



American Inspections, Inc.
403 Stonehaven Lane NE
Cedar Rapids, IA 52402

Professional Inspection Report



123 Example Rd
Iowa City, IA 52402

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American Inspections, Inc.

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123 Example Rd

General Information



PROPERTY INFORMATION

Property Address	123 Example Rd
City	Iowa City
State	IA
Zip	52402

CLIENT INFORMATION

Client Name	John Doe
Client Address	1122 Main St.
City	Iowa City
State	IA
Zip	52402
Phone	555-111-3333
E-Mail	john@gmail.com

GENERAL INFORMATION

Est. Building Age	35 Years	Entrance Faces	North
Building Type	Raised Ranch		
Inspection Date	03/05/2020		
Inspection Time	12:00 PM		
Temperature	45 Degrees Fahrenheit	Weather	Clear
Dwelling Status:	Occupied	Others Present	Buyer and Buyer's Agent

INSPECTION COMPANY

Inspector Name	Andy Kolar
Company Name	American Inspections, Inc.
Company Address	403 Stonehaven Lane NE
City	Cedar Rapids
State	IA
Zip	52402
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File Number	54321

Comment "Priority Item" Rating Definition:

Visible deficiencies, conditions, and safety items that appear to have MORE OF AN IMMEDIATE NEED FOR ATTENTION (in the opinion of the home inspector). Priority items are listed both within the body of the report and within the "PRIORITY SUMMARY" at the very end of the report.

The "Priority Summary" is not intended to be a listing of all deficiencies, all conditions, and all safety items. THE CLIENT SHOULD READ THE ENTIRE INSPECTION REPORT. Additional deficiencies and repairs, additional safety items, items needing further analysis, items not inspected, improvement and maintenance items will be listed with in the body of this report. All recommendations within this report are important for your review.

Rating Definitions

The ratings in this report are strictly the opinion of the inspector and not based on manufacturer's claims of minimum standards, building codes or ordinances, or adequacy of design. The estimated age of the dwelling / mechanical equipment / roofing/ etc. are based upon the best information available and should not be considered exact or unconditional.

Priority Item	<p>Visible deficiencies, conditions, and safety items that appear to have MORE OF AN IMMEDIATE NEED FOR ATTENTION (in the opinion of the home inspector). Priority items are listed both within the body of the report and within the "PRIORITY SUMMARY" at the very end of the report.</p> <p>The "Priority Summary" is not intended to be a listing of all deficiencies, all conditions, and all safety items. THE CLIENT SHOULD READ THE ENTIRE INSPECTION REPORT. Additional deficiencies and repairs, additional safety items, items needing further analysis, items not inspected, improvement and maintenance items will be listed with in the body of this report. All recommendations within this report are important for your review.</p>
Non Functional	<p>Not performing in the manner intended. In the case of mechanical or electrical systems/components, items not operating, or high probability of failure or of causing substantial problems or unsafe conditions. In the case of roofing and plumbing components, deficiencies observed indicating leakage or probable leakage. In the case of structural components, significant defects observed with a high probability of structural problems occurring. Immediate repair or replacement is recommended on systems/components rated non functional.</p>
Marginal	<p>Performing, but with significantly reduced performance, and or signs / indications of substantial wear, and or signs of possible failure, and or unacceptable effect on other components. Repair or replacement is recommended in the near future & closely monitor.</p>
Functional	<p>Performing in the manner intended at the time of the inspection, modified by age and conditions within reason. Some systems/components may be rated functional and still have certain deficiencies or problem areas that require your attention, thus additional comments will be provided in regards to these items.</p>
Not Applicable	<p>The item is not present for inspection or not fully visible due to limited access or obstructions.</p>
Comment	<p>A statement rather than a rating is used when a specific rating may not be appropriate or additional explanation/clarification is needed.</p>

Grounds (Decks, Driveway, Sidewalk, Grading, etc.)

This inspection is not intended to address soil conditions, geological conditions, or site stability. Any reference to grade is limited to the area adjacent to the dwelling's exterior foundation walls. This inspection does not attempt to determine drainage performance of the entire lot, neighboring lots, or the subdivision.

When decks and porches are constructed close to the ground, a limited or no view of the under structure is visible for inspection. Comments are then based on visible structure from an exterior viewpoint. Stacked firewood, vegetation, finish materials, storage, etc. also limit the inspection of the decks, porches, patios and their condition.

Outbuildings, fences, trees, landscaping, playground equipment, storage sheds, plantings, lawn condition, and retaining walls constructed away from the dwelling are not inspected.

1. Comment

General Information:

Directional comments within this report are based on the front of the dwelling facing West as a general directional reference point only.

2. Functional

Landing:

Treated Wood

3. Functional

Deck:

Treated Wood

The way the rear deck was built indicates that it is an older structure. In general, most older decks do not conform to current framing / bracing recommendations. No major signs of deflection or movement was noted at the time of the inspection.

Standard maintenance recommendations are to clean and treat the front entry and rear deck with a water proofing sealant every 2-3 years to help reduce weathering and retain productive life.

4. Comment

Stairways:

Treated Wood

The stairway at the rear deck was narrower (~32") and had taller riser heights (~8.25") than what is recommended by current standards. Recommend necessary precautions be exercised and or improvements completed as desired.

The stairway risers were also open which is not uncommon for this age of dwelling. By current standards it is recommended that less than a 4" opening exist between the step treads. Installation of riser boards should be considered for added safety (especially of young children).

5. Functional

Railings:

6. Functional

Patio:

Patio Block

7. Functional

Driveway:

Concrete

8. Functional

Sidewalk:

Concrete

9. Comment

Grading:

No major grade concerns were identified around the perimeter of the dwelling's foundation at the time of the inspection. Standard recommendations are to monitor the exterior grade and make adjustments at any low or flat areas that may exist or develop to ensure drainage water is channeled out and away from the foundation. A minimum slope of 1 inch per foot for the first 6-10 feet is recommended to provide positive drainage away from the foundation wall. It is recommended that 6" of clearance be maintained between the top of the foundation and the grade below.

10. Comment

Retaining Walls:

The railroad ties around the perimeter of the rear patio showed signs of settlement / movement. Recommend monitor for additional movement which could result in the need to rebuild / reset the retaining members at this area.

11. Comment

Miscellaneous:

Exterior fences and sheds are beyond the scope of this inspection.

Exterior (Foundation, Siding, Trim, etc.)

Only a small portion of the exterior foundation walls is visible for inspection as most of the foundation wall area is underground. Comments are based on the visible structure. Siding, plantings, decks, porches, additions, snow cover etc. also limit the exterior foundation wall inspection. See interior foundation wall comments within the Structure Section of this report for additional comments. Small and or hairline cracks are not uncommon within foundation walls and in most cases do not represent major structural problems. Suggest seal foundation wall cracks to help prevent water penetration and crack expansion. Recommend monitor foundation walls for changes in crack size/offsets/movement.

Siding and non treated wooden components should be kept 2" or more above grade to help prevent soil contact/decay/insect access/damage. The condition of the sheathing and wall framing behind the siding is not visible for inspection. It can not be confirmed if building paper or house wrap has been installed behind the siding or if there is any concealed decay, mold, or termite damage within the side wall.

The upper level windows and trim are not accessible for probing or a close up inspection. Comments are based on visible and accessible surfaces from ground level. Many times hidden decay is not visible due to the paint cover, decay lying just beneath the wooden surface. If decay is discovered while scraping surfaces in preparation for painting, recommend repair/replace the decayed components. Decay behind the window's metal cladding is typically not visible for inspection from the exterior.

1. Functional

Visible Exterior Foundation:

Poured Concrete

Inspection of the dwelling's exterior foundation is limited to the visible surfaces between the exterior grade and siding. Storage, shrubbery / vegetation, decks / porches, and other structures further limit the view for inspection. Comments/ratings are based only on the visible surfaces. No sign of major problems were noted at the visible surfaces of the exterior foundation.

Dwelling Exterior Siding

2. Functional

Material:

Vinyl

3. Functional

Exterior Doors / Trim:

4. Marginal

Exterior Windows / Trim:

The basement family room's West window lacked a weather resistant barrier and trim at the lower corners (between the window and the concrete foundation). Installation of an adhesive window flashing tape and trim or other cladding material is recommended for better weather protection.



5. Comment

Dryer Vent:

Recommend routine maintenance cleaning of the dryer vent duct and exterior termination / cover (i.e. at least annually) to help ensure the dryer is properly exhausted to the exterior.

Garage

Garage comments will include: foundation, floor, walls, ceiling, the adjoining door into the dwelling and the overhead garage door opener if in place. Other garage components will be addressed within their respective areas of the report unless specifically listed within the Garage Section. The overhead garage door opener is operated with the wall mounted control button, not the hand held remote. Recommend check if all remote controls are on hand and operational. Flammable material should not be stored within the garage if at all possible for added fire safety.

1. Type of Structure: Attached

2. Comment **Garage:**

Additional garage comments are in the body of this report. Portions of the garage were not visible due to storage. Comments based on visible surfaces.

3. Priority Item, Non Functional **Separation:**

Sheetrock had been removed from areas of the garage wall and ceiling. It is recommended by that separation between the garage and the residence be maintained using 5/8" Type X gypsum board or equivalent when a habitable room exists above the garage. The floor joist cavities should be properly insulated before the sheetrock ceiling is re-installed. Recommend repairs be completed by a qualified contractor to establish proper separation for safety.



4. Functional

Floor:

5. Functional

Garage Door Opener(s):

6. Functional

Overhead Door(s):

7. Functional

Adjoining Door into Dwelling:

8. Functional

Exterior Entry Door:

Roofing (Roof surfaces, Flashing, Gutters, etc.)

Roof surface ratings are based on the condition of the visible roof covering at the time of the inspection. The roof surface condition will continue to change with time. If the roof covering is rated functional, this does not mean the roof will remain totally free of deficiencies and that no leakage is possible. The only way to determine whether a roof is water tight is to inspect it during a prolonged rain. In most cases it is not raining during the home inspection and all areas of the attic are not typically accessible or visible for inspection. Therefore we can not inconclusively guarantee the roof to be free of leakage. Stored items within the attic also limit the inspection for leakage.

A roof leak does not necessarily mean the roof covering needs to be replaced. In many cases repairs can be completed to correct leakage and extend the productive life of the roofing. Roofing surfaces are most susceptible to leakage at roof penetrations, flashing junctions, valleys, damaged and advanced wear areas. If leakage is discovered, recommend contact a professional roofing contractor immediately to repair the leakage. Failure to correct leakage can cause damage both in the attic and within the dwelling. Poor attic ventilation and or improper attic ventilation can also cause condensation problems and ice damming/leakage.

Premature roof covering wear can develop due to various factors. Improper installation, lack of ventilation, and manufacturer deficiencies have been known to reduce shingle life by as much as 50%. Shingles can be in functional condition at the time of the inspection and develop substantial wear and deterioration within a 6-12 month period of time. Roof coverings should be monitored and fully inspected at least annually.

Dwelling Roof Surface

1. Functional **Material:** Composition Shingles

The roof shingles showed signs of aging / wear and are likely nearing the end of their productive life. Recommend monitor the roof area for servicing / repair needs, and plan / budget for replacement needs in the near future.

2. Method of Inspection

The roof surface was accessed for inspection. The roof covering is primarily inspected from a viewpoint by walking along the peak of the roof. Not every square foot of the roofing is walked.

3. Marginal

Flashing:

The East end of the ridge vent above the kitchen / dining area was loose. Recommend servicing be completed to resecure the ridge vent for weather / pest protection.



4. Comment

Flashing:

Flashing covered by siding, trim, shingles, wooden components, sealant etc. may not be visible for inspection. The proper installation of flashing or if flashing are in place at all areas can not be confirmed.

5. Comment

Gutters:

Gutter guards had been installed to help shed leaves/debris. These type of guards greatly limit the view of the gutters for inspection. Recommend monitor the gutters / guards for maintenance cleaning needs.

Roofing (Roof surfaces, Flashing, Gutters, etc.) (Continued)

6. Marginal

Downspouts:

The downspout at the East side of the dwelling was separated from the below ground drain pipe. Recommend servicing / repairs be completed as necessary to provide a secure connection and verify proper drainage.



7. Comment

Downspouts:

Multiple downspouts had been installed into below grade drainage pipes. The below ground drain piping is beyond the scope of this inspection. Suggest research the discharge location and further inspect to verify the below grade drains are open, clear, and draining properly.

Downspout extensions should be arranged and maintained to channel drainage water away from the foundation walls which promotes good drainage and helps to reduce the potential of ground water infiltration issues within the basement.

8. Comment

Roof Penetrations:

Chimney / Flue Pipe(s), Plumbing Vent(s), Attic Vents, Satellite Dish(es)

9. Marginal

Exterior Chimney / Vent:

Recommend the storm collar to B vent pipe joint be sealed to help ensure proper weather protection is maintained at this area.



Attic (Roof Structure, Ventilation, Insulation, etc.)

Attic ventilation needs vary with construction type, ventilation type, vent placement, and internal/external conditions. Recommend inspect the attic at least annually to insure there is adequate ventilation to prevent excessive heat buildup in the summer and condensation/moisture problems in the winter. Proper knowledge and care should be taken in accessing the attic area and roof surface. Inspection by a professional roofing contractor is recommended for safety. With proper attic ventilation, attic temperatures can typically be limited to no more than 10-20 oF above the exterior/outside temperature during the summer months.

The level of insulation in the dwelling's side wall is not visible for inspection. No assurance can be given that the side wall insulation is properly installed or that it is present in all spaces. Older dwelling's constructed before 1950 may not have had side wall insulation installed at the time of construction.

Wind driven rain/snow , ice, and snow build up can create moisture/leakage at roof surface penetrations and attic vents. Recommend monitor and make adjustments if water leakage is noted.

Recommend roof structure problems or other areas of concern be inspected by a structural engineer, professional building contractor, or specialist in that field for further analysis.

Dwelling Attic

1. Attic Access / View:

The dwelling's attic was accessed for inspection. Insulation and restricted areas of access limited the attic inspection. Each and every individual roofing member and all sheathing board surfaces are not inspected. Comments are based on the readily accessible / visible surfaces within the attic area.

2. Functional

Attic Hatch / Scuttle:

3. Functional

Visible Roof Structure:

Rafter

The primary visible roofing structure was a truss roofing system. Trusses are part of an engineered roof structure system and should not be cut or altered by anyone other than trained professionals in this field.

4. Functional

Visible Roof Sheathing:

Wood

5. Not Applicable

Attic Ventilation:

Soffit vents existed in the exterior eave, but did not appear to be open to the attic area at the time of the inspection. Corrective measures to remove obstruction and allow airflow into the attic area through the soffit vents should be considered for improved ventilation.



6. Comment

Attic Ventilation:

Ridge & Roof Surface

See related soffit vent comments above. Year round balanced (intake & exhaust) attic ventilation (1 sq. ft. of ventilation for every 150 sq. ft of attic floor space) is recommended to help prevent condensation and maximize shingle life. No attic measurements or technical air flow analysis is completed during the inspection.

Attic (Roof Structure, Ventilation, Insulation, etc.) (Continued)

7. Functional, Comment **Attic Insulation:**

Rockwool, Fiberglass

Areas of the attic insulation had been moved / disturbed. Suggest the insulation be level, or additional insulation installed to provide a uniform R value.

The R value of the undisturbed insulation (based on representative sample measurements) at the dwelling's accessible attic area was estimated to be ~R20-30. Insulation totaling R49 above the dwelling's living area is recommended by current standards for added efficiency. Suggest additional insulation be installed as desired for added efficiency.



8. Comment

Evidence of Moisture:

No major visible signs of ongoing/chronic leakage were noted at the readily accessible areas of the attic at the time of the inspection. Recommend review the sellers disclosure statement regarding any information that may have been provided about past / present leakage. Suggest maintenance inspect the roof surface and attic areas at least annually, or after heavy rains for signs of any moisture/leakage. Proper knowledge and care should be taken in accessing the roof surface and attic area.

Structure (Foundation, Flooring Support, etc.)

Foundation walls and the flooring support that are covered by finish materials, insulation, stored items, etc. are not visible and not inspected. When rated, the rating is based only on the visible structure. Small and or hairline cracks are not uncommon within foundation walls and in most cases do not represent major structural problems. Suggest seal foundation wall cracks to help prevent ground water penetration and crack expansion. Recommend monitor foundation walls and concrete floors for changes in crack size/offsets/movement. See additional foundation wall comments within the Exterior/ Foundation Wall Section of this report. Concrete floors/slabs may also develop small cracks during the drying process due to shrinkage and not present a structural problem. Recommend monitor all cracks.

Most basements and crawl spaces have some potential for water penetration with heavy rains. It is not possible to guarantee there will be no basement or crawl space ground water penetration. If ground water seepage is noted at foundation walls/cracks/seams/etc., recommend insure the gutters are clear, downspouts/extensions are in place, and the landscape/grading is properly sloped to channel drainage water away from the dwelling. Professionally sealing wall and floor cracks and or installing a professional water proofing system may be options if above ground adjustments are not successful in controlling basement/crawl space ground water penetration. Seepage can also occur at floor cracks if water builds up under the basement floor/concrete slab. If any ground water leakage is discovered after taking possession, recommend make adjustments to correct this condition. (see above comments) Removal of finished materials may uncover decay and mold/mildew/fungi. If these conditions are discovered, recommend a professional in this field inspect and advise.

Termite damage in many cases is not visible when inspecting wooden structure as the damage in many cases is hidden within the wooden component. Recommend the dwelling be inspected for wood destroying insects by a professional pest control company.

Recommend foundation wall problems, floor structure problems, or other areas of concern be inspected by a structural engineer, professional building contractor, or a specialist within that field for further analysis, recommendations, & estimates of repair.

1. Comment	Interior Foundation:	Poured Concrete
	Estimate % Visible:	0%
	The interior foundation was covered and not visible for inspection. See exterior foundation comments (Exterior section).	
2. Functional	Basement Floor:	Concrete
	Estimate % Visible:	0%
3. Comment	Floor Structure Support:	
	Estimate % Visible:	0%
	The dwelling's main central floor structure support was covered by the finished ceiling/walls and was not visible for inspection.	
4. Functional	Floor Joists:	Wood

Structure (Foundation, Flooring Support, etc.) (Continued)

Floor Joists: (continued)

	Estimate % Visible:	<5%
5. Functional	Sub Floor:	Wood
	Estimate % Visible:	<5%

6. Comment **Side Wall Structure:**

The dwelling's side wall framing was covered with siding and finish materials at both the exterior and interior and was not visible for inspection.

7. Comment **Obstructions:**

Storage, insulation, finished walls, finished ceilings, and floor coverings in the basement limited the inspection of the interior foundation walls/ceiling/floor area. Comments are based on visible surfaces.

8. Comment **Evidence of Moisture:**

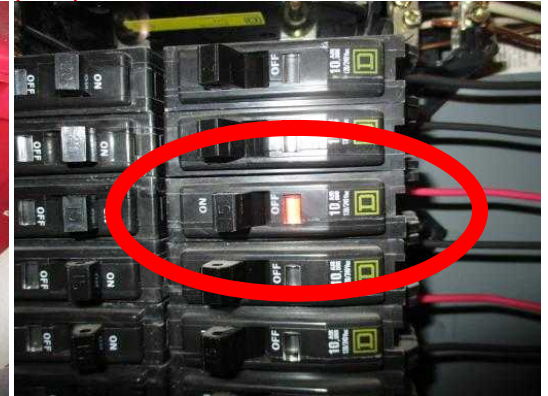
See related sump pit / pump comments and recommendations below).

No visible moisture / dampness or signs of major ground water infiltration issues were noted at the readily accessible basement area at the time of the inspection. Recommend review the seller's disclosure statement regarding any ground water seepage issues that may have been experienced. Maintaining gutters, downspouts / extensions, and providing proper exterior grade, slope, and clearances are recommended to help reduce the risk of ground water infiltration issues. See exterior grade comments within the Grounds Section of this report.

Basements have the potential to experience ground water infiltration issues under adverse weather and or poor drainage conditions. Recommend inspect the basement area during and after heavy rains.

9. Priority Item, Non Functional **Sump Pit / Pump:**

The sump pump did not respond to raising the float, and tripped the electrical circuit breaker when the pump was plugged directly into the wall outlet. Recommend the sump pump be replaced by a qualified contractor. The sump pump cover is a component of the active radon mitigation system and should be properly sealed in an air tight manner after a new pump is installed. Providing a sealed access opening in the sump pit lid is also suggested for maintenance inspection and routine testing of the pump.



Electrical

The electrical service panel screws & cover are removed to inspect the electrical components within the electric service panel unless otherwise noted within this report. The inspector will look for: overheated wiring, loose connections, improper wire size to breaker/fuse size, double tapped circuits, improper wiring conditions, and corrosion. It is possible for too many outlets/fixtures/switches to be wired to an individual circuit. This condition is typically not visible for inspection. If properly sized breakers/fuses trip or blow out with normal daily use, recommend contact an electrician to make adjustments for safety. A large percentage of the dwelling's electrical wiring is enclosed within finished walls/ceilings/floors/insulation/etc. which prevents inspection of the non visible and non accessible wiring and connections. A representative number of accessible outlets, fixtures, and switches are inspected. The buyer should determine if the number and placement of outlets, switches, and fixtures are adequate to meet their personal needs. Ceiling fans that operate by a pull chain and exterior lights with sensors are not inspected. Missing light bulbs are not installed and bulbs that do not respond to switches are not replaced to inspect. It is possible that a light fixture, light switch, or the wire servicing a non operational light may be defective rather than a defective bulb. Recommend electrical issues and concerns be inspected by a licensed electrician for further analysis and estimates of repair.

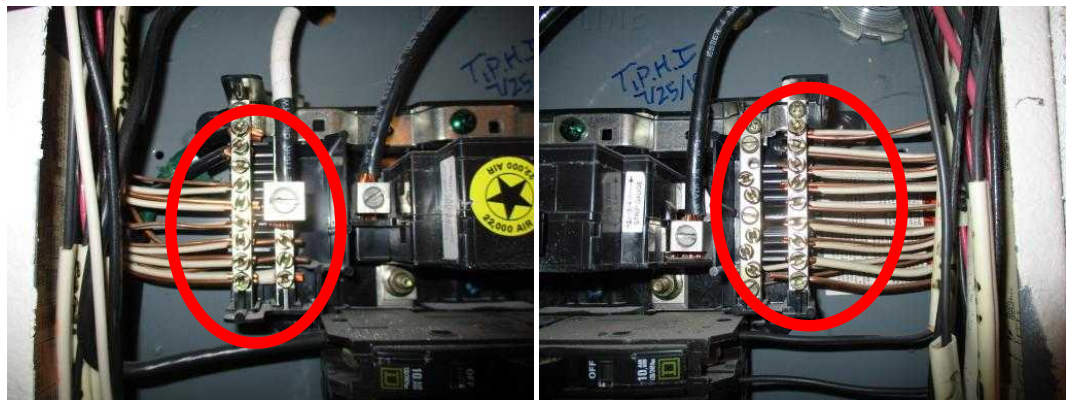
A GFCI (ground fault circuit interrupter) is an electrical device that can be installed at an outlet or breaker position to aid in reducing the risk of electrical shock at that circuit. Installing GFCI outlets (if not in place) at the exterior receptacle locations, within 6 ft. of bathroom and kitchen sinks, at unfinished basement areas, & in the garage is recommended for additional safety.

Telephone, television, video & audio cables, security systems, and low voltage wiring systems are not inspected.

- | | | |
|---------------|---|------------------------|
| 1. Comment | Service Entrance: | Under ground utilities |
| 2. Functional | Electrical Service Size: | 100 Amps |
| 3. Comment | Main Electrical Disconnect: | |
| | This dwelling's main electrical disconnect was located within the electrical panel at the basement's mechanical / laundry room. | |
| 4. Functional | Electrical Ground: | |
| | A ground wire was attached to the incoming metal water pipe (at the water meter area) as the primary ground position. | |

Dwelling Electrical Panel

5. Priority Item, Non Functional **Enclosure:**
- Multiple conductors had been installed within single terminals on neutral / ground bus bars (double tapped) within the electrical panel. While this was not an uncommon practice in the past, installation of multiple conductors per lug where the neutrals are secured can result in a loose connection which is a safety concern. Installation of only one neutral conductor per lug terminal is recommended for safety. Recommend servicing be completed by a licensed electrician.



6. Functional **Breakers:**
- Breakers are in place within the electrical service panel providing the over current protection for safety. Recommend manually trip these breakers off and on at least once per year to insure they trip out and reset properly for added safety.

Electrical (Continued)

7. Priority Item, Non Functional **Visible Branch Circuits (outlets, switches, wiring, etc.):**

No power was noted at an older two prong outlet within the cabinet above the kitchen range. A missing junction box cover was noted at the upper level SE bedroom closet. What appeared to be a blower fan was also observed in the attic, connected to the same electrical circuit as a light fixture and outlet. It is possible that these electrical circuit(s) were terminated when the house was moved. If no longer in used, general recommendations are for the electrical components to be removed, discontinued, and or protected.



8. Functional

Visible Branch Circuits (outlets, switches, wiring, etc.):

The representative sample of outlets that were readily accessible, tested live and grounded at the time of the inspection. A representative sample of the dwelling's electrical wall switches were operated / inspected. The function of every wall switches was not determined during the inspection.

9. Comment

Conductor Type:

Sheathed Cable, Cloth Insulated Cable

10. Comment

GFCI Protection:

If the upper level bathroom GFCI protected outlet circuit trips out, this circuit appeared to reset at the lower level bathroom's GFCI outlet. If the front exterior GFCI protected outlet circuit trips out, this circuit appeared to reset at the garage's GFCI outlet.

The visible/accessible GFCI protected outlets tested operational when tested at the time of the inspection. The trip mechanism within GFCI outlets can wear out over time. Recommend manually test GFCI outlets monthly by pressing the test / reset buttons to verify they trip out and reset properly.

11. Comment

Range / Dryer Circuits:

There was an electric dryer circuits in place as viewed in the electrical panel. Appliances are not moved/disconnected to test/inspect the receptacle. The kitchen range's electrical circuit appeared to have been converted from 240 volts, to a standard 120 volt receptacle to accommodate the installation of the gas range. An electrician would need to reinstall the

Electrical (Continued)

Range / Dryer Circuits: (continued)

double pole breaker and 240 volt receptacle if installation of an electric range is desired.

12. Comment

Other:

The interior door bell responded to the exterior push button control. The surveillance camera portion of the device, and any related functionality is beyond the scope of this inspection.

Heating System

Heat exchangers within most furnaces are not accessible by design and therefor are not inspected. In order to fully inspect a heat exchanger, the unit would need to be removed from the furnace casing which is beyond the scope of the inspection. Recommend install UL listed carbon monoxide detectors within the dwelling for additional carbon monoxide gas protection. Pilot lights that are out are not lit during the inspection due to the liability of lighting a pilot light that have been shut off by the owner or a furnace contractor for a reason. The power/shut off switch is not operated to insure the switch is not unintentionally left in the off position. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspection by a qualified heating contractor. Professional cleaning/servicing of the furnace can reveal hidden deficiencies. Electronic igniters, electronic ignition systems, inducer fans, blowers, motors, pressure switches, thermostats, and other system components can work today and fail tomorrow without warning. The typical life expectancy of a gas forced air furnace is 20 - 25 years but can vary substantially between the make, model, maintenance, and conditions. Whether a furnace is properly sized or if air distribution is adequate to all areas of the dwelling is beyond the scope of the inspection. Recommend heating system problems and concerns be inspected by a professional heating/cooling contractor for further analysis and estimates of repair.

The gas shut off valve servicing the furnace is located at the gas line within 6 ft. of the furnace unless otherwise noted within this report and also at the exterior gas meter within a natural gas line supply system.

Determining if there are any discontinued/buried fuel tanks on the property is beyond the scope of this inspection. Leaky fuel tanks represent an environmental hazard and the tank and contaminated soil should be removed.

Dwelling Forced Air Furnace

1. Functional

The furnace is past the typical expected life for this type of equipment and it's age should be taken into consideration. Recommend plan and budget for servicing and or replacement needs.

The furnace was operational at the time of the inspection. To maintain it's efficiency and extend the life of the heating system, recommend a professional HVAC contractor maintenance clean, service, and inspect annually.

2. Manufacturer:

Lennox

Approximate Age:

24 Years

3. Type:

Natural gas

4. Comment

Combustion Air:

The interior side of two vent ducts had been capped at some time. These ducts were likely originally installed to provide a source of combustion air into the mechanical / laundry room area. The mechanical / laundry room was open to the lower level family room through a pet access in the door. Installation of an additional opening in the upper portion of the door, or interior wall should be considered to help ensure adequate combustion air is available. If the interior door is going to be repaired / replaced, opening the original exterior combustion air vents is recommended. The current exhaust type vent covers should be replaced with intake type covers to allow for proper airflow if used.



5. Functional

Blower & Motor:

Heating System (Continued)

6. Functional

Filter:

Recommend maintenance replacement of the HVAC filter be completed at least quarterly. Additional filter changes may be necessary depending interior conditions and use of the HVAC system. A photo of the filter access position was included for reference.



7. Functional

Exhaust Vent:

Metal

8. Functional

Electric Disconnect:

9. Functional

Visible Gas Line:

A visual inspection of the gas piping is completed. Detection of gas leaks using instruments is beyond the scope of this inspection.

10. Functional

Thermostat(s):

11. Functional

Visible Duct Work:

Cooling System

The typical life expectancy of a conventional central air-conditioning unit is approximately 15 years but will vary substantially with make/model, use, maintenance, and conditions. Air conditioners and components can be operational today and fail tomorrow without warning. Whether the air conditioner is properly sized or if air distribution is adequate throughout the dwelling are beyond the scope of the inspection. Pressure tests on coolant systems are not completed and therefor no representation is made regarding the coolant charge or refrigerant line leakage. Cooling systems are not dismantled and exterior A/C access covers are not removed. The interior components of evaporators, condensers, and heat pumps are not visible for inspection and therefor not inspected.

A functional rating for the A/C refrigerant lines, power disconnect switch, and the condensate line indicates these items are in place. Specialized testing is not completed on these components. Recommend monitor that A/C condensate drainage line to insure this line drains properly. Window mounted air conditioning units are not inspected.

Recommend air conditioner problems and other concerns be inspected by an air conditioning contractor for further analysis and estimates of repair.

Dwelling Central Air Conditioning

1. Comment

System:

The cooling system is past the typical expected life for this type of equipment and it's age should be taken into consideration. Recommend plan and budget for servicing and or replacement needs.

The cooling system could not be operated due to low environmental temperatures. The compressor may be harmed if the system is operated when the exterior air temperature is not above 60° F. for at least 12 hours prior to operation. Recommend proper operation of the cooling system be verified as soon as temperatures permit.

Recommend the mulch / soil be cleared away from the bottom of the exterior condenser unit.

2. Manufacturer:

Lennox

3. Approximate Age:

23 Years

4. Functional

Exterior Electrical Disconnect:

5. Comment

Evaporator Coil:

The evaporator coil and drain pan are located within the duct work / plenum area and are not visible for inspection. The evaporator coil cools the air when in operation.

6. Comment

Condensate Drain:

Cooling System (Continued)

Condensate Drain: (continued)

Recommend maintenance monitor the condensate drain from the HVAC system for proper drainage.

7. Functional

Visible Duct Work:

Plumbing

The inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain, waste, vent, & gas piping, and bathroom & kitchen fixtures. The hidden nature of the plumbing systems prevents inspection of large portions (majority in most cases) of the components (especially in walls, floors, and above ceilings). Private or community wells, private (septic) waste disposal systems, underground piping (including the main sewer line), floor drains, water conditioning & filtration equipment (e.g. softeners, iron filters, reverse osmosis systems, etc.), & central vacuum systems are beyond the scope of this inspection. General recommendations, especially in older home or neighborhoods with large mature trees, are to have a qualified contractor inspect the main sewer line using a fiber optic scope camera to identify an potential concerns or expensive repair needs.

Dwelling Water Heating System

1. Functional

The hot water temperature tested 143° F. at the time of the inspection. Recommend the temperature control be set lower, to approximately 120° F. for added safety and energy savings. Recommend monitor/maintain the water temperature. If the water temperature is adjusted at the hot water heater, the individual high limit settings at the bathroom bathtub / showers may also need to be adjusted.



2. Manufacturer: A.O. Smith

3. Approximate Age: 4 Years

4. Type: Natural gas

Capacity: 40 Gal.

5. Functional Exhaust Vent: Metal

6. Comment Temperature / Pressure Relief Valve:

The temperature/pressure relief valve was not opened/operated to avoid potential post inspection leakage. Recommend test/operate the valve at least once per year to insure the discharge path is clear and be prepared to replace the valve if post inspection leakage occurs. Recommendations are to replace the pressure relief valve every 3 years or a plumber remove and inspect for signs of lime build up and proper operation.

7. Functional Discharge Pipe:

8. Functional Visible Gas Line:

A visual inspection of the gas piping is completed. Detection of gas leaks using instruments is beyond the scope of this inspection.

9. Comment Combustion Air:

See related combustion air comments (Heating system section).

Plumbing (Continued)

10. Comment

Incoming Service Line:

Copper

Main Water Shutoff:

Mechanical Room

The dwelling's main water shut off valve is not operated during the inspection. A photo of the main water shut off valve(s) was included for reference.



11. Functional

Water Supply Plumbing:

Copper, PEX

The visible incoming water line was PEX. The visible interior water plumbing was a combination of copper and PEX (flexible plastic).

12. Marginal

Drain / Vent Plumbing:

The drain piping below the lower level bathroom sink was poorly installed using a flexible / corrugated section of pipe. This type of drain plumbing is not approved by the UPC and is more susceptible to clogs or leakage. General recommendations are to upgrade to rigid PVC drain pipe.



13. Functional

Drain / Vent Plumbing:

PVC, Cast Iron

The dwelling's main sewer line is beyond the scope of this inspection. For any further evaluation an inspection can be completed by a professional contractor using a fiber optic scope camera. Routine cleaning needs are not uncommon in older homes especially in mature neighborhoods with trees. Suggest consult with the owner about any routine maintenance cleaning needs.

14. Marginal

Radon Vent Pipe:

A cap had been installed on the end of the exterior radon vent pipe. This cap is prone to frost closure during the winter months. Recommend it be removed.



15. Functional

Water Pressure / Flow

16. Functional

Kitchen Sink:

Plumbing (Continued)

17. Priority Item, Non Functional Gas Line:

The unused / uncapped end of a gas line was located behind the clothes dryer appliance. Recommend the flexible appliance connector be removed, discarded, and the gas line be capped while not in used for safety.



18. Marginal

Gas Line:

Two brackets that had been used to brace the gas line at the lower level mechanical area were no longer secured in place at the time of the inspection. Recommend corrective measures be completed to ensure the gas line is adequately braced / secured at this area.



19. Comment

Exterior Hose Bib(s):

The South exterior hose bib was not the freezeless type and the water supply to it was off at the time of the inspection. The plumbing at this area should be winterized (turned off and drained) prior to freezing temperatures to prevent damage. Installation of a newer freezeless anti-siphon hose bib should be considered.

The use of an exterior rated vacuum breakers is recommended where not integrated into the hose bib to help prevent contaminating the the home's, or even the public's potable water supply.



20. Functional

Exterior Hose Bib(s):

The exterior hose bib(s) were the freeze less / self draining type. Recommend any hoses and attachments be removed during the late Fall/Winter months to prevent water pipe freezing / damage. Damage caused during freezing conditions can be concealed within the wall and not visible during this type of visual inspection. Recommend closely monitor with regular operation.

21. Comment

Other:

The water softener is beyond the scope of this inspection. For any further evaluation or servicing, recommend consult a professional water treatment contractor.

Bathrooms

The inspection of the bathrooms includes a visual examination of the readily accessible bathroom fixtures and facilities. Shower catch pans in place below any shower with a ceramic tile floor are not visible and not inspected. Determining whether shower pans & tub/shower surrounds are entirely water tight is beyond the scope of this inspection. Leakage may be discovered when the bathroom facilities are operated for long periods of time and with weight loads in place. The toilet tank lid is not removed to inspect internal components due to stored items in place on the water holding tank. Recommend inspect and maintain the internal components. Recommend any corroded water or drain/trap piping be replaced as a maintenance measure to help prevent future leakage.

It is very important to maintain all grouting and caulking at the bathtub/shower wall areas. Recommend monitor ceramic tile for any worn grout/caulk repair needs.

Bathroom vent fans and discharge lines are typically covered by attic insulation and not visible for inspection. Recommend research the final discharge location to insure bathroom fans are vented to the exterior to help prevent attic moisture problems.

Upper Level Hallway Bathroom

1. Priority Item, Non Functional **Sink:**

Leakage from the sink faucet was noted accumulating on the vanity top when operated during the inspection. Recommend repairs be completed to correct this leakage. Replacing the faucet's cartridge may be necessary.



2. Functional

Toilet:

3. Functional

Shower:

Recommend precautions be exercised to provide adequate protection to the window within the shower area. Maintaining an water proof curtain over the window opening may be an option.

4. Functional, Comment **Bathtub:**

The cross bars within the bathtub drain were damaged / missing, which prevents the installation some types of drain stoppers and also make replacement of the drain assembly more difficult. A rubber pad type drain stopper was being used currently to stop the tub drain.

5. Marginal

Exhaust Fan:

The bathroom fan was vented into the attic (which is not uncommon for this age of construction). Humid air vented into the attic with use of the bathroom can cause condensation / moisture problems. By current standards, it is recommended that bathroom exhaust fans be vented directly to the exterior through an insulated duct.



Lower Level Bathroom

6. Functional

Sink:

Bathrooms (Continued)

7. Priority Item, Non Functional Toilet:

The lower level bathroom toilet was loose at the time of the inspection. Stains and signs of moisture were noted where the base of the toilet joined the floor. Recommend a licensed plumber complete repairs to properly secure the toilet and verify leak free operation. Based on the loose condition of the toilet and signs of moisture, recommendations are for the toilet's flange seal to be replaced.



8. Functional

Shower:

9. Functional

Bathtub:

10. Functional

Exhaust Fan:

11. Comment

Cabinets:

The track for the bottom right drawer was damaged. Recommend servicing / repair be completed to provide proper open / close operation.

Interior

Interior surface ratings are not based on cosmetic or aesthetic approvals. Typical wall and ceiling cracks, tape imperfections, etc. are not specifically noted within the report. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the Inspection report identify and list all minor and cosmetic defects. As a general rule, cosmetic deficiencies in floor coverings are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. Damage to sub flooring and underlayment may not be revealed until the floor coverings are replaced. Any damaged sub flooring or underlayment should be replaced with the installation of new floor coverings. The wall condition behind ceramic tile is not visible for inspection. Loose ceramic tile and worn grouting can allow water infiltration and resulting damage. A representative sample of the accessible windows are inspected. Windows are not rated for ease of operation. Identifying seal leaks or discoloration within insulated glass units is not always possible due to temperature, weather, and lighting conditions. Storm windows / screens are not operated nor inspected to verified that all are present. Determination of the age and type of smoke and carbon monoxide alarms in place is beyond the scope of this inspection.

1. Functional

Ceilings / Walls:

Sheetrock

Non uniform texture / paint was noted at the kitchen ceiling just East of the wall cabinets. No stains or elevated moisture levels were noted during the inspection. Suggest ask the owner any knowledge of this condition and or repairs completed and monitor.



2. Functional

Floors Coverings:

Wood, Carpet, Vinyl

The vinyl floor covering was loose where joining the lower level bathtub. Recommend servicing be completed to secure the floor covering and seal this joint.

3. Functional

Interior Doors:

Interior doors lacked door stop hardware (e.g. upper level SE bedroom). Recommend maintenance install door stops where missing to protect interior surfaces.

Interior (Continued)

4. Priority Item, Non Functional **Interior Windows (Primary):**

The kitchen and lower level family room NW windows could not be locked at the time of the inspection. This may be caused by the top and bottom sashes not aligning properly, and or being obstructed from closing completely. Recommend servicing be completed to allow these windows to be secured in a locked position.



5. Marginal

Interior Windows (Primary):

The window balance was separated or damaged at the upper level SW bedroom's South window. Recommend maintenance repairs be completed to help ensure this window sash is properly supported. If necessary, the window balance can typically be replaced.

Significant condensation / discoloration was noted between the glass panes at the lower level laundry room window. This is typically a result in failure of the seal between the two panes and generally considered a cosmetic condition in this age window(s), but can impede the the ability to see through all parts of the glass. This type of condition can improve / worsen with different temperatures or humidity levels and it is possible that other seal failure exist that were not easily visible / identifiable for inspection. The insulated glass unit or window sash may be able to be replaced to correct this condition if desired.



6. Functional

Interior Windows (Primary):

Double Hung, Single Hung, Casement

With the exception of the kitchen and lower level family room NW, the remainder of the windows that were readily accessible for inspection were opened, closed, and locked during the inspection.

7. Functional

Stairways / Steps:

8. Functional

Railings:

Interior (Continued)

9. Marginal

Smoke Alarms:

The smoke alarms at the upper level SE bedroom, and upper level bedroom hallway were past their expected productive life (~23 year) and therefore rated marginal. Industry recommendations are for smoke alarms to be replaced every 8-10 years (or sooner if necessary) for safety.



10. Comment

Carbon Monoxide Alarms:

Combination smoke and carbon monoxide alarms were in place at the upper level SW bedroom, and lower level bedroom hallway. Maintaining carbon monoxide alarms outside of each separate sleeping area, in the immediate vicinity of the bedrooms, is recommended.

11. Priority Item

Radon Testing:

See related sump pump and pit cover comments. Recommend a radon test be completed after corrective measures have been completed to verify proper operation of the active radon reduction system.

12. Comment

Miscellaneous:

Purchasing a home warranty program is recommended in buying a home to help provide protection from unexpected expenses. Various inspected items and components can be working at the time of the inspection and fail thereafter without warning. Recommend review the terms and conditions within home warrantee programs to insure you understand the coverage and pre-existing conditions limitations.

Kitchen (Appliances, etc.)

Refrigerators, freezers (including built-in water dispensers & ice makers), portable appliances (e.g. dishwashers), & laundry appliances are beyond the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during the inspection. Appliances are not moved during the inspection to inspect below or behind them.

1. Functional, Not Applicable **Kitchen Range:**

Gas

The kitchen range's oven, broiler, and stove top heating units responded to the main heating/dial controls when set on the high setting.

No anti tip hardware was installed at the kitchen range. While it is not uncommon for this type of hardware to be missing, installation of anti tip hardware is recommended for safety. This type of hardware prevents the possibility of the range tipping forward (i.e. with a heavy load on an open oven door, etc.). Anti tip hardware kits can be obtained from the manufacturer or at some hardware stores.

2. Not Applicable **Vent Fan:**

No exhaust fan was installed within the kitchen. Installation of an exhaust fan is recommended to help avoid condensation, moisture, odor issues.

3. Functional **Dishwasher:**

The dishwasher completed a normal cycle during the inspection.

4. Functional **Disposal:**

5. Functional **Cabinets:**

6. Functional **Counters:**

7. Functional **Refrigerator:**

8. Functional **Laundry Appliances:**

The washing machine and clothes dryer completed a normal cycle during the inspection.

Report Disclaimer

This report shall not be considered valid unless there is signed Inspection Agreement / Order Form in possession of American Inspections, Inc.

This report is a summary of the more detailed visual inspection completed at the inspection site. Since this report has been transcribed by the office staff, it is possible for clerical error to occur. If this written report does not coincide with on-site or other information/communications, please notify us.

This inspection/report is based on a careful visual inspection of the readily accessible and visible areas of the property inspected. There are areas of the dwelling which are obstructed and or inaccessible for inspection. In many cases hidden decay, water damage, pest damage, etc. cannot be seen without dismantling or removal of surface materials and or through destructive probing but maybe revealed by future renovation or remodeling projects. Additional expenses may be incurred in bringing the property up to current code with major repair and remodeling projects. Recommend estimates on any planned major repair or remodeling project be obtained from qualified contractors.

Due to the difficulty in detecting faded, hidden, or concealed water penetration/stains/etc., recommend ask the owner if there has been any history of water penetration within the dwelling's foundation walls and floors and if there has been any roof, ceiling, and or water leakage/staining. Hidden and non-readily visible deficiencies can result in unplanned repair expenses.

Recommend a thorough inspection for wood destroying insects be completed by professional pest-control company.

Recommend a final walk-through inspection prior to closing. Suggests inspect the dwelling's wall and floor coverings after the removal of furniture and store articles. Recommend operate the remaining major appliances, furnace, and air-conditioning system to help insure these units are fully operational (Operation of that A/C with an exterior environmental temperature below 55°F is not recommended as it may damage the compressor).

The home inspection is a limited ordinary visual observation/examination of the physical structure and systems of the property subject to the conditions, exclusions, and limitations as set out within the signed Order Form, the Inspection Report, and the Message to the Buyer. The inspection is not intended to be an insurance policy, warranty, or guarantee. Where questions or concerns are raised as to signs of possible problems, repairs, or undetermined conditions within the report or from other sources, we suggest the use of a professional specializing in that specific area of expertise for further analysis of these areas. General report recommendations/suggestions should not be considered the only explanation or alternative nor eliminate the need for further technical analysis. This inspection report will not include every deficiency within the dwelling. Some deficiencies may not be viewed/visible/or identifiable the day of the inspection. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the Inspection report identify and list all minor and cosmetic defects. The inspection is intended to help reduce the risks in purchasing a home, it does not eliminate all risks. We recommend you use the information from this inspection report, from the seller, from the seller's disclosure, from the Realtors, from other specialists and professionals, and from your own personal observations to aid you in your home purchase decision.

Payment for the home inspection report acknowledges you received the report and your agreement to the terms within the enclosed order form/agreement.

Message To The Buyer

CONGRATULATIONS ON YOUR PROPERTY PURCHASE!

Thank you for selecting American Inspections, Inc., Inc. to provide you with a professional home inspection. We appreciate the confidence and trust you have placed in American Inspections, Inc., Inc. by allowing us to work with you in inspecting your property. Each and every home inspection is completed with individual attention and care to provide you a personalized report. Our goal is to make your inspection informative, useful, and an enjoyable learning experience.

WHAT IS A HOME INSPECTION AND IT'S SCOPE

It is important that you understand what a home inspection is and what the inspector is able to do. A home inspection is a limited visual inspection of the property and components to identify major deficiencies and general features of the property at the time of the inspection. The inspection is of the readily visible areas of the property and limited to the apparent conditions existing at the time of the inspection. The inspector does not move personal property, debris, furniture, equipment, or carpeting. The utilities (water, electricity, gas) and pilot lights must be on and the equipment operational in order to provide a complete inspection of the property. The home inspector is a home inspection generalist and is not a licensed engineer or a specialist in every craft. The inspector does not open up walls or dismantle the dwelling and equipment for concealed deficiencies. You may want to consult outside professionals on a specialized problem area or an area in which a non typical condition is noted. The inspector works for you. His goal is to provide you with a thorough inspection of the property and a professional written report of the condition of the property inspected within the American Society of Home Inspectors' standards and guidelines. The home inspection/report should be used as a tool along with other research and information you have gathered to assist you in making

Message To The Buyer (Continued)

an informed purchase decision. Please carefully read and review the Inspection Report, the Order Form / Agreement, and the Message to the Home Buyer.

EXPERIENCED EYE

The inspector can provide the client with a trained and experienced eye in identifying problems and deficiencies that may be missed without following a formal and thorough inspection approach. The inspector strives to add to the client's knowledge of the dwelling within the scope of the inspection. The inspector will pay special attention to areas that have historically given home buyers problems.

ACCOMPANY THE INSPECTOR

It is recommended that the client accompany the inspector to gain additional insight into the inspection process, to pick up maintenance tips and suggestions, and to help assure a clear understanding of the written inspection report.

BIG PICTURE ANALYSIS

The dwelling has many identical components such as electrical outlets, windows, rafters, floor joists, etc. We inspect a representative number / sample of these items unless problems are detected. While maintenance suggestions may be addressed, the report is not intended to provide an all inclusive list of minor flaws or repair requirements. The primary goal of the inspection is to inspect for major deficiencies. The inspection is visual in nature and not intended to be technically exhaustive. Maintenance tips are provided to help you maximize the performance of the property.

UNIDENTIFIED DEFICIENCIES

After occupancy, all dwellings will have some defects which will not have been identified within the inspection report. Some may have been concealed, others impossible to anticipate, or equipment may have been functional at the time of the inspection but later malfunction. The home inspection is a risk reduction tool but does not eliminate all risks in buying a home.

PREVENTATIVE MAINTENANCE

Preventative maintenance is the best approach to protect and maintain the value of your investment. An annual budget of roughly one percent of the value of the home should be allocated for maintenance and unforeseen repairs. This is an average figure. In some years the expenditures will be less, in others more.

CLIENT FOLLOW UP

It is suggested that the buyer obtain a copy of the seller's disclosure statement and investigate any areas of concern. The inspector does not research if building permits were issued on past improvements to the dwelling. If further information is desired on any permits issued, the permits will be recorded at the local building department if taken out. The client is advised to personally re-inspect the premises just prior to closing to confirm that nothing has been changed, altered, or damaged. The inspector does not move personal property, debris, furniture, equipment, or carpeting. Areas that were concealed by carpets and furnishings at the time of the Inspection may be accessible later after the sellers have moved their belongings.

NATIONAL STANDARDS & CODE OF ETHICS

The inspection will be performed in accordance with the standards of Practice and Code of Ethics as established by ASHI, the American Society of Home Inspectors. American Inspections, Inc., Inc. is not associated with any seller, contractor, lawyer or realtor. Other than the inspection fee, American Inspections, Inc., Inc. has no anticipated financial interest in the property inspected. We work for you!

NOT A WARRANTY/GUARANTEE

THE INSPECTION /REPORT IS NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. The inspection is NOT an attempt to provide the client with an insurance policy against defects or deficiencies within the inspected property. American Inspections, Inc. does not repair or replace defects or deficiencies within the inspected property. Damages due to failure of the inspector to discover any obvious or blatant defect shall be limited to an amount not to exceed the fee paid for the inspection service. American Inspections, Inc. will not be held liable for any claims if repairs or replacements are made or money is spent without notifying the company to provide an opportunity to re-inspect the claimed deficiency. Home equipment warranty programs are available from private insurance companies to protect the buyer from costs associated with unexpected equipment failures.

INSPECTED ITEMS/COMPONENTS

The inspection includes readily accessible items and systems expressly and specifically identified as follows, subject to the limitations as stated within the Order Form/Agreement, the Message to the Home Buyer, and the written Inspection Report.

General foundation and structure, general mechanical of major systems, general electrical, general plumbing, general roof structure/ventilation, insulation, shingling, listed permanent installed appliances, general interior, and general exterior.

Specific items inspected as accessible may include: exterior foundation walls, exterior windows, siding, trim, stairways

American Inspections, Inc.

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123 Example Rd

Message To The Buyer (Continued)

/landings/ porch/ deck, exterior doors, garage, driveway, roof surface, gutters / downspouts, exterior chimney, attic access, roof structure, roof sheathing, attic ventilation, attic insulation, attic floor joists, attic water penetration, basement foundation walls, basement floor, crawl space, interior chimney, girder, support posts, floor joists, sub-floor, sills, basement water penetration, sump pump, main electrical service, electrical ground, main electrical distribution center, interior outlets, major appliance hook up, exterior receptacles, furnace/heating system, hot water or steam heating boiler units, heat ducts, blower /motor, filter, burner unit, flue pipe, electric baseboards, air conditioner compressor unit, A/C lines, disconnect switch, condensate line, ducts lines, exterior faucets, hot water heater, pressure relief valve, tail pipe, water piping, waste and drain piping, water pressure, sinks, bathtubs, toilets, ventilation fans, showers, laundry tub, walls, ceilings, floors, caulking/grouting, stairways, fireplace structure/hearth/damper, Interior doors, interior windows, range, trash compactor, dishwasher, garbage disposal, cabinets/counters.

Notice is hereby given that although subject premises and or equipment may be in functional condition at the time of the inspection, the condition may change with continued use, later malfunction, or items may be altered or exchanged after the inspection. It should be noted that various components and structure may be partially or totally obstructed, limiting the inspection of these areas.

REPORT COMMENTS, RECOMMENDATIONS, AND SUGGESTIONS

The inspection report comments, recommendations, and suggestions are included to help you protect, maintain and improve the condition of the dwelling and components. The report comments are not intended to indicate that the seller should be responsible for correcting all deficiencies and completing all recommendations. The client should use good judgement and decide what deficiencies are normal maintenance, how the house was represented, and if a shared arrangement to correct any major deficiencies fits the situation. We suggest you put yourself in the seller's shoes to be able to better understand what his response will be to any requests. In general, major deficiencies that you were not aware of, deficiencies that may cause deterioration to the property prior to taking possession, or a real safety concern would appear reasonable to address with the seller.

Inspection Agreement

The following is a blank copy of our standard Order Form / Inspection Agreement. If this inspection agreement was not signed at or prior to the home inspection, a copy has been emailed to you to read, sign, and return to us. The signed inspection agreement will be kept in our office file. You will be emailed a paid invoice receipt upon as soon as we receive payment in full and the signed Order Form / Inspection Agreement. If you have any questions please call us at 319-377-9298.

Order Form# _____

ORDER FORM / INSPECTION AGREEMENT

(THIS IS A LEGALLY BINDING CONTRACT THAT LIMITS OUR LIABILITY, PLEASE READ IT CAREFULLY)

Client Name _____
Client Address _____
City, State, Zip _____
E-Mail Address: _____
Phone Number: _____

Inspected Property Address:

Inspection Fee \$ _____
Optional Services Fee \$ _____ - _____
Total Fee Due \$ _____

Make Check Payable to: American Inspections, Inc.
403 Stonehaven Ln. NE
Cedar Rapids, Iowa 52402
Phone: 319-377-9298

Payment is due at the time of the inspection. Any fee not paid within 15 days of the inspection date will include a service charge of 1.5% monthly or 18% per annum plus an account servicing fee of \$25.00.

Inspection Agreement (Continued)

1. CLIENT/COMPANY DESIGNATIONS:

The "Client" requests a limited visual inspection of the property located at the above listed address. American Inspections, Inc. and any agents or employees of the company hereafter referred to as the "Company" agrees to complete the inspection within the terms and conditions of the following contract/agreement. The Client agrees to read this contract in full, to read the entire Inspection report, to read the Message to the Buyer, and to promptly call the Company if there are any questions.

2. SCOPE OF THE INSPECTION:

The home inspection is a non-invasive limited visual examination of the readily accessible systems and components of the property as inspected at the time of the inspection following the standards of practice as established by the American Society of Home Inspectors (a copy of which is available upon request or available at www.homeinspector.org). The Client understands that various components, equipment, and structure may not be visible or accessible within a limited inspection and therefore cannot be inspected. The inspector cannot examine what cannot be seen. **The Company is not responsible or liable for problems or repairs which are not discovered within a limited inspection.** The inspector does not light pilots or activate any system that is shut down. The Inspection includes only those systems and components expressly and specifically identified within the Inspection Report. Any area or item which is not exposed to view, is concealed, is inaccessible because of walls, floors, carpets, ceilings, furnishings, snow, vegetation, or other items limiting access or view is not inspected. The inspection does not include any dismantling or destructive testing. The Client agrees to assume all risks for items not readily accessible or not visible or concealed from view at the time of the inspection. The inspection is designed only to identify material defects in those inspected systems, structures, and components that are apparent at the time of the inspection. While some maintenance recommendations may be made within the inspection report, the inspection is not intended to be a listing of all maintenance needs within the inspected property.

3. ANY LIABILITY OR CLAIM MADE WITHIN ARBITRATION, THE LEGAL SYSTEM, OR ANY OTHER MEANS IS LIMITED TO THE INSPECTION FEE:

THE CLIENT AGREES THAT NEITHER THE COMPANY NOR ANY AGENT OR EMPLOYEE OF THE COMPANY SHALL BE LIABLE FOR ANY DAMAGES IN EXCESS OF THE COST OF THE INSPECTION FEE LISTED WITHIN THIS AGREEMENT FOR ANY CLAIM MADE WITHIN ARBITRATION, THE LEGAL SYSTEM, OR ANY OTHER PROCESS. THIS LIMITATION SHALL APPLY WITHOUT LIMITATION TO ALL TORT CLAIMS, ALL NEGLIGENCE CLAIMS, ALL CONTRACT CLAIMS, AND ALL OTHER CLAIMS OF ANY TYPE BROUGHT AGAINST THE COMPANY BY THE CLIENT OR ANY OTHER PERSONS REGARDING THE INSPECTION AGREEMENT, THE INSPECTION REPORT, THE INSPECTION ITSELF, OR ANY REPRESENTATIONS MADE BY THE COMPANY IN THE COURSE OF OR RELATED TO THE INSPECTION, OR ANY CLAIMS RELATED IN ANY WAY TO ANY ACTIONS OR OMISSIONS OF THE COMPANY RELATED TO ANY ASPECT OF THE HOME INSPECTION OR RELATED SERVICES.

4. CONTRACT/AGREEMENT:

The Client/s understand that they are bound by all terms of this contract. If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties. This contract, the formal written Inspection Report, and Message to the Buyer supersede any and all verbal discussions among the parties relating to the inspected property.

5. NOT A WARRANTY / GUARANTEE:

THE CLIENT UNDERSTANDS THAT THE INSPECTION AND INSPECTION REPORT DO NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY, OR INSURANCE POLICY, OR GUARANTEE OF ANY KIND.

6. NOT A CODE OR ALL INCLUSIVE INSPECTION:

No representations are made as to compliance with any state, local, or federal building or health codes or regulations. The inspection does not include building permit analysis, code or zoning violations, boundaries or easements or right of ways, building value appraisal, or repair cost estimates. The inspection is not a search for defective or recalled products or to verify that all manufacturer installation specifications have been followed.

7. NOT TECHNICALLY EXHAUSTIVE:

The inspector is not an expert in every craft or profession. Therefore, the home inspection is a limited inspection and is NOT TECHNICALLY EXHAUSTIVE. If the Client desires a technically exhaustive inspection, the Client should hire professionally trained and licensed contractors in each field as well as engineers and architects etc. to inspect all components, systems, equipment, structure etc. of the property. The estimated cost of a technically exhaustive inspection will vary from property to property but could cost in excess of \$5000.00.

8. COMPLAINTS, CLAIMS, & TIME FRAMES:

Inspection Agreement (Continued)

In the event a problem or concern should develop regarding the services provided the Client, the Client agrees to notify the Company of the problem by telephone and follow up with a written explanation within (10) ten days from the date the problem is discovered to help prevent deterioration / damage to the property. The Client agrees to allow the Company to re-inspect the problem before adjustments or repairs are made with the exception of emergency conditions in an attempt to further research, explain, and resolve any issues with the Client. Failure to meet the above conditions will relieve the Company of any and all liability.

Any formal complaint / claim that could not be resolved between the Client and the Company must then be made in writing to the Company and mailed by certified or registered mail within 180 days of the date of the inspection to request and schedule arbitration. After that time period, the Client shall be forever barred from bringing any claim against the Company arising from the services performed by the Company. The Client further agrees to allow the Company to re-inspect any claimed deficiency before the Client or Client's agents, or other parties repair, replace, alter, or modify the claimed deficiency with the exception of emergency conditions. The Client understands and agrees that failure of the Client to provide the Company an opportunity to investigate the complaint prior to repairs or adjustments being made shall constitute a waiver of any claim the Client may have against the Company.

9. ARBITRATION:

The Client acknowledges that the inspection and the inspection report are not intended to be a warranty or guarantee. Any dispute, controversy, or claim by the Client shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed shall be final and binding and judgment and the award may be entered in any Court of competent jurisdiction. The Client understands and agrees that in any such arbitration all of the limitation provisions of this agreement shall apply. The arbitrator appointed should be knowledgeable within the home inspection industry.

10. ARBITRATION COST / LEGAL FEES:

The Client acknowledges that the inspection and the inspection report are not intended to be a warranty or guarantee. If the Client requests arbitration or files a law suit against the Company and the Company prevails or if the Client is unwilling to accept settlement of the claim in the amount of the inspection fee, the Client then agrees to reimburse the Company for reasonable attorney's fees, arbitrator fees, and other associated costs incurred within the arbitration process or law suit.

11. SELLER DISCLOSURE/ LATENT/HIDDEN/CONCEALED DEFICIENCIES:

The Inspection is not a substitute for the seller's disclosure statement or for any other disclosure statements required by law. The Client agrees not to hold the Company responsible for any defects that may have been disguised or hidden by the sellers or for any non disclosure of property conditions that are the responsibility of the seller to disclose under Iowa law.

12. UNSIGNED INSPECTION AGREEMENT/CONTRACT:

If the Client was not present at the on-site inspection or was not present at the beginning of the inspection and did not sign the Inspection Agreement, the Client agrees to read, sign, and return the Inspection Agreement upon receipt of the inspection report. The Client acknowledges and agrees to be bound by the terms and conditions of the Inspection Agreement by accepting the inspection report and paying the inspection fee. The Inspection Agreement is included within and is an integral part of the Inspection Report.

13. NOT FOR THIRD PARTY DISSEMINATION:

A formal written report will be furnished by the Company to the named Client and or Client's agent. The Client agrees to maintain the confidentiality of the inspection report and to reasonably protect the Report from distribution to other parties that may have an interest in the purchase of the inspected property. If the Client directly or indirectly provides the Inspection Report to other interested parties, the Client agrees to indemnify and hold the Company harmless if any third party brings a claim against the Company relating to the Inspection or the Inspection Report. The Company has no relationship to and accepts no responsibility for use of the inspection report by other parties.

14. FINAL WALK THROUGH INSPECTION:

The Client is advised to inspect the premises personally just prior to closing on the property to confirm that nothing has been changed, altered, or damaged. Warning is hereby given that although the inspected property and/or equipment may have been in functional condition at the time of the inspection, the condition thereof may change thereafter, or later malfunction, or may have been altered or exchanged.

15. CONSIDERATION FOR PAYMENT AT THE TIME OF CLOSING.

If the Company agrees to allow the Client to pay the home inspection and or radon testing fees at the time of closing, the Client agrees to allow the Client's Escrow Company to disperse funds to pay the inspection fees to the Company if the sale of the property is not finalized.

Inspection Agreement (Continued)

16. SEE APPENDIX A (below):

APPENDIX A provides the Client with a list of some of the items that are not inspected and are not included within the inspection report. The Client agrees to review this list of items and agrees not to hold the Company responsible for the inspection of these listed items and the non inspected items as noted within this Inspection Agreement, nor the non inspected items noted within the Inspection Report and the non inspected items noted within the Message to the Buyer. The inspection report follows the Standards of practice as established by the American Society of Home Inspectors. Appendix A is not meant to be an all inclusive list of all items excluded from, or beyond the scope of this inspection.

I hereby order the inspection of the property listed within this agreement and acknowledge that I have read and understand and agree to the terms, payment, conditions, exclusions, and limitations that appear within this contract.

APPENDIX A

EXCLUSIONS AND LIMITATIONS: The following are some of the items that are **NOT** within the scope and are **NOT INCLUDED** as part of the inspection.

Items, likely located at the Exterior, which are NOT INCLUDED within this inspection:

Swimming pools and equipment; play ground equipment; lawn irrigation / sprinkler systems; underground utilities (electrical, gas, water mains, exterior water shut offs, sewer lines, telephone / communication lines, etc.); antennas; solar systems; on site waste disposal / septic systems; cisterns, private and or community wells and related equipment; underground storage tanks; exterior lighting systems; low voltage lighting; motion detectors; timing systems; interiors of vent systems, flues, & chimneys; flashing that is not readily accessible; environmental hazards including, but not limited to allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, etc.); pressure testing on cooling / refrigeration equipment; presence of plants, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds, and mold-like substances; curbs & gutters; lawn/landscaping; trees; soil conditions; lot grading more than 10 feet away from the dwelling; neighboring lot or subdivision drainage; storm water easements, storm sewers, and or restrictive water covenants; other easements, property lines; retaining walls that are not likely to adversely affect the building; detached buildings except the primary garage or carport.

Items, likely located at the Interior, which are NOT INCLUDED within this inspection:

Central vacuum systems; intercom systems; security systems; solar heating systems; water conditioning systems; water quality, operation of shut off and safety valves; in wall / underground and non visible supply, drain / waste, and vent piping; floor drains; ejector pumps, humidifiers; dehumidifiers; insects, rodents, and or other infestations; wood destroying insects; concealed radiant heating systems; heat exchangers; electronic air cleaners; concealed decay / rot; concealed electrical wiring; location of waste/drain clean outs; telephone systems; intercoms; audio / video components; cosmetic items such as scratches, dents, cracks, stains, faded surfaces, or other blemishes; condition of wall coverings / paint and other finish treatments; floor coverings; window / door treatments; decorative items; window / wall air conditioners; freezers/ refrigerators; laundry appliances; washing machine connections, other non built in free standing appliances; specialized equipment; recreational facilities including but not limited to spas; saunas; steam baths; swimming pools, exercise, entertainment, athletic, playground, and other similar equipment; fireplace fire screens / doors, seals / gaskets, or automatic fuel feed devices; self cleaning oven cycle and oven timers; remote control devices; testing of smoke, heat, carbon monoxide and other gas detection systems; odors; noise; conditions related to animals, environmental hazards including, but not limited to allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, etc.); presence of plants, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds, and mold-like substances; radon testing unless specifically listed within the inspection agreement; latent or concealed defects.

***Please note that any information provided in the inspection report concerning the above excluded items is provided to call attention to an obvious or glaring problem / concern, but these items are outside the scope of this inspection and further evaluation or analysis by a qualified professional should be pursued.**

Priority Item Summary

Visible deficiencies, conditions, and safety items that appear to have MORE OF AN IMMEDIATE NEED FOR ATTENTION (in the opinion of the home inspector). Priority items are listed both within the body of the report and within the "PRIORITY SUMMARY" at the very end of the report.

The "Priority Summary" is not intended to be a listing of all deficiencies, all conditions, and all safety items. THE CLIENT SHOULD READ THE ENTIRE INSPECTION REPORT. Additional deficiencies and repairs, additional safety items, items needing further analysis, items not inspected, improvement and maintenance items will be listed within the body of this report. All recommendations within this report are important for your review.

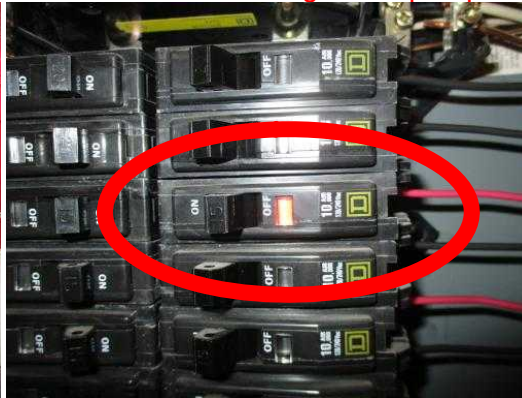
Garage

- 1. Separation:** Sheetrock had been removed from areas of the garage wall and ceiling. It is recommended by that separation between the garage and the residence be maintained using 5/8" Type X gypsum board or equivalent when a habitable room exists above the garage. The floor joist cavities should be properly insulated before the sheetrock ceiling is re-installed. Recommend repairs be completed by a qualified contractor to establish proper separation for safety.



Structure (Foundation, Flooring Support, etc.)

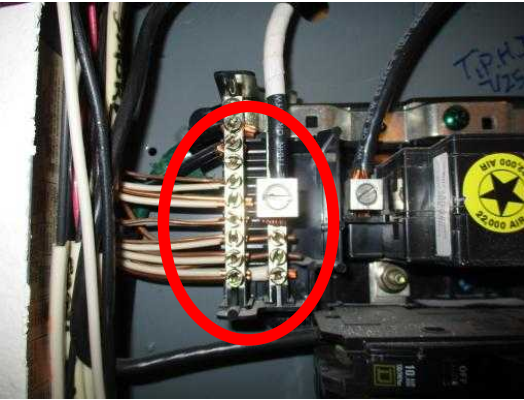
- 2. Sump Pit / Pump:** The sump pump did not respond to raising the float, and tripped the electrical circuit breaker when the pump was plugged directly into the wall outlet. Recommend the sump pump be replaced by a qualified contractor. The sump pump cover is a component of the active radon mitigation system and should be properly sealed in an air tight manner after a new pump is installed. Providing a sealed access opening in the sump pit lid is also suggested for maintenance inspection and routine testing of the pump.



Electrical

- 3. Dwelling Electrical Panel Enclosure:** Multiple conductors had been installed within single terminals on neutral / ground bus bars (double tapped) within the electrical panel. While this was not an uncommon practice in the past, installation of multiple conductors per lug where the neutrals are secured can result in a loose connection which is a safety concern. Installation of only one neutral conductor per lug terminal is recommended for safety. Recommend servicing be completed by a licensed electrician.

Electrical (Continued)



4. **Visible Branch Circuits (outlets, switches, wiring, etc.):** No power was noted at an older two prong outlet within the cabinet above the kitchen range. A missing junction box cover was noted at the upper level SE bedroom closet. What appeared to be a blower fan was also observed in the attic, connected to the same electrical circuit as a light fixture and outlet. It is possible that these electrical circuit(s) were terminated when the house was moved. If no longer in used, general recommendations are for the electrical components to be removed, discontinued, and or protected.



Priority Item Summary (Continued)

Plumbing

5. **Gas Line:** The unused / uncapped end of a gas line was located behind the clothes dryer appliance. Recommend the flexible appliance connector be removed, discarded, and the gas line be capped while not in used for safety.



Bathrooms

6. **Upper Level Hallway Bathroom Sink:** Leakage from the sink faucet was noted accumulating on the vanity top when operated during the inspection. Recommend repairs be completed to correct this leakage. Replacing the faucet's cartridge may be necessary.



7. **Lower Level Bathroom Toilet:** The lower level bathroom toilet was loose at the time of the inspection. Stains and signs of moisture were noted where the base of the toilet joined the floor. Recommend a licensed plumber complete repairs to properly secure the toilet and verify leak free operation. Based on the loose condition of the toilet and signs of moisture, recommendations are for the toilet's flange seal to be replaced.



Interior

8. **Interior Windows (Primary):** The kitchen and lower level family room NW windows could not be locked at the time of the inspection. This may be caused by the top and bottom sashes not aligning properly, and or being obstructed from closing completely. Recommend servicing be completed to allow these windows to be secured in a locked position.

Interior (Continued)



9. **Radon Testing:** See related sump pump and pit cover comments. Recommend a radon test be completed after corrective measures have been completed to verify proper operation of the active radon reduction system.

Marginal Summary

Performing, but with significantly reduced performance, and or signs / indications of substantial wear, and or signs of possible failure, and or unacceptable effect on other components. Repair or replacement is recommended in the near future & closely monitor.

Exterior (Foundation, Siding, Trim, etc.)

1. **Exterior Windows / Trim:** The basement family room's West window lacked a weather resistant barrier and trim at the lower corners (between the window and the concrete foundation). Installation of an adhesive window flashing tape and trim or other cladding material is recommended for better weather protection.



Roofing (Roof surfaces, Flashing, Gutters, etc.)

2. **Flashing:** The East end of the ridge vent above the kitchen / dining area was loose. Recommend servicing be completed to resecure the ridge vent for weather / pest protection.



3. **Downspouts:** The downspout at the East side of the dwelling was separated from the below ground drain pipe. Recommend servicing / repairs be completed as necessary to provide a secure connection and verify proper drainage.



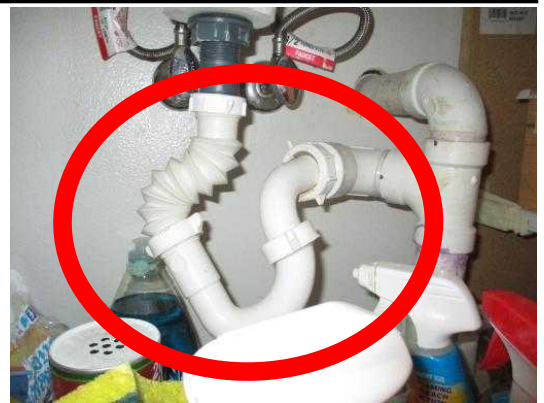
Marginal Summary (Continued)

4. **Exterior Chimney / Vent:** Recommend the storm collar to B vent pipe joint be sealed to help ensure proper weather protection is maintained at this area.



Plumbing

5. **Drain / Vent Plumbing:** The drain piping below the lower level bathroom sink was poorly installed using a flexible / corrugated section of pipe. . This type of drain plumbing is not approved by the UPC and is more susceptible to clogs or leakage. General recommendations are to upgrade to rigid PVC drain pipe.



6. **Radon Vent Pipe:** A cap had been installed on the end of the exterior radon vent pipe. This cap is prone to frost closure during the winter months. Recommend it be removed.



7. **Gas Line:** Two brackets that had been used to brace the gas line at the lower level mechanical area were no longer secured in place at the time of the inspection. Recommend corrective measures be completed to ensure the gas line is adequately braced / secured at this area.



Marginal Summary (Continued)

Bathrooms

8. **Upper Level Hallway Bathroom Exhaust Fan:** The bathroom fan was vented into the attic (which is not uncommon for this age of construction). Humid air vented into the attic with use of the bathroom can cause condensation / moisture problems. By current standards, it is recommended that bathroom exhaust fans be vented directly to the exterior through an insulated duct.

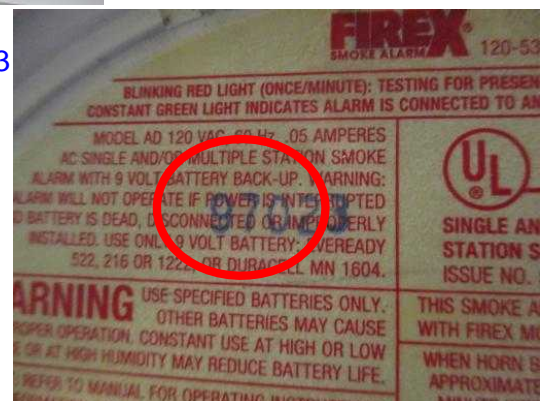


Interior

9. **Interior Windows (Primary):** The window balance was separated or damaged at the upper level SW bedroom's South window. Recommend maintenance repairs be completed to help ensure this window sash is properly supported. If necessary, the window balance can typically be replaced.
- Significant condensation / discoloration was noted between the glass panes at the lower level laundry room window. This is typically a result in failure of the seal between the two panes and generally considered a cosmetic condition in this age window(s), but can impede the ability to see through all parts of the glass. This type of condition can improve / worsen with different temperatures or humidity levels and it is possible that other seal failure exist that were not easily visible / identifiable for inspection. The insulated glass unit or window sash may be able to be replaced to correct this condition if desired.



10. **Smoke Alarms:** The smoke alarms at the upper level SE bedroom, and upper level bedroom hallway were past their expected productive life (~23 year) and therefore rated marginal. Industry recommendations are for smoke alarms to be replaced every 8-10 years (or sooner if necessary) for safety.



Marginal Summary (Continued)
