



Home Inspection Report

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Marginal Summary

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

Lots and Grounds

1. Walks: Concrete, Paver - Paper leading to back deck stairs cracked, this is typical no reason to be alarmed FYI. Also no trip hazard noted.



Exterior

2. Exterior Exterior Surface Type: Vinyl siding - Siding cut short top row rear of the house. Gap in the siding exposing vapor barrier. Recommend replacing the section of vinyl siding as soon as practical.



3. Window Screens: Vinyl mesh - Screen is torn and will need repair. Rear of the house above basement window well.



Exterior (Continued)



Basement

4. Sub Basement Windows: Vinyl slider - Window seal broken or damaged, North and Northwest basement windows. Condensation inside panes. Recommend replacement of the effected panes, As soon as practical.



Bathroom

5. 1st floor main Bathroom Sink/Basin: One piece sink/counter top - Previous repairs done on sink seems to be serviceable think about replacing some time. If not only for cosmetic reasons.

Not leaking at this time although it is cracked underneath as well I recommend replacement as soon as practical.



Bathroom (Continued)





Defective Summary

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

Exterior

1. Exterior Electric Outlets: 110 VAC - Non-GFCI outlet, real house beside patio door I recommend replacing with GFCI outlets.





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Definitions

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

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

General Information

Property Information

Property Address: 1495 Blacktail Ln
City: North Liberty State: IA Zip: 52317

Client Information

Client Name: Roger Ammon
Client Address: 1495 Blacktail Ln
City: North Liberty State: IA Zip: 52317
Phone: (319)325-5762 Email: roger.ammon@gmail.com

Referrer Name: Sanja Hunt
Phone: (319)471-1020 Email: sanjahunt@kw.com

Inspection Company

Inspector Name Michael McGhghy
Company Name Aerial Advantage Property Services
Address: 754 Eicher St.
City: Keokuk, State: IA Zip: 52632
Phone: 319-795-6703
Email: mike@youeraerialadvantage.com Web: www.youeraerialadvantage.com
Amount Due: 300 Amount Received: 300

Conditions

Others Present: Buyer's Agent, Buyer Property Occupied: Vacant
Year built: 2004 Entrance Faces: South
Inspection Date: 2021-08-26
Start Time: 11:00 AM End Time: 02:00 PM
Temperature: 80s
Weather: Partly cloudy Soil Conditions: Damp



General Information (Continued)

Space Below Grade: Basement
Building Type: Single family Garage: Attached
Water Source: City How Verified: Visual Inspection
Sewage Disposal: City How Verified: Visual Inspection
Additions/Modifications: N/A
Permits Obtained: N/A How Verified: NA

Lots and Grounds

- 1. Acceptable Driveway: Concrete
- 2. Marginal Walks: Concrete, Paver - Paper leading to back deck stairs cracked, this is typical no reason to be alarmed FYI. Also no trip hazard noted.



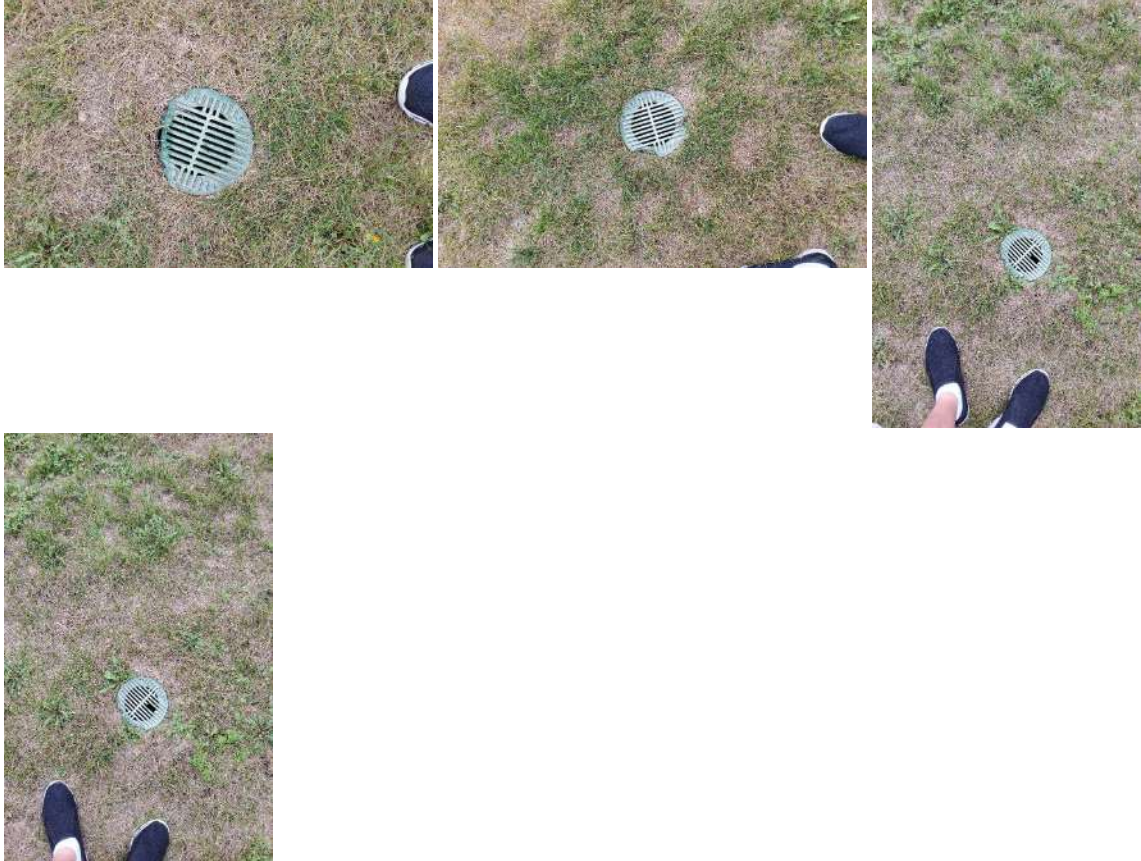
- 3. Acceptable Steps/Stoops: Concrete
- 4. Acceptable Porch: Concrete
- 5. Acceptable Deck: Treated wood
- 6. Acceptable Grading: Moderate slope
- 7. Acceptable Swale: Adequate slope and depth for drainage
- 8. Acceptable Vegetation: Trees, Shrubs.
- 9. Acceptable Window Wells: Drain present - Suitable clean and drain present.





Lots and Grounds (Continued)

10. Acceptable Exterior Surface Drain: Surface drain, Covered drain - Both surface drains next to the front of home look like they've been hit with the mower. Recommend replacing as could allow debris into the drain causing Clog.



11. Acceptable Fences: Chain link



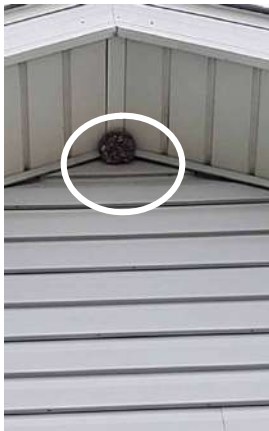
Exterior

Exterior Exterior Surface

1. Acceptable, Marginal Type: Vinyl siding - Siding cut short top row rear of the house. Gap in the siding exposing vapor barrier. Recommend replacing the section of vinyl siding as soon as practical.



2. Acceptable Trim: Vinyl



3. Acceptable Fascia: Aluminum
4. Acceptable Soffits: Vinyl
5. Acceptable Door Bell: Hard wired
6. Acceptable Entry Doors: Wood
7. Acceptable Patio Door: Aluminum Patio Door
8. Acceptable Windows: Aluminum double hung
9. Acceptable Storm Windows: Steel framed tempered glass



Exterior (Continued)

10. Marginal

Window Screens: Vinyl mesh - Screen is torn and will need repair. Rear of the house above basement window well.



11. Acceptable

Basement Windows: Aluminum slider

12. Acceptable

Exterior Lighting: Surface mount, Pole light, Surface mount rear above patio door.



13. Acceptable, Defective Exterior Electric Outlets: 110 VAC - Non-GFCI outlet, rear house beside patio door I recommend replacing with GFCI outlets.





Exterior (Continued)

14. Acceptable

Hose Bibs: Rotary

15. Acceptable

Gas Meter: West exterior wall.



16. Acceptable

Gas fireplace vent. Location: rear exterior wall.



Roof

Main Roof Surface

1. Method of Inspection: Drone, Ground level
2. Acceptable Material: Asphalt shingle
3. Type: Gable
4. Approximate Age: 4 months old.
5. Acceptable Flashing: Aluminum
6. Acceptable Valleys: Asphalt shingle
7. Acceptable Plumbing Vents: PVC



Roof (Continued)

8. Acceptable

Electrical Mast: Underground utilities



9. Acceptable

Gutters: Aluminum

10. Acceptable

Downspouts: Aluminum - Plastic boot covering downspout entry to drainage system covered with aluminum tape probably cracked. Consider replacing that cover FYI.





Garage/Carport

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Acceptable Exterior Surface: Vinyl siding
5. Acceptable Roof: Asphalt shingle
6. Acceptable Roof Structure: 2x4 Truss
7. Acceptable Service Doors: Wood
8. Acceptable Ceiling: Paint
9. Acceptable Walls: Paint
10. Acceptable Floor/Foundation: Poured slab
11. Acceptable Hose Bibs: Rotary
12. Acceptable Electrical: 110 VAC/220 VAC
13. Acceptable Gutters: Aluminum
14. Acceptable Downspouts: Aluminum

Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Conductor Type: Romex
6. Acceptable Ground: Plumbing ground only





Electrical (Continued)

7. Acceptable Smoke Detectors: Battery operated with light smoke and carbon monoxide combined.



8. Acceptable Carbon Monoxide Detectors: Battery operated with light



Basement Electric Panel

- 9. Acceptable Manufacturer: General Electric
- 10. Maximum Capacity: 400 Amp
- 11. Acceptable Main Breaker Size: 200 Amps
- 12. Acceptable Breakers: Copper
- 13. Acceptable GFCI: Present
- 14. Is the panel bonded? Yes



Structure

- | | |
|----------------|--|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: Poured |
| 3. Acceptable | Differential Movement: No movement or displacement noted |
| 4. Acceptable | Beams: Bonded wood |
| 5. Acceptable | Bearing Walls: Frame |
| 6. Acceptable | Joists/Trusses: 2x10 Prefab w/knockouts. |
| 7. Acceptable | Piers/Posts: Double wood. |
| 8. Acceptable | Floor/Slab: Poured slab |
| 9. Acceptable | Stairs/Handrails: Metal stairs with wood handrails |
| 10. Acceptable | Subfloor: OS /CHIPBOARD |

Attic

Main Attic

1. Method of Inspection: From the attic access
2. Acceptable Unable to Inspect: 50% - Safety and footing



3. Acceptable Roof Framing: 2x6 Truss





Attic (Continued)

- 4. Acceptable Sheathing: Dimensional wood
- 5. Acceptable Ventilation: Roof and soffit vents
- 6. Acceptable Insulation: Fiberglass
- 7. Acceptable Insulation Depth: 12 - Insulation over the garage has been moved and andpusheded back more towards the home structure for some reason I recommend that we put back where it was and this would even out the insulation hieght.
- 8. Acceptable Moisture Penetration: None

Basement

Sub Basement

- 1. Acceptable Ceiling: Exposed framing
- 2. Acceptable Walls: Exposed framing
- 3. Acceptable Floor: Poured
- 4. Acceptable Floor Drain: Not visible
- 5. Marginal Windows: Vinyl slider - Window seal broken or damaged, North and Northwest basement windows. Condensation inside panes. Recommend replacement of the effected panes, As soon as practical.



- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Smoke Detector: Battery operated with light
- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Vapor Barrier: Plastic
- 10. Acceptable Insulation: Fiberglass
- 11. Acceptable Ventilation: Windows



Basement (Continued)

12. Acceptable Sump Pump: Submerged



13. Acceptable Basement Stairs/Railings: Metal stairs with wood handrails

Air Conditioning

Main AC System

1. Acceptable A/C System Operation: Appears serviceable



2. Acceptable Condensate Removal: Copper

3. Acceptable Exterior Unit: Suspended - Beans suspending the unit rested I recommend painting to stop the corrosion and prevent future.





Air Conditioning (Continued)

4. Manufacturer: Amana



5. Model Number: RCE30C2A Serial Number: 040-607-1972

6. Area Served: Whole building Approximate Age: 17 years, Mfg date of 06/2004 is at end habits designed lifespan, although it is in good working condition and has been maintained, I recommend full evaluation and qualified HVAC contractors, replacement as soon as practical.

7. Fuel Type: 220 VAC Temperature Differential: 13deg.

8. Type: Central A/C Capacity: 2 Ton

9. Acceptable Visible Coil: Aluminum

10. Acceptable Refrigerant Lines: High pressure

11. Acceptable Electrical Disconnect: Breaker disconnect



12. Acceptable Exposed Ductwork: Metal

13. Acceptable Blower Fan/Filters: Direct drive with reusable filter



Air Conditioning (Continued)

14. Acceptable Thermostats: Programmable, located in the living room.



Fireplace/Wood Stove

Living Room Fireplace

1. Acceptable Fireplace Construction: Prefab, Tile - Left switch is blower right switch is igniter.



2. Type: Gas log



Fireplace/Wood Stove (Continued)

3. Acceptable Fireplace Insert: With blower fan



4. Acceptable Smoke Chamber: Metal

5. Acceptable Flue: Metal



6. Acceptable Damper: Metal

7. Acceptable Hearth: Flush mounted



Heating System

Basement Heating System

1. Acceptable Heating System Operation: Appears functional - Unit is beyond its designed life, seems to be working properly at time of this inspection. I recommend further evaluation from a qualified HVAC professional. replacement when practical



2. Manufacturer: Amana



3. Model Number: GULA070CX30 Serial Number: 0406730845
4. Type: Forced air Capacity: 91,000 BTUHR
5. Area Served: Whole building Approximate Age: 17years
6. Fuel Type: Natural gas
7. Acceptable Heat Exchanger: 3 Burner
8. Acceptable Blower Fan/Filter: Direct drive with disposable filter
9. Acceptable Distribution: Metal duct
10. Acceptable Circulator: Gravity
11. Acceptable Draft Control: Automatic
12. Acceptable Flue Pipe: PVC
13. Acceptable Controls: Relief valve, Relief valve, Limit switch



Heating System (Continued)

- 14. Acceptable Devices: Vent fan
- 15. Acceptable Humidifier: April-Aire
- 16. Acceptable Thermostats: Programmable



- 17. Suspected Asbestos: No

Plumbing

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Basement
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: PVC
- 7. Acceptable Gas Service Lines: Copper

Basement Water Heater

- 8. Acceptable Water Heater Operation: Functional at time of inspection



- 9. Manufacturer: A.O. Smith



Plumbing (Continued)

10. Model Number: Gpvl-50-200 Serial Number: 172510-657-0473

11. Type: Natural gas Capacity: 50 Gal.

12. Approximate Age: 2.5 Years Area Served: Whole building

13. Acceptable Flue Pipe: PVC

14. Acceptable TPRV and Drain Tube: Copper



Bathroom

1st floor main Bathroom

1. Acceptable Ceiling: Paint

2. Acceptable Walls: Paint

3. Acceptable Floor: Vinyl floor covering

4. Acceptable Doors: Solid wood

5. Acceptable Windows: Aluminum slider

6. Acceptable Electrical: 110 VAC GFCI

7. Acceptable Counter/Cabinet: Composite and wood

8. Acceptable, Marginal Sink/Basin: One piece sink/counter top - Previous repairs done on sink seems to be serviceable think about replacing some time. If not only for cosmetic reasons.

Not leaking at this time although it is cracked underneath as well I recommend replacement as soon as practical.



Bathroom (Continued)

Sink/Basin: (continued)



- 9. Acceptable
- 10. Acceptable
- 11. Acceptable

Faucets/Traps: Delta fixtures with a PVC trap
Shower/Surround: Fiberglass pan and fiberglass surround
Spa Tub/Surround: Fiberglass tub and ceramic tile surround



- 12. Acceptable
- 13. Acceptable
- 14. Acceptable

Toilets: American Standard
HVAC Source: Heating system register
Ventilation: Electric ventilation fan and window



Kitchen

1st Floor Kitchen

1. Acceptable **Cooking Appliances: General Electric**



2. Acceptable **Ventilator: General Electric - Events to the inside of the building only.**



3. Acceptable **Disposal: In-Sinkerator**

4. Acceptable **Dishwasher: Frigidaire**



5. Air Gap Present? Yes



Kitchen (Continued)

- 6. Acceptable Refrigerator: General Electric
- 7. Acceptable Microwave: General Electric
- 8. Acceptable Sink: Stainless Steel
- 9. Acceptable Electrical: 110 VAC GFCI
- 10. Acceptable Plumbing/Fixtures: Chrome
- 11. Acceptable Counter Tops: Laminate and composite materials
- 12. Acceptable Cabinets: Laminate and wood
- 13. Acceptable Ceiling: Texture paint
- 14. Acceptable Walls: Paint
- 15. Acceptable Floor: Linoleum
- 16. Acceptable Windows: Aluminum double hung
- 17. Acceptable HVAC Source: Heating system register, Air exchange ventilation.

Bedroom

To avoid redundancy, bedrooms are inspected together as a component, if Deficiencies are found, the specific Bedroom where found is noted along with the deficiency.

Main Bedroom

- 1. Acceptable Closet: Walk In
- 2. Acceptable Ceiling: Texture paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 110 VAC - Light doesn't work recommend checking light bulbs.
- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Smoke Detector: Battery operated with light





Bedroom (Continued)

10. Acceptable Carbon Monoxide Detector: Battery operated with light



Living Space

Living Room Living Space

- 1. Acceptable Ceiling: Texture paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Carpet
- 4. Acceptable Windows: Aluminum double hung
- 5. Acceptable Electrical: 110 VAC
- 6. Acceptable HVAC Source: Heating system register
- 7. Acceptable Smoke Detector: Battery operated with light



8. Acceptable Carbon Monoxide Detector: Battery operated with light



Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable Ceiling: Paint
2. Acceptable Walls: Paint
3. Acceptable Floor: Linoleum
4. Acceptable Doors: Hollow wood
5. Acceptable Windows: Aluminum double hung
6. Acceptable Electrical: 110 VAC/220 VAC
7. Acceptable HVAC Source: Heating system register
8. Acceptable Washer and Dryer Electrical: 110-240 VAC
9. Acceptable Dryer Vent: Plastic flex
10. Acceptable Washer Drain: Wall mounted drain