BACKGROUND:

After placing a 25% rental cap on certain neighborhoods in 2018, the City Council determined that there needed to be a way to help citizens who were negatively affected by the cap. The Rental Concentration Cap Exception and the Property Sale Hardship Exception grew out of this discussion and were adopted on August 28, 2018. Citizens wanting to take advantage of the Rental Concentration Cap Exception were allowed 30 days from the effective date of the ordinance to apply to be a rental. That exception is no longer an option since the specified timeframe has passed.

The Property Sale Hardship Exception does not have a timeframe attached to it. If approved for this hardship, a property owner would be given six months to obtain a Letter of Compliance (LOC) and to sell the property. The initial LOC would be issued for one year and could only be renewed by the new owner, not the owner obtaining the hardship. Property owners found to have been renting illegally prior to obtaining this hardship are ineligible for the exception.

A request for a Property Sale Hardship Exception has been submitted by Robert Howell for the property he owns at 107 S. Riverside. Mr. Howell currently resides in South Carolina and has a Transitional Letter of Compliance that allows him to lease the property. The property was owner-occupied until last year when the Howell’s needed to move for a job transfer. They have had the property listed for sale since that time, but have been unable to sell the property.

This request is the first of this type that Council has reviewed. Sec. 13.300(11) requires staff to review the submittal documents for completeness and then to turn the request over to Council for the decision. Council must determine that both of the following are true, in order to approve the request:

1. The advantages to the neighborhood and the City of allowing the property to be registered as a rental property to facilitate its sale outweigh the disadvantages to the neighborhood and City of exceeding the rental concentration cap.

2. The sale of the property would have been possible at a reasonable market value as a single family dwelling, but for the existence of the rental concentration cap.
**SUBMITTAL REQUIREMENTS:**

Property owners applying for the hardship are required to submit very specific documents in order for the City Council to approve the request. The criteria, as required in Sec. 13.300(11)(a) of the Municipal Code, are listed below and attached to this document. A check mark is shown for each item that has been submitted as part of the application for the property at 107 S. Riverside:

- ✔ Proof that the property abuts rental properties on 3 sides
- ✔ Proof that the property was purchased prior to 10/27/17
- ✔ Proof that the property has been listed for sale by a licensed realtor for 9 months
- ✔ Owner must disclose any declined offers
- ✔ Owner must submit the original purchase price and date
- ✔ Owner must submit an appraisal by a licensed appraiser
- ✔ Owner must submit proof of a home inspection
- ✔ Owner must have completed a rental pre-sale inspection and be able to show the cost they would incur in order to comply with the rental code

**OPTIONS:**

1. Approve the Property Sale Hardship Exception application for 107 S. Riverside, allowing the property to become a rental in order to facilitate the sale of the property. Should this property become a rental, the LOC could only be renewed by the person purchasing the property. The property could then remain a rental as long as the LOC is maintained. This LOC would be transferrable.

2. Deny the Property Sale Hardship Exception application, prohibiting the property from being eligible for a LOC in order to sell the property. The property could continue to be rented until the Transitional LOC currently in place expires.

3. Refer the application to staff or the owner for more information.

**STAFF COMMENTS:**

The property owner at 107 S. Riverside has fulfilled all the submittal requirements to apply for a Property Sale Hardship Exception. Council may now approve the application if it finds that both of the following are true, in accordance with Sec. 13.300(11):

1. The advantages to the neighborhood and the City of allowing the property to be registered as a rental property to facilitate its sale outweigh the disadvantages to the neighborhood and City of exceeding the rental concentration cap.

2. The sale of the property would have been possible at a reasonable market value as a single family dwelling, but for the existence of the rental concentration cap.
Request for Consideration of Financial Hardship Letter of Compliance

107 S. Riverside Drive
Ames, IA 50010
Summary

Ames City Assessor

Sec-Twp-Rng: 10-83-24
Brief Tax Description: RIVERSIDE ADD LOT 4 & 590° LOT 2
Primary Class: Residential
Primary Zoning: UCRM - Urban Core Res Med Density Zn
Secondary Zoning: N/A
Zoning Overlay: N/A
Secondary Zoning Overlay: N/A
Gross Acres: 0.00
Net Acres: 0.00
Last Transfer: 7/5/2016
Recording Date: 2016-06-15 (6/21/2016)
Deed Book/Page: N/A
(Instr. Date)
Contract Book/Page: AMES CITY/AMES SCH
(Instr. Date)
Taxing District: AMES COMMUNITY SCHOOL
School District: N/A
TIF/URD District: N/A
Drainage District: AMES
Fire District: KHS: IOWA UU & KK
Neighborhood: View/Print Historical Property Record Card

View Encroachments and Zoning Permits

Owner

Deed Holder: HOWELL, EMILY & ROBERT
107 S RIVERSIDE DR
AMES IA 50010-5961

Property ID: 09-10-126-030
Map ID: 09-10-126-030
Property Address: 107 S RIVERSIDE DR
AMES
View/Print Historical Property Record Card

Mailing Address: HOWELL, EMILY & ROBERT
107 S RIVERSIDE DR
AMES IA 50010-5961

Change mailing address
Transfer Homestead or Military

Site Description (Ames)

Topography: High
Public Utilities: All
Street or Road: Paved
Neigh. Life Cycle: Static
Legal Acres: 0.3099
Legal Sq Ft: 51,000

Land (Ames)

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Soil ID</th>
<th>Actual Front</th>
<th>Acreage</th>
<th>Effect. Front</th>
<th>Effect. Depth</th>
<th>Prod Factor</th>
<th>Depth Factor</th>
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<tbody>
<tr>
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<td>0.310</td>
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Farm Land Computations (Ames)

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<th>Parcel Acreage</th>
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<tr>
<td>61 Legal Drain NV []</td>
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<tr>
<td>82 Public Roads NV []</td>
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<tr>
<td>83 UT Towers NV []</td>
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<tr>
<td>9 Homesite(s) []</td>
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<td>Total Acres Farmland</td>
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<tr>
<td>True Tax Value</td>
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<tr>
<td>Measured Acres</td>
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<tr>
<td>Average True Tax Value/Acre</td>
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<tr>
<td>True Tax Value Farmland</td>
<td>0.00</td>
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<tr>
<td>Classified Land Total</td>
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<tr>
<td>Homestead Value +</td>
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<tr>
<td>Total Land Value</td>
<td>0.00</td>
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Residential (Ames)

<table>
<thead>
<tr>
<th>Residential Dwelling</th>
<th>13500 SF</th>
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<tbody>
<tr>
<td>Lot Area</td>
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<tr>
<td>Lot Shape</td>
<td>Regular</td>
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<tr>
<td>Lot Configuration</td>
<td>Interior Lot</td>
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<tr>
<td>Parcel Type</td>
<td>Dwg&amp;Lot</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>Res: Iowa DOT &amp; RR</td>
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<tr>
<td>Building Type</td>
<td>Single-family detached (includes detached townhouses)</td>
</tr>
<tr>
<td>Style</td>
<td>Two and one-half story; 3rd level finished</td>
</tr>
</tbody>
</table>
Year Built: 1900
Exterior Material: Wd Sdng
Masonry Veneer (SF): OSF
External Conditions: Normal; Normal
1st Flr (SF): 868 SF
2nd Flr (SF): 832 SF
Low Quality Finish (SF): 448 SF
Above-Grade Living (SF): 2148 SF
Above-Grade Total Rooms: 10
Above-Grade Bedrooms: 7
Foundation: Stone
Bsmt Cell Height (Inches): 80 - 89
Total Basement Area: 868 SF
Basement Finished Area: Avg Rec 364 SF; LowQual 216 SF
Number of Baths: 1 Full; 1 Half
Central Air: Yes
Heating Type: Gas forced warm air furnace
Number of Fireplaces: 1
Garage: None
Porches and Decks: 113 SF Open Porch; 128 SF Enclosed Porch
Yard Extras: Shed
Interior Listing Date: 11/01/96

Improvements (Ames)
Card 01

<table>
<thead>
<tr>
<th>ID</th>
<th>Use</th>
<th>Stry</th>
<th>Hgt</th>
<th>Const</th>
<th>Type</th>
<th>Grade</th>
<th>Year</th>
<th>Eff</th>
<th>Cond</th>
<th>Base Rate</th>
<th>Features</th>
<th>Adj Rate</th>
<th>Size/Area</th>
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<tr>
<td>D</td>
<td>DWELL</td>
<td></td>
<td></td>
<td></td>
<td>Wood frame</td>
<td></td>
<td>1900</td>
<td>1900</td>
<td>EX</td>
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<td>DISHWHR, FP, GUTTERS, SINK, SSTUB, TOILET, WETBAR</td>
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<td>2148</td>
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03  | SHED     | 1    |     |       |            |       | 1960 | 1960| AV   | 7.50      |                                                                         | 7.5      | 10 x 16   |

Transfers (Ames)

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<th>Date</th>
<th>Grantor</th>
<th>Grantee</th>
<th>Document #</th>
<th>Deed-Transaction Type</th>
<th>Transfer Type</th>
<th>Amount</th>
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<tbody>
<tr>
<td>6/21/2016</td>
<td>BERGER, TRAVIS D &amp; ABIGAIL M</td>
<td>HOWELL, EMILY &amp; ROBERT</td>
<td>2016-06155</td>
<td>D-WR</td>
<td>$</td>
<td>$250,000.00</td>
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Click for a list of Deed and Transaction Type descriptions.

Res Sales (Ames)

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<th>$ Amount</th>
<th>Sale Cond</th>
<th>Sale Type</th>
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</thead>
<tbody>
<tr>
<td>6/2016</td>
<td>$250,000</td>
<td>Normal</td>
<td>WRDCov</td>
</tr>
<tr>
<td>10/2010</td>
<td>$127,000</td>
<td>Normal</td>
<td>WRDCov</td>
</tr>
<tr>
<td>7/1997</td>
<td>$95,000</td>
<td>Normal</td>
<td>CtrLnt</td>
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Valuation (Ames)

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<th>2016</th>
<th>2015</th>
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<tbody>
<tr>
<td><strong>Secondary Classification</strong></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/2 Story All Ages</td>
<td></td>
<td></td>
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<tr>
<td>+ Assessed Land Value</td>
<td>$57,000</td>
<td>$57,000</td>
<td>$48,500</td>
<td>$48,500</td>
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<tr>
<td>+ Assessed Building Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>+ Assessed Dwelling Value</td>
<td>$171,000</td>
<td>$171,000</td>
<td>$112,100</td>
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<tr>
<td>Gross Value</td>
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<td>$228,000</td>
<td>$160,600</td>
<td>$160,600</td>
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<tr>
<td>- Exempt Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>- Military</td>
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<td>$0</td>
<td>$0</td>
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<tr>
<td>Net Value</td>
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Taxation (Ames)

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<tr>
<td>Gross Taxable Value</td>
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<td>$91,444</td>
<td>$89,336</td>
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<tr>
<td>- Military Credit</td>
<td>$0</td>
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<tr>
<td>Net Taxable Value</td>
<td>$126,816</td>
<td>$91,444</td>
<td>$89,336</td>
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<tr>
<td>Levy Rate (per $1000 of value)</td>
<td>31.40424</td>
<td>31.63447</td>
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<tr>
<td>Gross Taxes Due</td>
<td>$3,982.56</td>
<td>$2,892.78</td>
<td>$2,828.16</td>
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- Ag Land Credit: $0.00
- Family Farm Credit: $0.00
- Homestead Credit: $0.00
- Disabled and Senior Citizens Credit: $0.00
- Business Property Credit: $0.00
- Net Taxes Due: $2,982.00

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<tr>
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<th>Due Date</th>
<th>Amount</th>
<th>Paid</th>
<th>Date Paid</th>
<th>TaxStatement/Receipt</th>
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<td>March 2019</td>
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<td>No</td>
<td>9/21/2018</td>
<td>101860</td>
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<td>9/21/2018</td>
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<td>March 2016</td>
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Homestead Tax Credit Application

Apply online for the Homestead Tax Credit

Military Service Tax Exemption Application

Apply online for the Military Service Tax Exemption

Iowa Land Records

View (2016-6155)
View (2000-12290)
View (2000-12289)
View (1997-1100)

Map

Photos
Area: 0004 - Ames SE  County:  Story:  Schools: Ames

Bedrooms: 5  Full Baths: 1  3/4 Baths: 1
Half Baths: 1  Bathrooms: 3  Garage Capacity: 1
Garage Type: None  Architectural Style: Multi-Level  # of Acres: Berger, Travis/Abigail
BBC: 2.50  BBC Type: %  Owners: -
Owner Phone: -  Occupant Name: -  Occupant Phone: -
Delayed Showing  Builder:  Utilities: -

Date: -
Pin #: 0910126030  Lot Size Dimensions: -
Zoning: UCRM  Year Built: 1900  Lot Size SqFt: 13,500
Main SqFt: 868  Bsmt SqFt: 364  Upper SqFt: 1,280
Unfn Bsmt SF: 2,748  GLA Above Ground: 2,148  Fshn Bsmt SF: 40,500
Taxes Gross: 160,600  Taxes Net: 2,502  Tax Abatement: -
Assessment Value:  -  Association Fee Per: -  Land Value: -
Association Fee:  -  Association Fee: -

Hot Sheet Remarks:

Seller Concessions: Seller Pays: Buyers Name: Howell, Robert/E.

Public Remarks: Beautiful well cared for 5 bdrm 1900 home around the corner from Hilton Coliseum, JT Stadium and all ISU. Centrally located with easy access to downtown Ames, campus town and Hwy 30-I-35. Enjoy piece of mind with 2016 furnace and A/C and updated kitchen.

Agent Remarks: Will not participated in Radon Mitigation if found in inspection.

Directions: Legal: Riverside Add Lot 4 & S90' Lot 2

Type of Property: Single Family Residence
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Basement: Full
Floor: Hardwood
Exterior: Wood
Fireplace: Wood

Interior Trim: Natural  Kitchen Cabinets: Other
Features: Ceiling Fan(s); Home Warranty
Foundation: Poured  Heating: Forced Air
Cooling: Central Air

Sewer: Public  Water: Public
Water Heater: Gas  Bank Status: Owner Owned
Showing Instructions: Appointment Only;
Contact List Realtor

Room Name  Room Level  Room Remarks  Room Name  Room Level  Room Remarks
3/4 Bath  U  Room
Bedroom  U  Formal Dining Rm  M
Bedroom 2  U  Kitchen  M
Bedroom 3  U  Den/Office  M
Bedroom 4  U  Mudroom  M
Bedroom 5  U  Rec Room  B
Full Bath  U  Half Bath  B
Living Room  U  Utility  B

Proposed:

List Date: 05/10/2016  Days On Market: 1  Asking Price: 259,900
Original List Price: 259,900  Sold Date: 07/01/2016  Sold Price: 250,000
Finance: Other - See Remarks  Under Contract Date: 05/11/2016

LA: Jon Engelman
LO: Friedrich Iowa Realty/Somerset; djensen@friedrich-realty.com
SA: Ben Engelman
SO: Keller Williams Ames; (515) 233-9100; fronindexad@ameskw.com

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by The Engelman Team on Thursday, January 17, 2019 1:48 PM.
The information on this sheet has been made available by the MLS and may not be the listing of the provider.
### Hot Sheet Remarks:

**Public Remarks:** Come live in the heart of Ames! Move in and leave your worries behind as you settle into this large 5BR, 2.5 ba, well-maintained historic home. This home boasts 4 floors, 2148 sq. ft and farmhouse style charm and character. Whether you are relaxing on the cozy front porch, reading by the fireplace, snuggled up in your upper level master bedroom or entertaining in the gourmet kitchen, you'll find plenty of reasons to call this home. The main floor features a side porch/mud room, living room with tall ceilings, wood fireplace, and etched glass windows, office/flex room, dining room large enough to seat 12, and a wonderful kitchen.

**Agent Remarks:** Lock box located on front porch. Currently tenant occupied until July 31, 2020, with an option to extend for one year. Any buyer would need to honor the lease agreement with purchase. Please give 24 hour notice.

### Directions:

**Legal:** RIVERSIDE ADD LOT 4 & 800 LOT 2

### Type of Property:

**Single Family Residence**

### Appliances:

- Dishwasher
- Disposal
- Microwave
- Range
- Refrigerator

### basement:

- Full

### Floor:

- Hardwood

### Exterior:

- Wood

### Fireplace:

- Wood

### Interior Trim:

- Oak

### Kitchen Cabinets:

- Painted

### Features:

- Fenced
- Porch - Enclosed
- Porch - Open
- Storage Shed
- Sump Pump
- Stone

### Foundation:

- Stone

### Heating:

- Forced Air
- Natural Gas

### Cooling:

- Central Air

### Sewer:

- Public

### Water:

- Public

### Water Heater:

- Gas

### Bank Status:

- Owner Owned

### Showing Instructions:

- Showing Time

### Room Name | Room Level | Room Remarks
--- | --- | ---
Living Room | M | Tall Ceilings & Wood fireplace
Formal Dining | M | Enough Room for a table of 12!
Rm | M | Gourmet Kitchen, Island & Farmhouse Sink
Kitchen | M | Gourmet Kitchen, Island & Farmhouse Sink
Office | M | Flex room for office, game room, music
Bedroom 2 | U |
Bedroom 3 | U |
Bedroom 4 | U |

### Proposed:

- List Date: 04/27/2018
- Days On Market: 118
- Asking Price: 259,900
- Status Change Date: 08/23/2018
## Basic Information

- **Address:** 107 S Riverside Dr, Ames, IA 50010
- **MLS:** 50228
- **Type:** Residential Active
- **Price:** $259,900

### Details

<table>
<thead>
<tr>
<th>Area</th>
<th>County</th>
<th>Story</th>
<th>Schools</th>
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</thead>
<tbody>
<tr>
<td>0003 - Ames SW</td>
<td></td>
<td>1</td>
<td>Ames</td>
</tr>
</tbody>
</table>

### Bed/Bath Details

- **Bedrooms:** 5
- **Half Baths:** 1
- **Full Baths:** 1
- **Bathrooms:** 3
- **Architectural Style:** 2 Story
- **BBC:** 3
- **BBC Type:**%
- **Garage Capacity:**
- **# of Acres:**
- **Owners:** Howell, Robert and Emily
- **Lot Size SqFt:** 13,500
- **Upper SqFt:** 1,280
- **Fnsb Bsmnt SF:** 364
- **Tax Abatement:** No
- **Land Value:** 57,000

### Additional Details

- **Year Built:** 1900
- **Bsmnt SqFt:** 448
- **GLA Above Ground:** 2,149
- **Taxes Net:** 2,892
- **Association Fee Per:**
- **Fee 2 Frequency:**

### Hot Sheet Remarks

**Seller Concessions:**

**Buyers Name:**

**Public Remarks:** Beautiful, well cared for 5 bedroom built in 1900. Just around the corner from Hilton Coliseum, Jack Trice Stadium and all ISU amenities. Centrally located with easy access to downtown Ames, campus town, and Hwy 30/I-35. Enjoy peace of mind with a 2016 furnace and A/C and an updated kitchen.

**Agent Remarks:** There are tenants living in the home with a lease through July 2020 at $1900/mo. Please use showing time. Seller will not participate in radon mitigation.

**Directions:**

**Legal:** RIVERSIDE ADD LOT 4 & S90' LOT 2

### Room Details

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Level</th>
<th>Room Remarks</th>
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<tbody>
<tr>
<td>Living Room</td>
<td>M</td>
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</tr>
<tr>
<td>Kitchen</td>
<td>M</td>
<td></td>
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<tr>
<td>Formal Dining Rm</td>
<td>M</td>
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<tr>
<td>Office</td>
<td>M</td>
<td></td>
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<tr>
<td>Master Bedroom</td>
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<tr>
<td>Master Bath</td>
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<tr>
<td>Bedroom 2</td>
<td>U</td>
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### Proposed Information

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<td>Original List Price:</td>
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<td>Days On Market:</td>
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**LO:** Friedrich Realty; jeagan@friedrich-realty.com

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by The Engelman Team on Thursday, January 31, 2019 2:12 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.
Request to Complete Form Documents Incident to Residential Real Estate Transaction

Buyer and Seller request that Broker(s) select and complete documents as authorized by Iowa law or by Iowa Supreme Court Ruling, such as purchase agreements, groundwater hazard and declaration of value incident to a residential real estate transaction.

Sellers’ Signatures

Buyer: Erik Romdsahl and Kristine Romdsahl
Selller: Robert Howell and Emily Howell
Property Address: 107 S Riverside Dr.
Legal Description: RIVERSIDE ADD LOT 4 & S90’ LOT 2
City: Ames County: Story State: IA Zip Code: 50010
Buyer hereby agrees to buy, and Seller agrees to sell, the property on the following terms and conditions:

Date of Offer: Date: 04/07/2018 Time: Offer Expires On: Date: 04/08/2018 Time: 7pm

Purchase Price $ 269,900

Terms The purchase price is payable as follows:
☐ Cash, cashier’s check, or certified funds at closing, including Earnest Money.
☑ New Loan - See “Financing Contingency” Below.
☐ Contingent upon closing of property located at 1126 Curtiss Ave, Ames, IA See 1st Right of Refusal Addendum.
☐ Contingent upon buyer’s closing and obtaining proceeds from the sale of _____________________________
☐ Seller Financing/Contract.
☐ Other

Earnest Money $2,599 ☑ With Offer ☐ Within 3 Business Days of Acceptance.

Evidenced By: ☐ Personal Check ☐ Listing Broker To be Held by: Other Remarks:
☐ Cashier’s Check ☐ Selling Broker
☐ Cash

Earnest Money to be deposited in trust account upon acceptance of this agreement by all parties.

Financing Contingency ☐ Yes ☐ No

This Agreement is contingent upon Buyer securing the following financing:
☐ Assume Existing Loan
☐ New Loan: Type of Loan: ☐ Conv. ☐ FHA ☐ VA ☐ Other
Amount: $/%80% Maximum % of Rate: 5% ☐ Fixed Rate ☐ Adj. Rate
Years: 30 years Maximum Points:
☐ Sellers to credit buyers __________ at time of closing for closing costs and/or prepaid expenses.
☐ Property must appraise at no less than the purchase price.
☐ Preliminary Approval. ☐ With Offer or By ____________________ (date) Buyer shall provide Seller with a letter from Buyer’s lender evidencing Buyer’s ability to qualify for the loan amount and terms set forth above, subject only to such reasonable and customary conditions as the lender typically imposes on such preliminary approval letters.

Other Terms:

HOME WARRANTY: Included with this sale ☑ YES ☐ No Paid for by ☑ SELLER or ☑ BUYER
Warranty Co. Plan AHHS __________, at a cost not to exceed $380.
1. BUYERS agree to pay all customary loan costs unless otherwise agreed upon in writing. BUYERS agree upon acceptance of this offer to immediately make application for such mortgage with a lender and to make their best effort to obtain a mortgage commitment as above provided. If BUYERS have not obtained a written commitment with appraisal or loan denial by 05/08/2018, SELLERS may rescind this Agreement by giving written notice to the BUYERS stating that if a mortgage commitment has not been obtained within five (5) business days of receipt of such notice then this Agreement shall be null and void and the earnest money shall be returned to the BUYERS. If SELLERS do not choose to give such written notice, then this Agreement shall remain valid until the BUYERS have obtained mortgage commitment or denial. In the event that proceeds of aforementioned mortgage the BUYERS shall pay the balance of purchase price in cash at the time of closing with adjustment for closing costs to be added or deducted from this amount. SELLERS acknowledge and agree that the property will be taken off the market until SELLERS receive notice of a mortgage commitment or denial from BUYERS, unless otherwise agreed in writing by both parties.

IF LOAN COMMITMENT IS NOT OBTAINED, THE EARNEST MONEY SHALL BE REFUNDED TO THE BUYERS.

2. POSSESSION AND CLOSING: Closing and Possession is to be given on 06/08/2018 or ASAP. Adjustment of interest, rent, prepaid fuel and all charges attributed to the SELLERS’ possession are to be made on this date. Closing shall occur upon delivery of an instrument of title. Possession shall be given upon signing of closing documents. This transaction shall be considered closed upon filing of documents and receipt of all funds. If for any reason possession or closing are not on the above date, the parties shall make a separate written agreement. If no separate written agreement has been made, either party with the ability to close may rescind this agreement by giving written notice to the other party stating closing must occur within five (5) business days of receipt of such notice or this agreement shall be null and void. If neither party chooses to give such notice then this agreement shall remain valid until closing.

3. TRUST PAYMENTS: All funds deposited as part payments shall be held by Broker in trust pending acceptance of this offer, and examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company financing this purchase to pay all funds to Broker for the benefit of Seller and Seller authorizes Agent to accept and manage payments and disbursements. At time of settlement, funds of the purchase price may be used to pay taxes, other liens, and closing costs to comply with the above requirements. to be handled under supervision of Broker. Subject to approval of Buyer on title questions which may be needed to produce marketable title. If Buyer is refunded any Earnest Money, any expenses incurred on Buyer’s behalf shall be deducted and paid to creditors. If agreed to by the broker, any interest on trust account shall be forwarded to the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, or as directed and mutually agreed in writing by both Buyer and Seller.

4. INSURANCE: Within 10 days from acceptance of this offer, BUYERS agree to make application for homeowner’s insurance, if required. If BUYERS are unable to procure homeowner’s insurance, the BUYERS may rescind this Agreement by giving written notice to the SELLERS stating the agreement is null and void. SELLERS shall bear the risk of loss or damage to the property prior to closing or possession, whichever occurs first. SELLERS agree to maintain existing insurance and BUYERS may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void, if Buyer desires. Buyer, however, shall have the right to complete the closing and receive insurance proceeds regardless of the extent of the damage plus a credit towards the purchase price equal to the amount of the Seller’s deductible on such policy. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before closing date.

5. SPECIAL ASSESSMENTS: The SELLERS shall pay in full all special assessments that are certified as liens on the public record at closing. Any preliminary or deficiency assessment, which cannot be discharged by payment, shall be paid through an escrow account with sufficient funds to pay such liens when payable with any unused funds returned to the SELLERS’ Title Funds. SELLERS shall pay all charges for solid waste removal, sewage, and assessments of maintenance that are attributable to SELLERS possession.
6. TAXES:
   A. The SELLERS shall pay all real estate taxes that are liens for prior years and all those that are due and payable in the fiscal year in which possession is given.
   B. The SELLERS shall pay their prorated share, based upon date of possession, of real estate taxes for the fiscal year in which possession is given due and payable in the subsequent fiscal year. The BUYERS shall be given a credit for such proration at closing based upon the last known actual real estate taxes payable according to public record. However, if such taxes are not based upon the full assessment of the present property improvements or the tax classification as of the date of possession, such prorations shall be based on the current millage and the assessed values as shown by the Assessor’s Records on the date of possession. In the event of such proration, it shall be the duty of the SELLERS to notify the BUYERS and BROKER.

7. DUTIES OF PARTIES:
   A. The BROKER, its agents, employees, and associates make no representations or warranties as to the physical or mechanical condition of the property, its size, future value, or income potential.
   B. SELLERS and BUYERS acknowledge that the SELLERS of real property have a legal duty to disclose material defects of which SELLERS have actual knowledge and which a reasonable inspection by the BUYERS would not reveal.

8. REMEDIES OF THE PARTIES: If the SELLERS fail to fulfill this Agreement, they will pay the BROKER the commission in full. The BUYERS shall have the right to have all payments returned, and/or to proceed by any action at law or in equity, and the SELLERS agree to pay costs and reasonable attorney fees, and a receiver may be appointed. If the BUYERS fail to fulfill this Agreement, SELLERS may forfeit the same as provided in Chapter 656 of the Code of Iowa, and all payments made herein shall be forfeited, or the SELLERS may proceed by an action at law or in equity. The BUYERS agree to pay costs and reasonable attorney fees, including the BROKER’S commission and any other expense incurred by the SELLERS. For purpose of collecting the BROKER’S commission from either the SELLERS or the BUYERS, BROKER shall be deemed an intended third party beneficiary to this Agreement and may bring an action of law against either the SELLERS or BUYERS for the collection thereof which will include all costs and expenses incurred and reasonable attorney’s fees.

9. MEDIATION: In the event of a dispute, Buyer and Seller agree to consider mediation as an alternative to initiating legal action. The mediation will be conducted in accordance with the rules and procedures of a mutually agreed mediation service. Even when utilizing mediation, parties may still seek legal remedies.

10. INCLUDED PROPERTY: Included with the property shall be all fixtures that integrally belong to, or specifically adapted to or are a part of the real estate, whether attached or detached, such as: attached wall to wall carpeting, built in appliances, ceiling fans, light fixtures (including light bulbs), water softeners (except rentals), smoke alarms, shutters, shades, rods, blinds, vertical blinds, awnings, storm windows, storm doors, screens, television antennas, air conditioning equipment (except window type), door chimes, automatic garage door openers, garage door remotes, electrical service cables, mailboxes, sump pumps, attached mirrors, fencing, attached shelving, gates, LP tank (if owned), bushes, trees, shrubs and plants. Also included shall be the following: Refrigerator, Stove, Microwave, Dishwasher, Disposal, Built in Dining Table and chairs

The following items shall not be included:

Any personal property and debris not included in the sale of the property must be removed at the expense of the SELLERS prior to day of possession.

11. FUNDS: It is agreed that at time of closing, funds of the purchase price received from BUYERS and/or BUYERS’ lender, may be used to apply to the purchase price, to pay taxes and other liens, same to be handled under supervision of the BROKER and subject to approval of BUYERS’ attorney on title questions needed to produce marketable title. SELLERS hereby appoint the BROKER to receive such funds and make such payments and disbursements.
12. **CONDITION OF PROPERTY:** Federal law (known as Title X) requires notification of potentially dangerous levels of lead-based paint in properties built prior to 1978 (See Lead-Based Paint Disclosure). If applicable, the SELLER will provide BUYERS copies of any records or prior test results pertaining to lead-based paint. SELLERS shall have water, gas and electrical utilities on for BUYERS' inspections through the date of possession. The property as of the date of this Agreement including buildings, grounds, and all improvements will be preserved by the SELLERS in its present condition until possession, ordinary wear and tear expected. The BUYERS shall be permitted to make an inspection of the property prior to possession or closing, whichever is sooner, in order to determine that there has been no change in the condition of the property. SELLERS represent that as of the date of possession the heating, air conditioning, plumbing, electrical and other mechanical fixtures and equipment, if any, are performing the function for which they were intended, unless otherwise specified. BUYER's choice below in no way affects any improvements to the property that may be required by BUYER's lender.

A. The BUYERS may choose one of the following alternatives relative to the condition and quality of the property.

☐ 1. Within ___ business days (M-F) after the final acceptance date BUYERS may, at their sole expense, have the property inspected by a qualified person or persons of Buyer's choice to determine if there are any major structural, mechanical, radon gas, fungal, roof, plumbing, electrical, siding, or lead-based paint deficiencies. These inspections are not construed as inspections to bring an older home into compliance with current local building codes nor are they to be used for the purposes of obtaining any replacement or upgrade to any functional water heater or HVAC system. These inspections are intended to discover any major deficiencies existing on the property. Major deficiency is a material defect existing on the property, which if not corrected by the SELLERS prior to closing, would have a significant negative impact on the fair market value of the property or pose an unreasonable risk to the safety of persons on the property. BUYER agrees minor repairs and routine maintenance items are not a part of this contingency. BUYER to indemnify SELLER for any damage resulting from the environmental investigation. **Within this same period,** BUYER may notify SELLER in writing of any such deficiency. Failure to do so shall be deemed a waiver of BUYER'S inspection and repair rights and BUYER agrees to accept the property in its present condition. In the event of any claim or request by BUYER as a result of inspections, SELLER shall within three (3) business days of notification notify the BUYER in writing of what steps, if any, the SELLER will take to correct any deficiencies before closing. The BUYER shall then within three (3) business days in writing notify the SELLER that (1) such steps are acceptable, in which case this Agreement, as so modified, shall be binding upon all parties; or (2) shall negotiate in good faith a modification of the agreement; or (3) that such steps are not acceptable, in which case this Agreement shall be null and void, and any earnest money shall be returned to BUYER.

☐ 2. BUYER accepts, or SELLER has offered, this property in "AS-IS" condition and no repairs or corrections will be made by the SELLER. However, BUYER reserves the right to conduct an inspection of the property within ______ business days after the final Acceptance Date. Buyer understands the Seller shall not be obligated to repair, replace or modify any item identified in the Buyer's Inspection Report and the transaction shall proceed to closing despite the contents of any inspection report.

☐ 3. SELLER has offered Property in its "As-is" condition and BUYER accepts Property in its "As-is" condition. No inspection will be completed. Even if an inspection is conducted, SELLER shall not be obligated to replace/repair any item(s) and is not bound to release any Earnest Money or void contract.

**B. New Construction:** If the improvements on the subject property are under construction or are to be constructed, this Agreement shall be subject to approval of plans and specification by the parties within ______ days of final acceptance of this Agreement. New construction shall have the warranties implied by law, specifically made by suppliers of materials/appliances, or specifically tendered by the contractor. The Broker and its agents make no warranties as to the quality of construction or materials.

**C. Ground Water Hazard Statement** will be filed at closing for the SELLERS regarding the following items: (1) wells; (2) solid waste; (3) hazardous waste; (4) underground storage tanks (5) private burial grounds located on the property.
13. PEST INSPECTION. If the subject property contains at least one and not more than a four family residential dwelling (matches 558A.1 (4) definition), SELLERS, at their sole expense, shall have the property inspected for any wood destroying insects by a licensed Pest Inspector prior to closing. If active wood destroying insect infestation or damage due to prior or active infestation is discovered, SELLERS shall have the options of either A) declaring this Agreement void and return the earnest money to the BUYERS within five (5) days after receipt of the inspection report, provided however, Buyers may accept the property in its existing condition without such treatment or repairs or B) have the property treated by a licensed pest exterminator and if damage has been discovered to the property, have the damage repaired to the BUYERS’ satisfaction prior to closing. If repairs are not made to the BUYERS’ satisfaction, upon receipt of written notice by the BUYER this Agreement shall be null and void and any Earnest Money shall be returned to the BUYER. This provision shall not apply to fences, trees, shrubs or outbuildings other than garages.

14. NON PUBLIC WATER WELLS AND SEWAGE, COMMERCIAL WASTE AND EXCRETE DISPOSAL INSPECTIONS: The SELLERS shall obtain satisfactory inspection reports on these two systems from the State & County Board of Health and present them to the BUYERS prior to closing of the sales transaction if such is required by the State & County Board of Health. Cost of inspections, if any and cost of repairs required by County Board of Health to be paid by SELLERS.

15. RENTAL PROPERTY: If this property is currently used as rental property, this Agreement is contingent upon SELLERS providing BUYERS a letter of compliance with all applicable rental codes and ordinances, if applicable, unless otherwise provided herein. BUYERS shall take the property, subject to the rights of existing tenants. SELLERS, shall within the time specified in Paragraph 12A, deliver to BUYERS copies of all leases, rental agreements, outstanding notices sent to tenants and current income and expenses statements. SELLERS shall make no changes in leases and tenancies, and shall enter into no new leases or rental agreements during the pendency of this transaction, without BUYERS’ prior written request. SELLERS shall surrender to BUYERS all security deposits of tenants if required by law and will prorate all rentals received.

16. SURVEY: The BUYERS may, no later than 10 days prior to closing, have the property surveyed at their expense. If the survey, certified by a Registered Land Surveyor, shows any encroachment on said property or if any improvements located on the subject property encroach on land of others, such encroachments shall be treated as a title defect.

17. ABSTRACT AND TITLE: SELLERS within five (5) business days of acceptance shall provide, at Seller’s expense, an abstract of title. Said abstract shall be continued to and including the date of acceptance of this Agreement. Continued abstract shall be delivered to an attorney selected by the Buyer or Buyer’s lender for a title opinion. Seller shall, in the alternative if requested by Buyer or Buyer’s lender, provide at Seller’s expense a written lien search continued to and including the date of acceptance of this Agreement. Such lien search shall be delivered to a title insurer. Seller agrees to make every reasonable effort to promptly perfect title in accordance with such opinion or title policy so that upon conveyance, title shall be deemed marketable in compliance with this Agreement and the laws of the State of Iowa, and if applicable, the title policy. If closing is delayed due to Sellers’ inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving 10 days written notice to the other party and the BROKER. The SELLERS shall not be entitled to rescind unless they have made a reasonable effort to procure marketable title.

18. COURT APPROVAL: If the property is an asset of any estate, trust or conservatorship, this Agreement is contingent upon Court approval unless declared unnecessary by BUYERS’ attorney. If necessary, the appropriate fiduciary shall promptly obtain court approval and Court Officer’s Deed shall make conveyance.

19. GENERAL PROVISIONS: In the performance of each part of this Agreement, Time Shall Be Of the Essence. This Agreement shall be binding on and inure the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. This Agreement shall survive this closing. Paragraph headings are for the convenience of reference and shall not limit nor affect the meaning of this Agreement.
20. OTHER PROVISIONS: Seller is a licensed Realtor with an inactive license selling the property on his own behalf.

21. AGENCY DISCLOSURE:
Buyer and Seller confirm that written disclosures of agency representation were provided to them, they understand who is representing them, and the disclosures were provided prior to signing this Offer For Real Estate.

**Buyer's Brokerage:** RE/MAX Real Estate Center  
**Seller's Brokerage:** NA  
**Dual Agent/Brokerage**

22. SURVIVAL: The warranties, representations, covenants, agreements, duties and remedies contained herein shall survive the execution and delivery of this agreement, the closing of the transactions contemplated herein and the recording of any contract or deed conveying title.

23. CALCULATING TIME PERIODS: All references to days shall be construed as business days unless otherwise noted. A day shall begin at 12:00 a.m. and end at 11:59 p.m. In computing any time period prescribed or allowed herein, the day of the act or event from which the time period runs is not included and the last day of the time period is included unless that last day is a state or federal holiday, in which event the last day shall be the next business day.

24. ACCEPTANCE
A. I/We hereby accept the above offer at __________ A.M./P.M. _______ day of ________, 20__.  
B. This offer rejected by __________ SELLER, Time _______ Date _______

If accepted by the SELLERS on a later date and such acceptance if ratified in written form by BUYERS, then this Agreement will be valid and binding. Copies of all such notices shall also be sent to the Listing Agent and Selling Agent, or their Brokers.

---

**NOTICE:** Any notice required under this agreement shall be deemed delivered when it is received or provided either by hand delivery, facsimile, electronic communications or certified mail. Person designated for receipt or to give any notice shall Seller(s) and Buyer(s) at the addresses set forth below or their Broker or Agent. Electronic or facsimile transmissions sent to the other party or to the appropriate Broker, followed by electronic or faxed acknowledgement of receipt, shall constitute delivery of signed document. In the event this form is received by electronic transmission and/or email, the parties hereto acknowledge that they have not changed or altered the content of this form template. The parties agree to confirm such delivery by mailing or personally delivering a signed copy of the original document to the appropriate Broker/Agent.

---

**Seller(s)/Buyer(s) Acceptance. Seller/Buyer hereby acknowledges having read this Agreement in its entirety, including the Standard Terms, and having received a copy of this Agreement.**

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<th>Addendum(s) Attached #</th>
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**Seller's Signature**  
**Date**

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<tr>
<th>Printed Name</th>
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<tr>
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**Buyer's Signature**  
**Date**

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<th>Printed Name</th>
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<td>Erik Romansahl</td>
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**Seller's Signature**  
**Date**

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<tr>
<td>Emily Howell</td>
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**Buyer's Signature**  
**Date**

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<tbody>
<tr>
<td>Kristine Romansahl</td>
<td></td>
<td></td>
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**Listing Brokerage:**  
**Selling Brokerage:** RE/MAX Real Estate Center  
**Brokerage #**  
**Agent #**

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<tr>
<th>Agent</th>
<th>Cell Phone</th>
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<tbody>
<tr>
<td>Sarah Laaser-Webb</td>
<td>515-451-9256</td>
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**Sellers**  
**12:00 PM EDT**  
**dofees verified**  
**12:10 PM EDT**  
**dofees verified**

** Buyers**  
**4:24 PM EDT**  
**dofees verified**  
**4:30 PM EDT**  
**dofees verified**
BUYER'S NOTICE TO SELLER(S) - REMOVAL OF SUBJECT TO SALE CONTINGENCY

To the Seller(s): Robert J. Emily Howell

Date of Purchase Contract: April 7, 2018

Property Address: 107 S Riverside Dr. Ames, IA 50010

You are hereby notified that our property at: 1126 Cuthess Ave. Ames, IA 50010

☐ 1). We have received an acceptable purchase/sales contract on ___________ (date) therefore we are releasing the Subject-to-Sale Contingency and will proceed with the purchase of your property, subject only to the closing on the sale of our property by ________________

Closing and Possession shall be ________________________

☐ 2). Our house is not sold, but we are attaching written proof we have sufficient financing in place to perform on the purchase of your property no later than ______________ without the sale of our property.

☑ 3). We are unable to perform. This Purchase/Sales Contract is null and void. This form will serve as a release of any interest in the property between parties and earnest money deposit will be returned to the Buyer(s) retained by the seller.

Buyer(s) and Seller(s) agree that the Subject-to-Sale Contingency for the Seller(s) property at 107 S Riverside, Ames, IA has been released.

Erik Remsdahl
Buyer

Date

Robert Howell
Seller

Date

Kristine Remsdahl
Buyer

Date

Emily Howell
Seller

Date

11/10
APPRAISAL OF

SINGLE FAMILY RESIDENCE

LOCATED AT:

107 S Riverside Dr
Ames, IA 50010

FOR:

Howell, Robert & Emily
101 Rippleview Dr
Clemson, SC 29631

BORROWER:

Howell, Robert & Emily

AS OF:

01/24/2019

BY:

Bradley Kallenheuser
Rally Appraisal, LLC
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<tr>
<td>Photo Comparables 4-5-6</td>
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<tr>
<td>Location Map</td>
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<td>Plat Map</td>
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<td>Flood Map</td>
<td>17</td>
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<tr>
<td>State of Iowa Appraisal License</td>
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# Exterior-Only Inspection Residential Appraisal Report

The purpose of this appraisal report is to provide the client with an accurate, and appropriately supported, opinion of the market value of the subject property.

**Property Address:** 107 S Riverside Dr  
**City:** Ames  
**State:** IA  
**Zip Code:** 50010

**Owner:** Howell, Robert & Emily  
**Legal Description:** Lot 4 and the south 90' of Lot 2, Riverside Addition

**Assessor's Parcel #:** 09-10-125-030  
**Tax Year:** 2017  
**RE Taxes:** $3,982

**Occupant:** Owner  
**Special Assessments:**  
**Property Rights Appraised:** Fee Simple  
**Other:**

**Intended Use:** Determine current market value

**Client:** Howell, Robert & Emily  
**Address:** 101 Rippleview Dr, Clemson, SC 29631

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  
**Yes**  
**No**

Report data sources(s) used, offerings prices(s), and data(s):  
**REALTOR** MLS #50228, listed 8/31/15 at $259,900; days on market 154 days; current list price $259,900.

I do not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

**Contract Price:**  
**Date of Contract:**

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  
**Yes**  
**No**

If Yes, report the total dollar amount and describe the item to be paid.

---

### Note: Race and the racial composition of the neighborhood are not appraiser factors.

**Neighborhood Characteristics**

<table>
<thead>
<tr>
<th>Location</th>
<th>Urban</th>
<th>Suburban</th>
<th>Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property Values:**

- **Increasing**
- **Declining**

**One-Unit Housing Trends**

- **Price**:  
- **Age**:  
- **One-Unit**:  

- **80%**

**Other**

- **Utilities**
  - **Electricity**:  
  - **Water**:  
  - **Gas**:  
  - **Sanitary Sewer**:  
  - **Sanitary Septic**:  

**Fireplace(s):**  
**Number**:  
**Type**:  

**FEMA Special Flood Hazard Area**:  
**Yes**  
**No**

**FEMA Flood Zone**:  
**A**  
**B**  
**C**  
**D**

**FEMA Map #**:  
**FEMA Map Date**:

**Utilities**:  
**Public**  
**Other (describe)**

**Public Improvements**:  
**Other (describe)**

**Off-site Improvements**:  
**Type**:  
**Private**:  
**Other**:  
**Other (describe)**

---

**Source(s) Used for Physical Characteristics of Property Appraisal Files**

<table>
<thead>
<tr>
<th>MLS</th>
<th>Assessment and Tax Records</th>
<th>Prior Inspection</th>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Data Sources for Gross Living Area**

<table>
<thead>
<tr>
<th>Unit</th>
<th>One</th>
<th>One with Accessory Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**General Description**

- **Ceiling**:  
- **Floor**:  
- **Wall**:  
- **Roof**:  

**Heating and Cooling**

- **System**:  
- **Fuel**:  
- **Air**:  

**Amenities**

- **Fireplace(s)**:  
- **Garage**:  
- **Central Air Conditioning**:  
- **Pool**:  
- **Deck**:  

**Car Storage**

- **Number**:  
- **Type**:  

**Additional Features**

- **Appliances**:  
- **Concealed above grade spaces**:  
- **Square Feet of Gross Living Area Above Grade**:  

---

**IMPROVEMENTS**

<table>
<thead>
<tr>
<th>Additional features (optional energy efficient items, etc.)</th>
<th>HI-eff furnace, 396 sq. ft. concrete patio, 113 sq. ft. open porch, 128 sq. ft. enclosed porch</th>
</tr>
</thead>
</table>

---

NL - Exterior-Only 5-2007

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Produced by ClickFORMS Software 800-622-8727  
Page 1 of 18
### Exterior-Only Inspection Residential Appraisal Report

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE #1</th>
<th>COMPARABLE SALE #2</th>
<th>COMPARABLE SALE #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>107 S Riverside Dr</td>
<td>2331 Donald St</td>
<td>203 N Russell Ave</td>
<td>416 N Franklin Ave</td>
</tr>
<tr>
<td></td>
<td>Ames, IA 50010</td>
<td>Ames, IA 50014</td>
<td>Ames, IA 50014</td>
<td>Ames, IA 50014</td>
</tr>
<tr>
<td>Proximity to Subject</td>
<td>0.98 miles W</td>
<td>0.14 miles NE</td>
<td>1.79 miles W</td>
<td></td>
</tr>
<tr>
<td>Sale Price</td>
<td>$20,000</td>
<td>$245,000</td>
<td>$250,000</td>
<td>$279,900</td>
</tr>
<tr>
<td>Data Source(s)</td>
<td>CIALI, S#49375, DOM 39</td>
<td>CIALI, S#49529</td>
<td>CIALI, S#49515, DOM 84</td>
<td></td>
</tr>
<tr>
<td>Value Adjustment</td>
<td>Description</td>
<td>Description</td>
<td>Description</td>
<td>Description</td>
</tr>
<tr>
<td>Sale or Financing</td>
<td>Conventional</td>
<td>Conventional</td>
<td>Conventional</td>
<td>Conventional</td>
</tr>
<tr>
<td>Concessions</td>
<td>None Noted</td>
<td>None Noted</td>
<td>None Noted</td>
<td>None Noted</td>
</tr>
<tr>
<td>Date of Sale/Time</td>
<td>7-18</td>
<td>11-18</td>
<td>10-18</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
</tr>
<tr>
<td>Distance</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>Site</td>
<td>13,500 sf</td>
<td>8,192 sf</td>
<td>+5,000</td>
<td>10,266 sf</td>
</tr>
<tr>
<td>View</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Design (Style)</td>
<td>2.5 Story</td>
<td>2 Story</td>
<td>-3,000</td>
<td>2 Story</td>
</tr>
<tr>
<td>Quality of Construction</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
</tr>
<tr>
<td>Actual Age</td>
<td>119 yrs</td>
<td>89 yrs</td>
<td>94 yrs</td>
<td>79 yrs</td>
</tr>
<tr>
<td>Condition</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
</tr>
<tr>
<td>Above Grade</td>
<td>Total Beds, Baths</td>
<td>Total Beds, Baths</td>
<td>Total Beds, Baths</td>
<td>Total Beds, Baths</td>
</tr>
<tr>
<td>Room Count</td>
<td>9</td>
<td>8</td>
<td>5</td>
<td>2.5</td>
</tr>
<tr>
<td>Gross Living Area</td>
<td>2,148 sq. ft.</td>
<td>2,009 sq. ft.</td>
<td>2,009 sq. ft.</td>
<td>2,009 sq. ft.</td>
</tr>
<tr>
<td>Basement &amp; Finished Rooms Below Grade</td>
<td>868 sq. ft.</td>
<td>864 sq. ft.</td>
<td>765 sq. ft.</td>
<td>830 sq. ft.</td>
</tr>
<tr>
<td>Functional Utility</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Heating/Cooling</td>
<td>GFA/CA</td>
<td>GFA/CA</td>
<td>GFA/CA</td>
<td>GFA/CA</td>
</tr>
<tr>
<td>Garage/Carport</td>
<td>No Garages</td>
<td>2 Detached</td>
<td>-10,000</td>
<td>2 Built-in, Bsm</td>
</tr>
<tr>
<td>Porch/Patio/Deck</td>
<td>Porch, Opn/Porch</td>
<td>Deck/Open/Porch</td>
<td>+2,500</td>
<td>Deck/Porch</td>
</tr>
<tr>
<td>Fireplace(s)</td>
<td>1 Fireplace</td>
<td>1 Fireplace</td>
<td>1 Fireplace</td>
<td>1 Fireplace</td>
</tr>
<tr>
<td>Net Adjustment (Total)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adjusted Sales Price of Compan</td>
<td>Net Adj: 2%</td>
<td>$250,000</td>
<td>Gross Adj: 13%</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

**SALES COMPARISON ANALYSIS**

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE #1</th>
<th>COMPARABLE SALE #2</th>
<th>COMPARABLE SALE #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Prior Sale/Transfer</td>
<td>06/21/2016</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Price of Prior Sale/Transfer</td>
<td>$250,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data Source(s)</td>
<td>Assessor</td>
<td>Assessor</td>
<td>Assessor</td>
<td>Assessor</td>
</tr>
<tr>
<td>Effective Date of Source(s)</td>
<td>01/24/2019</td>
<td>01/22/2019</td>
<td>01/28/2019</td>
<td>01/28/2019</td>
</tr>
</tbody>
</table>

| Analysis of prior sales or transfer history of the subject property and comparable sales | No other prior sales of subject property within last 3 years. |

**Summary of Sales Comparison Approach**

| Indicated Value by Sales Comparison Approach | $260,000 |
| Indicated Value by Costs Approach | $260,000 |
| Cost Approach if developed | $260,000 |
| Income Approach if developed | |
| Cost Approach has limited data for precise depreciation analysis. Income Approach lacks sufficient rental data. Therefore limited influence to value. |

**RECONCILIATION**

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $260,000 as of 01/24/2019.
NOTICE TO ALL READERS OF REPORT: This report is not intended for any other use than private use of the client. Representations of factual items are directed only to the client. This is not a warranty of property or any item associated with the property. Appraiser only made an exterior inspection of Subject Property with interior details obtained from Assessor's records and MLS (interior photos and other information).

SITE COMMENTS: Statements regarding zoning compliance are intended only in the most general sense. Zoning and building ordinances vary significantly from one municipality to another, and can be extremely detailed. The scope of this report does not include a comparison of every potentially significant characteristic of the Subject Property's site and improvements relative to zoning and building ordinances or to any restrictive covenants that may exist. Flood maps often lack sufficient detail to enable accurate determinations on the part of the appraiser. Unless otherwise noted, standard utility and right-of-way easements are insignificant to value, however, a current locational or boundary survey (which was unavailable to appraiser) may reveal encroachments, easements, zoning violations or other matters of interest that could warrant modification of the appraised value. Appraised value is predicated on the assumption that the subject parcel constitutes a legal "lot of record" and is in compliance with all local, state and federal ordinances, acts and/or regulations.

CONDITIONS OF APPRAISAL: Site area and roof were snow covered at time of inspection. All appearances were normal and based on our partial view of exterior items and information provided by owner, hence these items were considered normal and at least average in condition.

COST APPROACH TO VALUE (if applicable)
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value). Vacant land values for this appraisal were derived from a review of recorded assessed values, the extraction method and from the limited sales data that was available.

<table>
<thead>
<tr>
<th>Source of cost data</th>
<th>Replacement Cost New</th>
<th>OPINION OF SITE VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling 2,148 sq. ft.</td>
<td>$1,485</td>
<td>$1,485</td>
</tr>
<tr>
<td>Basement 820 sq. ft.</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments on Cost Approach (gross living area calculations, depreciation, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage/Carport 1,200 sq. ft.</td>
</tr>
</tbody>
</table>

COST APPROACH not applicable due to excessive age of home.

Total Estimated Cost-New $1,485

Less Physical 0.00

Functional External

5,000

Depreciation 0

Total $1,485

Depreciated Cost of Improvements $1,485

Value of Site Improvements $1,485

Estimated Remaining Economic Life (HUD and VA only) Years

Daily Indicated Value By Cost Approach $1,485

INCOME APPROACH TO VALUE (if applicable)

Estimated Monthly Market Rent $1,000

Gross Multiplier $1.20

Indicated Value By Income Approach $1,200

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No

Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Number of phases

Total number of units

Total number of units rented

Total number of units sold

Data source

Was the project created by the conversion of existing buildings into a PUD? Yes No

If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No

Data source

Are the units, common elements, and recreation facilities complete? Yes No

If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? Yes No

If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.
**SALES COMPARISON ANALYSIS**

**Property Address:** 107 S Riverside Dr  
**City:** Ames  
**County:** Story  
**State:** IA  
**Zip Code:** 50010

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE # 4</th>
<th>COMPARABLE SALE # 5</th>
<th>COMPARABLE SALE # 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>107 S Riverside Dr</td>
<td>727 Ridgewood Ave</td>
<td>2341 Donald St</td>
<td>Ames, IA 50010</td>
</tr>
<tr>
<td>Distance to Subject</td>
<td>0.49 miles NE</td>
<td>1.00 miles W</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale Price</td>
<td>$215,000</td>
<td>$231,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data Source(s)</td>
<td>MLS</td>
<td>MLS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Verification Source(s)</td>
<td>Assessor Records</td>
<td>Assessor Records</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Value Adjustments</td>
<td>Description</td>
<td>+/-% $ Adjustment</td>
<td>Description</td>
<td>+/-% $ Adjustment</td>
</tr>
<tr>
<td>Sale or Financing</td>
<td>Conventional</td>
<td>Conventional</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concessions</td>
<td>None Noted</td>
<td>None Noted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date of Sale/Time</td>
<td>7-18</td>
<td>11-18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td>Good-Ave</td>
<td></td>
</tr>
<tr>
<td>Leasehold/ies Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
<td>Fee Simple</td>
<td></td>
</tr>
<tr>
<td>Site Size</td>
<td>13,500 sf</td>
<td>10,230 sf</td>
<td>8,292 sf</td>
<td>+7,000</td>
</tr>
<tr>
<td>View</td>
<td>Average</td>
<td>Average</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design (Style)</td>
<td>2.5 Story</td>
<td>2 Story</td>
<td>1.5 Story</td>
<td>-3,000</td>
</tr>
<tr>
<td>Quality of Construction</td>
<td>Good-Ave</td>
<td>Average</td>
<td>Good-Ave</td>
<td></td>
</tr>
<tr>
<td>Actual Age</td>
<td>119 yrs</td>
<td>98 yrs</td>
<td>83 yrs</td>
<td></td>
</tr>
<tr>
<td>Condition</td>
<td>Good-Ave</td>
<td>Average</td>
<td>+10,000</td>
<td></td>
</tr>
<tr>
<td>Above Grade Room Count</td>
<td>Total Bdrms</td>
<td>Total Baths</td>
<td>3</td>
<td>2.5</td>
</tr>
<tr>
<td>Gross Living Area</td>
<td>2,148 sq ft</td>
<td>1,813 sq ft</td>
<td>+12,100</td>
<td>1,594 sq ft</td>
</tr>
<tr>
<td>Basement &amp; Finished Rooms Below Grade</td>
<td>886 sq ft</td>
<td>1,115 sq ft</td>
<td>+3,000</td>
<td>728 sq ft</td>
</tr>
<tr>
<td>Functional Utility</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Heating/Cooling</td>
<td>GFA/CA</td>
<td>GFA/CA</td>
<td>GFA/CA</td>
<td>GFA/CA</td>
</tr>
<tr>
<td>Garage/Carport</td>
<td>No Garages</td>
<td>2 Detached</td>
<td>-10,000</td>
<td>1 Attached</td>
</tr>
<tr>
<td>Porch/Patio/Deck</td>
<td>Enc. Porch</td>
<td>Enc. Porch</td>
<td>-1,500</td>
<td>Wood Deck</td>
</tr>
<tr>
<td>Fireplace(s)</td>
<td>1 Fireplace</td>
<td>No Fireplace</td>
<td>+1,000</td>
<td>1 Fireplace</td>
</tr>
</tbody>
</table>

Net Adjustment (Total) | $36,600 | $26,900 |

Adjusted Sale Price of Comparables

---

<table>
<thead>
<tr>
<th>ITEM</th>
<th>SUBJECT</th>
<th>COMPARABLE SALE # 4</th>
<th>COMPARABLE SALE # 5</th>
<th>COMPARABLE SALE # 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Prior Sale/Transfer</td>
<td>06/21/2016</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Price of Prior Sale/Transfer</td>
<td>$250,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data Source(s)</td>
<td>Assessor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Effective Date of Data Source(s)</td>
<td>01/24/2019</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach

- Sale #4 was used to demonstrate an additional nearby sale.
- Sale #5 was used to demonstrate an additional recent sale.
This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) research, verify, and analyze data from reliable public and/or private sources, and (2) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

DEFINITION OF MARKET VALUE: The definition of market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated, (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tractions or hazards in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions.

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER
Signature ____________________________
Name Bradley Kaltenheuser
Company Name Rally Appraisal, LLC
Company Address 2535 Tech Dr., Suite 102
Bettendorf, IA 52722
Telephone Number 515-232-0292
Email Address bkaltenheuser@rallyappraisal.com
Date of Signature and Report 01/24/2019
Effective Date of Appraisal 01/24/2019
State Certification # CR01002
State IA
Expiration Date of Certification or License 06/30/2020

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature ____________________________
Name
Company Name ____________________________
Company Address ____________________________
Telephone Number ____________________________
Email Address ____________________________
Date of Signature ____________________________
State Certification # ____________________________
State ____________________________
Expiration Date of Certification or License ____________________________

SUBJECT PROPERTY
☐ Did not inspect exterior of subject property
☐ Did inspect exterior of subject property from street
Date of Inspection ____________________________

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection ____________________________

ADDRESS OF PROPERTY APPRAISED
107 S Riverside Dr
Ames, IA 50010

APPRaised VALUE OF SUBJECT PROPERTY $ 260,000

CLIENT
Contact No AMC
Client Name Howell Robert & Emily
Client Address 101 Rippleview Dr
Clemson, SC 29631
Email Address ____________________________
ADDITIONAL CONDITIONS

This report is an appraisal in summary format.

INTENDED USERS: The intended User of this report is identified as the client on page one. No additional Intended Users are identified by the appraiser.

MARKET VALUE DEFINITION: Market Value is defined in the Limiting Conditions page, with the source of this definition being Fannie Mae.

HIGHEST & BEST USE: Physical aspects of the site and composition of the neighborhood are best suited to Highest & Best Use for residential development. No adverse factors were noted at the time of inspection that would affect this designation.

SCOPE OF WORK (appraiser's role/expertise): The subject's current physical and legal conditions have been researched with due diligence in the course of performing this appraisal service. The appraiser has analyzed the subject property as seen by a typical buyer/seller in this market. The subject's market area was examined relative to supply/demand and marketability vs. similar competing properties. A wide range of data was reviewed, considered and filtered in the process of collecting comparable sales for analysis and inclusion in the adjustment grid. These sources include the MLS, Assessor, knowledge of prior appraisals in the area and an awareness of a great multitude of other ongoing sources of information.

The Scope of Work for this appraisal is a Summary format. IT IS THE READER'S RESPONSIBILITY to fully read the report, recognize all the indicated factors, and be able to draw summary observations and conclusions through the compilation of this information. If a more detailed account of the information contained in this report becomes necessary due to specific lender guidelines the appraiser should be contacted.

DATA SOURCES: The appraisal is based on information gathered by the appraiser from public records, parties to the transactions, appraiser's files, other identified sources and exterior inspection of the neighborhood and sale data. These various sources are considered to be reliable. When conflicting information was found, the source deemed to be most reliable was used. Data discovered but which is believed to be unreliable was not included in the report, is not used as the basis for the value conclusion, and is given no further explanation or description.

ZONING
Zoning and building ordinances vary greatly from one municipality to another, and can be quite detailed. The scope of this report does not include a comparison of every potentially significant characteristic of the subject's site and improvements relative to zoning and building ordinances.

COST APPROACH: If the Cost Approach has been completed, it should not be used for insurance purposes. If the Cost Approach has been completed on any home prior to the year 2008, then it has been completed solely at the request of the client and it has been given no weight in arriving at the final opinion of value due to limited data for precise depreciation analysis.

EXTERIOR INSPECTION: Appraiser only made an exterior inspection of Subject Property with interior details obtained from Assessor's records and MLS (interior photos and other information).
This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- [X] I HAVE made a personal inspection of the property that is the subject of this report.
- [ ] I have NOT made a personal inspection of the property that is the subject of this report.

APPRaisal ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- [X] A reasonable exposure time for the subject property is 90 day(s).

APPRaiser

Supervisory Appraiser (Only if Required)

Signature

Name: Bradley Kalnoheuser

Date of Signature: 01/28/2019

State Certification # or State License #: CR01002

Expiration Date of Certification or License: 06/30/2020

Effective Date of Appraisal: 01/24/2019

Supervisory Appraiser Inspection of Subject Property:

- [ ] Did Not
- [ ] Exterior Only from street
- [ ] Interior and Exterior

Produced by ClickFORMS Software 800-622-8727
SUBJECT PROPERTY
Front View

SUBJECT PROPERTY
Street View
SUBJECT PROPERTY
Kitchen - MLS Photo

SUBJECT PROPERTY
Living Room - MLS Photo

SUBJECT PROPERTY
Bedroom - MLS Photo
SUBJECT PROPERTY
Bedroom - MLS Photo

SUBJECT PROPERTY
3/4 Bath - MLS Photo

SUBJECT PROPERTY
Basement Family Room - MLS Photo
Borrower: Howell, Robert & Emily
Property Address: 107 S Riverside Dr
City: Ames
County: CER
Story: 1
State: IA
Zip Code: 50010
Lender/Client: Howell, Robert & Emily
Address: 101 Rippleview Dr, Clemson, SC 29631

COMPARABLE SALE # 1
2331 Donald St
Ames, IA 50014

COMPARABLE SALE # 2
203 N Russell Ave
Ames, IA 50010

COMPARABLE SALE # 3
416 N Franklin Ave
Ames, IA 50014
COMPARABLE SALE #  4
727 Ridgewood Ave
Ames, IA 50010

COMPARABLE SALE #  5
2341 Donald St
Ames, IA 50014

COMPARABLE SALE #  6
### Beacon™ Story County, IA / City of Ames

#### Parcel Information
- **Parcel ID:** 091026030
- **Seo/Twp/Rng:** 10-83-24
- **Property Address:** 1075 RIVERSIDE DR
- **District:** 01001 - AMES CITY/AMES SCH
- **Brief Tax Description:** RIVERSIDE ADD LOT 5 & 597 LOT 2

#### Owner Information
- **Owner Address:** HOWELL, EMILY & ROBERT
- **Owner Address:** 1075 RIVERSIDE DR

#### Subject
- **Subject:** 107 S Riverside Dr

---

**Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:**

The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-232-7210).

---

**Date created:** 5/6/2019
**Last Data Updated:** 1/22/2019 11:24:19 PM
**Developed by Schneider Real Estate**
This is to certify that the below named has been granted a certification as: Certified Residential Appraiser.

Certification Number: CR01002  Expires: June 30, 2020

Status: Active

Bradley G Kaltenheuser  
Rally Appraisal  
507 Main St, Suite 3  
Ames, Iowa 50010
The BrickKicker is pleased to present this professional home inspection report for the property located at:

107 S Riverside Drive
Ames, Iowa

inspected on 04/19/2018

For more information please contact
The BrickKicker

Michael LeBlanc

515-276-6467
Property Inspection Report

Property Address 107 S Riverside Drive
City/State Ames, Iowa

Style of Building 2 1/2 Story
Estimated Age 118 Years

Client(s) Dr. Erik and Kristine Romsdahl
Present? Yes Owner Present? No

Others Present Not Applicable
Agent/Company Sarah Laaser Webb RE/MAX
Agent/Company FSBO

Job# 107 S Riverside Dr. Ames Date Inspected 04/19/2018 Time 8:00am Status Occupied

Inspector: Michael LeBlanc (as Agent of Company)

Signed

WEATHER CONDITIONS Temperature was 35 and Clear
GROUND CONDITIONS Damp

REPORT EXPLANATIONS

REVIEWED: All component(s) in this category appeared to be functioning normally at the time of the inspection. The component(s) may show typical wear and tear.

N/A: Listed component(s) in this category were not applicable to, and therefore not included in, this inspection.

COMMENTS(S): Component(s) in this category were subject to one or more comments as printed on each page below. Monitoring, minor maintenance, or further attention may be suggested, as indicated in the comment(s). Further evaluation by a QUALIFIED CONTRACTOR may be recommended.

For Office Use Only
Ins. Fee
Code
Env. _

CONTENTS

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### Exterior Walls: Siding Type(s):
- Wood.

### Exterior Trim:
- ☑

### Eaves, Soffits & Fascia:
- ☑

### Patio(s) & Walkway(s):
- ☑

### Deck(s), Porch(s), Balcony(s) & Railing(s):
- ☑

### Stoop(s), Stairs, Step(s) & Railing(s):
- ☑

### Driveway(s):
- ☑

### Exterior Door(s):
- ☑

### Grading and Drainage:
- ☑

### Vegetation (Trees, Shrubs, Vines Affecting the Building):
- ☑

---

**Note:** For the purposes of identifying specific areas of the building, assume you are outside facing the house from the street or road. Report references may be made to "left", "right", "front", or "rear".

**Comments:**

**EXTERIOR WALLS**

Wood Siding: Falling paint or stain coatings observed on the siding. If not corrected, deterioration of the bare wood could occur. Proper refinishing and caulking is recommended.
EXTERIOR TRIM
Missing or failed coatings or paint noted on the exterior trim. Proper refinishing and caulk ing is recommended.

PATIO(S) & WALKWAY(S)
Concrete Walkway(s):
Settlement and cracking was noted at the building's walk(s). This is usually caused by shrinkage of the concrete as well as compaction of the soil under the walkway(s) over time, and usually occurs only in the first few years after the walkway(s) are installed. Some areas can be a trip hazard.

DECK(S), PORCH(S), BALCONY(S) & RAILING(S)
The side porch slopes downward. This is considered normal for older homes. Monitor for change and make any necessary repairs to structure as needed.
EXTERIOR DOOR(S)
Recommend changing the exterior door locks for safety.

VEGETATION (Trees, Shrubs, Vines Affecting the Building)
Recommend keeping trees, shrubs and/or vines cut back away from root areas and exterior of building. At least 8 to 12 inches of clear space between the structure and any vegetation is recommended to promote proper air circulation and help prevent damage from moisture and insects.

Inquire with seller about the condition of the trees. Area any Ash trees that need treatment or removal.
### Building Exterior

**Roof**

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repair or replacement cost will be, a qualified roofing contractor should be contacted. All roof coverings require periodic maintenance and an annual inspection is recommended. Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Buyers are encouraged to ask the current owner about the presence of any roof leaks.

- **Style:** Gable
- **Estimated Age (Range in Years):** 10
- **Number of Layers Readily Visible:** 1
- **Observation Method:** Ground: Too steep

<table>
<thead>
<tr>
<th>Surface Material(s)</th>
<th>Asphalt or Fiberglass Shingles.</th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flashing &amp; Plumbing Vent(s):</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gutters and Downspouts:</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Ventilation (Visible Condition):</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chimney(s) &amp; Cap(s):</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

**Comments**

*Items marked 'Comments' usually require attention - See Report Explanations*

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We have inspected 1000's of roofs here at The BrickKicker, and have seen, first hand, the effects of poor maintenance. It left unchecked, the roofing and roofing components can quickly deteriorate. Some general/routine maintenance can extend the life of the roof and save thousands of dollars in repair costs.

**Most Common Causes of Roof Leaks:**
- Improper flashing around chimneys, plumbing stacks, skylights, etc.
- Missing or broken shingles or roof materials.
- Tears in roof valleys or rust and metal valleys.
- Ice damming due to improper run-off, melting snow and ice in the valleys.
- Improperly hung gutters or drip edge.
- Improperly installed or wrong type of roofing.
- Cracked or deteriorated chimney caps.

**Maintenance**

Best Performed in Spring and Fall

- Check for loose, damaged, or missing shingles.
- On flat roofs, check for cracking or blistering.
- Inspect flashing around chimneys, skylights, plumbing stacks, etc.
- Check vents, louvers, and chimneys for bird or insect nests.
- Keep all debris cleared from roof, especially in and around valleys.
- Trim back trees and shrubs growing over roof.

We recommend referring to the HOME REFERENCE GUIDE provided with this report for maintenance suggestions.

**Comments:**
SURFACE MATERIAL(S)
Normal wear observed for the estimated age of the roof.

GUTTERS & DOWNSPOUTS
Recommend all downspout drainage be directed at least 5 feet away from the foundation areas. Keeping water away from the foundation is beneficial for keeping areas such as crawl spaces and basements dry.

CHIMNEY(S) & CAP(S)
Brick Chimney(s): This inspection is limited to the visible sections of the chimney. The interiors of chimney flues are not fully visible and therefore cannot be thoroughly inspected. I inspected the visible sections of the chimney, and only those visible portions are represented in this report. A chimney specialist can provide a more comprehensive inspection of the flues and any other inaccessible portions. It is always advisable that the chimney be professionally cleaned and inspected before use. Chimney specialists, as well as some other contractors, are typically called when someone has a problem that needs correction. This being anticipated, contractors generally assume that you are anticipating that work will be needed. Please be sure to explain to the chimney specialist that you are requesting an inspection and evaluation of the chimney and its ability to function properly, and are not requesting a proposal for work. This will probably require an inspection fee to compensate for the contractor's time. More information about the care and operation of your chimney and/or fireplace can be obtained by contacting "The Chimney Safety Institute of America" at their web site: www.csia.org. Repairs have been made to the chimney and should be monitored for deterioration.
Garage inspections are often limited by the occupant's stored items and vehicles. Be sure to review this area after the current occupant has removed stored items and before final possession for any potential issues to be addressed at that time. This is not a technically exhaustive inspection, and minor defects may exist that are not reflected in this report. We cannot detect latent or hidden conditions, and therefore cannot be responsible for items hidden under finishes, within wall cavities, under insulation, etc.

<table>
<thead>
<tr>
<th>Type</th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Exterior - Siding Type(s):</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Roof Surface Material(s):</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Garage Interior:</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Automatic Door(s):</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Automatic Opener(s):</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Service Door(s):</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Floor / Foundation:</td>
<td>✓</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
# Structural Elements

**ATTIC**

**Method of Observation:** Bedroom, Viewed from Hatch.

**Access / Visibility** The majority of the attic spaces was observed.

### Access / Visibility

<table>
<thead>
<tr>
<th>Water Penetration:</th>
<th>None Noted.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Venting of Attic (Mechanical and Passive)</td>
<td>□ □ □ □</td>
</tr>
<tr>
<td>Insulation:</td>
<td>Thickness in inches: 8-10 - Recommend Adding, Material: Fiberglass, Vermiculite.</td>
</tr>
<tr>
<td>Roof Framing:</td>
<td>Joists &amp; Rafter.</td>
</tr>
<tr>
<td>Roof Sheathing:</td>
<td>Plywood, Wood Roof Boards.</td>
</tr>
</tbody>
</table>

![Image of attic](image1.png)

**Comments:**

**INSULATION**

If you have vermiculite insulation in your home, you should assume this material may be contaminated with asbestos and be aware of steps you can take to protect yourself and your family from exposure to asbestos. This web page provides important information on how to protect yourself and your family if you suspect that you might have vermiculite insulation. Go to the EPA web for more information. [http://www.epa.gov/asbestos/puts/verm.html](http://www.epa.gov/asbestos/puts/verm.html).

![Image of insulation](image2.png)

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Building Interior

Room(s): General, Location: Throughout, Water Stains or Damage: None located in visible areas.

Ceilings: □ □ ✓
Walls: ✓ □ □
Windows (Sample Testing Only): □ □ ✓
Interior Doors: (Sample Testing Only) □ □ ✓
Floors: □ □ ✓
Step(s), Stairway(s) & Railing(s): □ □ ✓
Permanent Heat Source in Each Habitable Room: □ □ ✓
Fireplace(s) / Solid Fuel Burning Stove(s): Type: Fireplace, Chimney(s): Masonry. (For personal safety, we recommend that these items be cleaned and checked annually by a qualified chimney sweep.) □ □ ✓

If Fireplaces or Solid Fuel Burning Stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through a Level 2 chimney inspection performed by a qualified chimney sweep. Manually lit gas fireplaces are not operated as a part of this inspection.

Comments:

CEILINGS
Staining (apparently from moisture) was observed in one or more areas of the ceiling(s). The staining was DRY. Recommend monitoring of the staining and/or checking with the current owner. It is also recommended to determine and correct the source of the staining if still active. Located in the basement.

Cracks were observed that are common to drywall and plaster ceilings. These are usually cosmetic and may be repaired as desired however, monitoring of all cracking for possible movement is recommended. Some cracks will re-occur as a result of normal expansion and contraction from changing indoor humidity levels and seasonal changes.
WINDOWS (Sample Testing Only)
Many windows are newer.
Some windows do not stay open (or closed if upper sash). This is a safety hazard as well as an inconvenience. Recommend adjustment or repair of the counter weights, springs or tracks that hold the windows open (or closed if it is the upper sash). This includes: Living Room.
The glazing compound (putty) is falling around the glass at one or more windows. This is usually due to normal aging, and is often worse on the south and west sides of the house (because of the sun). Glazing compound holds the glass in the window sash. Recommend removal and replacement of any loose putty with fresh putty. These include: Living Room.

One or more windows were stuck closed. They are likely painted shut, but may also have hardware malfunction. Recommend all windows operate smoothly for proper ventilation and for personal safety. These include: Porch.

INTERIOR DOORS (Sample Testing Only)
One or more of the interior doors was missing from its opening. Recommend checking with the current owner and/or replacement of the door(s) as desired. Including: Bedroom closet.

FLOORS
The floor appeared to be uneven or sloping in one or more areas. This is usually due to settlement of the structure and is common in older houses, but in some cases can indicate poor workmanship or structural deficiencies. Monitoring the floor for any changes is suggested.

The flooring was noted to be damaged in one or more areas. While minor damage may be cosmetic, repair or replacement of areas of significant damage is recommended.

STEP(S), STAIRWAY(S) & RAILING(S)
No handrails were present, and the surface rise or height differential is enough to present a possible safety hazard. Installation of proper railings is recommended.

Loose handrail(s) were observed at one or more locations. This is potentially hazardous and proper repair of all loose handrails is recommended for safety.
PERMANENT HEAT SOURCE IN EACH HABITABLE ROOM
The 2nd floor does not have cold air returns. This is considered normal in older homes. Keep doors open for circulation.

FIREPLACE(S) / SOLID FUEL BURNING STOVE(S)
Fireplace(s): Excessive build-up of soot or creosote was observed in the flue(s) and/or fireplace(s). Creosote is a fire hazard. Cleaning and inspection by a qualified chimney sweep is recommended. Flue or firebox defects may be hidden by soot and creosote.
We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

Location: 3rd Floor

<table>
<thead>
<tr>
<th>Item</th>
<th>Reviewed</th>
<th>Not</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bathtub (Includes Wall/Tile)</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Tub Drain</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Tub Faucet</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Shower (Includes Wall/Tile)</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Shower Drain</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Shower Head</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Sink/Vanity</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Sink Drain</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Sink Faucet</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Toilet</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Venting</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

**SHOWER (Includes Wall/Tile)**

All bathrooms are in normal operating condition.
## Building Interior

We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

### BATHROOM 2

<table>
<thead>
<tr>
<th>Location: 2nd Floor</th>
<th>Reviewed</th>
<th>NA</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bath Tub (includes Wall/Tile):</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tub Drain:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tub Faucet:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink/Vanity:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink Drain:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink Faucet:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilet:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Venting:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Building Interior

This is a visual inspection. Water stains or damage may be hidden by stored personal items, behind cabinets and appliances, under floor coverings, or within wall cavities and may not be reported on. If the house was vacant at the time of the inspection, leaks may not appear due to lack of normal usage. The function of all appliances remaining with the house should be verified by the client before the closing.

The BrickKicker cannot be held responsible for the function of any appliances.

<table>
<thead>
<tr>
<th>Item</th>
<th>Result</th>
<th>Test</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ventilation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sink Drain</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Faucet</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Countertop(s)</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cabinets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliance #1:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliance #2:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliance #3:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliance #4:</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Stove Top: Exterior Exhaust.

Range.

Refrigerator.

Disposal.

Dishwasher.

NOTE: We provide a cursory review of selected appliances for "on-off" function only and strictly as a courtesy to our clients. This may also only be considered as an inventory of appliances present during the inspection. Temperatures, thermostats, features, functions and cycles ARE NOT verified. From time to time, an appliance might be in a condition where it is "off" during the inspection. This might be via a disconnect switch or being unplugged. The nature of the visual inspection precludes the inspector from activating that switch or plugging that appliance into an electric connection. We strongly recommend that the client(s) verify the proper operation of all appliances during the final walk-through before the closing.

Comments:

APPLIANCES

- Appliances operated normally at the time of the inspection.
Mechanical Systems

Supply and drainage piping is observed in exposed areas only. The condition of piping within walls cannot be determined as a part of this inspection. Wells and septic systems are specifically excluded from this inspection - separate, specialized testing and inspection of these systems is recommended (and may be required by law). All plumbing work should be performed by licensed plumbers. There are two main methods of sanitary waste discharge from a home, overhead and underground. Overhead sewers have the lowest discharge point of a home exit the home higher than the lowest area of the home. This would have any areas below the main discharge require mechanical pumps to lift the waste up into the sewer drain. Underground sewers have a direct gravity feed between all of the sewer or drain pipes to the main exit point of the home.

Water Main Shut-Off Location: Basement.

<table>
<thead>
<tr>
<th>Water Pressure/Flow:</th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Piping Material(s):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Copper.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drain &amp; Vent Piping Material(s):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cast Iron.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Water Heater #1

Size: 50 gal. Type: Gas. Est. Age: 7 Years.

Fuel Supply Piping and Storage:

Type: Natural Gas, Main Shut-off Location: Basement.

Flood Control (Storm and Sewage Pumps):

The condition of underground drainage and waste piping cannot be determined by this inspection. WE STRONGLY RECOMMEND THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOME.

Comments:

WATER PIPING MATERIAL(S)

One or more prior water leaks were observed. Monitoring of these areas is suggested, and if the leaks re-occur proper repair by a licensed plumber is recommended.
DRAIN & VENT PIPING MATERIAL(S)
The home may have old service drain pipes that could be damaged or clogged. While operation appears to be normal today, older drains may clog and should be monitored for signs of backup.

WATER HEATER
A flexible gas connector was noted at this equipment. In most regions, flexible connectors are intended for kitchen and laundry appliances and in protected areas only. Recommend installation of proper gas supply piping to this equipment by a qualified contractor.

FUEL SUPPLY PIPING & STORAGE
The flexible gas line is not grounded. Recent findings have proved that CSST Gas lines can be damaged by lightning strikes which can result in fire. Proper grounding is recommended.
Only qualified electricians should perform all electrical repairs or modifications. The condition of wiring is typically only observed in the electrical panel(s) and/or junction boxes, outlet and switch covers are not removed. Lights that do not appear to function are often the result of burned out bulbs. AFCI (Arc Fault Circuit Interrupter) devices are only tested in vacant houses. Smoke detectors are visually checked but not tested in accordance with industry standards. Low voltage systems (door bells, telephones, etc.) are not included in this inspection.

SMOKE AND CARBON MONOXIDE DETECTORS SHOULD BE PERIODICALLY CHECKED FOR FUNCTION.

<table>
<thead>
<tr>
<th></th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Service: Underground</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Service Panel: Location: Basement Overcurrent Protection Devices: Breakers.</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Sub Panel(s):</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Branch Circuit Wiring: Conductor Material(s): Copper. Wiring Type(s): Conduit.</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Receptacles (Outlets):</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Light Fixtures(S)</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Fault Circuit Interrupters: Ground Fault Circuit Interrupters were tested.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Smoke Detectors: Present: Periodic testing is strongly recommended.</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Items marked 'Comments' usually require attention - See Report Explanations

**Doorbell:**
The door bell was serviceable during the inspection.

**Comments:**

**MAIN SERVICE PANEL**
Newer electrical panel with no issue's observed.

**BRANCH CIRCUIT WIRING**
Knob and tube wiring was not found but may be in walls to outlets.

Open junction boxes were observed. Recommend all junction boxes have proper covers installed for personal safety. Open Junction Box Location(s): Basement.
RECEPTACLES (Outlets)
Most of the electrical outlets did not appear to be “grounded” when tested. Grounding provides an emergency path for electricity and helps to prevent electrical shock. Recommend further review by a qualified electrician to determine cause and options for correction of the open ground conditions.

Some of the outlets were of the older two prong type. If an intact conduit system is present, proper installation of three prong outlets will enhance safety (by providing properly grounded outlets). Recommend further evaluation of the two-prong outlets and the condition (or presence) of the grounding system by a qualified electrician.

GROUND FAULT CIRCUIT INTERRUPTERS
SAFETY TEST NOTE: Remember to push the “Test & Reset” buttons on all GFCI type outlets monthly as written upon the face of the outlets. When an outlet fails the test, (does not turn off), replacement by a qualified electrician is recommended to restore the protection.

SMOKE DETECTORS
Test Smoke & Carbon Monoxide Detectors regularly or at least once a month to verify operation for personal safety.
All heating units should be professionally serviced prior to the start of each heating season to maintain efficiency and for personal safety. Air conditioning units should be professionally serviced prior to the start of each cooling season for best performance and exterior compressor units should be left uncovered in the winter months to avoid excess moisture build-up and premature corrosion. Any space heaters present in the building should always be operated in full accordance with the manufacturer’s recommended procedures and safety precautions to prevent oxygen depletion and possible build-up of carbon monoxide.

### A. HEATING EQUIPMENT

<table>
<thead>
<tr>
<th>Unit</th>
<th>Brand</th>
<th>Type</th>
<th>BTU Input</th>
<th>Fuel</th>
<th>Est. Age</th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrier</td>
<td>Forced Air</td>
<td>90,000</td>
<td>Natural Gas</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

All heating and cooling equipment should be serviced annually by a qualified contractor. A unit marked "Reviewed" means that the unit operated normally at the time of the inspection. Proper operation of all units should be verified prior to closing. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. **We do not report on, nor can we be held responsible for, these items.**

### B. COOLING EQUIPMENT

<table>
<thead>
<tr>
<th>Unit</th>
<th>Brand</th>
<th>Type</th>
<th>Capacity</th>
<th>Fuel</th>
<th>Est. Age</th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carrier</td>
<td>Forced-Air</td>
<td>3.0 tons.</td>
<td>Electric.</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A unit marked "Reviewed" means that the unit operated normally at the time of the inspection. Proper operation of all units should be re-verified by the client prior to closing.

**Ductwork:** (Visible Condition Only)

- Boiler Piping, Radiators and/or Baseboard Units (Visible Condition, Insulation May Hide Defects)

- **Items marked 'Comments' usually require attention**

**HEATING Unit 1**

The heating system operated normally today. A regular clean and check schedule with a qualified heating contractor is recommended to ensure safe operation.
COOLING Unit 1

Forced Air: We were unable to test the air conditioning unit(s) due to the outdoor temperature being less than 60 degrees F. The exterior compressor unit(s) can be damaged if it is operated at colder outdoor temperatures and it should be at least 60 degrees F for the previous 24 hours before the unit can be operated safely.

Forced Air: The exterior compressor/condenser unit would benefit from professional maintenance. The unit should be kept clean for maximum performance and efficiency. Proper servicing by a qualified heating contractor is recommended.

Limitations

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by disassembling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

There are several types of heating systems used throughout the country. The most common is the gas, forced air, furnace, which will be discussed. The heat exchanger is the most critical part of a furnace. It separates the air in the house from the flames and exhaust gases being generated in the furnace. A heat exchanger can fail in one of two ways: 1) It rusts through, or 2) It cracks. The result of either condition is the products of combustion escape into the air in your home. A crack or hole in the heat exchanger is usually not visible and typically will not be identified during a home inspection. Heat exchangers have an average life expectancy of fifteen to twenty five years. The cost of replacing a heat exchanger is almost as much as replacing the entire furnace. In most cases, the entire furnace is replaced.

Performing maintenance on a regular basis may increase the life span and help maintain the efficiency of your furnace.

- Check for any signs of corrosion, especially around flue pipes, humidifiers, and air conditioning coils.
- Listen for excessive noise.
- Consider an annual cleaning and service call from a qualified technician.

Filters

Conventional: There are several types of conventional air filters, each performs the same function—filtering the air before it travels into the furnace and out of the registers. Some are disposable while others you can clean. Most are rectangular and about 1" thick. Some manufacturers use a basket type filter that hangs in the blower compartment. Conventional filters are inexpensive and usually easy to replace.
**Structural Elements**

**FOUNDATION**

*Only the readily visible portions of the foundation and structure were observed.* Foundation surfaces that are hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.

**Type:** Basement: Partially Finished.

**Foundation Moisture Indications:** None Located.

<table>
<thead>
<tr>
<th>Floor(s):</th>
<th>Basement: Concrete.</th>
<th>Reviewed</th>
<th>N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Columns: (Inspected Only Where Visible)</td>
<td>Wood.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beams: (Inspected Only Where Visible)</td>
<td>Wood.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Joists: (Inspected Only Where Visible)</td>
<td>Solid Wood.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sub-Flooring: (Inspected Only Where Visible)</td>
<td>Wood Boards.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation Material:</td>
<td>Stone. Visibility: The basement walls were partially covered with finishes.</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

Most foundation walls will have some amount of typical cracking. Cracking that is beyond "typical" will usually be discussed in the comments below. **Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry.**

**Foundation Ventilation:** Windows.

**Floor Drains:** Present.

*For full knowledge of water penetration or seepage, we strongly recommend you check with the current owner. Every Basement/Crawl Space has potential for water entry. There is no assurance/guarantee it will not occur.*

*Proper water control reduces or eliminates water infiltration and provides for its removal.*
June 14, 2018

Robert Howell
107 S. Riverside
Ames, IA

Estimate to vent kitchen and basement laundry area:
- Disconnect and remove dishwasher and tall kitchen cabinet.
- Open wall and expose piping.
- Install vent connection for basement and drain connection for kitchen.
- Pipe kitchen sink drain in wall behind dishwasher and connect to new drain.
- Continue vent down to basement and vent laundry and utility sink.
- Water test for city inspector’s observation.
- Patch wall board and reinstall dishwasher and kitchen cabinet.
- Provide City of Ames Plumbing permit and inspection.
  Estimated budget $2500.00

Estimate to revent second floor lavatory:
- Open wall under lavatory and over to stack.
- Create new connection to stack and connect lavatory drain.
- Open wall up to ceiling and up into 3rd floor.
- Connect new lavatory vent into existing vent stack.
- Patch all wall board on second and third floor.
- Provide City of Ames Plumbing permit and inspection.
  Estimated budget $2200.00

TERMS: TOTAL BALANCE DUE UPON COMPLETION — If you agree with the above prices, specifications and condition of this proposal and would like to accept, please sign and return 1 copy to our office. If you have any questions please feel free to contact Benjamin Franklin Plumbing / One Hour Heating & Air at 232-5452 or 663-9971. Thank You

Signature __________________________ Date ___________________

Signature __________________________ Date ___________________

409 S. Bell Avenue
Ames, IA 50010
Telephone 515.232.5452
www.benfranklinplumbingames.com
Proposal To: Robert Howell

ITEM DESCRIPTION

Existing patio and drive removal
4" Reinforced Driveway

<table>
<thead>
<tr>
<th>SF</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>592</td>
<td>1,100.00</td>
</tr>
<tr>
<td>2165</td>
<td>8,750.00</td>
</tr>
</tbody>
</table>

Location: 107 Riverside Ames

Exclusions:
Excavation (unless noted)
Rake\fill
Concrete washouts
Tile of any kind
Locates
Fill Sand
Basement Rock
Hot Water
Calcium
Traffic control
Blankets for winter protection
Dewatering
Winter charges
Permits
Site access
Extra work due to existing conditions under patio

Thanks,

Cory Purvis
### Inspection Worksheet

**Case Number:** RENT-003277-2017  
**Case Module:** Permit Management  
**Inspection Date:** 06/21/2018  
**Inspection Status:** Re-inspection required  
**Inspector:** Holly McDonald  
**Inspection Type:** Rental New Inspection - Single-Family  
**Job Address:** 107 S Riverside Dr  
Ames, IA 50010  
**Parcel Number:** 0910126030

<table>
<thead>
<tr>
<th>Contact Type</th>
<th>Company Name</th>
<th>Name</th>
<th>Checklist Item</th>
<th>Passed</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td></td>
<td>ROBERT HOWELL</td>
<td>ADDRESS-On Building, Size, Contrast - Address</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Property Manager</td>
<td></td>
<td>ROBERT HOWELL</td>
<td>BATHROOM-GFCI, Plumbing, Fan, Paint, Seal Tub - All bathroom deficiencies</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>BATHROOM-GFCI, Plumbing, Fan, Paint, Seal Tub - All bathroom deficiencies</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>BEDROOM-Smoke Detectors, Closet Lights - All bedroom deficiencies</td>
<td>False</td>
<td>Eliminate the track light in the upstairs bedroom</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>BELOW GRADE SLEEPING AREA-Window, Well - Sleeping Areas</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>CEILINGS-Repair, Paint, Height - Ceiling Maintenance</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>CLEANLINESS, INFESTATION - Cleanliness</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>DECK, BALCONY, STAIRS - Deck</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>DOORS-Close, Latch, Lock - Door Maintenance</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>ELECTRICAL-Installation, Cover - Electrical</td>
<td>True</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>ELECTRICAL-Lights, Cover Plates - Electrical</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>EXTERIOR HANDRAILS, GUARDRAILS - Handrails</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>EXTERIOR PAINT-Siding, Trim, Graffiti - Paint</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>FIREPLACE-Wood Burning, Closed off, Certified - Fireplace maintenance</td>
<td>True</td>
<td>Fireplace blocked off</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>FLOORS-Damaged, Tripping Hazards - Floor Maintenance</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>GUTTERS-Downspouts Missing, Need to Clean - Downspouts</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>INTERIOR HANDRAILS, GUARDRAILS - Interior Railings</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ROBERT HOWELL</td>
<td>KITCHEN-2A-10BC Fire Extinguisher, GFCI, Plumbing - All kitchen deficiencies</td>
<td>True</td>
<td></td>
</tr>
<tr>
<td>Checklist Item</td>
<td>Passed</td>
<td>Comments</td>
<td></td>
<td></td>
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<td>--------------------------------------------------------------------------------</td>
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<td></td>
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</tr>
<tr>
<td>LAUNDRY-Outlet, Materials, Plumbing, Dryer Venting - Laundry Areas</td>
<td>True</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MECHANICAL EQUIPMENT-Furnace, Water Heater, Boiler - Mechanical</td>
<td>True</td>
<td>Water heater ok 2012</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Furnace about 2016 (FBAc needed)</td>
<td></td>
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<tr>
<td>MECHANICAL SEPARATION-Gas Appliances in Bed/Bath - Mechanical Separation</td>
<td>True</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NOTED ITEMS - Deficiencies that need to be corrected at a later date</td>
<td>True</td>
<td>Code compliant parking must be provided. Parking is not allowed on the gravel.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Eliminate the tripping hazards on the front steps off the public sidewalk.</td>
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<tr>
<td></td>
<td></td>
<td>Strap under the bathroom sink must be properly trapped and vented. Permit required.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Created strap under the kitchen must be trapped and vented. Permit required.</td>
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<tr>
<td></td>
<td></td>
<td>Basement bathroom and laundry plumbing must be properly trapped and vented. Permit required.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Bedrooms - Number of Bedrooms</td>
<td>True</td>
<td>5 bedrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Off-Street Parking - Number of Off-Street Parking</td>
<td>False</td>
<td>1 paved parking space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER - General Comments - Comments, notes or reminders not specifically listed</td>
<td>True</td>
<td>Transitional Inspection completed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OUTDOOR STORAGE-Garbage, Furniture, Vehicles - Outdoor Storage</td>
<td>True</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>ROOF-House, Shed, Garage - Roof</td>
<td>True</td>
<td></td>
<td></td>
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<tr>
<td>SIDEWALKS (INTERNAL), DRIVEWAY, PARKING - Walks</td>
<td>True</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SMOKE DETECTORS-Main, Second, Basement, Attic - All smoke detectors</td>
<td>True</td>
<td></td>
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<tr>
<td>STRUCTURAL FOUNDATION - Foundation</td>
<td>True</td>
<td></td>
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<tr>
<td>SUMP PUMP - Sump Pump</td>
<td>True</td>
<td></td>
<td></td>
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<tr>
<td>TOILET ROOM-GFCI, Plumbing, Fan, Paint, Flooring - All toilet room deficiencies</td>
<td>True</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>WALLS-Repair, Paint - Wall Maintenance</td>
<td>True</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>WINDOWS-Operable, Broken, Locks, Screens, Storms - Window Maintenance</td>
<td>True</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>YARD-Trees, Shrubs, Grass Height, Weeds - Yard</td>
<td>True</td>
<td></td>
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</tbody>
</table>