



Eastern Iowa Inspection Services LLC

414 Ely St. Po Box 363 Walker IA 52352

319-310-6044

PROPERTY INSPECTION REPORT



Property Address:

1234 Your Street
Eastern IA

Prepared for:

John & Jane Homebuyer
1234 My Street
Eastern IA

Inspection Date:

March 20, 2009

Inspector:

Michael Gillingham

Inspection #:

BUYERS REALTOR:

Office #

SELLERS REALTOR:

Office #

SERVICES REQUESTED:

Full Home Inspection
Termite Inspection
Radon Test

GENERAL INFORMATION

Main Entry Faces:	South	
Estimated Age:	93 - 94 Years	
Unit Type:	Single Family	
Stories:	Two	
Space Below Grade:	Basement	
Time of Inspection:	9:00 am	
Weather:	Partly Cloudy	
Temp:	30 ° F	
Soil Condition:	Damp	
Unit Occupied:	No	
People Present:	Client	Clients Realtor
	Clients Relatives	



TERMINOLOGY

Client: _____

Property: _____

Cedar Rapids, IA

Date: 3/20/2009

The Purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with NACHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

ACCEPTABLE:

At the time of the inspection the system or component is;

- 1) performing its intended function
- 2) not a CONCERN / SAFETY HAZARDS
- 3) not in need of REPAIRS
- 4) not in need of being MONITORED (for any specific reason)
- 5) not in need of MAINTENANCE / IMPROVEMENTS.

However, an acceptable system or component may show signs of normal wear and tear and aging.

Most systems and components in properties wear out over time.

ACCEPTABLE SHOULD NOT BE CONFUSED WITH "PERFECT".

1 - CONCERNS / SAFETY HAZARDS:

- 1) The system or component is not performing its intended function.
- and/or 2) The system or component is a safety hazard to the occupants of the property.
- and/or 3) The system or component has a high probability of incurring substantial expense to repair or replace now or in the near future.

CONCERNS / SAFETY HAZARDS should be evaluated by qualified contractors.

2 - REPAIRS:

The system or component needs corrective action at the time of the inspection to assure proper and reliable function.

Items listed as REPAIRS should be evaluated by qualified contractors.

If left unattended REPAIRS may become CONCERNS / SAFETY HAZARDS

3 - ITEMS TO MONITOR

- 1) The system or component is showing some signs of past and/or possibly present defects but we are not able to exactly determine if the defects are active or inactive and, therefore, if repair or replacement may be necessary now or in the near future or not at all.
- 2) The system or component is nearing the end of its expected useful life and/or shows signs of wear and tear that indicate that the system or component may need repairs or replacement soon.

4 - MAINTENANCE / IMPROVEMENTS:

We use this category to identify systems or components which are in need of routine maintenance. Periodic maintenance and servicing is necessary in all properties to insure continued, proper operation of the systems or components.

5 - GENERAL COMMENTS / LIMITATIONS

We use this as a broad category describe and explain many different systems or components of the property which do not meet the criteria of above categories.



ROOF

Client: John & Jane Homebuyer

Property: 1234 Your Street

Eastern, IA

Date: 3/20/2009

WHAT WE INSPECTED:

	ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED
1	Main Roof	Hip	Asphalt Shingle	16 - 17 Years	10 - 15 Years	3	Walked Roof
2							
3							
4							
5							
VENTS		FLASHINGS		CHIMNEYS	GUTTERS	SKYLIGHTS	
Ridge Vent		Chimney Flashing		Brick Chimney	Aluminum Gutters		
		Joining Wall Flashing			Down Spouts		
		Plumbing Vent Flashing			Run Off Drains		

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

-The furnace flue is missing a rain cap, is loose and has a large repair on the crown of the chimney that is covered in tar. Suggest adding a rain cap and having the crown of the chimney evaluated and properly repaired by a qualified mason. - (See Photo 6) - (See Photo 7)

-The down spout leading from the upper roof into the lower roof is set too low in the gutter and is clogging. Suggest having a qualified gutter installer adjust this and add discharge spouts as needed around the foundation. - (See Photo 11) - (See Photo 12)

3 - ITEMS TO MONITOR

-The roof is near the end of it's useful life. It has two layers of asphalt shingles and one layer of cedar shakes beneath. There were no active leaks noted at the time of the inspection. I suggest closely monitoring and budgeting for a new roof in the future. - (See Photo 1) - (See Photo 8)

-I was unable to determine the condition of the flashing on the chimney. Noted the absence of counter flashing as well as tar applied around the chimney. Tar should always be viewed as a temporary fix and should be monitored closely as time passes. I suggest installing new step and counter flashing at the time of a re-roof. - (See Photo 4) - (See Photo 5)

-The ridge vent has several cracks that have been repaired with tar. Tar should be viewed as a temporary fix and should be monitored closely as time passes. - (See Photo 9) - (See Photo 10)

4 - MAINTENANCE / IMPROVEMENTS

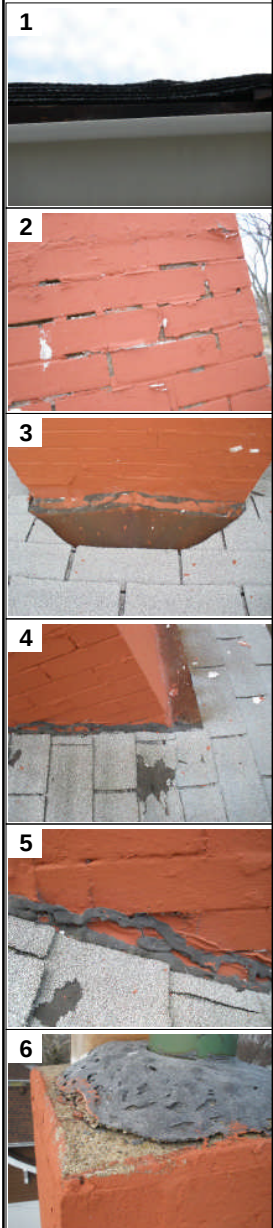
-Some of the mortar joints on the chimney are ready to be tuck pointed. Suggest having a qualified mason tuck point as needed. - (See Photo 2)

-We suggest adding a larger cricket on the back side of the chimney at the time of a re-roof. - (See Photo 3)

5 - GENERAL COMMENTS & LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.

- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney(s) please consult with a certified chimney sweep.

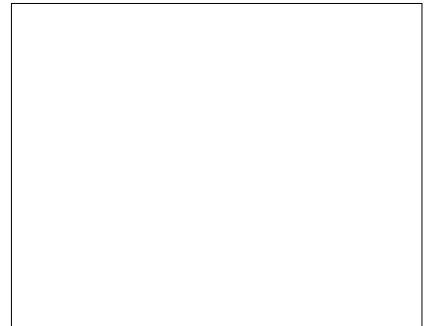
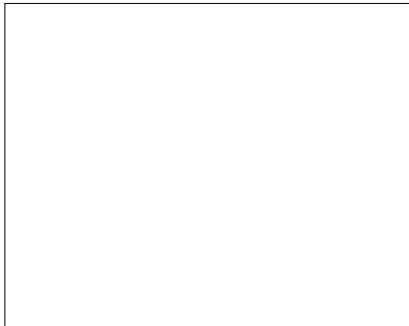
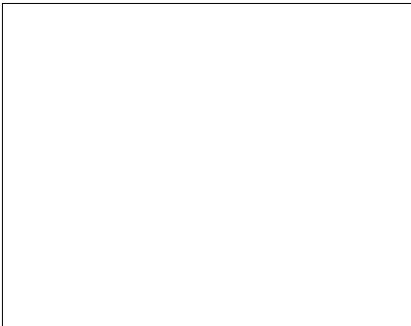
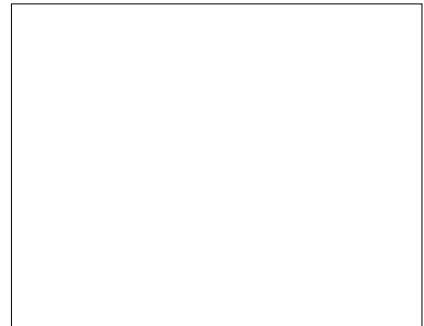
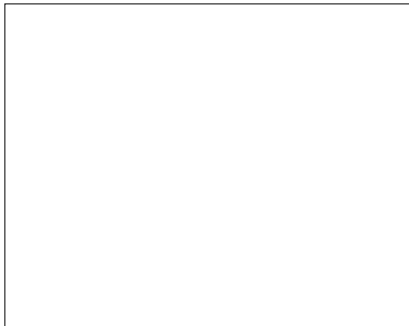
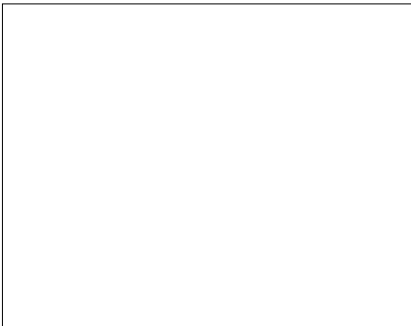




ROOF

Client: _____
Property: _____
Cedar Rapids IA
Date: 3/20/2009

ADDITIONAL PHOTOS





EXTERIOR

Client: _____

Property: _____

Cedar Rapids, IA

Date: 3/20/2009

WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Cedar Siding	Wood Trim	Front Door	Wood Windows	Frost Proof Faucets	Exterior Lights
		Rear Door			Exterior Outlets
		Garage Door			Main Service

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- Noted some wood rot on some of the foundation windows. Rotting or decomposing wood can act as an attractant for wood destroying insects. Suggest a qualified carpenter evaluate and repair these as needed.
- (See Photo 2)

3 - ITEMS TO MONITOR

- The foundation vent has been sealed with spray foam. This should be viewed as a temporary fix only. - (See Photo 3)

4 - MAINTENANCE / IMPROVEMENTS

- The windows on the upper roof are ready for primer and paint on the bottom of the sill. - (See Photo 1)
- Noted some of the mortar joints around the foundation are ready for tuck pointing. - (See Photo 4)

5 - GENERAL COMMENTS & LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.
- A representative sample of exterior components was inspected rather than every occurrence of the components.





GROUNDS

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS		
Concrete Walks	Concrete Driveway	Grading at Foundation	None	Front	Stone	Porch
		Lot Drainage		Rear	Wood	Decks
		Vegetation		Rear	Concrete	Patio
		Yard				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

-Noted a tree between the two garages. I suggest removing this tree as the root system is very close to both structures and can cause damage over time. - (See Photo 1)

-I strongly recommend keeping vegetation away from foundation walls as it acts like a sponge and holds water against the foundation. - (See Photo 2) - (See Photo 3)

-The rear walk is cracked and is heaving. Suggest removing and replacing this with slope away from the house. - (See Photo 4)

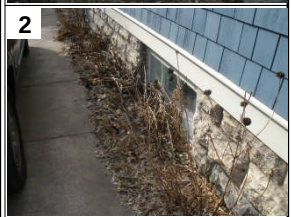
5 - GENERAL COMMENTS & LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.

- The inspection does not include an assessment of geological conditions and/or site stability.

- Access below decks and/or porches is typically extremely limited.

- Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health.





DETACHED GARAGE

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

Exterior -	ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE
	Asphalt Shingle	5 - 10	1	None	Wood Siding	Underground Wires
Interior -	INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING	
	Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None	
	Garage Floor	Door Opener	GFI Protection			
		Service Door	General Wiring			

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

- The garage door operator is not functioning properly. Suggest having a qualified garage door professional evaluate and repair as needed. - (See Photo 2) - (See Photo 5)
- The outlet on the west wall of the garage is wired backwards. Suggest having a licensed electrician evaluate and repair as needed. - (See Photo 4)

3 - ITEMS TO MONITOR

- Noted some evidence of possible past termite damage on the garage sill plate. Suggest monitoring this as time passes. - (See Photo 3)

4 - MAINTENANCE / IMPROVEMENTS

- Debris from trees etc. can damage the garage roof covering over time. Suggest removing debris and monitoring as time passes. - (See Photo 1)

5 - GENERAL COMMENTS & LIMITATIONS

- If the house is occupied then the inspection of the garage is typically limited by the owners stored items.





HEATING / COOLING

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Gas Forced Air	Mid Efficiency	20 - 21	25 - 20
	2			
	3			
COOLING UNIT(S):	1 Electric Central A/C	High Efficiency	18 - 19	20 - 15
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS	
Heating Operation	Clearances	Ductwork	Filter	A/C Operation	A/C Electric Wiring
Htng. General Cond.	Exhaust Flue Pipe	Registers		A/C General Condition	Thermostat
Fuel Lines	Combustion Air	Blower Fan		A/C Cabinet	A/C Cleanliness
Burners	Heating Wiring			A/C Air Ventilation	Condensate Drain
Heat Exchanger	Thermostat			A/C Cooling Lines	

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

3 - ITEMS TO MONITOR

-

4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. Filters should be changed regularly.
- Suggest the filters be cleaned/changed 4 - 6 times a year

5 - GENERAL COMMENTS & LIMITATIONS

- The adequacy of HVAC supply or distribution balance is not inspected,
- The interior of flues or chimneys which are not readily accessible are not inspected
- Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.
- The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection.
- The A/C compressor was not run at the inspection because of outside temperatures being too low.



PLUMBING

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

WATER SUPPLY	MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES
Municipal Water	Basement	Copper Piping	Municipal Sewer	Cast Iron Waste Pipes	Steel Gas Pipes
					Flex Gas Pipes

		LOCATION	SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS	
WATER HEATER(S):	1	Basement	40 Gallon	Gas	20 - 21	10 - 15	WH Operation	WH Relief Valve
	2						WH General Condition	Burners
	3						WH Plumbing Fittings	Exhaust Flue Pipe

WHAT WE FOUND:

The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and help the unit last longer.

5 - GENERAL COMMENTS & LIMITATIONS

- We are not able to determine the exact condition of any buried or concealed piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

**WHAT WE INSPECTED:**

PANEL(S)		LOCATION	SIZE	PANEL TYPE
1	Main Panel	Basement	60 Amp - 240 Volt	Circuit Breakers
2				
3				
PANEL COMPONENTS		BRANCH WIRING TYPE	WIRING	SMOKE DET
Panel Cabinet	Wire Connections	Copper - Romex	Wiring General Cond.	One on Each Floor
Panel Cover	Grounding/Bonding		Junctions / Splicing	Smoke Det. Operation
Breakers / Fuses	Wiring Workmanship		Electrical Sys. Operation	

WHAT WE FOUND:

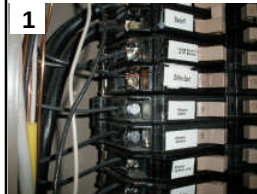
The items inspected are in ACCEPTABLE condition except as noted below.

Photos**1 - CONCERNS / SAFETY HAZARDS****2 - REPAIRS**

-A conductor is improperly fastened to the breaker labeled office east. Suggest having a licensed electrician evaluate and repair as needed. - (See Photo 1)

3 - ITEMS TO MONITOR**4 - MAINTENANCE / IMPROVEMENTS****5 - GENERAL COMMENTS & LIMITATIONS**

- This page typically references the electrical system at the main panel(s) and sub panel(s). Please read the other pages for electrical comments found throughout the house.
- Smoke detectors are now required on each floor of the house and in each bedroom.
- Homes built after 1988 require GFCI protected electrical outlets at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- Smoke detectors are not operated if they are part of an alarm system.





KITCHEN/LAUNDRY

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Dishwasher	Walls & Ceiling	
Floors	Sink Drain	Disposal	Floors	Washer Hookups
Doors & Windows	Supply & Waste Pipes	Electric Oven	Doors	Washer Drain
Lights & Outlets	Heating/Cooling		Lights & Outlets	Dryer 220 Outlet
GFI Protection			GFI Protection	Dryer Vent
Cabinets & Counters				Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

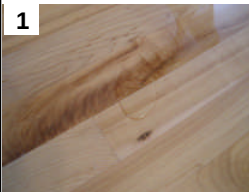
-The dishwasher leaked water onto the floor after running the short wash cycle. - (See Photo 1)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

- It is beyond the scope of this inspection to test the self cleaning capabilities of the oven(s).
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).
- Appliance thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Per many manufacture operating instructions, the refrigerant coils on refrigeration units should be cleaned on a biannual basis. This will prolong the life of these units by many years and reduce the amount of energy required in their operation.





BATHROOMS

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

BATHROOMS

1 - Master Bath

1 - Full Bath

BATHROOM COMPONENTS

Walls & Ceiling	GFI Protection	Sink Drains	Tub & Shower Drains
Floors	Exhaust Fan	Supply & Waste Pipes	Tub & Shower Walls
Doors & Windows	Cabinets & Counters	Toilets	
Lights & Outlets	Sinks & Faucets	Tub & Shower Faucets	Heating/Cooling

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

-Both stools were loose at the time of the inspection. I recommend a qualified plumber refasten these with new wax gaskets as a leaking stool on the second floor can be very damaging to the finished space below . - (See Photo 1) - (See Photo 4)

-The riser pipe for the master bathroom shower is loose in the wall. Suggest a qualified plumber repair this as soon as possible as an unsecured riser can unknowingly start leaking inside the wall. - (See Photo 5)

3 - ITEMS TO MONITOR

-Noted low pressure in the second bathroom shower. . - (See Photo 2)

4 - MAINTENANCE / IMPROVEMENTS

-The beauty ring for the shower valve in the second bathroom is loose from the wall. - (See Photo 3)

5 - GENERAL COMMENTS & LIMITATIONS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tile.





INTERIOR ROOMS

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

INTERIOR ROOMS

Dining Room	Hallways	3 - Bedrooms	
Living Room	Stairways		
Family Room			

INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs	Fireplace
Floors	Ceiling Fans	Railings	
Doors & Windows	Heating/Cooling		

WHAT WE FOUND:

The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

-Noted several broken sash weight cords throughout the upstairs. - (See Photo 2) - (See Photo 6) - (See Photo 8)

-The receptacles on the south wall of the master bedroom show an open ground fault. Suggest having a licensed electrician evaluate and repair as needed . - (See Photo 3)

3 - ITEMS TO MONITOR

4 - MAINTENANCE / IMPROVEMENTS

-The door leading to the roof needs to be weather stripped to save energy. - (See Photo 1)

-Noted missing locks on some of the upstairs windows. - (See Photo 4)

-Noted several cracks in the plaster throughout the upstairs. Suggest having a qualified plasterer or drywall finisher evaluate and repair as needed. - (See Photo 5) - (See Photo 7)

5 - GENERAL COMMENTS & LIMITATIONS

- The interior inspection of the house was limited due to the owners stored articles.

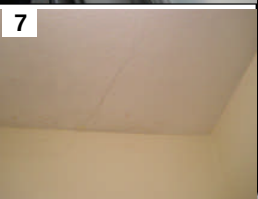
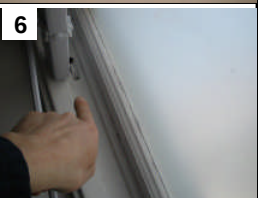
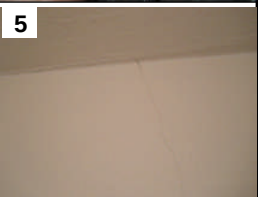
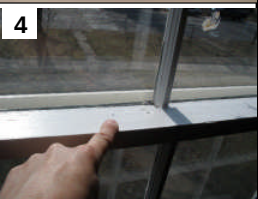
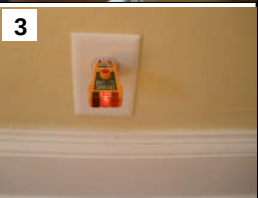
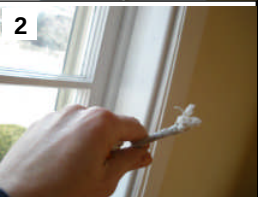
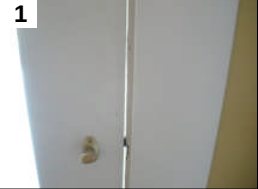
- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.

- Electrical components concealed behind finished surfaces or furniture could not be inspected.

- Only a representative sampling of outlets and light fixtures were tested.

- An analysis of indoor air quality is beyond the scope of this inspection.

- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.





INTERIOR ROOMS

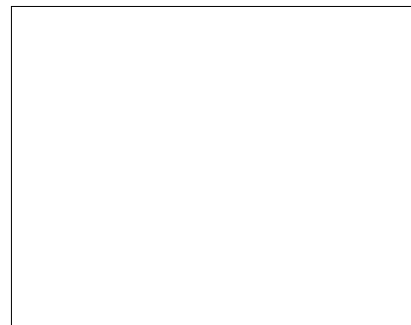
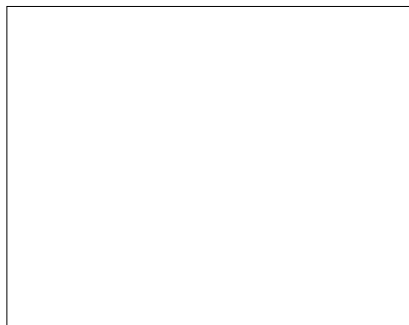
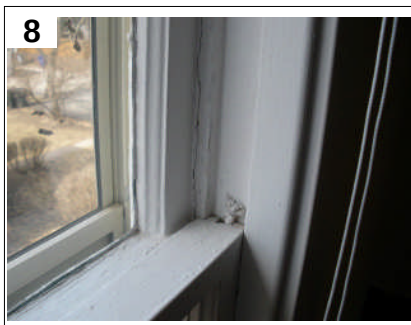
Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

ADDITIONAL PHOTOS





ATTIC

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

ATTIC AREAS		ACCESSIBILITY	HOW INSPECTED			
1	Whole House	Full	Entered			
2						
ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Stairway	Wood Rafters	Loose Fill	Attic Ventilation	Visible Wiring		
	Board Decking	Av Depth 8-10	Vent Screening			
		R Value 20 - 25				

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

-Noted a missing window in the upstairs attic area. - (See Photo 1)

3 - ITEMS TO MONITOR

-Noted apparent bat guano in the attic at the time of the inspection. No bats were located. Suggest monitoring this as time passes. - (See Photo 3)

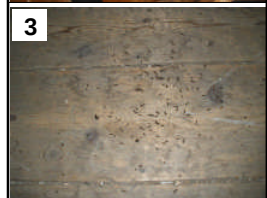
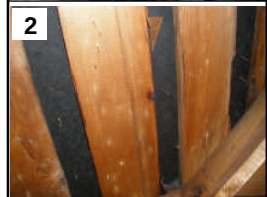
4 - MAINTENANCE / IMPROVEMENTS

5 - GENERAL COMMENTS & LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the wiring was limited.

- Any estimates of insulation R values or depths are rough average values.

-Noted the roof has no sheeting and will need to be sheeted at the time of a re-roof. - (See Photo 2)





FOUNDATION

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

WHAT WE INSPECTED:

FOUNDATION TYPES		ACCESSIBILITY	HOW INSPECTED
1	Basement	Full	Entered
2			
3			

FOUNDATION	FLOOR FRAMING		DRYNESS	INSULATION	VENTILATION	MECHANICALS
Stone Walls	Joists	Beams	Basement	Perimeter	Windows	Visible Wiring
Concrete Floor	Sub Flooring	Columns	Floor Drain			Visible Plumbing
	Sill Plates					Visible Ductwork

WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

Photos

1 - CONCERNS / SAFETY HAZARDS

2 - REPAIRS

3 - ITEMS TO MONITOR

-The south west corner of the exterior foundation shows a step crack. Keeping water away from the foundation can greatly reduce foundational movement and water seepage. - (See Photo 1)

-The parch coat in the basement has bond failure in many spots. This is a result of water wicking through the foundation walls over time and is recurrent in stone foundations. Keeping water away from the foundation on the exterior can greatly reduce this effect. - (See Photo 2) - (See Photo 3)

-Noted efflorescence on the north foundation wall. This is also caused by water weeping through the wall and can be reduced by proper drainage and slope of the grounds around the home. - (See Photo 4)

4 - MAINTENANCE / IMPROVEMENTS

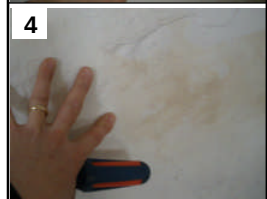
-Noted the north wall of the foundation under the stair case has been sealed with spray foam. Spray foam should be viewed as a temporary fix only. Suggest replacing the foam with mortar.-(See Photo 5)

5 - GENERAL COMMENTS & LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house.

- Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.

- Water seepage and moisture penetration is common in most basements, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation.





SUMMARY

Client: _____

Property: _____

Cedar Rapids IA

Date: 3/20/2009

Inspector: **Michael Gillingham**

This summary page is provided as a courtesy for quicker access to some of the information from within the inspection report. It is not intended as a substitute for reading the entire inspection report. Items listed below may be discussed further on the corresponding report page. There also may be more findings than what is listed on this page.

1 - CONCERNS / SAFETY HAZARDS

NONE

2 - REPAIRS

ROOF

- The furnace flue is missing a rain cap, is loose and has a large repair on the crown of the chimney that is covered in tar. Suggest adding a rain cap and having the crown of the chimney evaluated and properly repaired by a qualified mason. - (See Photo 6) - (See Photo 7)
- The down spout leading from the upper roof into the lower roof is set too low in the gutter and is clogging. Suggest having a qualified gutter installer adjust this and add discharge spouts as needed around the foundation. - (See Photo 11) - (See Photo 12)

EXTERIOR

- Noted some wood rot on some of the foundation windows. Rotting or decomposing wood can act as an attractant for wood destroying insects. Suggest a qualified carpenter evaluate and repair these as needed. - (See Photo 2)

GARAGE

- The garage door operator is not functioning properly. Suggest having a qualified garage door professional evaluate and repair as needed. - (See Photo 2) - (See Photo 5)
- The outlet on the west wall of the garage is wired backwards. Suggest having a licensed electrician evaluate and repair as needed. - (See Photo 4)

ELECTRICAL

- A conductor is improperly fastened to the breaker labeled office east. Suggest having a licensed electrician evaluate and repair as needed. - (See Photo 1)

KITCHEN / LAUNDRY

- The dishwasher leaked water onto the floor after running the short wash cycle. - (See Photo 1)

BATHROOMS

- Both stools were loose at the time of the inspection. I recommend a qualified plumber refasten these with new wax gaskets as a leaking stool on the second floor can be very damaging to the finished space below. - (See Photo 1) - (See Photo 4)
- The riser pipe for the master bathroom shower is loose in the wall. Suggest a qualified plumber repair this as soon as possible as an unsecured riser can unknowingly start leaking inside the wall. - (See Photo 5)

INTERIOR ROOMS

- Noted several broken sash weight cords throughout the upstairs. - (See Photo 2) - (See Photo 6) - (See Photo 8)
- The receptacles on the south wall of the master bedroom show an open ground fault. Suggest having a licensed electrician evaluate and repair as needed. - (See Photo 3)

ATTIC

- Noted a missing window in the upstairs attic area. - (See Photo 1)



Report Prepared For: _____
(Client) _____
Property Inspected: _____
Cedar Rapids IA _____
Inspection Date: 3/20/2009 _____

Eastern Iowa Inspection Services LLC

414 Ely St. Po Box 363 Walker IA 52352
319-310-6044

The signature below indicates to all parties that the client has read and understands this contract for inspection services.

This agreement is by and between the client (indicated above)
and Eastern Iowa Inspection Services L.L.C. (The Inspection Company)

INSPECTION AGREEMENT

SERVICES:	FEES:
Full Home Inspection	\$310.00
Termite Inspection	\$50.00
Radon Test	\$130.00
<u>TOTAL FEES:</u>	<u>\$490.00</u>

**THE INSPECTION REPORT WILL NOT BE RELEASED UNTIL
THIS DOCUMENT HAS BEEN SIGNED BY THE CLIENT AND ALL
SERVICES HAVE BEEN PAID IN FULL.**

1. WHAT AN INSPECTION IS: A home inspection is a limited and primarily visual inspection of the readily accessible areas and systems of the property. Readily accessible areas or systems are those available for inspection without (i) requiring moving of personal property, or (ii) taking apart or removing any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance. The purpose of the inspection is to find major defects and inform the client about the condition of the systems and components of the home as inspected at the time of the inspection. The inspection shall be performed in accordance with the National Association of Certified Home Inspectors Standards of Practice whose terms are incorporated herein by reference. A copy of these standards will be made available upon request.

2. WHAT AN INSPECTION IS NOT: The inspection is not an in depth or technically exhaustive analysis of the property and is not a code inspection or engineering evaluation.

A. THE INSPECTION MAY NOT FIND EVERY DEFECT: Because of the limited visual nature of the services there is a likelihood that the inspection company may not find every defect in the property. The client acknowledges the potential that the inspection company may not find every possible defect and further acknowledges that the inspection company can not be responsible for defects that may exist in the property but can not be discovered through a limited visual inspection of the readily accessible areas of the property. Defects that are hidden, latent, concealed, covered or in any way not discoverable at the time of the inspection are not the responsibility of the inspection company. The inspection is limited by the weather conditions at the time of the inspection. The weather conditions may either help or hinder the inspection company's ability to find defects. The inspection company will not be responsible for defects which could only have been found in weather conditions different than the weather conditions at the time of the inspection.

B. NOT AN INSURANCE POLICY OR A WARRANTY: This inspection is not an insurance policy and/or does not provide a warranty or guaranty of any kind on the property inspected.

3. GREATER PROTECTION: If the client desires greater protection than can be provided in a limited visual inspection then one or both of the following options are available;

A. At the clients request a technically exhaustive inspection can be provided for a fee not to exceed 5% of the purchase price of the property. A technically exhaustive inspection would include the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions and recommendations. With proper authorization this service would involve limited demolition or destructive testing.

B. At the clients request the inspection company will arrange for the purchase of a one year home warranty policy from a third party warranty company. Additional fees for this warranty shall be the responsibility of the client.

4. ITEMS NOT INCLUDED: Items which are NOT part of the inspection include, but are not limited to;

Environmental: - lead paint, asbestos, toxic materials, mold and radon (unless contracted for separately)

Appliances: - garage door opener remote transmitters/receivers, refrigerators, freezers, free standing kitchen
- appliances, laundry appliances, water softeners and filters, and self cleaning or
continuous-cleaning capabilities of ovens.

Equipment: - swimming pools, spas, tennis courts, playground equipment, or other recreational or leisure equipment.

Cosmetics: - floor coverings, interior paint, nicks and scratches in walls, ceilings, floors and trim or other
conditions in the property that would be considered cosmetic only.

Insects: - any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc.

*An inspection for wood destroying insects such as termites, carpenter ants, carpenter bees, etc.
is not included in the home inspection but can be contracted for separately.*



Eastern Iowa Inspection Services LLC

319-310-6044

INSPECTION AGREEMENT

5. LIMITATIONS OF LIABILITY:

A. RIGHT OF REINSPECTION: If a component of the home, a system thereof, or any mechanical equipment servicing it inspected and reported by the inspection company is discovered as requiring repairs or replacement which differ from that stated in the inspection company's report and the client believes that the inspection company should be liable for the item, the client will inform the inspection company and allow the inspection company to re-inspect the item before the client repairs or replaces the item. If the client does repair, replace or alters the item before the inspection company has had the opportunity to re-inspect it, the client waives any and all actions against the inspection company.

B. LIMITATION OF INSPECTION COMPANY'S LIABILITY: IF THE INSPECTION COMPANY SHOULD BE FOUND LIABLE FOR LOSS OR DAMAGE DUE TO ITS PERFORMANCE OR FAILURE OF PERFORMANCE OF THE SERVICES TO BE PROVIDED HEREUNDER, WHETHER DIRECTLY OR INDIRECTLY IN ANY RESPECT, REGARDLESS OF WHETHER CLIENT'S CLAIM IS BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, THE INSPECTION COMPANY'S LIABILITY SHALL BE LIMITED TO AN AMOUNT EQUAL TO THE SUM OF MONEY ACTUALLY PAID BY THE CLIENT TO THE INSPECTION COMPANY FOR THE SERVICES PROVIDED IN CONNECTION WITH THIS AGREEMENT AND SUCH AMOUNT SHALL BE DEEMED LIQUIDATED DAMAGES AND NOT AS A PENALTY AND SHALL BE THE EXCLUSIVE LIABILITY OF THE INSPECTION COMPANY TO THE CLIENT. IN NO EVENT SHALL THE INSPECTION COMPANY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES OF ANY NATURE OR FOR ANY CLAIM AGAINST THE CLIENT BY A THIRD PARTY.

6. WORKING ON THE HOUSE: Contractors, repairmen, engineers, architects or homeowners that may work on the property after the inspection may find defects through the course of disassembling components of the property. The inspection company will not disassemble or use any destructive techniques and therefore the inspection company will not be responsible for defects which may be found using destructive measures.

7. STATUTE OF LIMITATIONS: No suit or action shall be brought against the inspection company by the client for any loss, cost, damage, expense, liability, or otherwise arising out of or relating in any way to this agreement and the services to be performed or performed hereunder at any time after one (1) year after the date of the inspection.

8. ENTIRE AGREEMENT: This agreement constitutes the entire agreement between the client and the inspection company. Any additional inspections shall be performed subject to the terms and conditions of this agreement, except for any applicable fees for additional inspections.

9. LITIGATION: Should the client make any claim or file any lawsuit against the inspection company, the client shall pay all damages, expenses, costs and attorney's fees of the inspection company if the client does not win.

10. ARBITRATION: The parties agree to arbitrate any claim which may arise out of the performance of this Agreement under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services INC. Any such claim shall be waived unless the demand for arbitration shall be made within one year from the inspection date. **THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES IN ACCORDANCE WITH IOWA LAW.**

11. WRITTEN INSPECTION REPORT: A written inspection report via PDF format shall be furnished to the client by the inspection company within a reasonable time after completion of the inspection. The client's signature below indicates that the client will read the report in its entirety. No verbal representations shall in any way modify the written report.

COPIES OF THE REPORT:

As a courtesy, the inspection company will distribute copies of the inspection report to the Client's Agent and the Owner's Agent unless otherwise instructed by the Client. (Please write in any different instructions:)

Do NOT distribute the report to: _____

Also distribute the report to: _____

Client

Date:

Time:

Executed as of the date written on page one, Clients signature is acknowledgment that the Client has read the foregoing Agreement and understands its terms and conditions.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone:

Eastern Iowa Inspection Services LLC

414 Ely St. Po Box 363 Walker IA 52352

319-310-6044

Company's Business Lic. No:

#6675

Date of Inspection:

3/20/2009

Property Address:

Cedar Rapids

IA

Inspector's Name, Signature & Certification, Registration, or Lic. #

Michael Gillingham

#34733



Structures Inspected:

House and Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- ☐ A. **No Visible** evidence of a wood destroying insects was observed.
☒ B. **Visible** evidence of a wood destroying insects was observed as follows:

- ☐ 1. Live Insects; (description and location):

- ☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes or staining (description and location):

- ☒ 3. Visible damage from wood destroying insects was noted as follows (description and location)

In garage on west wall sill plate.

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Previous Treatment:

- ☐ No ☒ **Yes** It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

Treatment drill holes

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which which may be in place.

Section III. Recommendations

- ☒ No treatment recommended: (Explain if Box B in section II is checked)

- ☐ Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☒ Basement **1, 3, 5, 6, 7, 12, 24,**

- ☐ Crawl Space

- ☒ Main Level **1, 3, 4, 6, 9, 12**

- ☒ Attic **5, 12**

- ☒ Garage **6, 7, 12, 17**

- ☒ Exterior **17**

- ☒ Porch **12, 17**

- ☐ Addition

- ☐ Other

The inspector may write out inaccessible areas or use the following key:

- | | |
|------------------------|--------------------------------------|
| 1 Fixed ceilings | 13 Only visual access |
| 2 Suspended ceiling | 14 Cluttered condition |
| 3 Fixed wall covering | 15 Standing water |
| 4 Floor covering | 16 Dense vegetation |
| 5 Insulation | 17 Exterior siding |
| 6 Cabinets or shelving | 18 Window well covers |
| 7 Stored items | 19 Wood pile |
| 8 Furnishings | 20 Snow |
| 9 Appliances | 21 Unsafe conditions |
| 10 No access or entry | 22 Rigid foam board |
| 11 Limited access | 23 Synthetic stucco |
| 12 No access beneath | 24 Ductwork, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Apparent damage in the garage may have been preexisting. I recommend continuing with the current plan of action. Namely, annual inspection and treatment as required by the existing pesticide applicator

Signature of Seller(s) or Owners if refinancing. Seller acknowledges that all information regarding WDI infestation, damage, repair and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations Of the Inspection.

Read this entire page as it is a part of the report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it of structural integrity report. The inspectors training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** The inspection was conducted in the readily accessible areas of the structure(s) indicated (see page 1) including attics and crawl spaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of the inspection. This shall not be construed as a 90-day warranty. There is no warranty, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites - but no activity - are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites - but no activity - if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which require the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawl space, wood mulch or ground cover in contact with the structure(s), tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**