

8906 Pheasant Ln Dubuque, IA 52003

This report is prepared exclusively for Harold & Marlene Turner Inspected On: **04-02-2025**

Company Information
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Inspected By:

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The Scope and Purpose of a Home Inspection

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. We inspect the aspects of the structure that can be viewed without dismantling, damaging, or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden, or inaccessible to view are not covered by this inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. Our procedures involve non-invasive investigation and non-destructive testing. The overall goal of a home inspection is to help ensure that your expectations are appropriate for the house you are proposing to buy. To this end, we assist with the discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect in a building. Such inspections are available, but they are generally cost-prohibitive to most homebuyers.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee. Home warranties can be purchased separately from insuring firms that provide this service.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction, process structures are inspected for code compliance by municipal inspectors. Framing is open at this time, and conditions can be fully viewed. Framing is not open during inspections of finished homes, limiting the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all disciplines. Municipalities can adopt and phase in sections of the codes on their timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical, and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. The inspection and report are not intended to address the possible presence of any potentially harmful substances and environmental hazards, including but not limited to lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. For more information on our inspections, visit our website. You can also view our pre-inspection agreement here.

How to Read This Report

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our "Summary Page" and quickly get the critical information for important decision-making. However, we strongly recommend that you take the time to read the full Report, which includes digital photographs, captions, diagrams, descriptions, videos, and hot links to additional information.

All narrative observations are colored, numbered, and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

⚠ **Major Concern:** Repair items that may cost significant money to correct now or in the near future, or items that require immediate attention to prevent additional damage or eliminate safety hazards.

Repair: Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature.

Recommended Maintenance: These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace.

Improve or Upgrade: Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons. These are often items which reflect changes in building codes or standards.

☆ Inspection Notes: Aside information and /or comments elaborating on descriptions of systems in the home that the inspector might find useful to purchase decisions or home ownership. .



Inspection Information

Building Characteristics, Conditions and Limitations

Weather during the inspection: ✓ Overcast ✓ Light Rain

Outside Temperature (°F): 48

Type of Building: Single Family (1 story)

Attending the Inspection: Seller

Occupancy: Occupied

 \nearrow **Inspection Notes:** This inspection has been prepared for the seller. Every effort is made on pre-listing inspections to provide the same comprehensive inspection and report as for a buyer's inspection.

This home was occupied at the time of the inspection. Inspection of occupied homes presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during inspection to work around belongings to discover as much as possible about the house without moving or damaging personal property, however, the presence of personal items does limit the inspection.

Grounds

Grounds Drainage and Site

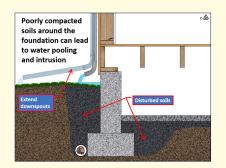
Grading: Some Low Spots, Settling, Moderate slope

Siding Clearance to Grade: Standard

(G-1) Improve or Upgrade: SETTLING OF GRADE

Some low spots, settling observed in grading along foundation.

Recommend improving grade to maintain a positive slope away from the foundation.







north side

south side

Grounds

Patio: Concrete

Retaining Wall Material: ✓ Stone ✓ Concrete ✓ Some shifting, settling

Exterior

Exterior

Doors: Glass panel doors, Required Egress Door Present, Sliding glass, Solid core

Doorbell: Present, Tested

Windows: Double Hung, Casement, Fixed, Insulated Glass, Vinyl or Aluminum Clad Wood

Siding Material: Vinyl **Trim:** Eaves, Fascia, Soffit

않 (E-1) Repair: LOCALISED SIDING AND TRIM REPAIRS NEEDED

Repairs are needed to the exterior siding. See photos below:

Recommendation

Hire a qualified general contractor to further evaluate and repair as needed.



north side



East side



east side



east side



east side

Garage

Garage: One Car, Two Car **Garage Walk Door:** Steel

Automatic Garage Opener: None noted, Present, Operating, Safety reverse tested



(E-2) Repair: garage door wall button not functioning



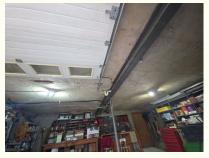
☆ Inspection Notes: SPALLING OBSERVED IN CONCRETE

Spalling was observed in the concrete floor. Concrete spalling is a common problem that occurs when water seeps into concrete and causes it to break away in chips, flakes, or peels. This is exacerbated by water that contains dissolved salts -- such as runoff from vehicles in the winter time. recommend further evaluation for repair or replacement by a qualified concrete contractor











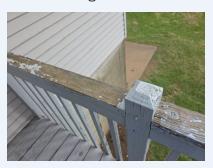
Wood Decks Porches and Balconies

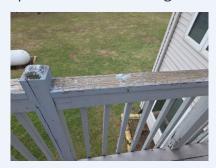
Deck: Raised, Wood

Ledger Board: Standard **Exterior Stairs:** None noted

□ (E-4) Recommended Maintenance: RE-STAIN THE DECKING WHERE SEALER IS FAILING

The wood decking on this deck needs to be re-painted to preserve the wood and prevent the wood from becoming slippery. The most important deck maintenance for wood decks is regular cleaning to prevent the decking from becoming slippery. Additional protection can be added by using a deck paint. Painting is never recommended as this can trap water in the decking and facilitate decay.





(E-3) Improve or Upgrade: GRASPABLE HANDRAIL MISSING

The graspable handrail for the yard stairs stairs is missing. Handrails should be provided on at least one side of each flight of stairs with three or more risers.



Roofing System

Roof Materials

Roof Style: Gable

Roof Covering Materials: Laminated fiberglass shingle

Method of Roof Inspection: Walked on roof

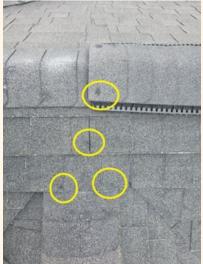
Approximate Age of Roof Covering: ☑ 10-15 Years

(RS-1) Repair: EXPOSED ROOF FASTENERS NOTED

Exposed nails or screws are vulnerable to moisture intrusion, which can damage the roof and the structure below.

Recommendation

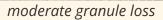
Apply sealant to create a watertight seal around the fastener, preventing water from seeping through and causing damage.













Photos of roof covering materials, flashing, penetrations, etc.









Chimneys, Flashing, Gutters, and Downspouts

Flashings, Valleys, and Penetrations: Aluminum, Rubberized Membrane

Gutter and Downspout Materials: Present, Aluminum

Downspout Discharge: Above grade, Below grade, Drain tile

Attic

Attic

Access: Crawled partial

Rafters: 2x8

Moisture Stains: None Observed

Insulation Type: Fiberglass batts, Blown in fiberglass

Insulation Avg. Inches: 14"

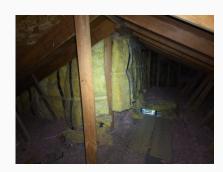
Insulation Approx. R-Value: R32

Attic Ventilation Method: Soffit vents, Ridge vents

Photos of attic structure, ventilation, and insulation.









Kitchen

Kitchen

Countertop: Laminate

Cabinets: Wood
Sink: Tested

Appliances

✓ Tested

Appliances are visually inspected for defects and tested for basic operation. For full appliance operation and functionality, see sellers disclosure.

Disposal: Operated

Ranges, Ovens, and Cooktops: Electric Refrigerator: Operating, Ice Maker

Dishwasher: Visually Inspected - Not Tested

Ventilation: Fan Ducted to Exterior

Clothes Washer: Not tested, Hoses (Recommend Braided Stainless)

Clothes Dryer: Not tested, Electric

(K-1) Improve or Upgrade: REPLACE THE WASHING MACHINE SUPPLY HOSES

Updating the washing machine supply hoses is recommended as soon as possible. Older supply lines should be regularly swapped out to prevent accidental leaks from bursting hoses. Consider improving by installing braided stainless steel supply lines.



(K-2) Improve or Upgrade: Dryer not vented to exterior. Recommend venting to exterior to control moisture

(K-3) Improve or Upgrade: Kitchen vent exhausts into garage. Not recommend. Recommend exhausting to exterior

Interior

Interior Finishes

Floors: Wall to Wall Carpet, Ceramic Tile Wall and Ceiling Materials: Drywall Stairway Configuration: Stairs, Railing

Interior Doors: Tested functionality, Door Adjustment Needed (Door Not Latching (1))

Interior Windows: Tested functionality (Representative number)

(I-1) Repair: The interior door to the bathroom is not latching correctly and requires adjustment so the door latches closed.



Basement bath

(I-2) Repair: A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. Railings with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Hire a carpenter to repair and bring guardrail and handrail up to modern standards.



【P (I-3) Recommended Maintenance: TYPICAL WALL AND CEILING BLEMISHES

Blemishes, such as small cracks and nail pops were noted in the ceiling and walls. These types of finish issues can be due to routine settlement or moderate seasonal expansion and contraction of the structure or even related to the workmanship of the framing or installation of the drywall. Seasonal types of cracking can be frustrating as they can re-open after repair. There are certain stress points in a house where cracking is common, for example, where large beams land on a wall. There are other areas where nail pops are common such as the 2nd floor at wall junctures where

roof framing can expand and contract seasonally. Examples of observations noted during the inspection include:

Recommendation

Repair blemishes as needed and monitor.



master bedroom closet



nw bedroom



garage

Bathrooms

Hall Bathroom

Sinks and Cabinets: Tested

Toilet: Tested

Shower: Tested, Fiberglass **Tub:** Tested, Fiberglass

Ventilation: Bath fan recommended

않 (B-1) Repair: NO BATHROOM VENTILATION FOUND

An operable window or bath fan is needed to provide ventilation to the main bathroom - no fan or window was noted and one is required. Hire a qualified contractor to further evaluate and repair.

⅙ (B-2) Repair: WASTE PIPE NOT SMOOTH WALL

Corrugated waste pipe was used to drain this sink. This is not a listed plumbing product and tends to indicate plumbing work that has not been done by a licensed plumber. Use smooth wall pipe only. Hire a licensed plumber to further evaluate and repair as needed.



(B-3) Improve or Upgrade: Loose sink/countertop. Recommend caulking

Master Bathroom

Sinks and Cabinets: Tested

Toilet: Tested

Shower: Tested, Fiberglass **Tub:** Tested, Fiberglass

Ventilation: Bath fan recommended, Operable window

※ (B-4) Repair: TUB STOPPER REPAIRS

Sink and/or tub drain stopper repairs are needed in this bathroom.

• The tub stopper was not functioning properly

Repair the sink stopper as needed.

(B-5) Repair: LEAKING FAUCET HANDLE

The faucet handle and mixing valve in the shower is leaking and requires repair or replacement. Hire a licensed plumber to further evaluate and repair.



(B-6) Improve or Upgrade: INADEQUATE BATHROOM VENTILATION

No ventilation fan was noted in this bathroom. A fan that exhausts to the exterior is recommended and will help reduce indoor humidity and risks for molds.

Lower Level Bathroom

Sinks and Cabinets: Tested

Toilet: Tested

Shower: Tested, Fiberglass

Ventilation: Bath fan recommended

※ (B-7) Repair: NO BATHROOM VENTILATION FOUND

An operable window or bath fan is needed to provide ventilation to the bathroom - no fan or window was noted and one is required. Hire a qualified contractor to further evaluate and repair.

% (B-8) Repair: LOOSE / BROKEN TOILET SEAT

The toilet seat in the basement bathroom is loose and requires adjustment or replacement for reliable performance.



(B-9) Improve or Upgrade: Sink/countertop loose. Recommend caulking

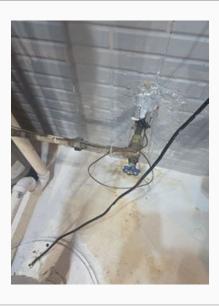


Plumbing

Plumbing

Water Service Entrance Pipe: Copper, Community water supply

Photo of water service entrance



Main Water Shut-off Location: Basement mechanical room **Exterior Hose Bibs:** Operating, Frost Free, Poorly Mounted

Water Pressure: Water Pressure Tested

This shows the water pressure tested during the inspection. Generally, "normal water pressure" should be between 30-90 PSI, though pressures near or below 30 can result in poor functional flow to fixtures. Water pressures in excess of 90 PSI risk damaging supply piping components and should be controlled with a pressure-reducing valve.



Water Temperature Measured During Inspection: Satisfactory

WATER TEMPERATURE

The water heater was functioning in the generally recommended range of 120 (+/-) °F at the time of inspection.



Pressure Reducing Valve: None noted

Functional Flow: Average

Supply Pipes: Copper, Galvanized Steel

Galvanized pipes can corrode and rust on the inside, leading to low flow, discoloration, and leaks. These pipes should be monitored and replaced as needed.

Waste and Vent Pipe Materials: Cast Iron, Plastic

OLD METAL WASTE PIPES

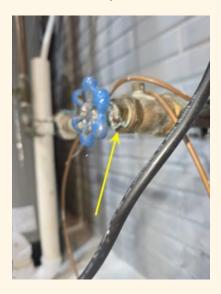
Some of the waste plumbing used in this building is old metal piping. Updating and ongoing repairs should be expected. Old metal pipes are subject to internal corrosion, which can cause problems at any time. During any renovations to the building, be sure to have this old piping evaluated and updated as recommended by a licensed plumber. As a general rule, old cast iron pipe often lasts a very long time - even as much as 100 years; galvanized and copper waste pipe can have a shorter useful service life - sometimes 50 years.



Discharge Type: Septic System

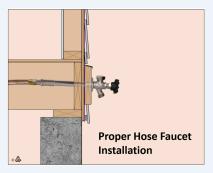
Floor Drain: None noted

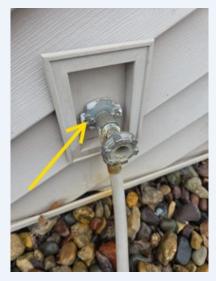
(P-2) Repair: A leak was noted at the main water shut off. Hire a licensed plumber to further evaluate and repair.



? (P-1) Recommended Maintenance: POORLY MOUNTED HOSE BIB

The hose bib at the front side of the building is poorly mounted to the siding. This could cause leaks in the siding around the hose bib and could allow the hose bib to become loose during operation. Hose bibs should be securely mounted to blocks that are lead into the siding and which are properly flashed or caulked. Hose bibs should also be sloped to drain.





☆ Inspection Notes: Sewage ejection pit/pump observed



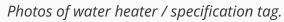
Water Heater

System Type: Tank **Capacity:** 50 gallon

Age: 2008

Energy Source: Electricity

Relief Valve: Present - Not Tested









Gas Meter and Piping

Gas Piping Materials: Steel, Copper

Gas Shutoff Location: East side of structure

This photo shows the gas shut off at the gas meter.





Electrical

Electric Service / Equipment

Service Entrance (SE) Entrance: Underground service line entrance, Aluminum

Main Disconnect Amperage: 200 amps

Main Panel Box: Bonded, Grounded, Circuit Breakers

Main Panel Voltage: 240

Main Panel Amperage: 200 amps

Main Electric Panel Location: lower garage

Sub Panel: Present

Sub Panel Amperage: 240 amps, 60 amps **Sub Panel Location:** Basement, lower garage

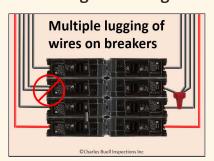
🎇 (E1-1) Repair: SHARP SCREWS NOTED IN ELECTRIC PANEL

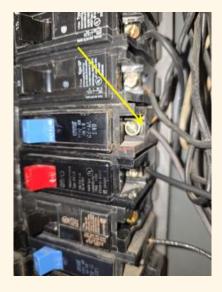
Screws with sharp ends, like wood screws, are not recommended to secure the dead-front cover to the electric panel as these can puncture wiring insulation. This is a potential safety hazard. Replace the current sharp screws with the correct blunt screws that work correctly with this panel.



(E1-2) Repair: DOUBBLE LUGGING NOTED IN BREAKERS NOT RATED FOR MORE THAN 1 CONDUCTOR

Double-tapped or double-lugged conductors were noted in the electric panel; this is when two conductors share the same lug. Most manufacturers of circuit breakers do not allow two conductors in one breaker. The breakers here do not look rated for two conductors. Double-lugged breakers risk poorly protected conductors that are more vulnerable to arcing and overheating. Please note that a simple pigtail is often used for a repair - see the illustration included here. **2nd wire serving low voltage transformer inside panel**





(E1-3) Repair: Low voltage wiring was noted inside the main electric panel. This is not allowed. If a high voltage wire were to come into contact with a low voltage wire, it could cause a fire or injury. The wiring should be re-located outside the electric panel.



(E1-4) Repair: OPENINGS IN ELECTRIC PANEL

Openings were noted in the electric panel that have not been covered. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.



Photos of Electric Panels, Disconnects, Etc.















Electrical Distribution and Finish

Branch Wiring: Copper branch wiring, Romex (NM) Wiring

Receptacles: Representative Testing

CO Alarms: None Observed

Smoke Alarms: None In Bedrooms, Some Missing

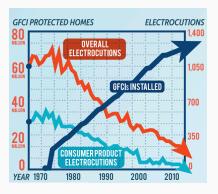
Ceiling Fans: Present and Tested

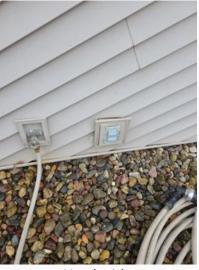
GFCI Recommended In: Exterior, Garage, Bathrooms

GFCI PROTECTION RECOMMENDED

Since the 1970s, requirements for GFCI (Ground Fault Circuit Interruption) protection have changed. It is common for older residential buildings to have some or even many electric receptacles that do not meet modern safety standards. GFCIs have proven successful at reducing electrocutions. The chart below shows how successful GFCIs have been at reducing risks from electrocution.

For improved safety, I always recommend bringing GFCI protection up to modern safety standards.









Garage



Garage



Master bath



Basement bath





lower garage

(E1-5) Repair: NM ELECTRIC CABLE IS SUBJECT TO PHYSICAL DAMAGE

Surface-run cable wiring was noted during inspection. The exposed non-metallic sheathed cable needs to be properly protected inside a conduit or raceway so that the cable is not subject to physical damage. This is a potential safety issue. Hire a licensed electrician to further evaluate and repair.



Back patio



Back patio



back patio



Basement bath

(E1-6) Repair: GFCI PROTECTED DEVICE DID NOT TRIP

One or more GFCI protected receptacle did not respond to testing and may be defective - it did not trip when tested. Have this receptacle repaired or replaced as needed. weatherproof cover damaged



East side

(E1-7) Repair: REVERSE POLARITY

Reverse polarity was noted at one of the electric receptacles. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be corrected by a licensed electrical contractor the scope of other electrical repairs.



Master bath

(E1-8) Repair: MISSING SMOKE / CO ALARMS NOTED

A number of smoke / CO alarms were noted to be missing. Repair / replace the missing smoke alarms in the house so that there is an operating smoke alarm in every bedroom and on every floor and one outside of all sleeping areas. Carbon Monoxide detectors should be installed on each level. More Information from the National Fire Protection Association.

(E1-9) Repair: MISSING ELECTRICAL COVER PLATES

The missing cover plates to electric receptacles, switches, and junction boxes should be installed to cover all access to the wiring at switches and receptacles.



LL family room

(E1-10) Repair: OVERHEATING ON ELECTRIC RECEPTACLES

Overheating was noted on the electric receptacle. Hire a licensed electrician to replace this receptacle and further evaluate the wiring and circuit fusing to ensure safe connections. Please note that there could be concealed damage to wiring here that requires additional inspection to identify and correct.



Heating, Cooling, Fireplaces and Ventilation

Heating Systems

Heating Method(s): Forced air furnace

This house has forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.

Energy Source(s): LP (Propane)

Age: 2022

Capacity (BTU +/-): 80k, 52k

Photos of heating systems, specification tags, etc.





Cooling Systems and Heat Pumps

Cooling Method(s): Air Conditioning (Central Air)

Age: 2003

Condensing Unit Capacity: 2.5 Tons

Return vs Supply Air Temperature: Too cold to test AC

TOO COLD TO TEST AC

The air conditioning system and condensate control system could not be tested during inspection. Outdoor temperatures should exceed 65 degrees F for at least 24-hours or the air conditioning equipment can be damaged by testing. I recommended having this system serviced and inspected prior to the next cooling season.

(HCFV-1) Recommended Maintenance: Recommend cleaning dirt and debris from AC condenser unit coils.



Photos of Cooling systems, specification tags, etc.





Heating and Cooling Distribution / Auxiliary Systems

Heat Source in Each Room: Present **Distribution Method:** Forced Air / Ducts

Filtration Systems: Disposable

Structure and Basement

Foundation / Structure

Basement: Full

Foundation Description: Poured concrete

Posts / Columns: Steel **Floor Framing:** 2x10 **Wall Framing:** 2x4, 2x6

(SB-1) Repair: Horizontal cracks were noted in the foundation. This can indicate potentially serious structural problems with the foundation. I recommend additional inspection of the foundation by a structural engineer or qualified general contractor. Implement repairs as recommended to ensure reliable performance.













Summary

Major Concerns

No major concerns were noted during this visual inspection.

Repairs

E-1 Exterior - Exterior: LOCALISED SIDING AND TRIM REPAIRS NEEDED

Repairs are needed to the exterior siding. See photos below:

Recommendation

Hire a qualified general contractor to further evaluate and repair as needed.

🞇 E-2 Exterior - Garage: garage door wall button not functioning

RS-1 Roofing System - Roof Materials: EXPOSED ROOF FASTENERS NOTED

Exposed nails or screws are vulnerable to moisture intrusion, which can damage the roof and the structure below.

Recommendation

Apply sealant to create a watertight seal around the fastener, preventing water from seeping through and causing damage.

- **I-1 Interior Interior Finishes:** The interior door to the bathroom is not latching correctly and requires adjustment so the door latches closed.
- **I-2 Interior Interior Finishes:** A guardrail is needed for the interior stairs to eliminate a safety hazard, especially for children. Railings with openings no larger than 4 inches are recommended for all stairs with three or more stairs. Handrails that have returns into the walls are needed for the length of the stairs. Hire a carpenter to repair and bring guardrail and handrail up to modern standards.

B-1 Bathrooms - Hall Bathroom: NO BATHROOM VENTILATION FOUND

An operable window or bath fan is needed to provide ventilation to the main bathroom - no fan or window was noted and one is required. Hire a qualified contractor to further evaluate and repair.

B-2 Bathrooms - Hall Bathroom: WASTE PIPE NOT SMOOTH WALL

Corrugated waste pipe was used to drain this sink. This is not a listed plumbing product and tends to indicate plumbing work that has not been done by a licensed plumber. Use smooth wall pipe only. Hire a licensed plumber to further evaluate and repair as needed.

B-4 Bathrooms - Master Bathroom: TUB STOPPER REPAIRS

Sink and/or tub drain stopper repairs are needed in this bathroom.

The tub stopper was not functioning properly

Repair the sink stopper as needed.

B-5 Bathrooms - Master Bathroom: LEAKING FAUCET HANDLE

The faucet handle and mixing valve in the shower is leaking and requires repair or replacement. Hire a licensed plumber to further evaluate and repair.

B-7 Bathrooms - Lower Level Bathroom: NO BATHROOM VENTILATION FOUND

An operable window or bath fan is needed to provide ventilation to the bathroom - no fan or window was noted and one is required. Hire a qualified contractor to further evaluate and repair.

B-8 Bathrooms - Lower Level Bathroom: LOOSE / BROKEN TOILET SEAT

The toilet seat in the basement bathroom is loose and requires adjustment or replacement for reliable performance.

- **P-2 Plumbing Plumbing:** A leak was noted at the main water shut off. Hire a licensed plumber to further evaluate and repair.
- **E1-1** Electrical Electric Service / Equipment: SHARP SCREWS NOTED IN ELECTRIC PANEL Screws with sharp ends, like wood screws, are not recommended to secure the dead-front cover to the electric panel as these can puncture wiring insulation. This is a potential safety hazard. Replace the current sharp screws with the correct blunt screws that work correctly with this panel.

E1-2 Electrical - Electric Service / Equipment: DOUBBLE LUGGING NOTED IN BREAKERS NOT RATED FOR MORE THAN 1 CONDUCTOR

Double-tapped or double-lugged conductors were noted in the electric panel; this is when two conductors share the same lug. Most manufacturers of circuit breakers do not allow two conductors in one breaker. The breakers here do not look rated for two conductors. Double-lugged breakers risk poorly protected conductors that are more vulnerable to arcing and overheating. Please note that a simple pigtail is often used for a repair - see the illustration included here. **2nd wire serving low voltage transformer inside panel**

- **E1-3** Electrical Electric Service / Equipment: Low voltage wiring was noted inside the main electric panel. This is not allowed. If a high voltage wire were to come into contact with a low voltage wire, it could cause a fire or injury. The wiring should be re-located outside the electric panel.
- **E1-4** Electrical Electric Service / Equipment: OPENINGS IN ELECTRIC PANEL

Openings were noted in the electric panel that have not been covered. This is unsafe as it does not adequately protect the energized area of the electric panel. Cover all open knock-outs with listed covers.

E1-5 Electrical - Electrical Distribution and Finish: NM ELECTRIC CABLE IS SUBJECT TO PHYSICAL DAMAGE

Surface-run cable wiring was noted during inspection. The exposed non-metallic sheathed cable

needs to be properly protected inside a conduit or raceway so that the cable is not subject to physical damage. This is a potential safety issue. Hire a licensed electrician to further evaluate and repair.

E1-6 Electrical - Electrical Distribution and Finish: GFCI PROTECTED DEVICE DID NOT TRIP

One or more GFCI protected receptacle did not respond to testing and may be defective - it did not trip when tested. Have this receptacle repaired or replaced as needed. weatherproof cover damaged

E1-7 Electrical - Electrical Distribution and Finish: REVERSE POLARITY

Reverse polarity was noted at one of the electric receptacles. This is when the hot and the neutral wires have been wired backwards. This is a potential safety issue that should be corrected by a licensed electrical contractor the scope of other electrical repairs.

E1-8 Electrical - Electrical Distribution and Finish: MISSING SMOKE / CO ALARMS NOTED A number of smoke / CO alarms were noted to be missing. Repair / replace the missing smoke alarms in the house so that there is an operating smoke alarm in every bedroom and on every floor and one outside of all sleeping areas. Carbon Monoxide detectors should be installed on each level. More Information from the National Fire Protection Association.

E1-9 Electrical - Electrical Distribution and Finish: MISSING ELECTRICAL COVER PLATES
The missing cover plates to electric receptacles, switches, and junction boxes should be installed to cover all access to the wiring at switches and receptacles.

E1-10 Electrical - Electrical Distribution and Finish: OVERHEATING ON ELECTRIC RECEPTACLES

Overheating was noted on the electric receptacle. Hire a licensed electrician to replace this receptacle and further evaluate the wiring and circuit fusing to ensure safe connections. Please note that there could be concealed damage to wiring here that requires additional inspection to identify and correct.

SB-1 Structure and Basement - Foundation / Structure: Horizontal cracks were noted in the foundation. This can indicate potentially serious structural problems with the foundation. I recommend additional inspection of the foundation by a structural engineer or qualified general contractor. Implement repairs as recommended to ensure reliable performance.

Recommended Maintenance

□ E-4 Exterior - Wood Decks Porches and Balconies: RE-STAIN THE DECKING WHERE SEALER IS FAILING

The wood decking on this deck needs to be re-painted to preserve the wood and prevent the wood from becoming slippery. The most important deck maintenance for wood decks is regular cleaning to prevent the decking from becoming slippery. Additional protection can be added by using a deck paint. Painting is never recommended as this can trap water in the decking and facilitate decay.

1-3 Interior - Interior Finishes: TYPICAL WALL AND CEILING BLEMISHES

Blemishes, such as small cracks and nail pops were noted in the ceiling and walls. These types of finish issues can be due to routine settlement or moderate seasonal expansion and contraction of the structure or even related to the workmanship of the framing or installation of the drywall. Seasonal types of cracking can be frustrating as they can re-open after repair. There are certain stress points in a house where cracking is common, for example, where large beams land on a wall. There are other areas where nail pops are common such as the 2nd floor at wall junctures where roof framing can expand and contract seasonally. Examples of observations noted during the inspection include:

Recommendation

Repair blemishes as needed and monitor.

P-1 Plumbing - Plumbing: POORLY MOUNTED HOSE BIB

The hose bib at the front side of the building is poorly mounted to the siding. This could cause leaks in the siding around the hose bib and could allow the hose bib to become loose during operation. Hose bibs should be securely mounted to blocks that are lead into the siding and which are properly flashed or caulked. Hose bibs should also be sloped to drain.

The HCFV-1 Heating, Cooling, Fireplaces and Ventilation - Cooling Systems and Heat

Pumps: Recommend cleaning dirt and debris from AC condenser unit coils.

Improve Or Upgrade Items

G-1 Grounds - Grounds Drainage and Site: SETTLING OF GRADE

Some low spots, settling observed in grading along foundation.

Recommend improving grade to maintain a positive slope away from the foundation.

E-3 Exterior - Wood Decks Porches and Balconies: GRASPABLE HANDRAIL MISSING

The graspable handrail for the yard stairs stairs is missing. Handrails should be provided on at least one side of each flight of stairs with three or more risers.

K-1 Kitchen - Appliances: REPLACE THE WASHING MACHINE SUPPLY HOSES

Updating the washing machine supply hoses is recommended as soon as possible. Older supply lines should be regularly swapped out to prevent accidental leaks from bursting hoses. Consider improving by installing braided stainless steel supply lines.

K-2 Kitchen - Appliances: Dryer not vented to exterior. Recommend venting to exterior to control moisture

K-3 Kitchen - Appliances: Kitchen vent exhausts into garage. Not recommend. Recommend exhausting to exterior

B-3 Bathrooms - Hall Bathroom: Loose sink/countertop. Recommend caulking

B-6 Bathrooms - Master Bathroom: INADEQUATE BATHROOM VENTILATION

No ventilation fan was noted in this bathroom. A fan that exhausts to the exterior is recommended and will help reduce indoor humidity and risks for molds.

B-9 Bathrooms - Lower Level Bathroom: Sink/countertop loose. Recommend caulking



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