Home inspection report: 1418 Example Lane, Ames, IA

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Inspection date: October 27, 2026

Inspector: R. Castellano

House: 1962 ranch, 1,480 sq ft, full basement

Weather: 48 °F, dry, light wind

Summary

#	Finding	Priority
1	Two shingles missing on the south slope, near the plumbing vent. Underlayment is exposed.	Repair before winter
2	Attic insulation about 6 in deep (roughly R-19), with a compressed patch over the hallway. Adding insulation would reduce heat loss through the ceiling.	Improvement
3	Vertical hairline crack in the east foundation wall, under 1/16 in wide, dry at the time of inspection.	Monitor

Photos



Photo 1. South slope, missing shingles (finding 1)

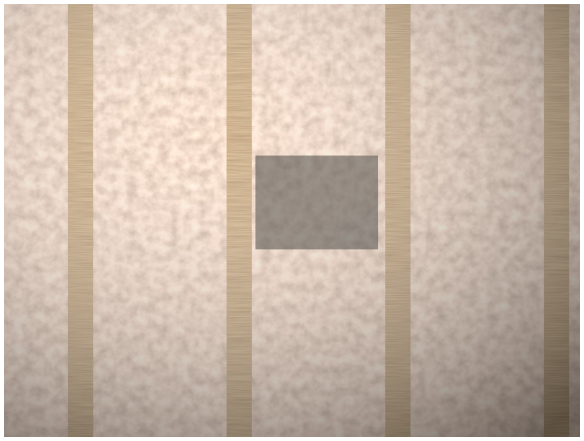


Photo 2. Attic over the hallway (finding 2)

Foundation

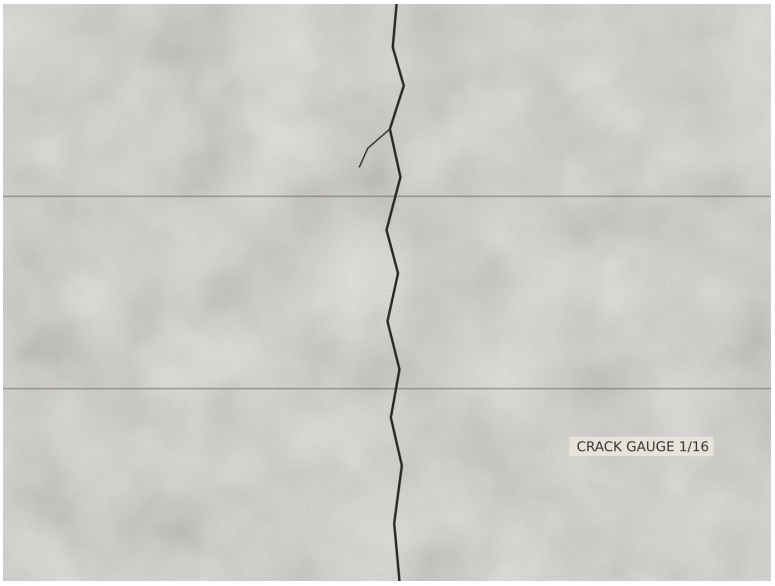


Photo 3. East wall, crack gauge in place (finding 3)

The crack runs the full height of the wall and shows no offset between its two sides. Mark both ends with a pencil and the date, and check again in spring. Call a structural engineer if it gets wider than 1/8 in, if one side moves out of line, or if water comes through.

Not inspected

- Chimney flue interior (no access from the roof).
- Sprinkler system (winterized before the inspection).
- Inside walls and under floor coverings.

This report describes what was visible on the inspection date. It is not a warranty.