



IMPERIAL
INSPECTION SERVICES

Home Inspection Report



4642 215th St
Ames, IA 50014

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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

General Information

Property Information

Property Address 4642 215th St
City Ames State IA Zip 50014

Client Information

Client Name

Inspection Company

Inspector Name Joe Laxton
Company Name Imperial Inspection Services
Inspection Company Name 510 Elm St
City West Des Moines, State Iowa Zip 50265
E-Mail office@imperialia.com
File Number 10583
Amount Received 285

Conditions

Others Present Buyer's Agent Property Occupied Occupied
Estimated Age Built in 1973 Entrance Faces South
Inspection Date 2021-11-16
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 47 degrees at start of inspection
Weather Clear Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached

General Information (Continued)

Referrer Name Jayce Pedro

Lots and Grounds

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Common cracks in stucco, concrete, asphalt, plaster and drywall are NOT considered a defect unless otherwise stated. Double glazed insulated windows, if present are evaluated. Conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually detect broken seals. BROKEN SEALS are considered cosmetic and typically are not reported as defects. Poor drainage can cause extensive damage, and is evaluated as it relates to the structure only.

Gutters must be kept clean and downspouts diverted away from home. AREAS HIDDEN FROM VIEW BY FINISHED AREAS, VEGETATION, OR PERSONAL STORAGE, CANNOT be INSPECTED AND ARE EXCLUDED FROM THIS INSPECTION. Manufacturer's Installation Specifications are NOT INSPECTED FOR, and are outside the scope of this General Home Inspection.

The EXTERIOR ELECTRICAL inspection DOES NOT include Decorative Lighting. Underground pipes and wires cannot be viewed and are NOT included in the inspection.

Suggest all areas around the home be sloped away from the home at least 1 per foot for the first 5 feet to control water flow from entering or damaging the foundation. IMPROPER WATER CONTROL CAUSES MORE DAMAGE THAN ALL OTHER SOURCES. Add backfill and re grade as needed to ensure positive drainage away from the home at all times. THIS ITEM IS TYPICALLY A BUYER IMPROVEMENT.

1. Acceptable Driveway: Gravel
2. Acceptable Walks: Concrete
3. Acceptable Steps/Stoops: Concrete
4. Acceptable Grading: Adding dirt backfill to any low-lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times

Exterior

The EXTERIOR ELECTRICAL inspection DOES NOT include Decorative Lighting. Underground pipes and wires cannot be viewed and are NOT included in the inspection

Main Exterior Surface

1. Acceptable Type: Appears serviceable for age.
2. Acceptable Trim:
3. Acceptable Fascia:
4. Acceptable Soffits:
5. Acceptable Entry Doors:
6. Acceptable Patio Door:
7. Acceptable Windows:
8. Acceptable Exterior Lighting:

Exterior (Continued)

9. Acceptable Hose Bibs:
10. Defective Exterior Electric Outlets: **Non-GFCI outlet- Ground Fault Interrupters (GFI) were not required when the home was built.**
Suggest client consider upgrading with GFI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior outlets to enhance safety. Upgrades should be performed by a licensed electrician.



11. Acceptable Gas Meter: Exterior surface mount at side of home

Air Conditioning

Air Conditioners are run if the outside temperature has been above 60* degrees for several hours. The lubricants will not adequately protect if operated at low temperatures. Operation below this temperature range can damage the unit. Temperature Differences, a key for diagnosing AC problems can only be done if the temperature at inspection time is above 70 DEGREES. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We Suggest that you ask the seller for proof of regular maintenance and specific written disclosure regarding any issues with this system

Main AC System

1. Not Inspected A/C System Operation: Not Operated - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. Temperatures should be above 60 degrees for several hours prior to operating AC units
2. Acceptable Exterior Unit: Pad mounted
3. Area Served: Whole building Approximate Age: Manufactured in 2004
4. Type: Exterior Heat Pump Temperature Differential:
5. Acceptable Visible Coil: Copper core with aluminum fins



6. Acceptable Electrical Disconnect: Breaker disconnect

Air Conditioning (Continued)

Main AC System

7. Acceptable Exterior Unit:



8. Area Served: Approximate Age: Manufactured in 2004

9. Marginal Refrigerant Lines: Line is drying out. Several areas are becoming uncovered. Recommend replacement as needed. Typical maintenance item



Roof

When inspecting the general quality and condition of the roofing material, the inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most times, this situation is not present. Our evaluation of the roof is to determine if portions are missing and/or deteriorating, and therefore subject to leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Our inspection does not address issues of permits, codes, or manufactures specifications of installation or defects. The inspector can only inspect what is visible at the time of the inspection. The inspector cannot check for leaks if it is not raining at the time. Please refer to the sellers disclosure or ask other questions regarding leaks or repairs.

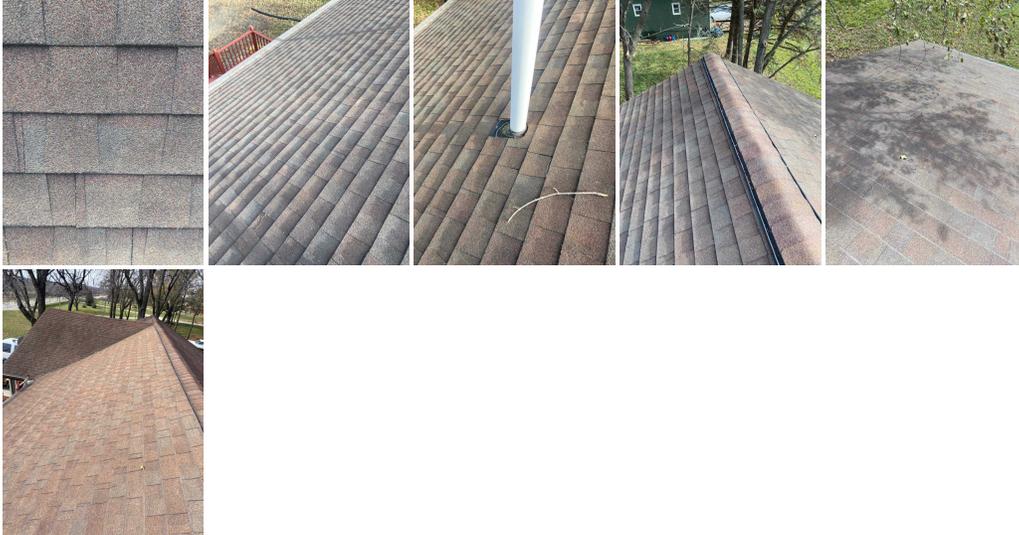
Main Roof Surface

1. Method of Inspection: On roof

2. Acceptable Material: Asphalt shingle - Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were noted; appears to be in serviceable condition.

Roof (Continued)

Material: (continued)



- 3. Acceptable Layers 1
- 4. Type: Gable
- 5. Acceptable Gutters:
- 6. Acceptable Downspouts:
- 7. Acceptable Extensions:

Garage

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openers manufactured since 1982 have Safety Reverses present. These should be checked and adjusted on a monthly basis for proper operation.

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Acceptable Garage Doors:
- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener:
- 5. Acceptable Service Doors:
- 6. Acceptable Ceiling:
- 7. Acceptable Walls:
- 8. Acceptable Floor/Foundation:
- 9. Defective Electrical: **Non GFCI protected Outlets**

Bedroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We will NOT mention common maintenance issues such as stopper or faucet issues. Shower Pans are NOT INSPECTED. Many issues only can be found when the specific fixture is in use. We DO NOT simulate actual usage scenarios. Tubs and Showers must have all areas of possible water leakage examined and caulked on a regular basis. See Maintenance Manual for comments on types of sealants. Tiles must be inspected for missing or deteriorated grout and promptly repaired. If not properly maintained, tub and shower issues can cause extensive damage to underlying substrates that may not be visible. You assume all responsibility to check these items once you move into property. We suggest that you ask the seller for specific written disclosure regarding any issues with the bathrooms and fixtures

Rear Right Bedroom

1. Acceptable Closet:
2. Acceptable Ceiling:
3. Acceptable Walls:
4. Acceptable Floor:
5. Acceptable Doors:
6. Acceptable Windows:
7. Defective Electrical: **SAFETY CONCERN-Three prong ungrounded outlets noted. Advise grounding properly or replace with GFI. Typical for age of house. This is found at many outlets on property**

Front Right Bedroom

8. Acceptable Closet:
9. Acceptable Ceiling:
10. Acceptable Walls:
11. Acceptable Floor:
12. Acceptable Doors:
13. Acceptable Windows:
14. Acceptable Electrical:
15. Acceptable HVAC Source:

Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We will NOT mention common maintenance issues such as stopper or faucet issues. Shower Pans are NOT INSPECTED. Many issues only can be found when the specific fixture is in use. We DO NOT simulate actual usage scenarios. Tubs and Showers must have all areas of possible water leakage examined and caulked on a regular basis. See Maintenance Manual for comments on types of sealants. Tiles must be inspected for missing or deteriorated grout and promptly repaired. If not properly maintained, tub and shower issues can cause extensive damage to underlying substrates that may not be visible. You assume all responsibility to check these items once you move into property. We suggest that you ask the seller for specific written disclosure regarding any issues with the bathrooms and fixtures

Main level hallway Bathroom

1. Acceptable Ceiling:
2. Acceptable Walls:
3. Acceptable Floor:
4. Acceptable Doors:

Bathroom (Continued)

- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable Counter/Cabinet:
- 7. Acceptable Sink/Basin:
- 8. Acceptable Faucets/Traps:
- 9. Acceptable Tub/Surround:
- 10. Acceptable Shower/Surround:
- 11. Acceptable Toilets:
- 12. Acceptable HVAC Source:

Main level hallway left side of house Bathroom

- 13. Acceptable Ceiling:
- 14. Acceptable Walls:
- 15. Acceptable Floor:
- 16. Acceptable Doors:
- 17. Acceptable Windows:
- 18. Acceptable Electrical: 110 VAC GFCI
- 19. Acceptable Counter/Cabinet:
- 20. Acceptable Sink/Basin:
- 21. Acceptable Faucets/Traps:
- 22. Acceptable Tub/Surround:
- 23. Acceptable Shower/Surround:
- 24. Acceptable Toilets:
- 25. Acceptable HVAC Source:
- 26. Acceptable Ventilation:

Living Space

Our review of interior rooms is visual and evaluated with similar aged homes in mind. Cosmetic considerations are NOT within the scope of this inspection, and minor flaws such as a torn screen or an occasional cracked window are not included. These are considered normal maintenance items. In compliance with ASHI Standards, only a representative number of windows and electrical outlets are tested. Please refer to SELLERS disclosure for any window or moisture repairs or problems. If you have any concerns about issues not addressed by the report, please ask specific questions of the seller, as only they know the true condition We Suggest that you ask the seller for specific written disclosure regarding any issues. The rooms listed below are the only other interior rooms with any issues

Living Room Living Space

- 1. Acceptable Closet:
- 2. Acceptable Ceiling:
- 3. Acceptable Walls:
- 4. Acceptable Floor:
- 5. Acceptable Windows:
- 6. Acceptable Electrical:
- 7. Acceptable HVAC Source:

Living Space (Continued)

8. Not Inspected Smoke Detector: Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

Dining Room Living Space

9. Acceptable Ceiling:
10. Acceptable Walls:
11. Acceptable Floor:
12. Acceptable Windows:
13. Acceptable Electrical:
14. Acceptable HVAC Source:

Kitchen

Appliances are operated if power is supplied. Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks. Dishwashers are run thru PARTIAL CYCLES, without soap or dishes. Please refer to sellers disclosure for problems with appliances. WE RECOMMEND BUYER OBTAIN A HOME WARRANTY TO COVER FAILURES. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Self or continuous cleaning oven operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are NOT tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers or Microwaves are not inspected. We Suggest that you ask the seller for specific written disclosure regarding any issues with these systems and appliances

1st Floor Kitchen

1. Acceptable Cooking Appliances:



2. Acceptable Ventilator:
3. Acceptable Disposal:
4. Acceptable Dishwasher: **These units are not disassembled to inspect their components nor are they visible or accessible to the inspector. Our inspection is limited to operating the unit on a partial cycle. Main emphasis is to determine leakage if any.**
5. Acceptable Sink:
6. Acceptable Electrical: 110 VAC GFCI
7. Acceptable Plumbing/Fixtures:
8. Acceptable Counter Tops:
9. Acceptable Cabinets:
10. Acceptable Ceiling:

Kitchen (Continued)

- 11. Acceptable Walls:
- 12. Acceptable Floor:
- 13. Acceptable Doors:

Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams:
- 5. Acceptable Bearing Walls:
- 6. Acceptable Joists/Trusses:
- 7. Acceptable Piers/Posts:
- 8. Floor/Slab: Poured slab

Crawl Space

Main Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Acceptable Access: Wood door



- 3. Acceptable Moisture Penetration: No moisture present at time of inspection
- 4. Acceptable Moisture Barrier:
- 5. Acceptable Ventilation:
- 6. Acceptable Insulation:
- 7. Acceptable Electrical:

Electrical

Electrical systems are only partially inspected due to the very nature of wires in inaccessible areas. GFI's may not have been required when the home was built. Client may wish to upgrade to GFI's at all receptacles near water sources such as kitchens, bathrooms, garages, and exterior outlets. Ungrounded 3-prong outlets are a safety hazard if located at areas of possible water sources. ANY REPAIRS or REVIEWS called for in this report should be done by a QUALIFIED ELECTRICIAN. NON-PROFESSIONAL REPAIRS often require additional verification of repair inspections at additional expense. Operation of time devices is not verified. Inoperative light fixtures may be defective or missing bulbs. Any item not working should be addressed with the seller prior to acceptance of the property. We suggest that you ask the seller for specific written disclosure regarding any issues with this system. Smoke alarms should be installed within 15 feet of all bedroom doors, and tested regularly. WE DO NOT TEST SMOKE DETECTORS. These could fail before you move in. YOU ARE RESPONSIBLE FOR TESTING ANY SAFETY DEVICE WHEN MOVING.

1. Service Size Amps: 100 Volts: 110-240 VAC

Garage Electric Panel

2. Acceptable Manufacturer: General Electric

3. Maximum Capacity: 100 Amps

4. Acceptable Main Breaker Size: 100 Amps



5. Acceptable Breakers:

Garage Electric Panel

6. Acceptable Manufacturer: Square D

7. Maximum Capacity: 100 Amps

8. Acceptable Main Breaker Size: 100 Amps



9. Acceptable Breakers:

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. We suggest that you ask the seller for proof of regular maintenance and specific written disclosure regarding any issues with this system.

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Crawl Space
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes:
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes:

Utility Room Water Heater

- 7. Acceptable Water Heater Operation: Adequate - Hot water was noted at all tested plumbing fixtures indicating the water heater elements were functioning properly at the time of inspection. These elements are not visible or assessable to the inspector and are not tested at the time of inspection. These elements can fail at any time without warning. No warranty, guarantee, or certification is given as to future failures.
- 8. Manufacturer: Marathon



- 9. Type: Electric Capacity: 40 Gal.
- 10. Approximate Age: Manufactured in 2005 Area Served: Whole building
- 11. Acceptable TPRV and Drain Tube:

Laundry Room/Area

Laundry appliances ARE NOT TESTED or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling:
- 2. Acceptable Walls:
- 3. Acceptable Floor:
- 4. Acceptable Doors:
- 5. Acceptable Windows:
- 6. Acceptable Electrical:
- 7. Acceptable Washer Hose Bib: We do not disconnect the supply hoses to the washer, or operate shut off valves. These can leak at any time and should be considered a part of normal maintenance
- 8. Acceptable Dryer Vent:
- 9. Acceptable Washer Drain:

Attic

Water stains around roof penetration such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active if not raining at time of inspection. We will note stains as needed and suggest further disclosure from the seller. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness (approx.). Generally, the R value is approximately 3 / inch. An R value in the 30's to 40's is recommended for this area. For further information please see the Maintenance Manual you received

Attic

- 1. Not Inspected Unable to Inspect: Vehicle parked below access in garage

No access inside home

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Air Conditioning

1. Main AC System Refrigerant Lines: Line is drying out. Several areas are becoming uncovered. Recommend replacement as needed. Typical maintenance item



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Exterior Electric Outlets: **Non-GFCI outlet- Ground Fault Interrupters (GFI) were not required when the home was built.**

Suggest client consider upgrading with GFI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior outlets to enhance safety. Upgrades should be performed by a licensed electrician.



Garage

2. Attached Garage Electrical: **Non GFCI protected Outlets**

Bedroom

3. Rear Right Bedroom Electrical: **SAFETY CONCERN-Three prong ungrounded outlets noted. Advise grounding properly or replace with GFI.**

Typical for age of house. This is found at many outlets on property