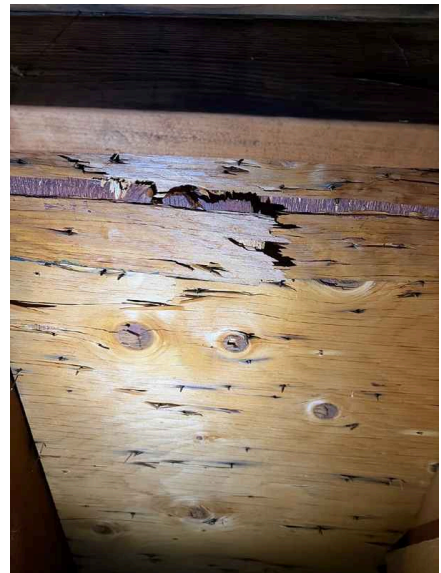
Roof sheathing damage observed in the attic during inspection. Compromised sheathing can allow water infiltration and structural deterioration. A roofing professional should evaluate the extent of damage and recommend repair or replacement.

Recommendation

Contact a qualified professional.



Recommendation



9.3.1 Ventilation

MISSING BATHROOM EXHAUST FAN CAP



Recommendation

The bathroom exhaust fan is missing its termination cap. Install a proper vent cap to prevent outdoor air, pests, and moisture from entering the ductwork.

Recommendation

Contact a qualified professional.



10: DOORS, WINDOWS & INTERIOR

Deficiencies

10.2.1 Windows

CAULK FAILING

Caulking on interior window cracking. Recommend resealing to help efficiency.

Recommendation

Contact a qualified professional.



Maintenance Item



10.4.1 Walls

MISSING INTERIOR TRIM

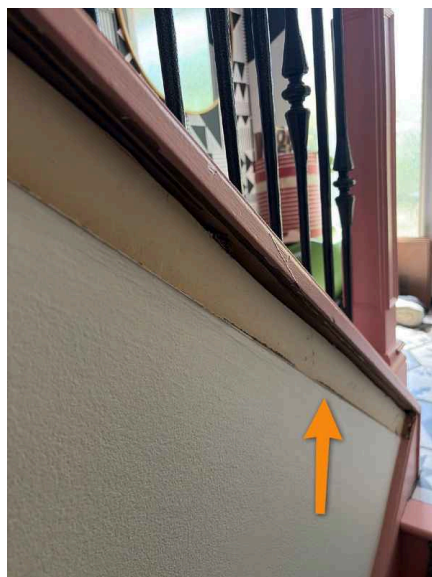
Interior trim is missing from one or more wall areas. Have a carpentry contractor assess the scope and provide repair or replacement estimates.

Recommendation

Contact a qualified professional.



Recommendation



STANDARDS OF PRACTICE

Inspection Details

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlpace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlpace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlpace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or

supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or

covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.



NEBRASKA REAL ESTATE COMMISSION

SELLER PROPERTY CONDITION DISCLOSURE STATEMENT

Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 9 year(s)
Is seller currently occupying the property? (Circle one) ☒ YES ☐ NO If yes, how long has the seller occupied the property? 9 year(s)
If no, has the seller ever occupied the property? (Circle one) ☒ YES ☐ NO If yes, when? From 2017 (year) to 2026 (year)

This disclosure statement concerns the real property located at 11818 Dorcas Street
in the city of Omaha, County of Douglas County, State of Nebraska and legally described as:
Single family dwelling

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and *should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain*. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example – if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

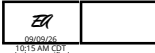
SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A -Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
1. Refrigerator	☒	☐	☐	☐
2. Clothes Dryer	☒	☐	☐	☐
3. Clothes Washer	☒	☐	☐	☐
4. Dishwasher	☒	☐	☐	☐
5. Garbage Disposal	☐	☐	☐	☒
6. Freezer	☒	☐	☐	☐
7. Oven	☒	☐	☐	☐
8. Range	☒	☐	☐	☐
9. Cooktop	☐	☐	☐	☒
10. Microwave oven	☐	☐	☐	☒
11. Built-in vacuum system and equipment	☐	☐	☐	☒
12. Range ventilation systems	☒	☐	☐	☐
13. Gas grill	☐	☐	☐	☒
14. Room air conditioner (0 number)	☐	☐	☐	☒
15. TV antenna / Satellite dish	☐	☐	☐	☒
16. Trash compactor	☐	☐	☐	☒

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity AMP Capacity (if known) <u>Unsure</u> fuse ☒ circuit breakers	☒	☐	☐	☐
2. Ceiling fan(s) (1 number)	☒	☐	☐	☐
3. Garage door opener(s) (2 number)	☒	☐	☐	☐
4. Garage door remote(s) (2 number)	☒	☐	☐	☐
5. Garage door keypad(s) (0 number)	☐	☐	☐	☒
6. Telephone wiring and jacks	☐	☐	☒	☐
7. Cable TV wiring and jacks	☐	☐	☒	☐
8. Intercom or sound system wiring	☐	☐	☐	☒
9. Built-In speakers	☐	☐	☐	☒
10. Smoke detectors (3 number)	☒	☐	☐	☐
11. Fire alarm	☐	☐	☐	☒
12. Carbon Monoxide Alarm (1 number)	☒	☐	☐	☐
13. Room ventilation/exhaust fan (0 number)	☐	☐	☐	☒
14. 220 volt service	☐	☐	☒	☐
15. Security System ☐ Owned ☐ Leased ☐ Central station monitoring	☐	☐	☐	☒
16. Have you experienced any problems with the electrical system or its components? ☐ YES ☒ NO	If YES, explain the condition in the comments section in PART III of this disclosure statement.			

Seller's Initials



Property Address 11818 Dorcas Street, Omaha, NE 68144

Buyer's Initials

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier	☐	☐	☐	☒
2. Attic fan	☐	☐	☐	☒
3. Whole house fan	☐	☐	☐	☒
4. Central air conditioning 2017 year installed (if known)	☒	☐	☐	☐
5. Heating system 2017 year installed (if known) X Gas Electric Other (specify _____)	☒	☐	☐	☐
6. Fireplace / Fireplace Insert	☒	☐	☐	☐
7. Gas log (fireplace)	☒	☐	☐	☐
8. Gas starter (fireplace)	☒	☐	☐	☐
9. Heat pump 0 year installed (if known)	☐	☐	☐	☒
10. Humidifier	☒	☐	☐	☐
11. Propane Tank 0 year installed (if known) Rent Own	☐	☐	☐	☒
12. Wood-burning stove 0 year installed (if known)	☐	☐	☐	☒

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool	☐	☐	☐	☒
2. Plumbing (water supply)	☒	☐	☐	☐
3. Swimming pool	☐	☐	☐	☒
4. a. Underground sprinkler system	☐	☐	☐	☒
b. Back-flow prevention system	☐	☐	☐	☒
5. Water heater 2017 year installed (if known)	☒	☐	☐	☐
6. Water purifier 0 year installed (if known)	☐	☐	☐	☒
7. Water softener ☐ Rent ☒ Own	☒	☐	☐	☐
8. Well system	☐	☐	☐	☒

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	☒	☐	☐	☐
2. Sump pump (discharges to 0)	☐	☐	☐	☒
3. Septic System	☐	☐	☐	☒

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) 2019 year(s)	N / A	N / A	☐
2. Does the roof leak?	☐	☒	☐
3. Has the roof leaked?	☐	☒	☐
4. Is there presently damage to the roof?	☐	☒	☐
5. Has there been water intrusion in the basement or crawl space?	☒	☐	☐
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?	☐	☒	☐
7. Are there any structural problems with the structures on the real property?	☐	☒	☐
8. Is there presently damage to the chimney?	☐	☒	☐
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?	☐	☒	☐

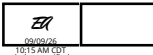
Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built 1969 (if known)	N / A	N / A	☐
11. Has the property experienced any moving or settling of the following:	☐	☐	☐
- Foundation	☐	☒	☐
- Floor	☐	☒	☐
- Wall	☐	☒	☐
- Sidewalk	☐	☒	☐
- Patio	☐	☒	☐
- Driveway	☐	☒	☐
- Retaining wall	☐	☒	☐
12. Any room additions or structural changes?	☐	☒	☐

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do Not Know
1. Asbestos	☐	☒	☐
2. Contaminated soil or water (including drinking water)	☐	☒	☐
3. Landfill or buried materials	☐	☒	☐
4. Lead-based paint	☐	☒	☐
5. Radon gas	☐	☒	☐
6. Toxic materials	☐	☒	☐

Section B - Environmental Conditions	YES	NO	Do Not Know
7. Underground fuel, chemical or other type of storage tank?	☐	☒	☐
8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?	☐	☒	☐
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)	☐	☒	☐

Seller's Initials



Property Address 11818 Dorcas Street, Omaha, NE 68144

Buyer's Initials

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Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?	☒	☐	☐
2. Any easements, other than normal utility easements?	☐	☒	☐
3. Any encroachments?	☐	☒	☐
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?	☐	☒	☐
5. Any lot-line disputes?	☐	☒	☐
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?	☐	☒	☐
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?	☐	☒	☐
8. Any condominium, homeowners', or other type of association which has any authority over the real property?	☐	☒	☐
9. Any private transfer fee obligation upon sale?	☐	☒	☐

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?	☐	☒	☐
11. Is there a common wall or walls?	☐	☒	☐
b. Is there a party wall agreement?	☐	☒	☐
12. Any lawsuits regarding this property during the ownership of the seller?	☐	☒	☐
13. Any notices from any governmental or quasi-governmental agency affecting the real property?	☐	☒	☐
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?	☐	☒	☐
15. Any deed restrictions or other restrictions of record affecting the real property?	☐	☒	☐
16. Any unsatisfied judgments against the seller?	☐	☒	☐
17. Any dispute regarding a right of access to the real property?	☐	☒	☐
18. Any other title conditions which might affect the real property?	☐	☒	☐

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system?	☒	☐	☐
b. Is the system operational?	☒	☐	☐
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?	☐	☒	☐
b. Is the system operational?	☐	☒	☐
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?	☐	☒	☐
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?	☒	☐	☐
b. Is the system operational?	☒	☐	☐
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?	☐	☒	☐
b. Is the system operational?	☐	☒	☐
6. a. Are the dwelling(s) and the improvements connected to a septic system?	☐	☒	☐
b. Is the system operational?	☐	☒	☐
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?	☐	☒	☐

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?	☐	☒	☐
b. Is the real property in a floodway?	☐	☒	☐
9. Is trash removal service provided to the real property? If so, are the trash services ☒ public ☐ private	☒	☐	☐
10. Have the structures been mitigated for radon? If yes, when? System installed prior to '17	☒	☐	☐
11. Is the property connected to a natural gas system?	☒	☐	☐
12. Has a pet lived on the property? Type(s) Bunny	☒	☐	☐
13. Are there any diseased or dead trees, or shrubs on the real property?	☐	☒	☐
14. Are there any flooding, drainage, or grading problems in connection to the real property?	☐	☒	☐
15. a. Have you made any insurance or manufacturer claims with regard to the real property?	☒	☐	☐
b. Were all repairs related to the above claims completed?	☒	☐	☐
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?	☐	☒	☐

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner	2026	☒	☐	☐	☐
2. Cleaning of fireplace, including chimney	2018	☒	☐	☐	☐
3. Servicing of furnace	2026	☒	☐	☐	☐
4. Professional inspection of furnace A/C (HVAC) System	2026	☒	☐	☐	☐
5. Servicing of septic system	0	☐	☐	☐	☒

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney	2018	☒	☐	☐	☐
7. Treatment for wood-destroying insects or rodents	0	☐	☒	☐	☒
8. Tested well water	0	☐	☒	☐	☒
9. Serviced / treated well water	0	☐	☒	☐	☒

Seller's Initials



Property Address 11818 Dorcas Street, Omaha, NE 68144

Buyer's Initials

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PART III – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.
 Note: Use additional pages if necessary.

All data provided will be attached and live here
 Home inspections will also live in this document
 After adding the addition pages and your list- I will have you review and sign the pages.

Part II section A

5. Experienced water intrusion when the lower gutter was removed to conduct work in the back garden. It was left off and a heavy rain ensued.

Part II section C

1. Fence on the west side of the property belongs to neighbor residing on Francis street

Part II section D

12. Currently have a bunny residing on the property

15a. Insurance claim filed for roof damage in 2019. Roof and gutters were replaced by Nastase contracting. They recently inspected the roof for any damage in August 2026 and found nothing but normal wear and tear.

If checked here ☐ PART III is continued on a separate page(s)

SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of 1 _____ pages (*including additional comment pages*), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature Elizabeth Alcon

dotloop verified
 09/09/2026 10:11 AM
 CDT
 W8T1T0X-G2FA-UR2P

Date Sept 9 2026

Seller's Signature _____

Date _____

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____

Date _____

Purchaser's Signature _____

Date _____

Nastase Contracting Inc.
6404 N 91st Plaza
Omaha, NE 68134 USA
+14026805199
nick@nciomaha.com
http://www.nciomaha.com



INVOICE

BILL TO
Elizabeth Alicea
Elizabeth Alicea
11818 Dorcas Street
Omaha, NE 68144 United States

INVOICE # 200642
DATE 09/21/2026
DUE DATE 09/21/2026

PAID

ACTIVITY	AMOUNT
Unnamed Product Gutters & Gutter guards	2,050.00
Unnamed Product Paint Gutters	600.00
Sales 3% Card Processing Fee	79.50

Ways to pay	PAYMENT	2,729.50
	BALANCE DUE	\$0.00

BANK

View and pay

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



1-Front elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Insured's risk - front elevation



2-Address

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Address verification

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



4-Rear elevatin

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Rear elevation



3-Left elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Left elevation

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS
National Mail Center:
P.O. Box 26004
Glendale CA 91222-6004
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Insured: Master Sergeant Elizabeth Alicea
Claim #: 014543116-800
Policy #: 014543116-91A



5-Roof parameters

Date Taken: 10/2/2026
Taken By: Brett Schmitt
View of one layer plus the drip edge



Roof Pitch x/12

6.0

Calibrate

Release

6-Roof parameters



Date Taken:
Taken By: Brett Schmitt
6.0 pitch

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

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Policy #: 014543116-91A



7-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Soffit size



8-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Gutter size

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



9-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

40 year, laminate shingle



10-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Overview of the roof

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



11-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Overview of the roof



12-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Overview of the roof

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



13-Roof parameters

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Overview of the roof



14-Front slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Front test square

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

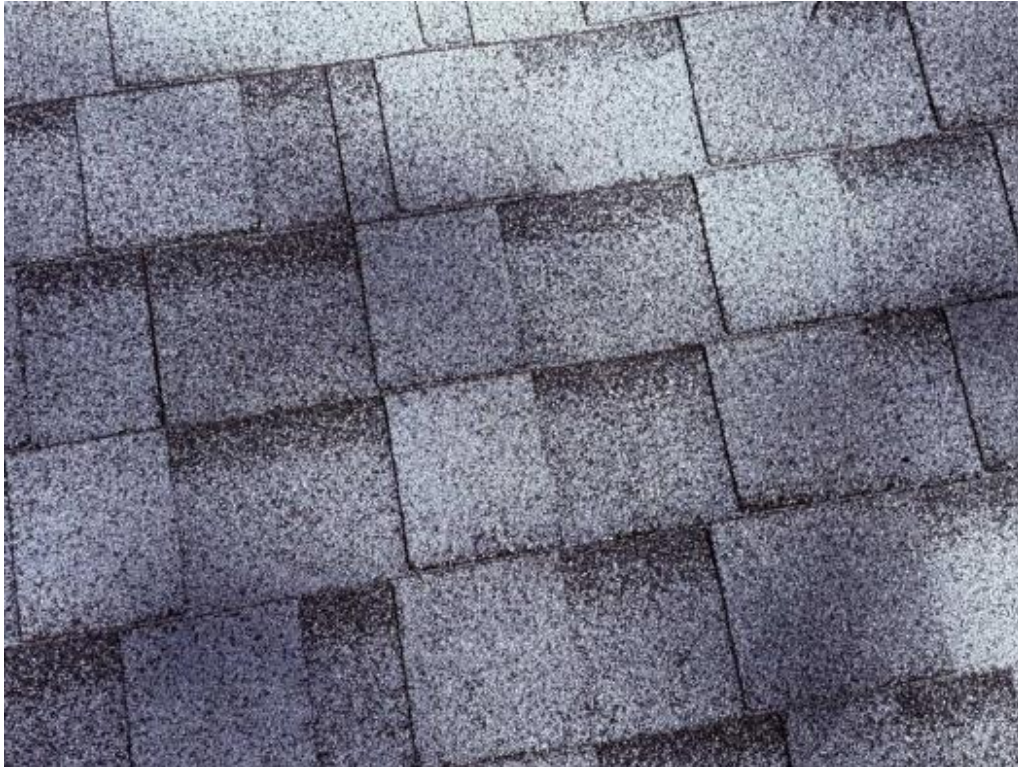
Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



15-Front slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



16-Front slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A



17-Front slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



18-Front slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

National Mail Center:

P.O. Box 26004

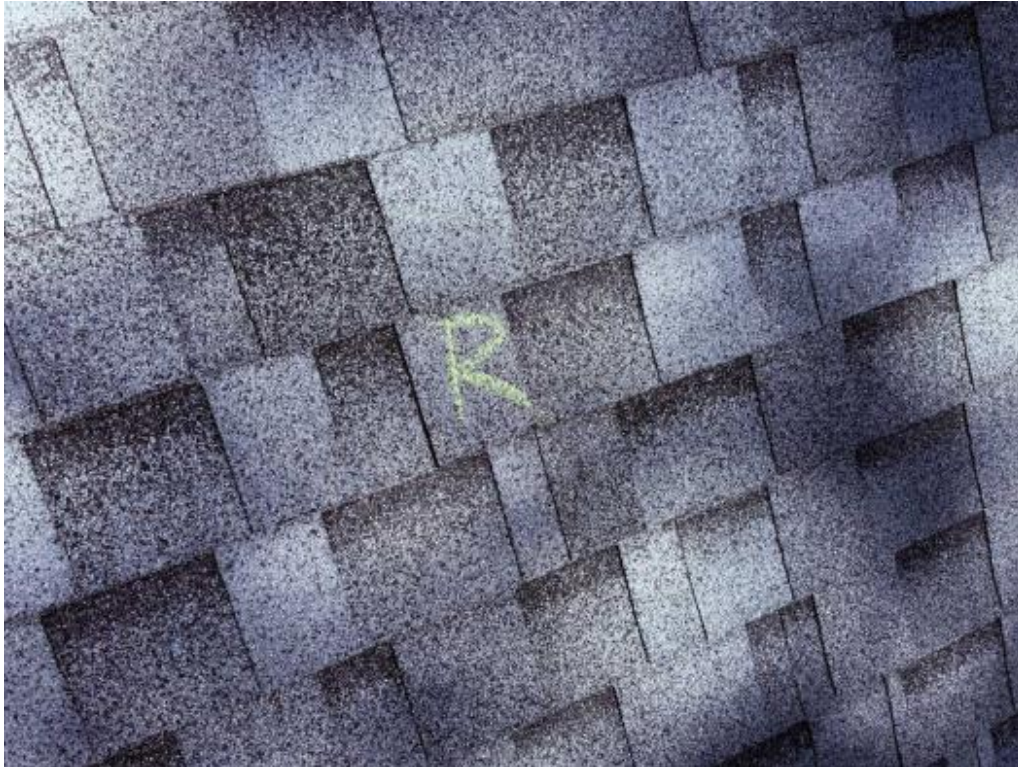
Glendale CA 91222-6004

PHONE: 800-649-7602 FAX: 866-742-6989

Insured: Master Sergeant Elizabeth Alicea

Claim #: 014543116-800

Policy #: 014543116-91A

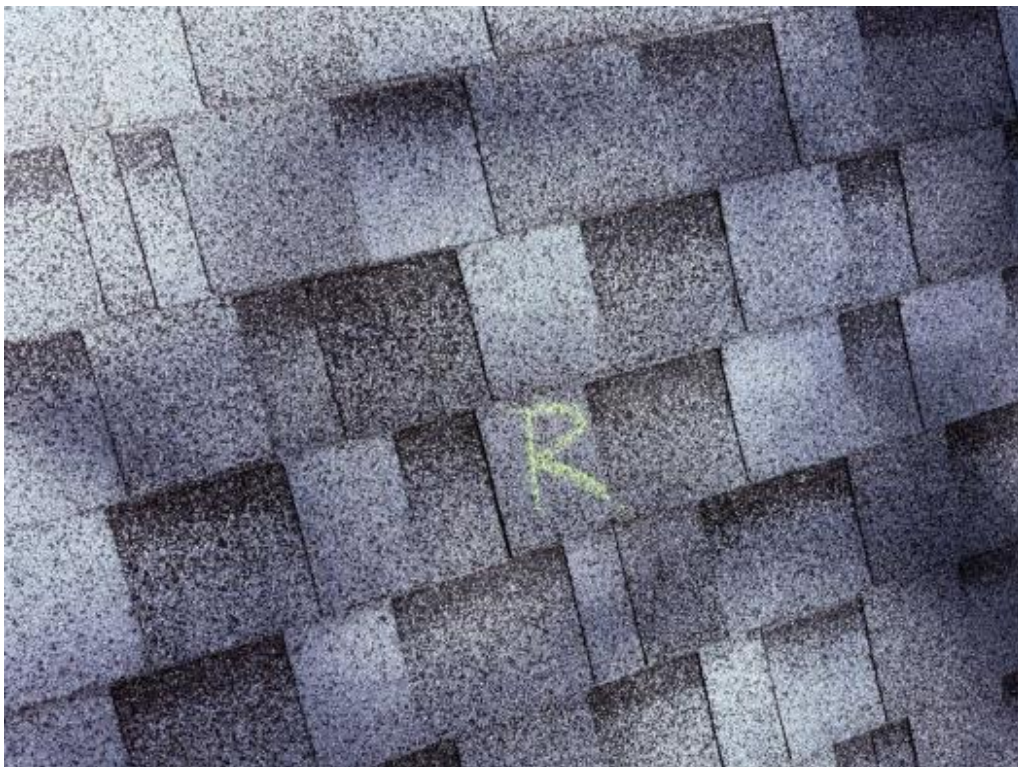


19-Right slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Right test square



20-Right slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

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21-Right slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



22-Right slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

David Morse & Associates

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23-Right slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



24-Back slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Old hail damage to the cap

Photo Sheet

David Morse & Associates

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25-Back slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the vent



26-Back slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Old hail damage to the cap

Photo Sheet

David Morse & Associates

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Policy #: 014543116-91A



27-Back slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the pipe jack



28-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Left test square

Photo Sheet

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29-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



30-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

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31-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



32-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

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Policy #: 014543116-91A



33-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the chimney flashing



34-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the flue cap

Photo Sheet

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Policy #: 014543116-91A



35-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the gutters/guards



36-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof or gutter/guards

Photo Sheet

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Policy #: 014543116-91A



37-Left slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the gutter/guards



38-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Back test square

Photo Sheet

David Morse & Associates

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Policy #: 014543116-91A



39-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



40-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

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Policy #: 014543116-91A



41-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof



42-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible storm related damage to the roof

Photo Sheet

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Policy #: 014543116-91A



43-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Damage to one small area of the back slope from the falling tree limb

Replaced Damaged Gutter - See
Invoice from Nastase Roofing 10/2026



44-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Damage to one small area of the back slope from the falling tree limb

Photo Sheet

David Morse & Associates

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Policy #: 014543116-91A



45-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Damage to one small area of the back slope from the falling tree limb



46-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

View of the back slope

Photo Sheet

David Morse & Associates

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47-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Damage to one small area of the back slope from the falling tree limb



48-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Old hail damage to the gutter guards

Photo Sheet

David Morse & Associates

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Policy #: 014543116-91A



49-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Close up of the shingles



50-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible damage to the left slope

Photo Sheet

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Policy #: 014543116-91A



51-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Damage to one small area of the back slope from the falling tree limb



52-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Damage to one small area of the back slope from the falling tree limb

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

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Policy #: 014543116-91A



53-Rear slope

Date Taken: 10/2/2026

Taken By: Brett Schmitt

View of the gutter line



54-Rear elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible damage to the fascia or soffit

Photo Sheet

David Morse & Associates

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Policy #: 014543116-91A



55-Rear elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

The downspout is slight separated from the gutters



56-Rear elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

The downspout is slight separated from the gutters

Photo Sheet

David Morse & Associates

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57-Rear elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

The downspout is slight separated from the gutters



58-Rear elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible damage to the soffit or fascia

Photo Sheet

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Claim #: 014543116-800

Policy #: 014543116-91A



59-Rear elevatin

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible related damage to the siding or windows



60-Rear elevatin

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible related damage to the siding or windows

Photo Sheet

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KANSAS CITY, KANSAS

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Claim #: 014543116-800

Policy #: 014543116-91A



61-Rear elevatin

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible related damage to the a/c unit



62-Rear elevatin

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible related damage to the siding or windows

Photo Sheet

David Morse & Associates

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Policy #: 014543116-91A



63-Rear elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

View of gutter damage



64-Left elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

Left elevation

Photo Sheet

David Morse & Associates

KANSAS CITY, KANSAS

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Policy #: 014543116-91A



65-Left elevation

Date Taken: 10/2/2026

Taken By: Brett Schmitt

No visible related damage to the siding



66-Tree

Date Taken: 10/2/2026

Taken By: Brett Schmitt

View of the neighbors tree

UTILITY TRENCHING INC.

SEWER INSPECTION REPORT

SEWER CAMERA INSPECTION

Inspection findings and recommendations

1. CUSTOMER & PROPERTY

Customer / Company: Elizabeth Alicea Inspection Date: 10/21/26
Property Address: 11818 Dorcas Street Omaha, NE 68144 Technician: Dustin Joons

2. INSPECTION DETAILS

Access Point: Cleanout in garage Pipe Size: 4" Pipe Material: transite pipe to clay stub.
Approx. Length Inspected: 110' Direction / Area Inspected: From clean out in garage to manhole

3. CONDITIONS OBSERVED (CHECK ALL THAT APPLY)

- | | | |
|--|---|---|
| ☒ Appears serviceable | ☐ Roots | ☐ Belly / standing water |
| ☐ Offset / separated joints | ☐ Cracked / broken pipe | ☐ Blockage / debris |
| ☐ Corrosion / deterioration | ☐ Collapsed / damaged pipe | ☐ Infiltration |
| ☐ Inspection limited / incomplete | ☐ Other | |

Other / details: _____

4. CAMERA NOTES / FINDINGS

Distance / Location + Observation:

5. RECOMMENDATION

- | | | |
|---|--|---|
| ☒ No repair indicated | ☐ Monitor condition | ☐ Clean / clear line |
| ☐ Spot repair | ☐ Replace service | ☐ Further evaluation |

Recommended work / comments:

6. SUMMARY & ACKNOWLEDGMENT

Summary:

During the scope of the sewer no defects or problems with the piping were found.

Inspection reflects conditions visible in accessible portions of the line at the time of inspection. A camera inspection cannot identify concealed conditions or guarantee future performance.

Customer Name: Elizabeth Alicea Technician: Dustin Joons Date: 10/21/26