



JP's Home Inspection Services
Serving the Siouxland Area

(712) 899-9122

Inspection Report

Justin Anderson

Property Address:
987 Bluffs Drive
Thistown Ia 65765



Video available in online html report



JP's Home Inspection Services

Jeff Peiffer
925 46th St.

**Sioux City, Ia 51104
(712) 301-8220**

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Date: 5/19/2015	Time: 4:15 PM	Report ID: Practice0002
Property: 987 Bluffs Drive Thistown Ia 65765	Customer: Justin Anderson	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Style of Home:

Contemporary

Approximate age of building:

Over 25 Years

Home Faces:

West

Temperature:

Below 60

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Walked roof

Roof-Type:

Gable

Roof Covering:

3-Tab fiberglass

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Ventilation:

Soffit Vents

Passive

Method used to observe attic:

Inaccessible

Roof Structure:

Not visible

Ceiling Structure:

Not visible

Attic info:

Scuttle hole

Attic Insulation:

Unknown

Items

1.0 Roof Coverings

Comments: Inspected

The roof covering is in poor overall condition. As you can see in the two pictures included you can see that the ridge cap shingles show extreme wear. I did not find any curling or cracking of the shingles but it does show the wear of a roof that is probably at least 20 years old. I was unable to find any evidence of leaking in the home but the roof covering should be replaced. According to the owner a new roof will be install next month.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.3 Roof Ventilation

Comments: Inspected

Ventilation for this house is provided by soffit vents as well as passive vents installed on the roof itself.

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Inspected

The roof drainage system is in good overall condition. A few joints have been repaired but there was no evidence of leaking after morning rains. The down spouts and extensions are also in good condition.

1.5 Roof Structure and Attic (Report leak signs or condensation)

Comments: Not Inspected

I was unable to access the attic through the scuttle hole found in the closet of the northeast bedroom. Therefore, I was unable to inspect the roof structure, electrical wiring, or the amount of insulation of the home. Based upon outside observation there is no ventilation fan system in this home.

1.6 Ventilation Fans and Thermostatic Controls (Attic)

Comments: Not Inspected

1.7 Insulation in Attic

Comments: Not Inspected

1.8 Visible Electric Wiring in Attic

Comments: Not Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Lap	Siding Material: Composite board	Exterior Entry Doors: Wood
Appurtenance: Covered porch Deck	Driveway: Concrete	

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Inspected

The lap board siding of this house is in good condition. There is no peeling or blistering of paint. There is siding in contact with ground on the North side of home. Because the siding is in contact with ground it is possible for framing to be deteriorated. We did not inspect behind this siding. Recommend a ground clearance of six to eight inches where possible.

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

The ground around the house has the proper slope for drainage. There are several cracks in the sidewalk and driveway which is expected for the age of the house. The cracks have been sealed but should be monitored. There are no trip hazards found with these cracks.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

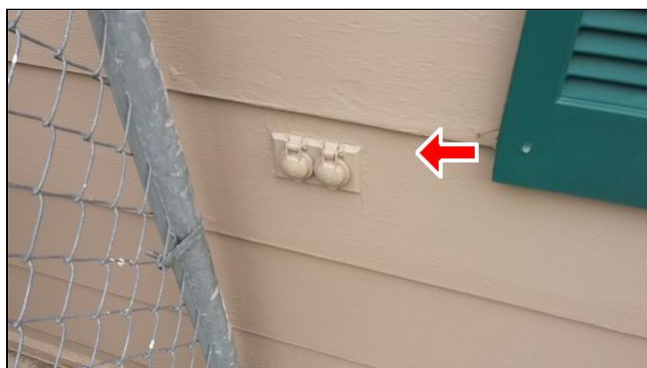
2.6 Plumbing Water Faucets (hose bibs)

Comments: Inspected

2.7 Outlets (Exterior)

Comments: Inspected

The current outlets are covered which protects them from the elements and though not necessary it is recommended that the exterior outlets of the house should be replaced with GFCI outlets.



2.7 Item 1(Picture)



2.7 Item 2(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:Compressed board
Insulated**Auto-opener Manufacturer:**

CHAMBERLAIN

Items

3.0 Garage Ceiling**Comments:** Inspected**3.1 Garage Walls (Including Firewall Separation)****Comments:** Inspected**3.2 Garage Floor****Comments:** Inspected**3.3 Garage Door (s)****Comments:** Inspected**3.4 Occupant Door from Garage to inside home****Comments:** Inspected**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand: KITCHEN AIDE	Disposer Brand: SEARS	Exhaust/Range hood: KENMORE
Range/Oven: KENMORE	Built in Microwave: HOTPOINT	Trash Compactors: NONE
Cabinetry: Wood	Countertop: Laminate	Refrigerator: SEARS
Refrigerator Opening Width: 38 inches	Refrigerator Opening Height: 74 inches	Clothes Dryer Vent Material: Flexible Metal
Dryer Power Source: 220 Electric		

Items

4.0 Ceiling

Comments: Inspected

4.1 Walls

Comments: Inspected

4.2 Floor

Comments: Inspected

4.3 Pantry/Closet Doors

Comments: Inspected

4.4 Windows

Comments: Inspected

4.5 Counters and a representative number of Cabinets

Comments: Inspected

4.6 Plumbing Drain and Vent Systems

Comments: Inspected

4.7 Plumbing Water Supply Faucets and Fixtures

Comments: Inspected

4.8 Outlets Wall Switches and Fixtures

Comments: Inspected

The kitchen is in good condition. There is good water pressure from the faucet. The drains worked properly as well as the garbage disposal. The stove, refrigerator, and microwave also seem to be working properly. All cabinet doors are securely attached and close properly. The flooring is also in good condition. The only recommendation is that outlet next to the sink be replaced with a GFCI outlet.

4.9 Dishwasher

Comments: Inspected

4.10 Ranges/Ovens/Cooktops

Comments: Inspected

4.11 Range Hood**Comments:** Inspected**4.12 Trash Compactor****Comments:** Not Present**4.13 Food Waste Disposer****Comments:** Inspected**4.14 Microwave Cooking Equipment****Comments:** Inspected**4.15 Clothes Dryer Vent Piping****Comments:** Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Linoleum

Interior Doors:

Hollow core

Window Types:

Casement

Window Manufacturer:

UNKNOWN

Items

5.0 Ceilings

Comments: Inspected

5.1 Walls

Comments: Inspected

5.2 Floors

Comments: Inspected, Not Present

5.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

5.4 Doors (Representative number)

Comments: Inspected

The door leading into the utility room in the basement has a vent to provide proper air circulation for the furnace. This vent should be cleaned to allow proper air flow.



5.4 Item 1(Picture)

5.5 Windows (Representative number)

Comments: Inspected

5.6 Outlets, Switches and Fixtures

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

Styles & Materials

Exhaust Fans:

Fan with light

Items

6.0 Counters and Cabinets

Comments: Inspected

6.1 Doors (Representative number)

Comments: Inspected, Repair or Replace

(1) The utility closet in the half bathroom on the main floor does not stay closed. The magnet used to keep the door closed just needs to be adjusted.

6.2 Windows

Comments: Inspected

6.3 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

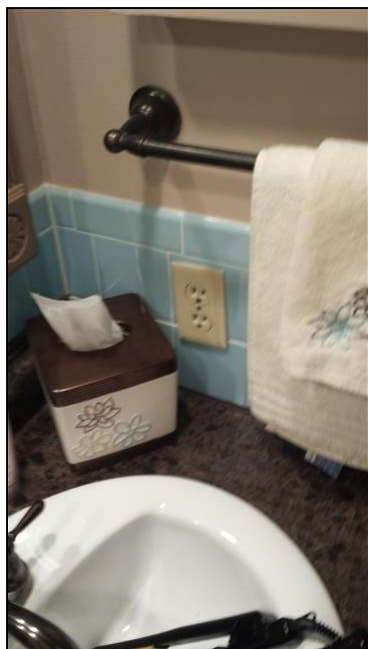
6.4 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

6.5 Outlets Switches and Fixtures

Comments: Inspected

The fixtures in the upstairs hallway bathroom are in good working order. It is recommended that the outlet in this bathroom should be replaced with a GFCI outlet.



6.5 Item 1(Picture)

6.6 Exhaust fan

Comments: Inspected

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation: Brick	Method used to observe Crawlspace: No crawlspace	Floor Structure: 2 X 10
Wall Structure: 2 X 4 Wood	Columns or Piers: Steel screw jacks Supporting walls	Floor System Insulation: NONE

Items

7.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

7.1 Walls (Structural)

Comments: Inspected

7.2 Columns or Piers

Comments: Inspected

7.3 Floors (Structural)

Comments: Inspected

7.4 Ceilings (Structural)

Comments: Inspected

7.5 Insulation under Floor System

Comments: Inspected

7.6 Vapor Retarders (On ground in crawlspace or basement)

Comments: Not Present

7.7 Ventilation of Foundation Area (crawlspace or basement)

Comments: Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Galvanized (old)
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste Line: Cast iron
Water Heater Power Source:	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Manufacturer: RELIANCE
Water Heater Location: Basement Washer Dryer Room		

Items

8.0 Plumbing Drain, Waste and Vent Systems

Comments:

8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments:

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments:

A new 50 gallon hot water heater was installed in 2013. It was installed properly and seems to be working properly.

8.3 Main Water Shut-off Device (Describe location)

Comments:

8.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments:

8.5 Main Fuel Shut-off (Describe Location)

Comments:

8.6 Sump Pump

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

<p>Electrical Service Conductors: Overhead service Copper 220 volts</p>	<p>Panel capacity: 200 AMP</p>	<p>Panel Type: Circuit breakers</p>
<p>Electric Panel Manufacturer: SQUARE D</p>	<p>Branch wire 15 and 20 AMP: Copper</p>	<p>Wiring Methods: Romex</p>

Items

9.0 Service Entrance Conductors

Comments: Inspected

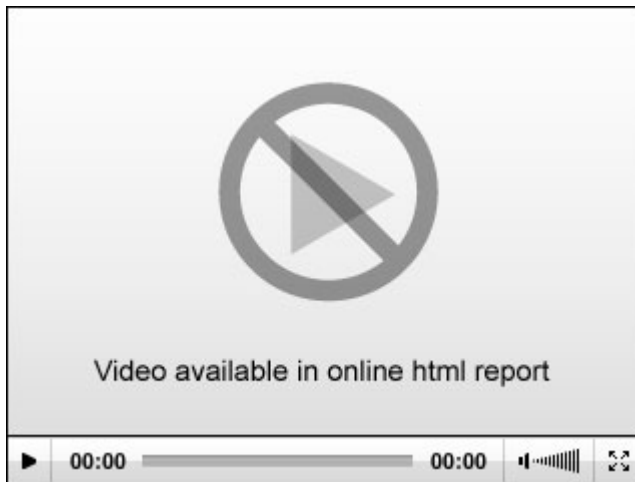
9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

The main gas line and electrical meter are found on the south wall, east end of the house.



9.1 Item 1(Picture)



9.1 Item 2(Video)

9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Comments: Inspected

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Not Present

9.6 Location of Main and Distribution Panels

Comments: Inspected

9.7 Smoke Detectors

Comments: Inspected

9.8 Carbon Monoxide Detectors

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

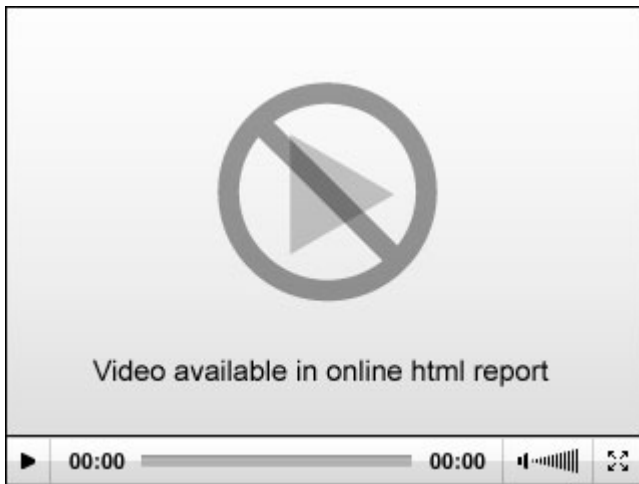
Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: 20x25	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: LENNOX	Number of AC Only Units: One	

Items

10.0 Heating Equipment

Comments: Inspected

In 2012 a new high efficiency furnace was installed. It is in proper working condition. It does have a whole house humidifier attached but it was not tested. It does not show any signs of leakage however. The attached video shows how to replace the filter which is 20x25x2.



10.0 Item 1(Video)

10.1 Normal Operating Controls

Comments: Inspected

10.2 Automatic Safety Controls

Comments: Inspected

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

10.4 Presence of installed heat source in each room

Comments: Inspected

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

10.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Comments: Not Present

10.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

10.8 Cooling and Air Handler Equipment

Comments: Inspected

Was able to inspect the condition of the central air conditioning system. It appears to be in excellent condition because it was replaced when the new furnace was installed. Was unable to operate the air conditioner because outside temperature was 54 degrees. The outside compressor unit is located on the south side of the house.

10.9 Normal Operating Controls

Comments: Inspected

The thermostat is located near the bottom of the stairs of the main floor family room. It is a programmable thermostat and appears to be working as intended. Tested the furnace operation and it worked properly but was unable to test the air conditioning unit because the outside temperature was below 65 degrees.

10.10 Presence of installed cooling source in each room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



JP's Home Inspection Services
Serving the Siouxland Area

(712) 899-9122

JP's Home Inspection Services

925 46th St.
Sioux City, Ia 51104
(712) 301-8220

Customer
Justin Anderson

Address
987 Bluffs Drive
Thistown Ia 65765

After inspecting this house it viewed as in very good condition for a home over 50 years old. The exterior has been well maintained. There is no evidence of peeling or blistering paint and of any wood rot along the foundation or windows. However, due to the siding and soffits being made of wood there will be the need for constant maintenance in order to keep the exterior from deteriorating. The landscaping is also well maintained with trimmed bushes and a proper slope allowing for good drainage. The hose bibs (outside faucets) are not freeze proof so the water to the two outside bibs should be turned off during the winter months. The roof is in poor shape however, but is scheduled to be replaced in June. The deck on the back of the house is in good shape with no evidence of rotting on the joints, posts, or flooring materials. There are cracks in both the driveway and sidewalk and they have been caulked. Would recommend that the cracks be monitored and recaulked when necessary to prevent any heaving of the concrete, during the winter months, which might create a trip hazard.

The interior of the house is also well maintained. The ceilings and wall are in very good condition. The only crack observed is on the ceiling of the entry way into the kitchen area from the front living room. There is no sign of water leakage currently and so for cosmetic reasons would recommend it be repaired. All windows tested opened properly, though some needed some assistance opening because the outside was painted last year and they had not been opened since. All flooring is in good condition with no loose carpeting or cracks in the kitchen flooring. All fixtures in the bathrooms worked properly with good water pressure. The main systems (electrical, plumbing, and HVAC) of the house are sufficient and the only updating would involve the replacement of outlets in the kitchen and bathrooms with GFCI outlets. Both the HVAC and hot water systems are in very good condition both being replaced since 2012. The main 200 amp electrical panel is located in the southeast corner of the basement behind a cupboard door. The main water shut-off is located in the main utility room on the west wall.

Though not tested due to no one else being available the intercom system works according to the owners.

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

6. Bathroom and Components

6.1 Doors (Representative number)

Inspected, Repair or Replace

(1) The utility closet in the half bathroom on the main floor does not stay closed. The magnet used to keep the door closed just needs to be adjusted.

(2)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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JP's Home Inspection Services
Serving the Siouxland Area

(712) 899-9122

INVOICE

JP's Home Inspection Services
925 46th St.
Sioux City, Ia 51104
(712) 301-8220
Inspected By: Jeff Peiffer

Inspection Date: 5/19/2015
Report ID: Practice0002

Customer Info:	Inspection Property:
Justin Anderson 1234 Walnut St Anywhere Ia. 34343 Customer's Real Estate Professional:	987 Bluffs Drive Thistown Ia 65765

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method: At Closing
Payment Status: Awaiting Closing
Note: At Closing



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Sioux City, Ia 51104
(712) 301-8220

