

All Pro Home Inspections

PO Box 2987

Iowa City, IA 52244

Work: (319) 337-6614

Fax: (866) 872-8589



September 24, 2012

Buyer

,

Re: 1111 New Home Street

Dear Buyer,

Thank you so much for the opportunity to serve you by performing a home inspection on the above referenced property. We appreciate the confidence you placed in us by allowing us to serve you in this way.

We hope that this inspection has benefited you in your purchase decision. If you have any questions about this inspection please do not hesitate to give us a call.

Thank you again for the opportunity to serve you.

Sincerely,

A handwritten signature in red ink that reads "Craig Streed". The signature is written in a cursive, flowing style.

Craig Streed, Inspector. # 5075

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



*This inspection report
prepared specifically for:*

Buyer
1111 New Home Street
Iowa City, IA 52240



Inspected by: **Craig Streed**

All Pro Home Inspections

PO Box 2987
Iowa City, IA 52244
Work: (319) 337-6614
Fax: (866) 872-8589

Table of Contents

General Information.....1	Bathrooms.....10
Roof.....2	Interior Rooms.....11
Exterior.....4	Garage & Carport.....12
Grounds & Drainage.....5	Attic.....13
Heating & Cooling.....6	Foundation.....15
Plumbing.....7	Executive Summary
Electrical.....8	Addendum.....(if noted)
Kitchen & Laundry.....9	Photos.....(if noted)

About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT

The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.

All Pro Home Inspections

PO Box 2987

Iowa City, IA 52244

Work: (319) 337-6614

Fax: (866) 872-8589



PROPERTY / CLIENT INFORMATION

Report Date: 9/24/2012

Customer File # **8888**

Agent : **Sample**

Buyer : **Buyer**

Address:

Phone:

Fax:

Email:

Inspection location: **1111 New Home Street**
Iowa City , IA 52240

Send report to:

Phone:

County: **Johnson**

Area/Neighborhood:

Sub-division:

GENERAL INFORMATION

Main entry faces: **East**

Bedrooms: **5**

Full Baths: **3**

Estimated Age: **18**

Vehicle Garages: **1**

Half Baths: **0**

Type Structure: **Contemporary**

Approx. Sq Footage: **4200**

3/4 Baths: **1**

Stories: **2**

Type Foundation: **Basement**

Soil condition: **Dry**

Weather: **Clear**

Temp: **95**

Date: **1/1/2012**

Time: **8:30 AM**

Unit occupied: **yes**

Client present: **yes**

Attendees: **Buyer & Buyer's Agent**

General Overview

Inspector:  **5075**
Craig Streed

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

1111 New Home Street, Iowa City, IA 52240-Buyer

Page 1 of 15

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Roof coverings:	Acceptable	No Action Needed	
2 Ventilation:	Acceptable	No Action Needed	
3 Flashings:	Acceptable	No Action Needed	
4 Skylights:	See Comments	Repair	Minor Concern
5 Chimneys:	Acceptable	No Action Needed	
6 Gutter system:	Acceptable	No Action Needed	
7 :			
8 :			

INFORMATION

9 Main roof age: <u>18Third quarter of life</u>	14 Ventilation: <u>Combination Ridge & Soffitt</u>
10 Other roof age:	15 Chimney: <u>Metal</u>
11 Inspection method: <u>Walked entire roof</u>	16 Chimney flue: <u>Metal</u>
12 Roof covering: <u>Composition Shingle</u>	17 Gutters: <u>Aluminum</u>
13 Roofing layers: <u>1st</u>	18 :

ROOF COMMENTS

- 19 Gutters and downspouts need to be properly installed and maintained to perform their intended function correctly. Gutters need to firmly attached and sloped toward the gutters. Downspouts should be firmly attached and extended away from the house at least six feet. In conjunction with this, make sure that grading slopes away from the house to keep downspout water from flowing back toward the house and foundation.

An asphalt or fiberglass shingled roof is normally going to last approximately 20 years. As they age, shingles will typically show signs of aging including mineral loss, cracking, curling or algae formation. In the first 10 years, you will generally not see much in the way of changes to the shingles, unless there is a problem with material or installation. After ten years, deterioration of the shingles will usually become noticeable. Normally, this type of roof needs little in the way of maintenance. For maintenance, check for and remove debris on the roof, keep branches away from contact with the roof, check for damaged shingles and inspect flashing and roof penetrations to make sure that they are in good condition.

There is some staining at the top and in the window well of the skylight located in the South second floor porch area. It appears that there has been more than one event of leakage, but has not repeatedly leaked. Possible sources are the gasket around the top frame of the skylight or around the flashing. Have a roofer evaluate and replace the gasket or repair the flashing as needed. Ask the owner about past history of any leakage (see photos).

There are algae stains on these shingles. Algae stains usually occur on North or sheltered sides of the roof. A roof with lots of shade can also be subject to algae formation. This algae is primarily a cosmetic defect and usually has little effect on the life span of a roof. The areas below galvanized flashing usually has little or no staining because the zinc in the galvanizing kills the algae. Stains can be removed with commercial preparations designed to kill the algae and bleach the roof. The staining observed on these shingles should not significantly affect the life span of them.



Roof

ROOF COMMENTS - Continued

18



INSPECTION PHOTOS

Roof

R1



Roof view

Roof

R2



Roof view

Roof

R3



Roof view

Roof

R4



Roof view

Roof

R5



Roof view

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry its weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable	No Action Needed	
2 Trim/fascias/soffits:	Acceptable	No Action Needed	
3 Veneer:	Not Present	No Action Needed	
4 Doors:	Acceptable	No Action Needed	
5 Windows:	Acceptable	No Action Needed	
6 Hose faucets:	Acceptable	No Action Needed	
7 Electrical cable:	Not Visible	No Action Needed	
8 Exterior electrical:	Acceptable	No Action Needed	

INFORMATION

9 Siding type:	Aluminum	13 Window Type:	Casement
10 Veneer type:	None		
11 Trim/fascias type:	Wood, Vinyl & metal	14 Window material:	Wood & Aluminum
12 Door type:	Wood & Insulated Metal	15 Electric service cable:	Buried

EXTERIOR COMMENTS

16



INSPECTION PHOTOS

Exterior

EX1



Rear view of house

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

Grounds & Drainage

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Acceptable	No Action Needed	
2 Trees & shrubs:	Acceptable	No Action Needed	
3 Walks & Steps:	Acceptable	No Action Needed	
4 Porch/Deck	See Comments	Power wash, stain and seal	Maintenance Item
5 Driveway:	Acceptable	No Action Needed	
6 Retaining walls:	See Comments	Replace	Major Concern
7 Lot Drainage:	Acceptable	No Action Needed	
8 :			

INFORMATION

9 Walks & Steps:	Concrete & Wood	13 Porch:	Concrete
10 Patio:	Wood Deck	14 Location:	Front
11 Location:	Rear	15 Retaining walls:	Wood
12 Driveway:	Concrete	16 :	

GROUND & DRAINAGE COMMENTS

- 17 Grading is often overlooked, but is a important element is keeping your basement or crawlspace dry. Grading, if flat or sloped toward the house can conduct water toward the building, causing water damage. To get proper water flow away from the structure, soil should usually be sloped at least 1 inch per foot for the first four feet. Soil should be used rather than rocks or other permeable material to keep water from passing through it easily. Monitor water flow away from the house and alter if needed to get proper water flow from the building.

This deck is constructed of wood. As a wood product (even treated wood), the deck should periodically be cleaned and stained or otherwise sealed to prevent excess weathering of the wood. Typically this wood should be maintained every 2-3 years to maintain its new look. Depending on your skill level, this is usually performed by the home owner or it can be done by a company that specializes in deck maintenance. Check with your local hardware or building supplier for specific recommendations on maintenance of your deck. Deck is generally weathered and has not been recently maintained. Power wash, stain and seal deck within the next couple of years as a normal maintenance item (see photo).

The retaining wall located adjacent to the house at the SW corner is decayed and failing (see photos). This is a wood timbered retaining wall that is a relatively long wall that will be expensive to replace. I recommend that you contact a contractor for further evaluation of this wall. Obtain estimates and replace as needed.



INSPECTION PHOTOS

Grounds & Drainage

GD1



Decayed retaining wall at South side

Grounds & Drainage

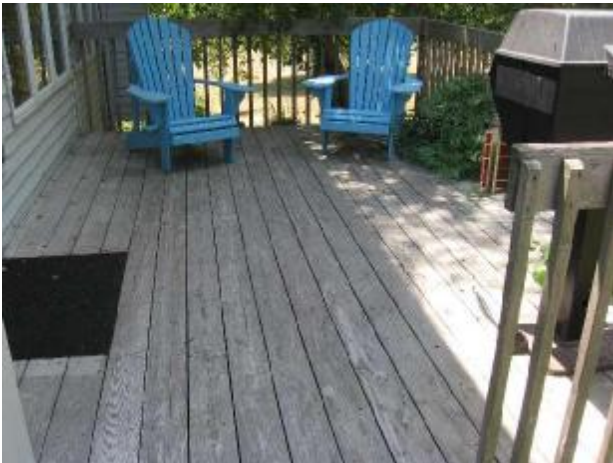
GD2



Decayed retaining wall

Grounds & Drainage

GD3



Power wash, stain and seal deck

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Acceptable	No Action Needed	
2 Heating operation:	Acceptable	No Action Needed	
3 System back-up:	Not Present	No Action Needed	
4 Exhaust system:	Acceptable	No Action Needed	
5 Distribution:	Acceptable	No Action Needed	
6 Thermostat:	Acceptable	No Action Needed	
7 Gas Piping:	Acceptable	No Action Needed	
8 AC Compressor:	Acceptable	No Action Needed	
9 Humidifier:	Not Tested	No Action Needed	
10 Filter:	Acceptable	No Action Needed	

INFORMATION

11 # Heating Units: <u>1</u>	18	# Cooling Units: <u>1</u>
12 Heating Types: <u>Forced Air</u>	19	A/C Types: <u>Electric Central Air</u>
13 Heating Ages: <u>Approximately 18</u> years	20	A/C age: <u>8</u>
14 Heating Fuels: <u>Gas</u>	21	Filter: <u>Disposable Media</u>
15 Distribution: <u>Ductwork</u>	22	Heat Source Mfg. <u>Heil</u>
16 Duct Insulation Type: <u>Fiberglass</u>	23	A/C Source Mfg. <u>Heil</u>
17 Gas Shutoff Location: <u>North</u>		

HEATING & COOLING COMMENTS

- 24 Normal service life for a furnace is in the 20 year range. Remaining life for a specific furnace is dependent on usage, maintenance and past repairs. Items such as the gas valve, blower motor, ignition system and safety controls can usually be economically replaced. The heat exchanger is considered to be a critical component. Cracks or rust through of the heat exchanger are not typically repairable and replacement of the heat exchanger can represent around \$1,000.00 and may not be available. Replacement of the entire heating unit may be necessary in this case. A furnace should be cleaned, serviced and checked for safety at least once per year. A service call is usually around \$75.00 and should be done in the fall.

Normal service life for an AC unit is typically in the 20 year range. Age of this unit was not verified. The functional life for this unit can not be predicted and is dependent on usage, maintenance and past repairs. Servicing of the unit once a year by a qualified technician is recommended. Pay particular attention to whether the exterior units cooling fins are clean. Dirty fins will significantly cut down on the units cooling ability. This unit appears properly installed and in normal condition. The unit was operated for a minimum of 15 minutes. The temperature cooling differential needs to be in the 15-25 degree F range to operating correctly. The temperature differential measured of this AC unit was 20F and is acceptable.

Keep in mind the advanced age of this heating unit. Although it is operational it is approaching the end of its normal life span. Consider placing this unit on a budget for replacement.



INSPECTION PHOTOS

HVAC

HC1



Gas meter

HVAC

HC2



AC compressor

HVAC

HC3



Furnace

HVAC

HC4



Furnace view

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Acceptable	No Action Needed	
2 Waste/vent pipes:	Acceptable	No Action Needed	
3 Funct'l water flow:	Acceptable	No Action Needed	
4 Funct'l waste drain:	Acceptable	No Action Needed	
5 Well system:	Not Inspected	No Action Needed	
6 Septic system:	Not Inspected	No Action Needed	
7 Water heater:	Acceptable	See comments below	
8 TPR Valve:	Acceptable	No Action Needed	

INFORMATION

9	Water supply represented as:	<u>Private well</u>	14	Waste system represented as:	<u>Private Septic System</u>	
10	Supply pipes:	<u>Copper</u>	15	Septic location:	<u>East</u>	
11	Pipe insulation type:	<u>None</u>	16	Waste/Vent pipes:	<u>Plastic</u>	
12	Water Shutoff Location:	<u>Basement</u>	17	Water Heater Manf.:	<u>Rheem</u>	
13	Well location:	<u>East</u>	18	Water Heater Gallons:	<u>40</u>	Age: <u>18</u> years
			19	Water Heater Fuel:	<u>Gas</u>	

PLUMBING COMMENTS

- 20 The water heater appears normal without observed signs of problems or leakage. A water heat service life is typically around 12 years. Actual life span can not be accurately predicted. A water heater usually fails by developing a leak in the tank. Popping or crackling of the water heater while heating usually indicates mineral build up in the tank. There is usually a drain valve which can be used to drain water and minerals out of the tank. This will often help with the above problem. Draining the water heater should take place once a year. Water temperature should be set at 115-120F for efficiency and safety. Replacement cost is approximately \$600.00 for a 30 gallon unit, \$700.00 for a 40 gallon unit and \$800.00 for a 50 gallon unit.

Water supply shut off valves are not tested in operation unless noted. It is recommended that they be tested periodically to make sure that they are operational. In particular, older gate valves are subject to corrosion and failure. If the main shut off valve is a gate valve and shows any signs of problems, contact a plumber to repair or replace.

Water softening or treatment equipment are not inspected

Underground components of the well/septic system are not inspected. I recommend obtaining any current tests or cleaning of either the well or septic systems that are available.

Keep in mind the advanced age of this water heater. The unit is beyond its normal service life and its remaining life before failure can not be predicted. Consider replacement of the water heater before it fails.



INSPECTION PHOTOS

Plumbing

P1



Well location

Plumbing

P2



Water heater

Plumbing

P3



Water softeners are not tested

Plumbing

P4



Main water shut off

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable	No Action Needed	
2 Ground:	Acceptable	No Action Needed	
3 GFCI:	Acceptable	No Action Needed	
4 Amperage:	Acceptable	No Action Needed	
5 Wiring:	Acceptable	No Action Needed	
6 AFCI protection:	Not Present	No Action Needed	
7 :			
8 :			

INFORMATION

9	Amps: 200	14	Branch circuit wiring: Copper
10	Volts: 120/240	15	Grounding: Exterior Ground Rod
11	Main box location: Garage	16	Ground fault protection at: Basement, Baths, Exterior & Garage
12	Main Disconnect: Garage		
13	Main service conductor: Copper	17	Main box type: Breakers
		18	Wiring type: Conduit, Romex

ELECTRICAL SYSTEM COMMENTS

- 19 We recommend installation of GFCI outlets in all wet locations: basement, baths, kitchen, outdoors, garage, whirlpool, wet bars, laundry room as a safety upgrade.

A new safety device has entered the marketplace: the Arc Fault Circuit Interrupter (AFCI). AFCIs protect against arcing (sparking) that happens when there are faults in wiring and appliances. Such arcing can cause fires, but will not always cause a breaker to trip. AFCIs are designed to trip and disconnect the circuit to prevent such fires. Most lighting, and outlets throughout the are intended to be protected by these breakers. Consider installing these breakers if you are having any work done, especially in bedroom circuits.



INSPECTION PHOTOS

Electrical

EL1



Main service panel

Electrical

EL2



Electrical meter location

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN				
1	Walls/ceiling/floor:	Acceptable	No Action Needed	
2	Doors & windows:	Acceptable	No Action Needed	
3	Heating & cooling:	Acceptable	No Action Needed	
4	Cabinets/shelves:	Acceptable	No Action Needed	
5	Sink plumbing:	Acceptable	No Action Needed	

APPLIANCES				
6	Disposal:	Acceptable	No Action Needed	
7	Dishwasher:	Acceptable	No Action Needed	
8	Refrigerator:	Acceptable	No Action Needed	
9	Exhaust fan:	Acceptable	No Action Needed	
10	Microwave:	Acceptable	No Action Needed	
11	Gas Cooktop:	Acceptable	No Action Needed	
12	:			
13	Range/oven:	Acceptable	No Action Needed	
14	Gas or electric?	Electric		

LAUNDRY				
15	Walls/ceiling/floor:	Acceptable	No Action Needed	
16	Doors & windows:	Acceptable	No Action Needed	
17	Washer plumbing:	Acceptable	No Action Needed	
18	Sink plumbing:	Acceptable	No Action Needed	
19	Cabinets/shelves:	Acceptable	No Action Needed	
20	Heating & cooling:	Acceptable	No Action Needed	
21	Dryer vent:	Acceptable	No Action Needed	
22	:			
23	:			
24	Dryer service:	Acceptable	No Action Needed	
25	Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26 Dryer vents should be maintained periodically by cleaning out the lint from the vent. Often a sign that the vent is clogged is slow drying of clothes. First, check the exterior portion of the vent for lint build up and then have the dryer vent pipe cleaned out. Depending on usage, once a year may be enough.

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Bathrooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	No Action Needed	
2 Doors & windows:	See Comments	Replace	Safety Upgrade
3 Heating & cooling:	Acceptable	No Action Needed	
4 Cabinets & counter:	Acceptable	No Action Needed	
5 Vents:	Acceptable	No Action Needed	
6 Sinks:	Acceptable	No Action Needed	
7 Toilets:	Acceptable	No Action Needed	
8 Tubs:	Acceptable	No Action Needed	
9 Showers:	See Comments	Replace	Safety Hazard
10 Whirlpool:	Acceptable	See comments below	

BATHROOMS INSPECTED

11 # of Half baths: 0 12 # of Full baths: 3 13 # of 3/4 baths: 1

BATHROOM COMMENTS

- 14 There is no access panel for the whirlpool bath. This means that the pump and plumbing can not be visually inspected or repaired without removal of tile or cutting a hole through the wall. Installation of an access panel is always recommended before using the whirlpool.

The shower doors / enclosure does not have tempered glass installed. Current standards require tempered glass in these locations for safety. We recommend that you install tempered glass as a safety upgrade (see photo).

The exterior window above the whirlpool does not have tempered glass installed. Current standards require tempered glass in these locations for safety. We recommend that you install tempered glass as a safety upgrade.

The whirlpool is tested for basic operational by filling, testing and draining only.



INSPECTION PHOTOS

Bathroom

B1



Replace with tempered glass

Bathroom

B2



Whirlpool

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	No Action Needed	Maintenance Item
2 Doors & windows:	See Comments	Repair	
3 Heating & cooling:	Acceptable	No Action Needed	
4 Cabinets & counter:	Acceptable	No Action Needed	
5 :			
6 Fireplc/woodstove:	Acceptable	No Action Needed	
7 Smoke detectors:	Acceptable	No Action Needed	
8 CO detectors:	Not Present	No Action Needed	
9 Stairs/balcony/rails:	Acceptable	No Action Needed	
10 Ceiling Fan/s:	Acceptable	No Action Needed	

INFORMATION

11 Rooms inspected:		12 Walls & ceilings: <u>Sheet Rock</u>
Bedrooms #: <u>5</u>		
<u>Entranceway</u>		13 Floors: <u>Carpet, tile & wood</u>
<u>Dining Room</u>		
<u>Living Room</u>		14 Number of wet bars: <u>1</u>
<u>Family Room</u>		
<u>Great Room</u>		15 Number of fireplaces/woodstoves: <u>1</u>
<u>Finished Basement</u>		
		16 Fuel source: <u>Natural Gas</u>

INTERIOR ROOM COMMENTS

- 17 There are water stains of the wood at the top of the skylight wall and around the trim at the bottom of it (see photo). This skylight is located in the upstairs South porch. See roof page on repairs.

Water stains on the sills of the sliding windows located in the South second floor porch. Refinish as needed.



INSPECTION PHOTOS

Interior Room

IR1



Skylight over screened porch

Interior Room

IR2



Stains around skylight

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	No Action Needed
2	Walls:	Acceptable	No Action Needed
3	Eaves:	Acceptable	No Action Needed
4	Electrical:	Acceptable	No Action Needed
5	Gutters:	Acceptable	No Action Needed

INTERIOR

6	Walls/ceiling/floor:	Acceptable	No Action Needed
7	Firewall/firedoor:	Acceptable	No Action Needed
8	Doors & windows:	Acceptable	No Action Needed
9	Garage doors:	Acceptable	No Action Needed
10	Door openers:	Acceptable	No Action Needed
11	Electrical:	Acceptable	No Action Needed
12	Heating & cooling:	Acceptable	No Action Needed

INFORMATION

EXTERIOR

13	Location:	<u>Attached garage - same as house</u>
14	Roof covering:	<u>Shingle</u>
15	Roof age:	<u>18 Third quarter of life</u>
16	Gutters:	<u>Aluminum</u>

INTERIOR

17	Walls & ceilings:	<u>Sheet rock</u>
18	Floors:	<u>Concrete</u>
19	Garage door:	<u>Single Overhead & Double Overhead</u>

GARAGE & CARPORT COMMENTS

- 20 The garage door opener is equipped with a light beam auto reverse system in addition to the pressure switch. This is tested by interrupting the light beam and causing it to reverse. This system operated properly when tested.

New garage door openers are required to have two systems for auto reverse of the door in case it encounters and obstruction in the path of the door. This has been required for a number of years. Older openers may have a pressure reverse system only. This system reverses the door when it physically contacts an object in the door path. Newer openers have this and a light beam at the floor that reverses when it is interrupted. Some very old openers have no reverse mechanisms at all. These should be replaced. You should consider replacement of the older pressure reverse openers with the dual sensor models. In any case, you should check that the safety reverse systems operate properly at least once a month.

Garage door opener pressure reverse switch operated correctly when a two inch block was placed under the door.

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable	No Action Needed	
2 Framing:	Acceptable	No Action Needed	
3 Sheathing:	Acceptable	No Action Needed	
4 Insulation:	See Comments	Treat for mice as needed	
5 Ventilation:	Acceptable	No Action Needed	
6 Exposed wiring:	Acceptable	No Action Needed	
7 Plumbing vents:	Acceptable	No Action Needed	
8 Chimney & flues:	Acceptable	No Action Needed	
9 Vapor Retarder:	Not Present	No Action Needed	
10 :		No Action Needed	

INFORMATION

11 # of Attic areas: <u>2</u>	14 Framing: <u>Truss system</u>
12 Access locations: <u>Garage & Upstairs Closet</u>	15 Sheathing: <u>Oriented Strand Board</u>
13 Access by: <u>Hatch</u>	16 Insulation: <u>Fiberglass 10 inches R37</u>

ATTIC COMMENTS

- 17 Current energy standard is R40, or around 12 inches of insulation. It is recommended that insulation be updated to current standards if possible.

Garage attic was not accessed because of the opening height.

Attic inspection limited due to insulation which limits access to inspection from the attic hatch.

Attic inspection limited due to cathedral framed ceiling which does not permit access.

There is evidence of a past mouse problem observed in the attic. The evidence includes insulation which has holes in it and tracks where the mice have moved around. Make sure that you periodically check for and control mice. This is especially important in the fall, as this is the time mice will commonly want to move into the house. (see photo).



Attic

ATTIC COMMENTS - Continued

17



INSPECTION PHOTOS

Attic

AT1



Attic view

Attic

AT2



Attic view

Attic

AT3



Note past mouse problem

Attic

AT4



Attic view

Attic

AT5



Attic view

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Basement		
1 Access:	Acceptable	No Action Needed	
2 Foundation walls:	Acceptable	No Action Needed	
3 Floor framing:	Acceptable	No Action Needed	
4 Insulation:	Not Visible	No Action Needed	
5 Ventilation:	Not Present	No Action Needed	
6 Sump pump:	Acceptable	No Action Needed	
7 Dryness/drainage:	Acceptable	No Action Needed	
8 Floor/Slab:	Acceptable	No Action Needed	
9 Vapor Retarder:	Not Present	No Action Needed	
10 :			

INFORMATION

11 Foundation walls:	Poured Concrete	14	Beams: Wood
12 Floors:	Concrete Floor	15	Piers: N/A
13 Joist/Truss Detail:	2x12x16 OC I Joists	16	Sub Floor: Oriented Strand Board
		17	Insulation: Unable to View

FOUNDATION COMMENTS

18 Basement inspection limited due to finished or partially finished surfaces.

All Pro Home Inspections

PO Box 2987

Iowa City, IA 52244

Work: (319) 337-6614

Fax: (866) 872-8589

Inspection Summary Report

Customer: Buyer
Contact: Sample

Phone:

Fax:

Location: 1111 New Home Street
Iowa City, IA 52240

CONDITION

ACTION RECOMMENDED

PERSPECTIVE

ROOF

Roof coverings:	Acceptable	No Action Needed	
Vents:	Acceptable	No Action Needed	
Flashings:	Acceptable	No Action Needed	
Skylights:	See Comments	Repair	Minor Concern
*Chimneys:	Acceptable	No Action Needed	
Gutter system:	Acceptable	No Action Needed	
:			
:			

EXTERIOR

Siding:	Acceptable	No Action Needed	
Trim/fascias/soffits:	Acceptable	No Action Needed	
Veneer:	Not Present	No Action Needed	
Doors:	Acceptable	No Action Needed	
Windows:	Acceptable	No Action Needed	
Hose faucets:	Acceptable	No Action Needed	
Electrical cable:	Not Visible	No Action Needed	
Exterior electrical:	Acceptable	No Action Needed	

GROUNDS & DRAINAGE

Drainage:	Acceptable	No Action Needed	
*Trees & shrubs:	Acceptable	No Action Needed	
Walks & Steps:	Acceptable	No Action Needed	
Patio/porch:	See Comments	Power wash, stain and seal	Maintenance Item
Driveway:	Acceptable	No Action Needed	
Retaining walls:	See Comments	Replace	Major Concern
Lot Drainage :	Acceptable	No Action Needed	
:			

HEATING & COOLING

A/C operation:	Acceptable	No Action Needed	
Heating operation:	Acceptable	No Action Needed	
System back-up:	Not Present	No Action Needed	
Exhaust system:	Acceptable	No Action Needed	
Distribution:	Acceptable	No Action Needed	
Thermostat	Acceptable	No Action Needed	
Gas Piping :	Acceptable	No Action Needed	
AC Compressor :	Acceptable	No Action Needed	
Humidifier :	Not Tested	No Action Needed	
Filter::	Acceptable	No Action Needed	

PLUMBING

Supply pipes:	Acceptable	No Action Needed	
Waste/vent pipes:	Acceptable	No Action Needed	
Funct'l water flow:	Acceptable	No Action Needed	
Funct'l waste drain:	Acceptable	No Action Needed	
Well system:	Not Inspected	No Action Needed	
Septic system:	Not Inspected	No Action Needed	
Water heater:	Acceptable	See comments below	
TPR Valve:	Acceptable	No Action Needed	

IMPORTANT NOTICE

All Pro Home Inspections

PO Box 2987

Iowa City, IA 52244

Work: (319) 337-6614

Fax: (866) 872-8589

Inspection Summary Report

Customer: Buyer
Contact: Sample

Phone:

Fax:

Location: 1111 New Home Street
Iowa City, IA 52240

CONDITION	ACTION RECOMMENDED	PERSPECTIVE
ELECTRICAL		
Wiring at main box:	Acceptable	No Action Needed
Ground:	Acceptable	No Action Needed
GFCI:	Acceptable	No Action Needed
Amperage:	Acceptable	No Action Needed
Household wiring:	Acceptable	No Action Needed
AFCI protection :	Not Present	No Action Needed
:		
:		
KITCHEN		
Walls/ceiling/floor:	Acceptable	No Action Needed
Doors & windows:	Acceptable	No Action Needed
Heating & cooling:	Acceptable	No Action Needed
Cabinets/shelves:	Acceptable	No Action Needed
Sink plumbing:	Acceptable	No Action Needed
APPLIANCES		
Disposal:	Acceptable	No Action Needed
Dishwasher:	Acceptable	No Action Needed
Trash compactor:	Acceptable	No Action Needed
Exhaust fan:	Acceptable	No Action Needed
Microwave:	Acceptable	No Action Needed
Gas Cooktop:	Acceptable	No Action Needed
:		
Range/oven:	Acceptable	No Action Needed
Electric		
LAUNDRY		
Walls/ceiling/floor:	Acceptable	No Action Needed
Doors & windows:	Acceptable	No Action Needed
Washer plumbing:	Acceptable	No Action Needed
Sink plumbing:	Acceptable	No Action Needed
Cabinets/shelves:	Acceptable	No Action Needed
Heating & cooling:	Acceptable	No Action Needed
Dryer vent:	Acceptable	No Action Needed
:		
:		
Dryer service:	Acceptable	No Action Needed
Electric		
BATHROOM		
Walls, ceiling, floor:	Acceptable	No Action Needed
Doors & windows:	See Comments	Replace
Heating & cooling:	Acceptable	No Action Needed
Cabinets & counter:	Acceptable	No Action Needed
Vents:	Acceptable	No Action Needed
Sinks:	Acceptable	No Action Needed
Toilets:	Acceptable	No Action Needed
Tubs:	Acceptable	No Action Needed
Showers:	See Comments	Replace
Whirlpool:	Acceptable	See comments below

IMPORTANT NOTICE

All Pro Home Inspections

PO Box 2987

Iowa City, IA 52244

Work: (319) 337-6614

Fax: (866) 872-8589

Inspection Summary Report

Customer: Buyer

Contact: Sample

Phone:

Fax:

Location: 1111 New Home Street

Iowa City, IA 52240

CONDITION		ACTION RECOMMENDED	PERSPECTIVE
INTERIOR			
Walls, ceiling, floor:	Acceptable	No Action Needed	
Doors & windows:	See Comments	Repair	Maintenance Item
Heating & cooling:	Acceptable	No Action Needed	
Cabinets & counter:	Acceptable	No Action Needed	
Wet bar:			
*Fireplc/woodstove:	Acceptable	No Action Needed	
Smoke detectors:	Acceptable	No Action Needed	
CO detectors:	Not Present	No Action Needed	
Stairs/balcony/rails:	Acceptable	No Action Needed	
Ceiling Fan/s:	Acceptable	No Action Needed	
GARAGE EXTERIOR			
Roof:	Acceptable	No Action Needed	
Walls:	Acceptable	No Action Needed	
Eaves:	Acceptable	No Action Needed	
Electrical:	Acceptable	No Action Needed	
Gutters:	Acceptable	No Action Needed	
GARAGE INTERIOR			
Walls/ceiling/floor:	Acceptable	No Action Needed	
Firewall/firedoor:	Acceptable	No Action Needed	
Doors & windows:	Acceptable	No Action Needed	
Garage doors:	Acceptable	No Action Needed	
Door openers:	Acceptable	No Action Needed	
Electrical:	Acceptable	No Action Needed	
Heating & cooling:	Acceptable	No Action Needed	
ATTIC			
Access:	Acceptable	No Action Needed	
Framing:	Acceptable	No Action Needed	
Sheathing:	Acceptable	No Action Needed	
Insulation:	See Comments	Treat for mice as needed	
Ventilation:	Acceptable	No Action Needed	
Exposed wiring:	Acceptable	No Action Needed	
Plumbing vents:	Acceptable	No Action Needed	
Chimney & flues:	Acceptable	No Action Needed	
Vapor Retarder:	Not Present	No Action Needed	
:		No Action Needed	
FOUNDATION			
Access:	Acceptable	No Action Needed	
Foundation walls:	Acceptable	No Action Needed	
Floor framing:	Acceptable	No Action Needed	
Insulation:	Not Visible	No Action Needed	
Ventilation:	Not Present	No Action Needed	
Sump pump:	Acceptable	No Action Needed	
Dryness/drainage:	Acceptable	No Action Needed	
Floor/Slab:	Acceptable	No Action Needed	
Vapor Retarder:	Not Present	No Action Needed	
:			

Inspector:

Craig Ostlund

IMPORTANT NOTICE

All Pro Home Inspections

PO Box 2987

Iowa City, IA 52244

Work: (319) 337-6614

Fax: (866) 872-8589



Buyer - 1111 New Home Street, Iowa City, IA 52240

Total fee

GENERAL HOME INSPECTION CONTRACT

1. **INSPECTION:** The term "inspection," as used in this Agreement, shall mean a limited visual inspection of the readily accessible areas of the property. A home inspection is not exhaustive. The American Society of Home Inspectors, Inc. provides the standards of practice for professional home inspections, a copy of which will be made available upon Client's request. Client understands and agrees that the inspection is All Pro Home Inspections' good faith opinion of the condition of the major systems of the property at the time of the inspection and is not a code inspection or engineering evaluation. The inspector's primary concern is to evaluate accessible and visible conditions using training and experience to discover major defects and unsafe conditions. However, the inspection is not intended to replace Client's own evaluation of the overall condition of the home. The term "inspection" DOES NOT include all items. Specific items which are NOT PART of the inspection include, but are not limited to: Lead paint, asbestos, radon, toxic or flammable materials, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational appliances, and self-cleaning or continuous-cleaning capabilities of ovens. Also excluded is an inspection for any wood destroying organisms or insects and non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc. A separate wood infestation inspection report, radon sampling or water sampling, or other inspections should be performed.

2. **CLIENT PRESENT DURING INSPECTION:** It is strongly recommended that Client attend and participate in the inspection for valuable information about the condition of the property in maintaining its value. Client's presence and the ability to ask questions during the inspection are crucial to understanding the final report and to Client's ability to arrive at his or her own conclusions about the inspected property. If, for any reason, Client is not present at the time of the inspection, acceptance of the inspection report will constitute the acceptance of the terms and conditions of this inspection contract and an understanding of the inspection report.

3. **WRITTEN INSPECTION REPORT:** A written report in electronic or paper form of the inspection shall be furnished to Client by All Pro Home Inspections within a reasonable time after completion of the inspection. Client acknowledges that the report is in no way a written warranty or guarantee of the condition of the property but rather a summation of observations made by the inspector based on the age of the components and normal wear and tear. Any conditions requiring repair, replacement, or servicing should be evaluated by professionals in appropriate trades before closing.

4. **DISCLAIMER OF WARRANTY:** It is understood and agreed by the parties that All ProHome Inspections is not an insurer and does not insure against defects in the property inspected. All Pro Home Inspections makes no guarantee or warranty, express or implied, including warranty of merchantability or fitness of use, as to the condition of the property inspected.

5. **LIQUIDATED DAMAGES:** The parties understand and agree that it is impractical and extremely difficult to predict actual damages that may result from All Pro Home Inspections' failure to perform its obligations under this Agreement. Therefore, the parties agree that All Pro Home Inspections shall be exempt from liability for loss, damages, or injury due directly or indirectly to any defects of the property inspected or from the services performed under this Agreement. However, in the event that All Pro Home Inspections is found liable for any such loss, damage, or injury, or negligence in any way, All Pro Home Inspections' liability shall be limited to a sum equal to the amount of the fee paid for the inspection. In the event of an alleged breach of the

Agreement by Pro Home Inspections, its agents, or employees, liquidated damages constitute Client's exclusive remedy.

6. INDEMNITY: Inspection report is not intended for use by anyone other than Client. No third party shall have any right arising from this contract or the inspection report. In consideration of the furnishing of the inspection report, Client agrees to indemnify and hold harmless All Pro Home Inspections and its inspectors for all costs, expenses, legal fees, awards, settlements, and judgments in any legal proceeding brought by any third party who claims that (he/she) relied on representations made in such inspection report and was damaged thereby. Client's request that All Pro Home Inspections release copies of the inspection report shall be at Client's risk with respect to the contents of this paragraph.

7. RIGHT OF INSPECTION: If it is discovered, contrary to All Pro Home Inspections' report, that a component of the property, appliance, or piece of mechanical equipment requires repair or replacement, Client will inform All Pro Home Inspections and allow All Pro Home Inspections to reinspect the item before the client repairs or replaces the item. If Client repairs or replaces the item before All Pro Home Inspections has the opportunity to reinspect it, Client waives any and all actions against All Pro Home Inspections for failure to adequately inspect such item.

8. FOLLOW UP INSPECTIONS: The inspection report is based on one trip to the inspection site. Additional inspections or inspections of items not previously inspected due to adverse conditions or inoperability require an additional fee.

9. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between Client and All Pro Home Inspections. Any amendment or modification of this Agreement shall be in writing and shall be signed by all of the parties or their successors in interest. Any additional inspections are subject to the terms and conditions of this Agreement. The Client will be charged a fee for any additional inspections agreed to by the Client and All Pro Home Inspections.

10. LITIGATION: All Pro Home Inspections shall be indemnified and reimbursed by Client for its counsel fees, costs, expenses and efforts in defending against any civil action, where Client does not prevail in a court of competent jurisdiction.

11. STATUTE OF LIMITATIONS: No suit or action shall be brought against All Pro Home Inspections by Client for a breach of this Agreement at any time beyond one (1) year after the accrual of the cause of action.

12. CHOICE OF LAW: This Agreement and any modification or amendment signed pursuant to this Agreement shall be governed by Iowa law.

Executed as of the date signed below, Client's signature(s) below acknowledges that Client has read this Agreement and understands its terms and conditions. If Client authorizes another individual to represent his interest in the services being requested of All Pro Home Inspections, Client agrees to be bound by all of the terms of this Agreement as signified by the signature of Client's representative.

ALL PRO HOME INSPECTIONS

Inspection Company
All Pro Home Inspections

Client



Craig Streed

5075

1/1/12

Date