



Dubuqueland Home Inspection
18186 Williamsburg Ct. Durango IA, 52039
(563) 556-4663




Property Location
19148 91st., Maquoketa, IA

Client's Name
Justin and Trisha Nelson

Client's Phone
719-767-1766

Date of Inspection
01/16/2025 09:49 AM GMT-06:00

GPS Location


Weather Conditions
<input checked="" type="checkbox"/> Clear

Outside Temperature (°F)
33

Pre-Inspection Agreement

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS section at the end of this report and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

PRE-INSPECTION AGREEMENT (PLEASE READ CAREFULLY)

The COMPANY agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below, The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The inspection will be performed in accordance with InterNACHI's Home Inspection Standards of Practice, which may be viewed at: www.nachi.org/sop. In the event that this agreement and the InterNACHI Home Inspection Standards of Practice conflict, the InterNACHI Home Inspection Standards of Practice shall govern.

The written report will only include the following:

- structural condition and basement
- general interior, including ceilings, walls, windows, insulation and ventilation
- electrical, plumbing, water heater, heating and cooling
- quality, condition and life expectancy of major systems
- kitchen and appliances
- general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The COMPANY 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 do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, Fire and safety equipment, and the presence or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that the COMPANY is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item, or system at the property address. The CLIENT hereby releases and exempts the COMPANY and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

In the event that the COMPANY and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the COMPANY and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT to the COMPANY for the inspection and report.

CLIENT and COMPANY agree that should a court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

Any controversy or claim arising out of or relating to this contract shall be heard in the Iowa District Court in and for Dubuque County, Iowa. In the event the CLIENT defaults in payment to the COMPANY, COMPANY shall be entitled to recover the costs of collection, including but not limited to court costs and reasonable attorney fees. Payment shall be due within 30 days of the date the inspection is performed. All amounts not paid when due shall accrue interest at a rate of 18% per annum.

Acceptance and understanding of this agreement are hereby acknowledged

Inspection Completed By:

Gregory Gross (563) 543-4423

Company Representative



InterNACHI® is so certain of the integrity of our members that we back them up with our \$25,000 Honor Guarantee. InterNACHI® will pay up to \$25,000 (USD; maximum collective aggregate) for the cost of replacement of personal property lost (and not recovered, restituted or insured) during an inspection and stolen by an InterNACHI®-certified member who was convicted of or pleaded guilty (or no contest) to any criminal charge resulting from the member's taking of the client's personal property. Claimant agrees that the exclusive venue for any action against InterNACHI® arising out of this Honor Guarantee is the District Court in Boulder County, Colorado. InterNACHI's Honor Guarantee is valid throughout the U.S. and Canada. Visit

www.nachi.org/honor
for details



Grading

"Grading" refers to the soil's relation to the structure. The soil and other materials along the foundation should be graded in such a manner as to allow rainwater to run away from the structure. Poor grading can lead to foundation leakage and basement water problems. More information at <https://www.dubuquelandhomeinspection.com/grading>

General grading, slope, and drainage

Satisfactory

Grade, slope, and drainage at house wall (within 5 feet from building)

Satisfactory



Recommend monitoring the south side for proper drainage away from the foundation.



Some low spots, negative grade observed along north/east foundation walls. Recommend improving grade to maintain positive slope away from the foundation.

Grounds

Sidewalk / Walkway / Driveway

- Concrete
- Gravel
- Raised, settled, or cracked sections
- Satisfactory

Fencing

- Metal
- Satisfactory

Recommendations



Driveway has settled, cracked along garage entrance.

Exterior

Exterior Doors

- Satisfactory

Exterior Wall Covering

- Vinyl
- Brick
- Satisfactory

Windows / Skylights

- Double hung
- Casement
- Sliding
- Fixed
- Wood
- Vinyl
- Aluminum
- Insulated glass
- Single pane glass
- Some loose or missing glazing
- Satisfactory

Exterior Trim

- Eaves
- Fascia
- Soffits
- Window / door trim
- Satisfactory

Garage / Carport

- Garage
- Attached
- Door operator
- Operating
- Safety reverse tested
- Recommend 5/8 drywall on walls / ceiling for 1 hour fire separation to home
- Satisfactory

Porch (1)

Porch Location

- Front

Porch

- Concrete floor
- Railing / Guardrail
- Satisfactory

Porch Comments

Note: Step to home was steep (rise greater than 7 inches)

Deck / Balcony

- On grade
- Wood
- Handrail
- Satisfactory

Recommendations



Some loose and missing mortar observed in southwest brick wall.
Recommend repair, tuck pointing.



One piece of aluminum fascia was missing, north side.



One southeast, one northeast basement storm window pane was cracked.





Loose and missing glazing, peeling paint observed throughout wood windows. Examples above.

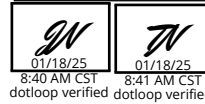


Deck guardrail spindles were spaced greater than 4 inches. West step was steep (rise greater than 7 inches).



North garage walk door has rusted, deteriorated.

Door has been sealed and painted to preserve longevity.



Northeast vinyl siding was damaged along the lower course.





Roofing System

Roof Covering (1)

Location

Home and garage

Type

- 1 Story
- Gable

Materials

- Steel

Roof leaks

- None observed

Condition

- Satisfactory



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

Roof inspected via

- Walking roof / from eaves

Sewer Vents Through Roof

- Satisfactory

Flashing

- Aluminum
- Galvanized
- Rubberized membrane
- Satisfactory

Chimney

- Metal
- Chimney cap observed
- Satisfactory

Gutters / Downspouts

Gutter and downspout systems are an integral part of maintaining proper drainage away from the home. Monitor during times of heavy rainfall to ensure this system remains clear of debris and is functioning properly.

- Yes
- Aluminum
- Galvanized
- Gutters need cleaning
- Satisfactory

Downspout Extensions



- No
- Recommend installing downspout extensions or drain tile on all downspouts.
- Not Satisfactory

Recommendations



Recommend extending downspouts away from the foundation via downspout extension or drain tile

Downspout extenders will be re-added prior to close.

 01/18/25 8:40 AM CST dotloop verified	 01/18/25 8:41 AM CST dotloop verified
--	--



Gutter leak observed above front porch.
Recommend repair.

Attic

Access

- Scuttlehole
- Satisfactory

Moisture Stains

- None observed

Storage

- No storage

Insulation Material

- Blown in cellulose
- Fiberglass batts

Insulation Avg. Inches

Home: 6-8" cellulose
Garage: 4" batts

Insulation Approx. R Rating

Home: R19-R28
Garage: R13

Insulation

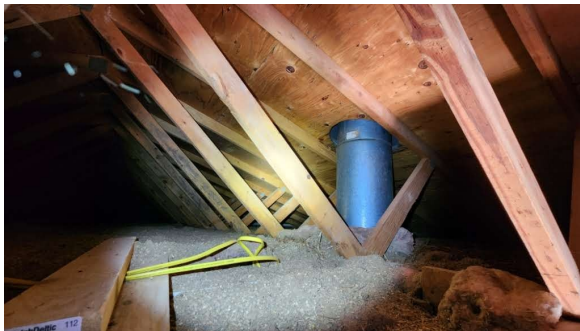
- Floor
- Satisfactory

Insulation Comments

Recommend adding insulation to achieve R38 or greater throughout home.

Attic Ventilation

- Ridge vent
- Soffit vent
- Satisfactory





Photos of attic structure and insulation.
Note: No access to upper floor attic.

Kitchen

Kitchen (1)	
Kitchen Location	Kitchen Location
<input checked="" type="checkbox"/> First floor	
Cabinets / Countertops	Cabinets / Countertops Comments
<input checked="" type="checkbox"/> Satisfactory	
Sink	Sink Comments
<input checked="" type="checkbox"/> No plumbing leaks observed	
<input checked="" type="checkbox"/> Satisfactory	
Floor Covering	Floor Covering Comments
<input checked="" type="checkbox"/> Vinyl	
<input checked="" type="checkbox"/> Satisfactory	

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

Kitchen Appliances

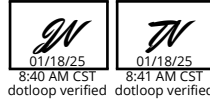
Range	Range Comments
<input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/> Operating	
<input checked="" type="checkbox"/> Satisfactory	
Refrigerator	Refrigerator Comments
<input checked="" type="checkbox"/> Operating	
<input checked="" type="checkbox"/> Frost free	
<input checked="" type="checkbox"/> Satisfactory	
Dishwasher	Dishwasher Comments
<input checked="" type="checkbox"/> Satisfactory	
Microwave	Microwave Comments
<input checked="" type="checkbox"/> Filter	
<input checked="" type="checkbox"/> Light	
<input checked="" type="checkbox"/> Vent recirculating	
<input checked="" type="checkbox"/> Satisfactory	
Clothes Washer	Clothes Washer Comments
<input checked="" type="checkbox"/> Not tested	
<input checked="" type="checkbox"/> Recommend replacing rubber supply lines with braided stainless steel no burst lines.	
Clothes Dryer	Clothes Dryer Comments
<input checked="" type="checkbox"/> Gas	
<input checked="" type="checkbox"/> Not tested	
<input checked="" type="checkbox"/> Vented to outside	

← Recommendations



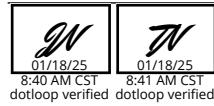
Dryer vent damper was missing.
Recommend installing.

Damper will be installed prior to close.



Recommend replacing flexible dryer vent with
rigid vent rated for gas dryers.

Rigid vent will be installed prior to close.



Interior

Floors

- Wall-to-wall carpet
- Vinyl
- Satisfactory

Walls

- Plaster
- Drywall
- Wood
- Some settling cracks
- Satisfactory

Ceilings

- Plaster
- Drywall
- Some settling cracks
- Satisfactory

Stairs / Railings

- Stairs
- Railings
- Satisfactory

Doors (Inside)

- Satisfactory

Windows

- Satisfactory

Windows Comments

Moisture stains observed on wood sashes.
Two main floor living room windows were painted shut. Recommend repair.

Fireplaces (1)

Fireplace Location

Main floor living room

Fireplace

- Flue liner
- Partially observed
- Damper operating
- Wood burning
- Clean chimney before use
- Satisfactory

Fireplaces (2)

Fireplace Location

Lower level family room

Fireplace

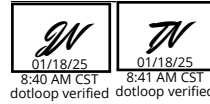
- Flue liner
- Partially observed
- Damper operating
- Wood burning
- Clean chimney before use
- Satisfactory

Recommendations



Recommend installing a handrail on steps to basement (all steps 3 or greater).

Railing will be installed prior to close.



Bathroom

Bathroom (1)

Bathroom Location

Master bath

Bathroom Features

- Built in tub
- Stall shower
- Toilet
- Vanity
- Fan

Fan vented:

Unknown, fan venting not visible

Shower Wall

Fiberglass

Bathroom Floor

Vinyl

Leaks / Issues

Tub drain stopper not functioning, recommend repair

Bathroom Condition

Satisfactory

Bathroom (2)

Bathroom Location

Second floor hall

Bathroom Features

- Built in tub
- Stall shower
- Toilet
- Vanity
- Fan

Fan vented:

Unknown, fan venting not visible

Shower Wall

Fiberglass

Bathroom Floor

Vinyl

Leaks / Issues

Tub drain stopper not functioning, recommend repair

Bathroom Condition

Satisfactory

Bathroom (3)

Bathroom Location

First floor half

Bathroom Features

Toilet

Vanity

Bathroom Floor

Vinyl

Leaks / Issues

None Observed

Bathroom Condition

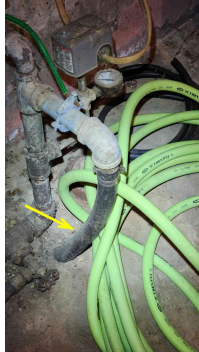
Satisfactory

Plumbing

Water Service Entrance Pipe

- Private water supply
- Plastic pipe
- Satisfactory

Water Service Entrance Picture



Water Pressure (PSI)

Recommend 70+/- for municipal water, 45+/- for private water

38

Water Temperature (°F)

Recommend 120+/-

138.5

Hose Bibs (Outdoor Faucets)

- Operating
- Frost free
- Satisfactory

Supply Pipes

- Copper
- Galvanized
- Water flow tested
- Satisfactory

Note: Galvanized pipes can corrode and rust on the inside, leading to low flow, discoloration, and leaks.

Drain/Waste/Vent Pipes

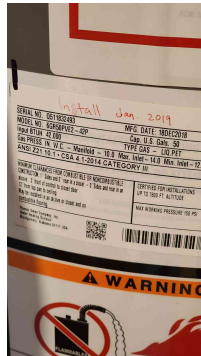
- Plastic pipes
- Cast iron pipes
- No issues observed
- Private waste disposal
- Floor drains tested
- Satisfactory

Note: Cast iron, steel, and lead pipes have a normal life of 50 to 100 years. Metal drains will deteriorate, leak, and eventually need replacement.

Water Heater

- Gas
- Pressure relief valve
- Satisfactory

Water Heater Specification Tag



Fuel Cutoff Location	Capacity (Gal.)
Behind (yellow valve)	50
Gallons Per Hour	Ample For (Number of People)
	5
Water Heater Manufacture Year	
2018	
Water Heater Age (Yrs +/-)	

7

Recommendations



Recommend capping unused drain in north side of basement to prevent trap from drying out / sewer gasses from entering home.

Drain will be capped prior to close.

<i>JN</i> 01/18/25 8:40 AM CST dotloop verified	<i>JN</i> 01/18/25 8:41 AM CST dotloop verified
--	--



Pressure relief valve was extended.


01/18/25
8:40 AM CST
dotloop verified


01/18/25
8:41 AM CST
dotloop verified

Recommend extending water heater pressure relief valve to within 6 inches of floor.



Electrical

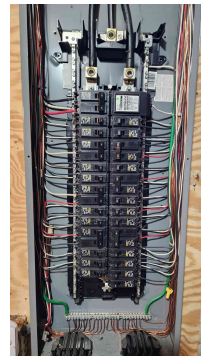
Electric Service Entrance Cable

- Underground service line entrance
- Aluminum conductor material
- Satisfactory

Main Panel Box

- Grounded
- Bonded
- Circuit breakers
- Satisfactory

Main Panel Picture



Main Disconnect Capacity (Amps)	Main Panel Box Location
200 amp	North foundation wall
Main Panel Capacity (Amps)	Main Panel Capacity (Volts)
200 amp	240 Volt
Subpanel Capacity (Amps)	Subpanel Location

Circuits / Conductors

- Copper branch wiring
- Romex (NM) wiring
- Satisfactory

Fixtures

- Smoke alarms present
- Smoke alarms absent
- Carbon monoxide detectors present

Recommend ensuring smoke alarms are installed and functioning inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living/family room. Carbon Monoxide detectors should be installed on each level.

More information from the National Fire Protection Association available at <https://www.nfpa.org/>

Outlet

- Open ground
- Satisfactory

Open Grounds Were Observed In The Following Locations

These are 3-pronged receptacles which were not grounded. Recommend grounding or installing GFCI protection (safety equivalent).

Two main floor living room receptacles.

Switches

Satisfactory

GFCI Recommended In The Following Locations:

Garage

Exterior

A "ground fault circuit interrupter" (GFCI) is an electrical safety device designed to quickly cut off power to a circuit when it detects a ground fault, which is a leak of electricity to ground, effectively protecting people from electric shock by interrupting the current flow if someone comes into contact with a live wire and a grounded surface, like water; typically installed in areas where water and electricity are near each other, like bathrooms, kitchens, and outdoors.

⚠ Safety Hazards



Exposed wiring observed along north side exterior wall (for well pump). Recommend conduit.

Heating System

Heating System (1)

Heating System Location

Lower level

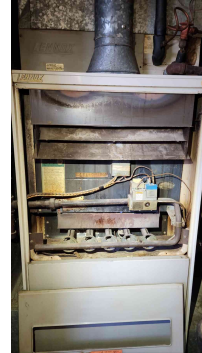
Fuel

Gas

System Type

Forced air furnace

Furnace / Specifications Tag



Capacity (BTU +/-)

137,000

Manufacture Date

1986

Heating System Age (Yrs +/-)

39

Fuel Supply Shutoff Location

Left hand (brass valve)

Heating System Functionality

Fired when turned on by thermostat

Satisfactory

Heating System Comments

Older unit, at or near end of useful life.

Heat Exchanger

Not visible, enclosed combustion

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a qualified HVAC technician check the condition of the heat exchanger.

Heat Distribution

Ductwork

Heat source in each room

Satisfactory

Filter

Disposable

Outside A/C Condensing Unit

Cooling System (1)

Cooling System Location

- Lower level

Cooling System Type

- Central air
- Electric compressor

AC Condenser / Specification Tag



Condensing Unit Capacity

3 ton

Manufacture Year

1988

Cooling System Age (Yrs +/-)

37

Cooling System Functionality

- Not tested
- Outside temperature not warm enough to test properly.

If the outside temperature has not been at least 60 degrees for the previous 24 hours, an air conditioning system in the cooling mode cannot be checked without the possibility of damage to the compressor.

Cooling System Comments

Older unit, at or near end of useful life.

Recommendations



Recommend cleaning dirt and debris from AC condenser unit coils annually.



Structural

Type of Building

- Single
- Gable Roof

Foundation:

- Poured Concrete
- Some settling cracks
- Satisfactory

Posts/Columns:

- Steel
- Wood
- Satisfactory

Floor Structure

2x8

Wall Structure

2x4

Roof Structure

2x4 trusses

Basement (Or Lower Level)

Basement

- Full
- Open Walls
- Closed Walls
- Open Ceiling
- Closed Ceiling

Floor

- Concrete
- Some settling cracks
- Satisfactory

Basement Dampness

- Some signs
- Past

To reduce the potential for future seepage, recommend monitoring and/or improving exterior grade and gutter/downspout system.

Water Damage

- None observed

Condensation

- None observed

Remarks / Maintenance Items

 Maintenance Items



Recommend removing wasp nests from below soffits.



Signs of mouse tunneling observed through basement rim joist insulation. Recommend monitoring, pest control for rodents.

Visual / Access Limitations

Occupied Property: The home was occupied during inspection. Stored items and furnishings can cause visual obstructions.

Index:

Throughout this report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence. When any item in the report is reported to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection. Recommended repairs, upgrades, and improvements mentioned in this report should always be evaluated and completed by licensed and qualified contractors.

Basement or Crawl Space Dampness Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration. Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it. In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5 foot distance (one inch per foot). Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value. Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$5 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house. Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended. If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

Testing the Air Conditioning System . If the outside temperature has not been at least 60 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Air Conditioning Compressor/Condensing Unit The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced.

Oil and Gas Fired Furnaces Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger.

Air Filter Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier Since it is not possible during a visual inspection to determine whether the humidifier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump Circulating pumps have a normal life of 10 to 15 years.

Heat Pump Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling. Heat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater Electric baseboard heaters have a normal life of 10 to 15 years.

Wells Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought.

Septic Systems The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak. The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

Power Usage of Major Appliances and Mechanical Equipment Electric Range 30 - 50 Amps Electric Dryer 25 - 40 Amps Electric Hot Water Heater 25 - 30 Amps Electric Central A/C 30 Amps Room A/C 7 - 20 Amps Electric Heat 50 - 75 Amps Electric Heat Pump 50 - 75 Amps

Dishwashers and Disposals Dishwashers and disposals have a normal life of 5 to 12 years.

Ranges, Ovens and Refrigerators Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating. A washer or dryer has an average life of 6 to 12 years. When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house. Washers and dryers often are not included in "as is" condition.

Note: Appliances cannot be tested under normal load, or "day-to-day" occupant conditions during this inspection. Reporting is limited to visual observations.

Smoke Detectors If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms. Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions. Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Ground Fault Circuit Interrupters Ground Fault Circuit interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen counter areas. GFCIs should be tested monthly to insure they are functioning.

Aluminum Wiring Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections. Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Fireplace It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing. If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection. Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electromagnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath) Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor. Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic If there are no attic stairs or pull-down, the attic may be inaccessible and therefore un-inspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks.

Inspection of Roof Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence that can be seen without walking on the roof. The condition of a built-up or flat metal roofing often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible. While the building analyst makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings, flashing, and penetrations can appear to be leak proof during inspection and weather conditions. Leaks can sometimes not be observed during the inspection. Please be aware that the building analyst has your best interest in mind. Any repair items mentioned in this report should be considered before purchase.

"Satisfactory" Roof Covering When the report indicates that a roof is "satisfactory," that means it is

satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Roll Roofing Salvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Built-up Roof Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Wood Shingles and Shakes Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20 years.

Slate Roof Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time. If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual singles should be replaced as needed. In many states removal of asbestos cement shingles must be according to EPA standards.

Metal Roof Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

Sidewalks and Driveway Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure. Retaining walls sometimes suffer from tree root pressure or from general movement of topsoil down the slope. Normally these conditions require rebuilding the retaining wall. The inspector will only inspect a retaining wall if it is likely that any defect noted may adversely affect the building.

Exterior Wood Surfaces All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two. All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood. Decks should always be nailed with galvanized or aluminum nails.

Roof and Surface Water Control Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building. A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.

Trees, Shrubbery and Fencing There is no inspection of trees, shrubbery, vegetation and fencing unless any defect noted may adversely affect the building.

Outbuildings With the exception of a detached garage or carport and the driveway leading to them, outbuildings are not inspected.

Dubuqueland Home Inspection, Inc.

Location Map

