



SELLER DISCLOSURE OF PROPERTY CONDITION

(To be delivered prior to buyer making offer to Buy Real Estate)



Property Owner(s) & Address:

William G. O'Hara Living Trust 904 D Avenue East, Albia, IA 52531

Purpose of Disclosure: Completion of Section I this form is required under Chapter 558A of the Iowa code which mandates the Seller(s) disclose condition and information about the property, unless exempt:

Exempt Properties: Properties exempted from the Seller's disclosure requirement include (IA Code 558A): Bare ground; property containing 5 or more dwellings units; court ordered transfers; transfers by a power of attorney; foreclosures; lenders selling foreclosed properties; transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust. This exemption shall not apply to a transfer of real estate in which the fiduciary is a living natural person and was an occupant in possession of the real estate at any time within the twelve consecutive months immediately preceding the date of transfer; between joint tenants, or tenants in common; to or from any governmental division; quit claim deeds; intra family transfers; between divorcing spouses; commercial or agricultural property which has no dwellings. Seller(s) certifies that the property is exempt from the requirement(s) of Iowa Code 558A because one of the above exemptions apply. If claiming an exemption, sign here and stop.

Jean Henderson 08-06-25
Seller Date Seller Date

Buyer Date Buyer Date

Instructions to the Seller: (1) Complete this form yourself. (2) Report known conditions materially affecting the property and utilize ordinary care in obtaining the information. (3) Provide information in good faith and make a reasonable effort to ascertain the required information. (4) Additional pages or reports may be attached. (5) If some items do not apply to your property, write "NA" (not applicable). (6) All approximations must be identified "AP". If you do not know the facts, write or check UNKNOWN. (7) Keep a copy of this statement.

Seller's Disclosure Statement: Seller discloses the following information regarding the property and certifies this information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes Agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. This statement shall not be a warranty of any kind by Seller or Seller's Agent and shall not be intended as a substitute for any inspection or warranty the purchaser may wish to obtain. The following are representations made by Seller and are not by any Agent acting on behalf of the Seller. **The Agent has no independent knowledge of the condition of the property except that which is written on this form. Seller advises Buyer to obtain independent inspections relevant to Buyer.**

Seller initials _____ Buyer initials _____

I. Property Conditions, Improvements and Additional Information: (Section I is Mandatory)

EACH AND EVERY LINE MUST BE ADDRESSED AND MARKED

1. **Basement/Foundation:** Has there been known water or other problems? Yes No Unknown

1A. If yes, please explain: Noth foundation wall bowed. Unaware of perricity

2. **Roof:** Any known problems? Yes No Unknown

2A. Type _____

2B. Date of repairs/replacement (If any) _____

Describe: _____

*Trustee has only answered me to say A
what is all trustee
is aware of.*

3. **Well and pump:** Any known problems? Yes No Unknown

3A. Type of well (depth/diameter), age and date of repair: _____

3B. Has the water been tested? Yes No Unknown

3C. If yes, date of last report/results: _____

4. **Septic tanks/drain fields:** Any known problems? Yes No Unknown

Location of tank _____ Age _____ Unknown

Has the system been pumped and inspected within the last 2 years?

Yes No Unknown

Date of inspection _____ Date tank last cleaned/pumped _____ N/A

5. **Sewer:** Any known problems? Yes No Unknown

5A. Any known repairs/replacement? Yes No Unknown

5B. Date of repairs _____

6. **Heating system(s):** Any known problems? Yes No

6A. Any known repairs/replacement? Yes No

6B. Date of repairs _____

7. **Central Cooling system(s):** Any known problems? Yes No

7A. Any known repairs/replacement? Yes No

7B. Date of repairs _____

8. **Plumbing system(s):** Any known problems? Yes No

8A. Any known repairs/replacement? Yes No

8B. Date of repairs _____

9. **Electrical system(s):** Any known problems? Yes No

9A. Any known repairs/replacement? Yes No

9B. Date of repairs _____

10. **Pest Infestation:** (wood-destroying insects, bats, snakes, rodents, destructive/troublesome animals, etc.)

10A. Any known problems? Yes No Unknown

Date of treatment _____

10B. Previous Infestation/Structural Damage? Yes No Unknown

Date of repairs _____

11. **Asbestos:** Is asbestos present in any form in the property? Yes No Unknown

11A. If yes, explain: _____

12. **Radon:** Any known tests for the presence of radon gas? Yes No

12A. If yes, test results? _____ Date of last report _____

13. **Lead Based Paint:** Known to be present or has the property been tested for the presence of lead based paint?

Yes No Unknown

13A. Provide lead based paint disclosure.

14. **Any known encroachments, easements, "common areas"** (facilities like pools, tennis courts, walkways or other areas co-owned with others), zoning matters, nonconforming uses, or a Homeowners Association which has any authority over the property? Yes No Unknown

15. **Features** of the property known to be shared in common with adjoining landowners, such as walls, fences, roads and driveways whose use or maintenance responsibility may have an effect on the property?

Yes No Unknown

16. **Structural Damage:** Any known structural damage? Yes No Unknown

17. **Physical Problems:** Any known settling, flooding, drainage or grading problems? Yes No Unknown

18. **Is the property located in a flood plain?** Yes No Unknown

18A. If yes, flood plain designation _____

19. **Do you know the zoning classification of this property?** Yes No Unknown

What is the zoning? _____

20. **Covenants:** Is the property subject to restrictive covenants? Yes No Unknown

If yes, attach a copy OR state where a true, current copy of the covenants can be obtained:

On file at County Recorder's office or: _____

You MUST explain any "Yes" responses above (Attach additional sheets if necessary): _____

Seller initials _____ Buyer initials _____

II. Appliances/Systems/Services (Note: Section II is for the convenience of Buyer/Seller and is not mandatory):

Notice: Items marked "included" are intended to remain with the property after sale. However, included items may be negotiable between Buyer and Seller, and requested items should be in writing as either included or excluded in any Offer to Buy/Purchase Agreement. The Offer to Buy/Purchase Agreement shall be the final terms of any agreement.

	Included	Working?				Included	Working?		
		Yes	No	OR N/A			Yes	No	OR N/A
Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Sprinkler System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar Heating System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool Heater, Wall		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & Pump		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV receiving					Smoke Alarm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Tank &				
Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain field		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Water System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City Sewer System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window AC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum					Central Heating System		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom					Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wood Burning System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sauna/Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener/					Locks and Keys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LP Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keys & Locks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground				
Basketball Hoop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	"Pet fence"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat Hoist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Boat Dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pet Collars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Garage door opener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# of collars _____				
					# of remotes _____				

Exceptions/Explanations for "NO" responses above: _____

ALL HOUSEHOLD APPLIANCES ARE NOT UNDER WARRANTY BEYOND DATE OF CLOSING.
Warranties may be available for purchase from independent warranty companies.

Seller initials _____ Buyer initials _____

III. Additional Non-Mandatory Requested Items: Are you as the Seller aware of any of the following:

1. Any significant structural modification or alteration to property? Yes No Unknown Please explain: _____
2. Has there been a property/casualty loss over \$5,000, an insurance claim over \$5,000, OR major damage to the property from fire, wind, hail, flood(s) or other conditions? Yes No Unknown If yes, has the damage been repaired/replaced? Yes No
3. Are there any known current, preliminary, proposed or future assessments by any governing body or owner's association of which you have knowledge? Yes No Unknown
4. Mold: Does property contain toxic mold that adversely affects the property or occupants? Yes No Unknown
5. Private burial grounds: Does property contain any private burial ground? Yes No Unknown
6. Neighborhood or Stigmatizing conditions or problems affecting this property? Yes No Unknown
7. Energy Efficiency Testing: Has the property been tested for energy efficiency? Yes No Unknown If yes, what were the test results? _____
8. Attic Insulation: Type _____ Unknown Amount _____ Unknown
9. Are you aware of any area environmental concerns? Yes No Unknown If yes, please explain: _____
10. Are you related to the listing agent? Yes No If yes, how? _____
11. Where survey of property may be found: _____
12. Wind Farms: Is the subject property encumbered by certain Wind Energy rights? Yes No If yes, rights by: Lease , Easement , Other Define Other: _____
Wind Farm Company, Owner: _____

If the answer to any item is yes, please explain. Attach additional sheets, if necessary: _____

13. Repairs: Any repair(s) to property not so noted: (Date of repairs, Name of repair company if utilized.) (Note: Repairs are not normal maintenance items) (Attach additional sheets, if necessary)

IV. Radon Fact Sheet & Form Acknowledgement

Seller acknowledges that Buyer be provided with and the Buyer acknowledges receipt of the "Iowa Radon Home-Buyers and Sellers Fact Sheet", prepared by the Iowa Department of Public Health.

Seller Seller Date

Seller has owned the property since (date). Seller has indicated above the history and condition of all the items based solely on the information known or reasonably available to the Seller(s). If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold Broker liable for any representations not directly made by Broker or Broker's affiliated licensees (brokers and salespersons). Seller hereby acknowledges Seller has retained a copy of this statement.

Buyer hereby acknowledges receipt of a copy of this statement. This statement is not intended to be a warranty or to substitute for any inspection the buyer(s) may wish to obtain.

Buyer Buyer Date

10-08-25 - Attached to this disclosure quote from Popson Const. showing replacement of north basement wall. Also attached is Home Inspection from Datwyler Home Inspection. jh

Popson Construction

709 N B St
 Albia, Ia 52531
 (641)932-3051 cell (515)577-8122

Date	Estimate #
9/2/2025	1056

Name / Address

bob henderson

Description	Qty	Cost	Total
Labor to dig around perimeter		2,500.00	2,500.00
Tear out approx 60ft walls	60	50.00	3,000.00
Replace 60' wall with 8" thick wall	60	100.00	6,000.00
One row of block on top of poured walls		1,200.00	1,200.00
tiling		501.00	501.00
Backfill walls with dirt from site		810.00	810.00
Waterproofing of walls		800.00	800.00
Demo interior framing and paneling along wall to be replaced		500.00	500.00
Replace concrete sidewalk	240	6.00	1,440.00
		Total	\$16,751.00

Datwyler Inspection Services

Property Inspection Report



904 D Ave W, Albia, IA
Inspection prepared for: Jean Henderson
Real Estate Agent: Allyson Ryan-Haberman - United Country / Hawkeye Real Estate

Date of Inspection: 9/30/2025

Inspector: Kirk Datwyler
Certification# 10010510

Email: kdatwyler63@gmail.com



Report Summary

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice

have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Garage		
Page 13 Item: 4	Floor Condition	• Garage floor has settled down on the East side, putting unwanted pressure on the basement wall - suggest contractor evaluation for repair options / costs
Attic		
Page 16 Item: 5	Electrical	• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.
Bedrooms (3)		
Page 20 Item: 1	Ceiling Fans	• Fan did not respond to testing, repair / replace as needed
Page 21 Item: 6	Smoke Detectors	• There were no smoke detectors present in the bedroom(s).
Bathroom Main		
Page 22 Item: 6	GFCI	• GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

Kitchen		
Page 26 Item: 15	GFCI	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Basement		
Page 27 Item: 1	Walls	<ul style="list-style-type: none"> Bowing walls noted on North, East and South walls - suggest contractor evaluation for repair options / costs
Page 29 Item: 6	GFCI	<ul style="list-style-type: none"> There is no GFCI protection at the bar area. Recommend installing to meet current safety standards.
Basement Bathroom		
Page 33 Item: 5	GFCI	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Water Heater		
Page 39 Item: 10	Overflow Condition	<ul style="list-style-type: none"> The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.
Electrical		
Page 40 Item: 1	Electrical Panel	<ul style="list-style-type: none"> This is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.
Page 40 Item: 5	Breakers	<ul style="list-style-type: none"> Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.

Inspection Details

1. Home Type

Home Type: Attached • Single Family Home

2. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Some window screens missing and some damaged.



3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Some siding deterioration noted. Have repaired as necessary.





4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Dryer Vent

Good	Fair	Poor	N/A	None
X				



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



4. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

• Outdoor receptacles are not **GFCI** protected, need to be updated.



6. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: south side

7. Plumbing

Good	Fair	Poor	N/A	None
X				

8. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house. • South side of house.



Roof

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
 - A. The roof covering.
 - B. For presence of exposed membrane.
 - C. Slopes
 - D. For evidence of significant ponding.
 - E. The gutters
 - F. The downspouts.
 - G. The vents, flashings, skylights, chimney and other roof penetrations.
 - H. The general structure of the roof from the readily accessible panels, doors or stairs.
 - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.



2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				



4. Spark Arrestor

Good	Fair	Poor	N/A	None
	X			



5. Vent Caps

Good	Fair	Poor	N/A	None
X				

6. Gutter

Good	Fair	Poor	N/A	None
X				

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.



2. Walls

Good	Fair	Poor	N/A	None
X				

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Garage floor has settled down on the East side, putting unwanted pressure on the basement wall - suggest contractor evaluation for repair options / costs



5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				



6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Exterior Door

Good	Fair	Poor	N/A	None
	X			

8. Fire Door

Good	Fair	Poor	N/A	None
X				

9. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' upgraded insulated steel door

10. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

11. Garage Opener Status

Good	Fair	Poor	N/A	None
X				



12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

Attic

- I. The inspector should inspect:
 A. The insulation in unfinished spaces.
 B. The ventilation of attic spaces.
 C. Mechanical ventilation systems.
 D. And report on the general absence or lack of insulation.

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

• Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the garage only.

2. Structure

Good	Fair	Poor	N/A	None
X				



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vent noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.



6. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.
Depth: Insulation averages about 10-12 inches in depth



Living Area

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				



2. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The closet door was missing.



3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			



6. Window Condition

Good	Fair	Poor	N/A	None
X				

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Bedrooms (3)

1. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:

- Fan did not respond to testing, repair / replace as needed



2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				



6. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:

- There were no smoke detectors present in the bedroom(s).



7. Wall Condition

Good	Fair	Poor	N/A	None
X				

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Bathroom Main

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
	X			

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:

• Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

• Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



10. Showers

Good	Fair	Poor	N/A	None
X				



11. Shower Walls

Good Fair Poor N/A None

X				
---	--	--	--	--

12. Enclosure

Good Fair Poor N/A None

X				
---	--	--	--	--

13. Sinks

Good Fair Poor N/A None

	X			
--	---	--	--	--



14. Toilets

Good Fair Poor N/A None

X				
---	--	--	--	--

15. Window Condition

Good Fair Poor N/A None

X				
---	--	--	--	--

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
	X			

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• operated

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

6. Cook top condition

Good	Fair	Poor	N/A	None
X				



7. Oven & Range

Good	Fair	Poor	N/A	None
X				

8. Sinks

Good	Fair	Poor	N/A	None
X				

9. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

10. Window Condition

Good	Fair	Poor	N/A	None
X				

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Electrical

Good	Fair	Poor	N/A	None
X				

15. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Basement

I. The inspector should inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. And report on the location of under-floor access openings.
- F. And report any present conditions or clear indications of active water penetration observed by the inspector.
- G. For wood in contact or near soil.
- H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: Partly finished, full basement

Observations:

- Evidence of past water penetration observed.
- Although there are no signs of active water penetration we caution you to consider any basement as wet until experience proves it dry.
- **Bowing walls noted on North, East and South walls - suggest contractor evaluation for repair options / costs**



North Wall



South Wall



North Wall



North Wall



North Wall



East Wall



South Wall

2. Insulation

Good	Fair	Poor	N/A	None
X				

3. Windows

Good	Fair	Poor	N/A	None
	X			

4. Plumbing

Good	Fair	Poor	N/A	None
X				

5. Basement Electric

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is no GFCI protection at the bar area. Recommend installing to meet current safety standards.



7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Interior stairway noted

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
X				

10. Slab Floor

Good	Fair	Poor	N/A	None
	X			

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

11. Finished Floor

Good	Fair	Poor	N/A	None
	X			

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
	X			

Observations:

- Functional at time of inspection.



14. Framing

Good	Fair	Poor	N/A	None
X				

15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to lack of access.

16. Columns

Good	Fair	Poor	N/A	None
X				

17. Piers

Good	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

19. Fireplace

Good	Fair	Poor	N/A	None
	X			

Observations:

- Damper was opened and closed several times.
- Suggest professional cleaning prior to first use for safety



20. Bar Cabinets

Good	Fair	Poor	N/A	None
	X			



Basement Bathroom

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
	X			

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.



6. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



9. Sinks

Good	Fair	Poor	N/A	None
	X			

10. Toilets

Good	Fair	Poor	N/A	None
X				

11. Window Condition

Good	Fair	Poor	N/A	None
	X			

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement

Materials: Gas fired forced hot air

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



Manufactured in 2022

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Missing insulation at **A/C** unit.



7. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: electric
 Location: The compressor is located on the exterior south.
 Observations:
 • Annual HVAC service contract is recommended.



Manufactured in 2006

8. Air Supply

Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

3. Combustion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: gas
 Location: The heater is located in the basement.



Manufactured in 2005

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Overflow Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8" from the floor.



Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Panel box located in basement
 Observations:

• This is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 100 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
	X			

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

5. Breakers

Good	Fair	Poor	N/A	None
	X			

Observations:

• Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.



6. Fuses

Good	Fair	Poor	N/A	None
X				

