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INSPECTION REPORT SUMMARY

Inspection Date: 05/03/2007
Summary information for: John & Mary Homebuyer
For the property located at: 12345 Castle Point Lane Castle Rock, CO

The following is a summary of the inspector's findings during this inspection. These are items that were determined by the inspector as being worthy of further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician or specialist. Others can be easily handled by a homeowner.

Although the summary is a good tool for the Real Estate transaction, it is recommended that you read through the main body of the report as soon as possible. The body of the report will include a complete listing of the defects and deficiencies found, more in-depth information on the systems and components of the home, the details and limitations of the inspection, and maintenance tips specific to the home.

In listing these summary items, your inspector is not offering any opinion as to who, among the parties of this transaction, should take responsibility for addressing any of the concerns. As with most other facets of your transactions, we recommend consultation with your Real Estate Professional.

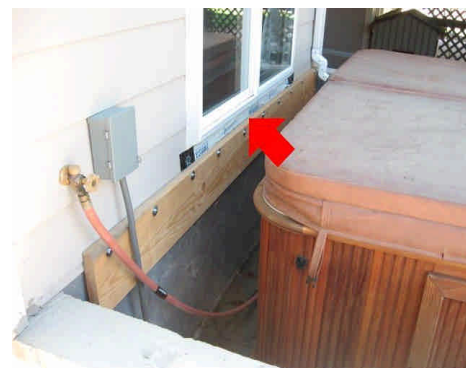
SIGNIFICANT ISSUES:

In the opinion of the inspector, the following items could be expensive to repair/replace (estimated to cost more than \$200), are life safety related, and/or are items that if not addressed in the short term could cost more to repair in the near future.

EXTERIOR

GENERAL SIDING CONDITIONS:

A 6' long x 3" tall opening was observed under the window at the lower level rear right of the house adjacent to the spa. A 2" x 10" board was bolted to the wall directly below this opening. I was unable to determine the reason for these conditions. The opening is a potential water entry area into the wall



and should be sealed immediately. I recommend asking the current owner about their plans for this area.

FURNACE:

GENERAL CONDITION:

A moderate amount of dust was observed on the inside of the furnace cabinet, on the furnace blower motor and on the blower fan blades. Much of this dust may be from the original construction of the house. It is proper practice to have a furnace cleaned and serviced every 1-3 years. Although the furnace did respond to normal operating controls, I recommend that the furnace be cleaned, inspected, repaired as necessary, tuned and certified safe by a professional heating system contractor.

IMPORTANT INFORMATION & NOTABLE ISSUES:

In the opinion of the inspector, the following items are non-critical conditions that are potentially expensive to repair, deficiencies which should receive attention in the near future, and/or conditions that should be monitored.

EXTERIOR

GRADING:

The grading at the rear of the concrete pad for the spa was not properly sloped away from the pad. A bucket with holes drilled in the sides was partially buried in the corner to capture the water in this area. It is proper practice for the grading to slope away from concrete surfaced. I recommend correction as necessary.



LANDSCAPING:

The landscaping was disturbed at the right front corner of the driveway. Some repair is necessary.

Metal edging has been used in the landscaping. This edging is sharp and can be a hazard to people and pets if they step or fall on the edging. Consideration should be given to replacing this edging.



SIDING:

A 2 1/4" diameter hole was observed in the lap siding at the left side of the house. Repair is necessary.

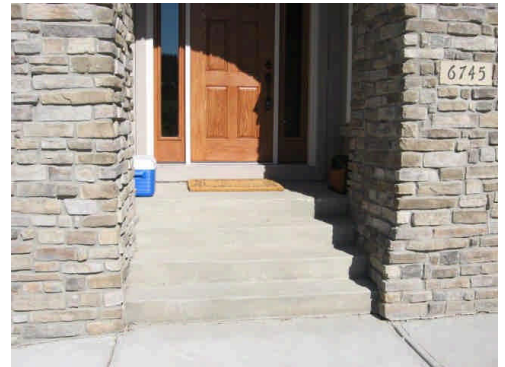
The exterior window shutters at the front of the house and garage have not been



properly primed and painted.

FRONT PORCH:

No handrail is installed on the 4 riser stairway leading to the front porch. Current building standards for new homes require a railing on any stairway with 4 or more risers. This is a potential safety issue and should have been installed when this house was built.



PATIO:

The patio section under the deck is not properly sloped to allow surface water to drain from the patio area. This is an inconvenience issue that it not easily remedied.

Minor cracking was observed in the mortar of the flagstone patio grout joints. The proper installation of flagstone with concrete grout joints is on a concrete surface. It appears that this flagstone has been installed directly on the soil or sand bed. Expansion and settling of the soil has and will continue to caused the grout to crack and deteriorate over time. A proper installation would have been to install sand or gravel in the grout joints rather than mortar.



DECK STAIRS:

Two of the safety railing balusters have been removed from the deck stairs so the dog can pass through the railing. I recommend that the balusters be re-installed.

DOOR CONDITION:

Significant scratching (probably from a dog) was observed on one side of the door frame at the left side of the deck. The weatherstripping in this area was damaged and partially missing. Replacement of the weatherstripping and repair/re-painting of the door frame is needed.



WINDOW WELLS:

The dirt at the bottom of the window well is over 2' deeper than the bottom edge of the window. It is proper practice for the dirt to be a few inches below the bottom edge of the window and for landscaping rock to be installed on the surface.

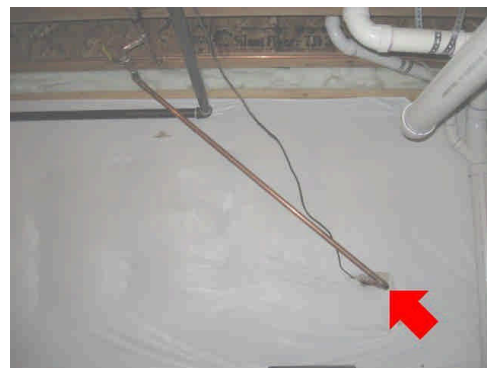
GARAGE DOORS:

The wood trim around the large garage door is damaged and scratched in several areas. A 3" long crack and damage was observed on left side. Repair will require replacement of the cracked board, filling the scratches and re-painting.



LAWN IRRIGATION SYSTEM:

No bleed valve was observed on the low section of sprinkler pipe in the basement for draining the water out of the system in preparation for freezing weather. I recommend that a proper bleed valve be installed in the lowest section of pipe by a professional plumber or sprinkler system contractor.



SPA

A spa/hot tub was observed. A full inspection of the spa is beyond the scope of this inspection. The spa did respond to the button controls and appears to be functioning properly. The electrical supply to the spa is being protected by a GFCI breaker. I recommend talking with the current owner about the care and maintenance of the spa.

An electrical shut-off panel is located within 20" of the spa and can easily be reached while in the spa. It is proper practice for this panel to be out of reach of the spa. I recommend correction by a professional electrician.

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

Some of the gutters were observed to be clogged with pine needles. Clogged gutters lead to premature gutter deterioration and water overflowing the gutters over walkways and close to the house foundation. I recommend that the gutters be inspected and cleaned.



DOWNSPOUTS:

No downspout extension was installed at the downspout at the spa area. I recommend adding an extension to this downspout to channel the water away from the house.

The downspout extension at the front of the garage is not sloping downwards properly to drain water away from the structure.

INTERIOR - GENERAL

INTERIOR DOORS:

- No handles are installed on the closet bypass doors in the upper level left front and right rear bedrooms.
- The floor mounted track was missing on the closet bypass doors in the right rear bedroom.
- The door has been removed from the closet in the right front bedroom.
- The door handle lock was not operating properly on the right front bedroom entry door.

WINDOW SCREENS:

Two screens at the rear of the house damaged including the basement sliding door screen and one window screen at the right side of the deck.

One screen was missing in the right rear basement window.

CENTRAL VACUUM SYSTEM:

A central vacuum pipe system is installed in this house but no vacuum was observed. I recommend inquiry with the owner concerning any special installation instructions for this system.

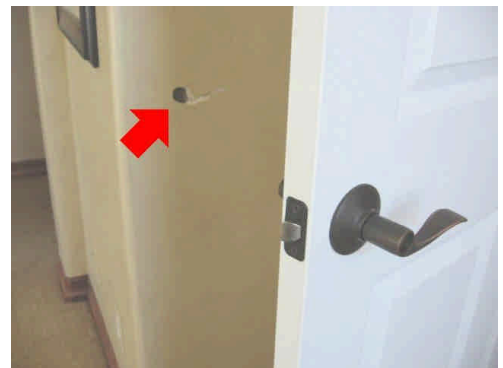
MASTER BEDROOM:

DOORS:

Scratching marks (probably from a dog) were observed on the vertical door trim on the master bedroom entry door.

WALLS & CEILINGS:

An approximate 4" x 1" hole was observed in the wall behind the master bedroom entry door caused by the doorknob breaking through the wall. Repair and re-painting is necessary.



MAINTENANCE / UPGRADE LIST:

This is a convenience list of minor items that exhibit normal wear-and-tear or and are in need of maintenance or repair once you move into the house. These may also be recommendations for improvements. Often these items are cosmetic in nature and do not affect the habitability of the property.

EXTERIOR

DRIVEWAY:

Minor cracks were observed in the concrete driveway which are typical and of a cosmetic nature. I recommend that the cracks in the driveway be sealed with a concrete caulk. This is good preventative maintenance to ensure that moisture does not penetrate the concrete surface. Moisture can cause freeze/thaw damage, settling or lifting of the concrete. This maintenance should be preformed periodically as the sealant ages, more cracks develop or the cracks open up more.

DECK:

A crack was observed in the edge of the concrete pad at the bottom of the deck stairway. This condition does not appear to be affecting the function of the pad. Sealing of the crack with caulk is recommended.

WINDOW WELL:

The window well was observed to be open and deep which could present a safety hazard for people and pets. Consideration should be given to installing a window well cover as a safety upgrade.

Debris was observed in the bottom of the window well.

GARAGE

FLOOR CONDITION:

Minor cracks were observed in the control joints of the concrete garage floor which are typical and of a cosmetic nature. I recommend that the cracks be sealed with a concrete caulk. This is good preventative maintenance to ensure that moisture does not penetrate the concrete surface. Moisture can cause freeze/thaw damage, settling or lifting of the concrete. This maintenance should be preformed periodically as the sealant ages, more cracks develop or the cracks widen.

LAUNDRY AREA

DRYER VENT:

A build-up of lint was observed in the dryer vent pipe at the right side wall of the house. Lint clogged vent pipes can lead to a back-up of lint into the dryer and possibly cause a dryer fire. I recommend that this lint be cleaned. I was unable to inspect much of the pipe and could not determine the extent of the lint. Professional cleaning by a duct cleaning service may be necessary to properly and



completely clean this pipe.

MASTER BATHROOM:

WHIRLPOOL BATHTUB:

The wood door was too small for the opening in the sink base cabinet for access to the whirlpool pump unit. Proper practice is to install a proper size door to fit this hole.

UPPER LEVEL HALL BATHROOM:

CABINETS:

The trim board at the base of the sink cabinet was not properly installed exposing the edge of an unfinished board. Correction will require proper installation of this trim board.



Real Estate Inspection Report and Additional Information

Inspection Date:

Prepared For:

Prepared By:

HomeSpy Property Inspections, Inc.
34 Amaranth Drive
Littleton, CO 80127

Office: 303-978-1288

Fax: 303-978-0812

Inspector:

Chris Anderson



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INTRODUCTION - HOW TO READ THIS REPORT

ORIENTATION OF THE DWELLING

For the purposes of direction, comments in this report are written as if the inspector were standing at the front door facing the property.

REPORT TERMINOLOGY DEFINITIONS

A Glossary of Terms is included in the "Additional Information" tab section of this report. Other descriptive terms that will be helpful when reading this report are as follows:

- **Deficient** - is unsafe or is not performing its intended function
- **Further Evaluation** - warrants additional examination by a specialist in the appropriate trade
- **Monitor** - regularly observing a system or component to see if a situation (usually a deficiency) has subsided or is progressing.

DOCUMENTATION IN THE REPORT

We realize that this report is a tool to learn specific details of the property, some positive and some negative, and use this information to make an informed decision regarding the purchase of this property, and be a valuable reference after you take possession. When writing the report, we choose to include important details and observed deficiencies that we feel would be beneficial to your buying decision, not a documentation of everything that we see. We vary the detail of the report in some areas depending on the financial impact than it may have. We try to be clear, concise and to the point rather than giving you insignificant information on everything that we observe.

SCOPE OF INSPECTION AND INSPECTION LIMITATIONS

This is detailed at the beginning of each section of the report, and on the Pre-Inspection Agreement.

AMERICAN SOCIETY OF HOME INSPECTORS

This inspection was performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors, a copy of which is available on request or can be viewed at www.ashi.org.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: Sample.
DATE & TIME OF INSPECTION: 05/03/2007, 09:00 AM.
CLIENT NAME: John & Mary Homebuyer
INSPECTION LOCATION: 12345 Castle Point Lane, Castle Rock, CO.
CLIENT'S AGENT: Eva Stadelmaier, Remax.

WEATHER CONDITIONS:

WEATHER: Clear.
OUTDOOR TEMPERATURE: Between 60 and 70 degrees.

BUILDING CHARACTERISTICS:

ORIENTATION: Front of house faces East.
REPORTED AGE: 2 years old.
BUILDING TYPE: Single family home.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED? Yes.
PEOPLE PRESENT: No one.

EXTERIOR - GROUNDS

SYSTEM DESCRIPTION: The Grounds include the systems and components that are in the areas outside the building that extend from the building exterior to the boundary of the property. This area is typically used for building entrances for humans and automobiles, water drainage control, landscaping and fencing.

INSPECTION DESCRIPTION: Our visual examination of the grounds include water drainage grading, sidewalks & walkways, driveways, fences & gates, stairways, landscaping and retaining walls. These components are examined for proper function, excessive or unusual wear and general state of repair. We pay special attention to the roof drainage system and the "grading" of the soil and landscaping directly around the house to look for signs of past, current or possible future problems.

LIMITATIONS: This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of



the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

NOTES & RECOMMENDATIONS: Inadequate control of water around the grounds of the house can result in leaky basements and crawlspaces, and major (and expensive to repair) foundation problems. **It is recommended that downspouts be extended at least 5 feet from the structure and that the grading be sloped down, away from the house at least 1" per foot for at least the first 5 feet adjacent to the structure.** It is also recommended that areas within 5 feet of the foundation should not be watered and ideally they should be covered with decorative rock or other dry landscaping material. All concrete slabs (including sidewalks, driveways, porches and patios) experience some degree of normal cracking due to shrinkage in the drying process.

GRADING:

CONDITION & OBSERVATIONS:

The grading at the rear of the concrete pad for the spa was not properly sloped away from the pad. A bucket with holes drilled in the sides was partially buried in the corner to capture the water in this area. It is proper practice for the grading to slope away from concrete surfaced. I recommend correction as necessary.

DRIVEWAY:

CONCRETE CONDITION:

Minor cracks were observed in the concrete driveway which are typical and of a cosmetic nature. I recommend that the cracks in the driveway be sealed with a concrete caulk. This is good preventative maintenance to ensure that moisture does not penetrate the concrete surface. Moisture can cause freeze/thaw damage, settling or lifting of the concrete. This maintenance should be preformed periodically as the sealant ages, more cracks develop or the cracks open up more.

LANDSCAPING:

CONDITION:

The landscaping was disturbed at the right front corner of the driveway. Some repair is necessary.

Metal edging has been used in the landscaping. This edging is sharp and can be a hazard to people and pets if they step or fall on the edging. Consideration should be given to replacing this edging.

RETAINING WALLS:

CONDITION:

The stone retaining walls were observed to be properly installed and in good overall condition. No significant deficiencies were found.



EXTERIOR - HOUSE

SYSTEM DESCRIPTION: The exterior components of a building work together to provide a weathertight skin and provide protection against intruders. Good exterior systems are attractive, durable and require little maintenance.

INSPECTION DESCRIPTION: Our visual examination of the exterior of the building looks at wall surfaces, flashings, trim, paint & finishes, eaves, soffits & fascia, porches, patios, decks, balconies, doors, windows, plumbing, electrical and foundation walls. These items are inspected for proper function, excessive or unusual wear and general state of repair. Since windows and doors are common to both the exterior and interior of the building and we operate them during the interior inspection, we report on these items in the "Interior" sections. Electrical meters and panels are discussed in the "Electrical" section. Gutters and downspouts are discussed in the "Roofing" section.

LIMITATIONS: Areas hidden from view by stored items, deck systems or landscaping can not be judged and are not a part of this inspection. Testing of the lawn sprinkler system is beyond the scope of this inspection.

NOTES AND RECOMMENDATIONS: Exterior components are often the most neglected part of the building. Water entering the exterior walls, especially around windows and doors, can cause extensive damage. A regular maintenance regiment of examining the exterior components and re-caulking possible water entrances along with re-painting and re-finishing will extend the life of your exterior system.

SIDING:

MATERIAL: Fiber cement lap siding, hard-coat stucco and manufactured stone veneer.

**GENERAL SIDING
CONDITIONS:**

The exterior siding was observed to be properly installed and in good overall condition.

A 6' long x 3" tall opening was observed under the window at the lower level rear right of the house adjacent to the spa. A 2" x 10" board was bolted to the wall directly below this opening. I was unable to determine the reason for these conditions. The opening is a potential water entry area into the wall and should be sealed immediately. I recommend asking the current owner about their plans for this area.

A 2 1/4" diameter hole was observed in the lap siding at the left side of the house. Repair is necessary.

The exterior window shutters at the front of the house and garage have not been properly primed and painted.

PAINT AND FINISHES:

CONDITION: The exterior finishes were observed to be in good general condition.



FRONT PORCH:

PORCH CONDITION: The concrete front porch was observed to be properly installed and in good overall condition. No significant deficiencies were found.

STAIRS: No handrail is installed on the 4 riser stairway leading to the front porch. Current building standards for new homes require a railing on any stairway with 4 or more risers. This is a potential safety issue and should have been installed when this house was built.

PATIO:

CONDITION: The patio section under the deck is not properly sloped to allow surface water to drain from the patio area. This is an inconvenience issue that it not easily remedied.

Minor cracking was observed in the mortar of the flagstone patio grout joints. The proper installation of flagstone with concrete grout joints is on a concrete surface. It appears that this flagstone has been installed directly on the soil or sand bed. Expansion and settling of the soil has and will continue to caused the grout to crack and deteriorate over time. A proper installation would have been to install sand or gravel in the grout joints rather than mortar.

DECK(S):

CONDITION: The deck was observed to be properly constructed, structurally sound and in good general condition. No significant deficiencies were observed.

DECK STAIRS: Two of the safety railing balusters have been removed from the deck stairs so the dog can pass through the railing. I recommend that the balusters be re-installed.

A crack was observed in the edge of the concrete pad at the bottom of the deck stairway. This condition does not appear to be affecting the function of the pad. Sealing of the crack with caulk is recommended.

WINDOWS & DOORS:

DOOR CONDITION: Significant scratching (probably from a dog) was observed on one side of the door frame at the left side of the deck. The weatherstripping in this area was damaged and partially missing. Replacement of the weatherstripping and repair/re-painting of the door frame is needed.

WINDOW WELLS:

CONDITION: The dirt at the bottom of the window well is over 2' deeper that the bottom edge of the window. It is proper practice for the dirt to be a few inches below the bottom edge of the window and for landscaping rock to be installed on the surface.

The window well was observed to be open and deep which could present a safety hazard for people and pets. Consideration should be given to installing a window well cover as a safety upgrade.



GARAGE DOORS:

CONDITION: The wood trim around the large garage door is damaged and scratched in several areas. A 3" long crack and damage was observed on left side. Repair will require replacement of the cracked board, filling the scratches and re-painting.

PLUMBING:

GAS METER LOCATION: Outside at the left side of the house. The main gas supply shutoff valve is located on the vertical pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas. A wrench is required to turn the shut off valve.

METER CONDITION: The gas meter was observed to be in good condition. I detected no odor of natural gas at the meter and at any of the exposed gas piping.

FAUCETS: The visible exterior hose faucets were tested and found to be installed correctly and functioning properly. These hose faucets are a "freeze-proof" design which extend through the wall so that the water shut-off valve can be located on the warmer, interior of the house which prevents water from freezing and breaking the faucet. When shutting off the water at these faucets, it is normal for a small amount of water to trickle out after the faucet has been shut off.

It is important to disconnect the hoses from the exterior faucets during cold weather. If left connected, the water in the hose and faucet could freeze and cause damage to the faucet and water leakage into the walls, basement or crawl space.

LAWN IRRIGATION SYSTEM:

Sprinkler heads and/or controls for a lawn irrigation system were observed. Testing the lawn irrigation system is beyond the scope of this inspection. I recommend inquiring with the owner, possibly during the final walk-through, regarding the operation of the system and its condition. The owner might be able to provide you with important information concerning maintenance and the names of sprinkler system contractors who are familiar with this system.

It is important to winterize the system before freezing temperatures arrive. The exterior and underground pipes and valves can freeze and crack if not drained properly. I recommend the services of a sprinkler maintenance contractor to properly winterize the system including having the system "blown-out" with compressed air.

No bleed valve was observed on the low section of sprinkler pipe in the basement for draining the water out of the system in preparation for freezing weather. I recommend that a proper bleed valve be installed in the lowest section of pipe by a professional plumber or sprinkler system contractor.



ELECTRICAL:

GFCI OUTLETS:

GFCI (ground fault circuit interrupter) protection is installed to protect the outdoor electrical outlets where this type of protection is presently required. I recommend testing these devices on a monthly basis. (See GFCI explanation in the electrical section)

MISCELLANEOUS

SPA

A spa/hot tub was observed. A full inspection of the spa is beyond the scope of this inspection. The spa did respond to the button controls and appears to be functioning properly. The electrical supply to the spa is being protected by a GFCI breaker. I recommend talking with the current owner about the care and maintenance of the spa.

An electrical shut-off panel is located within 20" of the spa and can easily be reached while in the spa. It is proper practice for this panel to be out of reach of the spa. I recommend correction by a professional electrician.

ROOF SYSTEM

SYSTEM DESCRIPTION: The roofing system protects the top of the building from rain, snow, sun, wind and intruders. Many different materials and qualities are available for roof coverings in Colorado, and, of course, some work better than others.

INSPECTION DESCRIPTION: Our visual examination of the roof includes the roof material itself, the underlayment that the roof is attached to (seen from the attic), roof flashings, the gutter and downspout system, the roof ventilation system, any penetrations through the roof surface (vent pipes, skylights...), and chimneys. We try to walk on roofs to see these systems up close, but often because of weather, steepness, potential damage to the roofing material or safety, we view the roof from the edge and/or with binoculars. We examine the roof for damage, leaks and conditions that suggest a limited remaining life.

LIMITATIONS: Roofs can look wonderful and still leak. Roofs can be old and worn and not leak at all. Roofs may leak only in certain conditions when the wind is blowing from a certain direction in a heavy, prolonged rain. Since these conditions are rarely found when the inspection is being performed, we look for clues that a roof is not performing its job, but we cannot be conclusive. We cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only.

RECOMMENDATIONS: Roofs in Colorado see a variety of weather conditions. To maximize the life of the roof, we recommend that you follow a regular maintenance program by either following the manufacturer's recommendations, or having a professional roofer service the roof once every 1-2 years.



ROOF COVERING:

ROOF ACCESS: The inspection of this roof was conducted from the roof surface and from the ground.

COVERING MATERIAL: Asphalt composition "dimensional" shingles.

ROOFING LAYERS: One layer of roofing material was observed on this roof.

ESTIMATED AGE: This appears to be the original roof covering - 2 years old.

ESTIMATED REMAINING LIFE: At least 18 years based on the current condition and typical life guarantee of this type of material by the manufacturer.

COMPOSITION ROOF: Composition roof coverings are the most popular roof covering used in this area. There are various types and qualities of composition shingles. The lightest weight composition shingles used today have a life expectancy of approximately 12 to 15 years. Heavier composition shingles can have life expectancies of 15-25-40 years or more.

Composition shingle roofs are relatively maintenance free as long as a few precautions are taken and any local damage is repaired before getting worse. Trees touching roofs and leaves sitting on roofs trapping water beneath are two factors that will wear out a roof very quickly. Sunlight and wind can also damage a roof. It is recommended to inspect your roof at least once a year by walking on it or from the ground to see if any shingles are damaged or worn and have these areas repaired by a qualified roofer.

In most Denver metro counties it is allowed to put up to 2 layers of asphalt roofing on before prior layers have to be removed. Every time a layer is added it adds weight to the roofing structure, makes for hotter attics and reduces the life of the roofing material. It is always recommended to remove the old roofing material before adding a new one.

CONDITION: The shingle surface appears to have been properly installed and was observed to be in good overall condition. No significant deficiencies were observed.

GUTTERS & DOWNSPOUTS:

CONDITION: Some of the gutters were observed to be clogged with pine needles. Clogged gutters lead to premature gutter deterioration and water overflowing the gutters over walkways and close to the house foundation. I recommend that the gutters be inspected and cleaned.

DOWNSPOUTS: No downspout extension was installed at the downspout at the spa area. I recommend adding an extension to this downspout to channel the water away from the house.

The downspout extension at the front of the garage is not sloping downwards properly to drain water away from the structure.



ATTIC

SYSTEM DESCRIPTION: Attics are created because of the need to slope the roofing surface and create a structure for the ceiling of the living space below. It is generally accepted that the attic is part of the outdoor area and the insulation and interior of the home begin at the attic floor. The goal is to keep the temperature in the attic at or close to the outdoor temperature. Ventilation and insulation are key elements of the attic system and work together to make the living space more comfortable and maximize the life of the roofing materials.

INSPECTION DESCRIPTION: Our visual examination of the attic includes identifying the entry location(s), entering the attic, examining the roof framing and sheathing, examining the ventilation system, examining and determining the type and amount of insulation, looking for any past or present signs of water staining or damage, and visually examining any other building components in the attic space.

LIMITATIONS: Generally the inspector is limited to viewing the attic from the access door. There are usually no walking planks and the ceiling joists or trusses are covered with insulation. Stepping in the wrong location could cause damage to the ceiling.

NOTES & RECOMMENDATIONS: Modern building standards in Colorado require a minimum of R-30 insulation for roof and attic space insulation. Generally fiberglass, rock wool or cellulose insulation is used and a 10 inch depth equals R-30. Homes built before 1973 generally do not meet the current insulation standards unless they have been upgraded.

ATTIC ACCESS & GENERAL OBSERVATIONS:

ATTIC ENTRY

LOCATION(S):

Garage, Bedroom ceiling, Master bedroom closet.

ACCESSIBILITY:

The attic was viewed from all of the hatch access doors. The attic was not entered because insulation covered the structural members and there was nothing to walk on without risk of damaging the finished ceiling.

ATTIC VENTILATION:

VENTILATION:

Ventilation in an attic is an important factor for an added level of comfort in the living area, keeping the attic space dry and prolonging the life of the roof covering. Most experts would agree that "you can never have enough ventilation in the attic space". Attic ventilation in this attic is provided by roof and soffit vents. This is a very good combination of vents and will work as a system to keep the attic space well ventilated and the living space below more comfortable.

ATTIC INSULATION:

INSULATION TYPE:

Blown-in Cellulose insulation. This is a treated recycled paper material.

INSULATION CONDITION:

In the areas where the attic insulation is visible, the insulation appears to be properly installed and in good condition.

DEPTH AND R-FACTOR:

8" - 10" = R-34.



STRUCTURE

The structure of a home is the skeleton, which includes the foundation system, floors, walls and roof. The structural inspection is performed on the exterior and interior of the home and consists of identification of materials, observation of proper original construction and deficiencies that have occurred since the house was built. Much of the structural inspection is spent identifying cracks and other signs of movement that have resulted from structural deficiencies. Since this is a visual inspection and much of the structure is hidden below the ground and behind the finished walls, floors and ceilings of the house, the structural inspection is limited.

STRUCTURAL COMPONENTS

FOUNDATION:	Poured concrete.
ROOF STRUCTURE:	Modern truss framing.
WALL STRUCTURE:	Wood stud framing.
FLOOR STRUCTURE:	Steel "I" beams, steel posts and engineered wood "I" joists.

STRUCTURAL CONDITION

OVERALL COMMENTS:	The visible structural systems and components of the house were observed and found to be in good overall condition. I observed no significant structural deficiencies.
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GARAGE

DESCRIPTION: Although primarily designed for the storage of automobiles, the garage has a wide variety of uses. If attached to the house, it is important that the garage provide a fire barrier and, by today's standards, be partially sealed to prevent dangerous fumes from entering the home.

INSPECTION DESCRIPTION: Our visual examination of the garage includes all automobile and people doors, automatic door opening and closing systems, general structure, floor, walls, ceiling, windows, electrical and plumbing components. We examine the fire resistant factors, the dangerous fume factors and the insulation system.

LIMITATIONS: Since, as a general rule, we do not move items during our inspection, any automobiles and storage may conceal defects. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. The garage door opener remote units are not tested. Exterior garage door opener keypads are also not tested. Check with the homeowner regarding the security codes for these items.

RECOMMENDATIONS: It is recommended that the garage door opener automatic return safety device(s) be frequently tested to insure proper operation. Current standards for new homes require an invisible light beam at each auto door entrance and a pressure sensor on the door itself each of which if activated, will stop and reverse the direction of the door. These safety features are designed to minimize possible injury to children and also help to prevent vehicle damage. Entrance doors from the garage to the house should be fire rated and have an automatic closure to keep fire and dangerous fumes out of the living area.

INSPECTION CONDITIONS: Due to vehicle(s), personal items and/or storage items, I was unable to see some of the garage floor and walls. My comments are based on what I was



- able to view at the time of the inspection. Hidden conditions may exist.
- FIRE BARRIER:** To prevent the spread of a garage fire and dangerous fumes into the house, standards for new homes require a fire resistant wall (drywall with seams taped) and a solid door with an automatic closer between the garage and the house. The fire resistive barrier between the garage and the house appears to be in good condition including a solid door with an automatic closer.
- AUTO DOOR CONDITION:** The automobile garage doors were operated and appear to be properly installed and in good condition.
- DOOR OPENER:** The garage door opener operated properly to raise and lower the door including the auto-reverse mechanism which stopped and reversed the direction of the door when the invisible sensor beam across the bottom of the door was interrupted.
- FLOOR CONDITION:** Minor cracks were observed in the control joints of the concrete garage floor which are typical and of a cosmetic nature. I recommend that the cracks be sealed with a concrete caulk. This is good preventative maintenance to ensure that moisture does not penetrate the concrete surface. Moisture can cause freeze/thaw damage, settling or lifting of the concrete. This maintenance should be preformed periodically as the sealant ages, more cracks develop or the cracks widen.
- GFCI OUTLETS:** GFCI protection is installed in the tested outlets where this type of protection is presently required.

BASEMENT / CRAWL SPACE

DESCRIPTION: The basement /crawl space areas include spaces below the main "ground" level of the house. Basements are common in Colorado because of the freezing temperatures require that the foundation footings be buried well beneath the surface of the soil when the house is constructed. When doing this, it is not much more difficult (or expensive) to remove the dirt within the foundation area and build a basement. Some houses are built directly on a slab of cement (slab on grade) and do not have a basement or a crawl space.

INSPECTION DESCRIPTION: Our visual examination of unfinished basements and/or crawl spaces includes concrete slab floors, foundation walls, columns, beams, the floor structure above, insulation, moisture conditions, sump pits, plumbing and electrical. Our visual examination of finished basements includes any and all of the above items if they are visible. Specific finished interior observations are reported in the "Interior General, Rooms, Bedrooms and Bathrooms" sections.

LIMITATIONS: Basements and crawl spaces are typically used for storage and these items can often limit the viewing area of our inspection. Some crawl spaces may not be entered due to wet conditions, inaccessibility, too short an area and/or other hazardous conditions.

RECOMMENDATIONS: A common complaint among homeowners is the musty smell, dampness and water damage that are signs of a wet basement or crawl space. 98% of all basements will leak at some point during their life. While structural damage is rare, water in the basement can be a major inconvenience. In most cases it is caused by surface water directly adjacent to the building soaking into the ground and moving through the basement walls. Keeping water away by sloping the adjacent ground away from the house and using extensions on the bottom of downspouts is the best way to insure a dry basement.



BASEMENT DESCRIPTION:

TYPE: This is a full size basement that is the same size as the main floor of the house.

FINISH STATUS: Unfinished.

BASEMENT OBSERVATIONS:

INSPECTION CONDITIONS: Due to personal and storage items, I was unable to see some of the basement floor and walls. My comments are based on what I was able to view at the time of the inspection. Hidden conditions may exist.

STAIRWAY: The stairs and handrail leading into the basement were used during the inspection and found to be in good condition.

FLOOR: The visible areas of the concrete "slab on grade" basement floor was observed to be in good condition.

FLOOR DRAINAGE: One basement floor drain was observed. The drain was observed to be in working condition.

WALLS: It is common practice in the Denver metro area to build "floating" partition walls in concrete slab basements. These "floating" walls are designed to allow the floor to lift, in cases of expansive soils, without pushing up on the house structure above. The unfinished walls observed in this basement are proper "floating" walls. Due to the finishing on most walls, I was unable to determine if proper "floating" walls are installed throughout the basement.

HEATING

SYSTEM DESCRIPTION: Heating systems generate bundles of heat and distribute them to the various parts of the house. Natural gas and electricity are the typical energy sources used. The heat is often generated centrally, in a furnace or boiler, and is distributed by using air through duct systems or water through pipes. Since staying warm in winter is so popular here in Colorado, there are many different types, brands, models, quality levels and energy efficiency levels of heating systems.

INSPECTION DESCRIPTION: Our visual examination of the heating systems includes identifying the type, brand, model, capacity, age and fuel of the system(s). It includes operating of the unit using the thermostat and visually inspecting the ignition, burners, heat exchanger, blower fan, combustion air, venting, filter and ducting or piping system. We test for fuel leaks and excess carbon monoxide levels. Humidifiers are observed but not disassembled.

HEAT EXCHANGERS: The heat exchanger is the most critical part of most heating units. It separates the flame and exhaust gasses from the air in the house. Heat exchangers can fail in one of two ways - it rusts through or it cracks. With either condition, the exhaust gasses can escape through the opening and get into the air supply to the house. Potentially deadly situations may occur when 2 things happen together; 1. The fuel (natural gas) is not being burned efficiently and is releasing CO carbon monoxide, and 2. The exhaust gasses enter the home through an opening in the heat exchanger. When this happens, a new heat exchanger is needed. Since the heat exchanger is the costliest part of a heating unit, in most situations the entire unit is replaced. Heat exchangers have an average life expectancy of 20-30 years.

During an industry standard home inspection examination of a heat exchanger, only 5-15% of the heat exchanger is visible using a flashlight and mirror. In some high efficiency units, the heat exchanger is not visible at all. To examine a heat exchanger in more detail, the heating unit must be disassembled. This is a job for a heating system specialist and is beyond the scope of a standard home inspection.

CARBON MONOXIDE TESTING: We do perform a non-destructive CO carbon monoxide test on furnaces



and water heaters to identify high levels of this deadly gas. However, newer mid and high efficiency units do not allow access of our testing probe directly into the exhaust gasses.

LIMITATIONS: The inspector does not light pilot lights. Safety devices are not tested by the inspector. 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 dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Subjective judgment of system capacity is not a part of the inspection. Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

RECOMMENDATIONS: Many fuel systems on natural gas burning furnaces are delivered from the manufacturer adjusted to work at sea level and are not re-adjusted during installation. Here in the Mile High City it is very common for these appliance to be burning more fuel than is necessary for optimal efficiency. It is also common for furnaces to go many years without being properly serviced. We highly recommend that you have the furnace cleaned, serviced and adjusted prior to, or soon after, moving in. When arranging for service, make sure that the service company will remove the burners, remove the blower, do a thorough inspection of the heat exchanger, and adjust the gas valve for our altitude as part of their service. With the increased price of natural gas lately, often you will pay for the servicing within the first one to two winters of use.

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE: High efficiency forced air furnace and a gas fireplace.

FURNACE:

BRAND: Rheem.
CAPACITY: 108,000 BTU's.
AGE: This appears to be the original furnace - 2 years old.
FUEL TYPE: Natural Gas.
GAS SUPPLY: The gas piping installation included a 90 degree shutoff valve for emergency use. The valve was not operated.
IGNITION: The heating unit is ignited with an electronic ignition.
BURNERS: The burners were observed and found to be burning clean with a consistent flame pattern.
HEAT EXCHANGER: The type of heat exchanger in this furnace is not easily accessible for a visual inspection. The heat exchanger is a series of tubing in which the burner flames are drawn through the tubing with the assistance of an inducer vent fan. Testing the heat exchanger for leaks is beyond the scope of this inspection. Some heating contractors have trained technicians, equipped with specialized equipment to perform a reliable test for this type of heat exchanger. The test is performed by filling the heat exchanger with a gas and a sensor is placed on the outside of the heat exchanger. The sensor will respond if the gas is leaking through the chamber. If this type of test is desired, a qualified heating contractor should be retained.
BLOWER FAN: The blower was observed to be in good condition and operated properly.
COMBUSTION AIR: The combustion air (fresh air to feed the flame) for this appliance comes from the exterior through a pipe which terminates in the burning compartment. This configuration is is very energy efficient since it is not robbing heated room air to feed the flames.
VENTING: The heating system vent is properly installed and was observed to be in good



condition and operating properly.

- AIR FILTER:** A disposable filter was installed in this furnace. These filters are easy to replace, available at most hardware stores and should be replaced every 1 - 3 months. The filter installed was in good condition at the time of the inspection.
- FILTER SIZE:** 20 x 25 x 1 inch.
- THERMOSTAT:** The thermostat appears to be properly installed and the unit responded to basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.
- PERFORMANCE:** The heating system was turned on using normal controls and it was found to be operational.
- GENERAL CONDITION:** A moderate amount of dust was observed on the inside of the furnace cabinet, on the furnace blower motor and on the blower fan blades. Much of this dust may be from the original construction of the house. It is proper practice to have a furnace cleaned and serviced every 1-3 years. Although the furnace did respond to normal operating controls, I recommend that the furnace be cleaned, inspected, repaired as necessary, tuned and certified safe by a professional heating system contractor.

GAS FIREPLACE:

CONDITION: The direct vent gas fireplace was turned on with the normal operating controls and found to be functioning properly.

As with a fuel burning furnace, it is good practice to have gas fireplaces serviced every 3 years. When the time comes, I recommend contacting a gas fireplace service specialist.

COOLING

SYSTEM DESCRIPTION: This section pertains to Central Air Conditioning systems, permanently mounted Window and Wall mounted non-central systems, Evaporative Cooler (Swamp Cooler) systems and Heat Pump systems.

INSPECTION DESCRIPTION: Our visual examination of Central Air Conditioning systems and Heat Pump systems includes identifying the brand, age, capacity and reporting on the condition of the Condenser unit, power source, refrigerant lines, condensation drain system and general system condition. We operate the system when the temperature is above 65 degrees with the normal operating controls for the unit.

We visually examine only permanently mounted window and wall AC units by operating the unit and reporting on its performance and condition.

LIMITATIONS: Central air conditioning units are complicated systems with many brands and models that require specialized tools and training to thoroughly inspect and test them properly. This type of testing is beyond the scope of a standard building inspection.



AIR CONDITIONING INFORMATION:

TYPE:	Central air conditioning. This system distributes the cool air through the same ducting system as the heating system. The system consists of 2 main components, the condensing unit is located outside the house and the evaporator unit is built into the supply air plenum just above the furnace. Two refrigerant lines (pipes), one insulated and one uninsulated, run between the 2 units. Simply put, this system pulls the heat out of the inside of the house and dumps it outside.
MANUFACTURER:	Rheem.
AGE:	This appears to be the original cooling unit - 2 years old.
CAPACITY:	3/12 Ton.
LIFE EXPECTANCY:	A typical life expectancy of a central air conditioning unit here in Colorado is about 12-20 years. It is not unusual to see <u>properly maintained</u> units that are 25 to 35 years old.

AIR CONDITIONING SYSTEM:

POWER SOURCE:	An electrical disconnect providing power to the condensing unit was present near and in sight of the unit.
CONDENSING UNIT:	The outdoor "Condensing unit" was observed to be properly installed and in good overall condition. No significant deficiencies were observed.
CONDENSATE LINE:	The condensate drain system takes water that has formed by condensation on the evaporator coil (above the furnace) and pipes the water into a drain. The pipe system was observed to be properly installed and draining into a floor drain.
VISUAL CONDITION:	The air conditioning unit system was observed to be properly installed and in good overall condition.
SYSTEM OPERATION:	The temperature differential between the supply and return air grills was measured with a infrared thermometer and was found to be cooling the air between 15 and 25 degrees. This is within the normal operating range for an air conditioner and is an indication that the system is functioning properly.

CENTRAL A.C. MAINTENANCE TIPS:

1. It is important for the outside condenser unit to sit level. Monitor this unit for levelness and re-level if off by more than 5 degrees.
2. Never run the AC system when the temperature is at or below 65 degrees. This may do permanent damage to the compressor.
3. Keep shrubbery or vegetation several feet away from the condenser unit for proper cooling.
4. Use care not to damage the soft cooling fins on the exterior of the condenser unit.
5. It is not necessary to cover the condenser unit in the winter. Operating the AC system with a cover installed can permanently damage the compressor.
6. Monitor the insulation on the larger refrigerant line and replace as needed.
7. Keep the evaporator coil unit within the furnace plenum clean by replacing or cleaning the furnace filter frequently - both in the heating and cooling seasons.
8. A properly operating AC system should be cool the air 15-25 degrees. This can be measured with a thermometer at the return and supply air ducts.
9. Have the entire central air conditioning system inspected and serviced every 2-3 years by a licensed HVAC contractor.



ELECTRICAL SYSTEM

SYSTEM DESCRIPTION: The Electrical System brings electricity to the building and distributes it throughout the home. It consists of the cables bringing the electricity from the utility, a means of splitting this electricity into "branch circuits" and delivering it into the areas of the home, a system to enable lights and fixtures to be plugged into the system, and a safety system to prevent or minimize electrical shock to humans.

INSPECTION DESCRIPTION: Our inspection consists of a visual examination of the "service drop" from the utility to the house, identifying the voltage and amperage capacity to the house, a visual examination of the service panel system with the cover removed, identification of the main electrical shutoff system, an examination of any sub-panels, a visual examination of the grounding system, testing of a representative number (at least 1 per room) of electrical outlets with a testing device to confirm that the outlets are grounded and wired properly and the operation of light switches and fixed electrical appliances to confirm that they have electricity to them. We observe and test GFCI outlets.

LIMITATIONS: Virtually all branch circuit wiring is enclosed in walls and covered junction boxes and is not visible during a home inspection. Removal of outlet, switch or junction box covers is beyond the scope of this inspection. Testing of the main electrical shutoff, breaker switches and fuses is beyond the scope of this inspection. Furnishings and storage may limit us from testing electrical outlets. Inspection of low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers are beyond the scope of this inspection.

RECOMMENDATIONS: In case of emergency, it is a good idea to make sure family members are familiar with where and how to shut off the electrical power to the house. Also, any electrical repairs should be approached with caution. The power to the branch circuit or the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.

DESCRIPTIVE INFORMATION:

ENTRANCE:	The electricity is supplied to this house with wires buried underground.
VOLTAGE:	120/240 volts. This is standard for modern homes.
AMPERAGE	200 amps.

ELECTRIC METER AND MAIN ELECTRICAL PANEL:

METER LOCATION:	The electric meter is located on a utility pole in the yard.
METER CONDITION:	The meter appeared to be working and in good condition.
MAIN PANEL LOCATION:	Outside at the left side of the house.
MAIN SHUT-OFF OPERATION:	All electrical power to the house can be shut off by flipping a single main breaker switch inside the main electrical panel.



MAIN ELECTRICAL PANEL:

- SERVICE ENTRANCE CONDUCTORS:** The service entrance conductors are the wires between the meter and the main panel. These wires appear to be # 4/0 Aluminum providing an ampacity of 200.
- SERVICE CAPACITY OBSERVATIONS:** The service capacity is normal for a house this size and age, and appears adequate for the present demand and minor additional loads.
- GROUNDING:** The system and equipment grounding appears to be correct.
- MAIN ELECTRICAL PANEL:** The internal cover was removed from the main electrical panel for inspection. The breakers and wiring inside the panel were observed to be properly installed and in good condition. No deficiencies were observed.

ADDITIONAL ELECTRICAL PANELS:

- SUBPANEL #1 LOCATION:** Basement.
- ELECTRICAL SUBPANEL:** The sub panel was observed to be in good condition with the circuitry installed and fused correctly.

BRANCH CIRCUITRY

- WIRE MATERIAL:** All copper wiring was observed on the 120 volt circuits. The wiring on at least one of the 240 volt circuits was multi strand aluminum. The use of multi strand aluminum wiring is a common and approved practice. The branch circuit wiring, as observed from the main panel, was observed to be properly installed and in good condition.

ELECTRICAL OUTLETS:

- CONDITION:** The accessible and tested electrical outlets were found to be modern "3 prong" grounded outlets and were found to be operating properly. No significant deficiencies were observed.

GFCI (Ground Fault Circuit Interrupter)

- GFCI CONDITION:** GFCI protection is installed in the tested outlets where this type of protection is presently required.

GFCI's: Ground Fault Circuit Interrupters (GFCI's) are a potential life saving device that that can very quickly cut off the flow of electricity in the event of a shock situation. Modern standards require GFCI's for water hazard areas. Ground fault protection is currently required for receptacles in areas such as the exterior of the house, garage, pool & spa, basement, bathrooms and all receptacles in the kitchen area. Ground fault protection can be provided by a ground fault circuit breaker (at the electrical panel) or by a ground fault receptacle.

One ground fault receptacle can protect other receptacles which are connected to it. If there is no power in one of the receptacles in the area where ground fault protection is required, ground fault receptacles in other locations should be checked and reset if necessary. It is recommended that GFCI receptacles be tested, by pushing the "test" and "reset" buttons on the receptacle, on a monthly basis.



PLUMBING

SYSTEM DESCRIPTION: The plumbing system consists of the "supply side" which provides water for drinking, washing, cooking and irrigation, and the "waste side" which gets rid of used water and waste. In this section we also include the water heating equipment.

INSPECTION DESCRIPTION: Our visual examination of the plumbing system includes identifying the water supply source, identifying the waste disposal system, identifying the main supply shut-off, identifying the supply and waste pipe materials, checking the static water pressure, viewing the venting system and looking for any problem areas with the system. We visually examine the water heater(s) for its type, size, age, fuel burned, burner flame appearance, venting, connections, identification of safety devices, availability of combustions air and any accessories it may have. We operate the plumbing system and water heater with normal operating faucets and controls, we do not test shut-off valves and safety devices.

LIMITATIONS: Most of the supply and waste plumbing pipes are hidden inside the walls, ceilings and floors of the building and are not visible during the inspection. Leakage, obstructions or other problems may exist but are hidden and impossible to see. Instead, we look for slow drains that may indicate clogged pipes and water damage to finish surfaces that may indicate leaking pipes. Examining the main waste pipe from the house to the sewer is beyond the scope of this inspection. This is a very expensive pipe to fix or replace and we suggest talking to the current owner to see if there is any history of problems. Services are available to inspect the inside of this pipe with a video "snake" camera if needed. Testing for water quality including radon-in-water and lead testing is beyond the scope of this inspection.

PLUMBING INFORMATION:

- WATER SUPPLY:** PUBLIC WATER SUPPLY: The home has a public water supply pipe leading from the street main supply pipe to the house plumbing system. Be advised that the buried pipe running from the house to the street is the responsibility of the homeowner.
- WASTE DISPOSAL:** PUBLIC SEWER SYSTEM: Waste from the home plumbing system flows by gravity into a municipal sewer system normally located under the street or alley. Be advised that the buried pipe running from the house to the street is the responsibility of the homeowner.

SUPPLY PLUMBING:

- MAIN WATER SHUT-OFF:** The main water supply shut-off valve is located in the basement at the front wall of the house. Testing the operation of this valve is not within the scope of this inspection. Testing a valve which has not been operated regularly often results in leaking around the handle. I recommend operation of the valve from time to time to keep it functional and maximize its useful life.
- MAIN WATER SUPPLY PIPE:** A 3/4" diameter copper water supply pipe was observed. This is the most common size supply pipe for residential service.
- WATER PRESSURE:** The water system pressure, as measured at an outdoor faucet, was observed to be between 60 and 65 psi. This is within the recommended 40-80 psi range for residential homes. A Pressure Regulator, which reduces the water pressure as it enters the house, was observed on this system near where the water pipe first enters the house. This is an indication that the Pressure Regulator is functioning properly.
- WATER FLOW:** The water pressure is in the range which is considered normal, between 40



and 80 PSI. Functional flow of water at the various fixtures was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow when other fixtures are turned on or turned off is considered normal.

WATER SUPPLY PIPE MATERIAL:

The visible water supply piping material in this house was observed to be modern copper piping.

WATER SUPPLY CONDITION:

The exposed and accessible supply piping appears to be properly installed and in good condition.

WASTE PLUMBING:

MAIN CLEAN-OUT LOCATION:

The main drain waste line "clean-out" is used by a plumber to clean any obstructions located in the main waste pipe extending from the house to the city sewer pipe (or septic tank). In this house the clean-out is located on the floor of the basement near the front of the house.

DRAIN WASTE PIPE MATERIAL:

Plastic. This is generally considered to be the best material currently available for this use.

DRAIN, WASTE & VENT SYSTEM:

The visible drain piping appears to be properly installed and in good condition.

WATER HEATER:

FUEL TYPE:

Natural gas.

AGE:

This appears to be the original water heater - 2 years old.

SIZE:

Two 50 gallon water heaters are installed in series - the water travels through both water heaters.

OPERATION:

The water heater was observed to be operational, and the water at the plumbing fixtures was hot.

GAS SUPPLY:

The water heater has a standing pilot controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in serviceable condition.

BURNER:

The burners were observed and found to be burning clean with a consistent flame pattern.

VENTING:

The water heater vent is properly installed and appears to be in good condition.

WATER CONNECTIONS:

The hot and cold water connections are properly installed. A proper shut-off valve was observed on the cold water supply pipe.

TPR VALVE:

The water heater installation included a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. No adverse conditions were observed. The device was not tested because there is a risk that it will not reseal properly if it has not been tested on a regular basis. However, regular testing (a few times a year) by the homeowner is recommended.

COMBUSTION AIR:

It appears that adequate combustion air is available for the water heater.



INTERIOR - GENERAL

DESCRIPTION: This section reports on the common components and general observations of the interior of the home. We will focus on individual rooms in the Kitchen, Laundry, Common Rooms, Bedrooms and Bathrooms sections to follow.

INSPECTION DESCRIPTION: Our visual examination of the Interior of the home includes floors, walls, ceilings, doors, windows, skylights, stairs & handrails, fireplaces, smoke detectors and fans. We check for functionality, general condition, excessive wear and visual defects. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

SMOKE DETECTORS: Our inspection of smoke detectors includes making sure that they are present and in the proper locations. **We do not test smoke detectors.** Current standards require at least one smoke detector on each level and one in every bedroom. We recommend that you replace all smoke detector batteries and test all the units shortly after you have moved into the house and every year following.

LIMITATIONS: As a general rule, home inspectors do not move furniture, pull up carpet or other floor coverings, or do any kind of destructive testing (if we move one thing, we are expected to move everything...). Therefore, the condition of floors and walls under and behind any furniture or coverings cannot be judged. Damage to walls, stains on floors and the like may be not visible to the inspector.

RECOMMENDATIONS: Since many defects may be covered by furniture and not visible to the inspector, we highly recommend a thorough examination of the home after the furniture is moved out and prior to closing. We have included a "Pre-Closing Inspection Form" for your assistance during your final walk through.

FIRE EXTINGUISHERS: We highly recommend that all houses have at least 2 portable fire extinguishers installed, one near the kitchen and one in the garage near the entrance to the house. A third extinguisher, located near the bottom of the stairs in the basement, would be a smart idea as well. Some insurance policies offer discounts if fire extinguishers are installed.

CARBON MONOXIDE: Carbon Monoxide (CO) is a colorless, odorless gas that can be fatal to humans. This gas can come from Automobiles or any fuel burning appliance in the home. Modern technology has now made it inexpensive and easy to install (CO) Carbon Monoxide detectors. These detectors offer continuous measurement of CO levels and will sound an alarm if high levels are reached. Digital display models (recommended) can now be purchased for less than \$50. I recommend installing a CO continuous detector as a safety upgrade for you and your family.

FLOORS:

CONDITION:

As a general observation, the floors appear to be in good condition with any exceptions noted in the following "Rooms" sections.



WALLS:

CONDITION: The wall surfaces appear to be properly installed and in good condition.

CEILINGS:

CONDITION: The ceiling surfaces appear to be properly installed and in good condition.

FINISHES:

TILE MAINTENANCE: To preserve the life of floor, wall and bathroom tile and to protect the grout from staining, manufacturers recommend that the tile and grout be sealed with a liquid sealer. This is especially important in high water areas like showers. A liquid sealer is easily applied and is part of regular (annual in most cases) maintenance of tile surfaces. I recommend that all tile surfaces be thoroughly cleaned and sealed with a high quality liquid tile and grout sealer as part of regular maintenance.

DOORS:

MAIN ENTRY DOOR: The front door was found to be correctly installed, working properly and in good overall condition.

SIDE or REAR ENTRY DOORS: The side or rear exterior door appears to be properly installed and in good condition.

INTERIOR DOORS:

- No handles are installed on the closet bypass doors in the upper level left front and right rear bedrooms.
- The floor mounted track was missing on the closet bypass doors in the right rear bedroom.
- The door has been removed from the closet in the right front bedroom.
- The door handle lock was not operating properly on the right front bedroom entry door.

WINDOWS:

FRAME MATERIAL: Vinyl.

WINDOW CONDITION: The windows tested appear to be properly installed and in good condition. I operated a representative sample of the windows, but did not open, close, and latch every window. Please see the "Rooms" section of this report to see any individual exceptions.

WINDOW GLASS: Double pane insulated glass.

WINDOW SCREENS: Two screens at the rear of the house damaged including the basement sliding door screen and one window screen at the right side of the deck.

One screen was missing in the right rear basement window.



STAIRS & HANDRAILS:

CONDITION: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use.

SMOKE DETECTORS:

COMMENTS: At least one smoke detector was observed on each floor of the house and one in each bedroom. This meets the current requirements for smoke detectors in homes. Testing of the smoke detectors is beyond the scope of this inspection. I recommend changing the batteries and testing all smoke detectors after taking possession of the property.

BURGLAR ALARM SYSTEM:

This house appears to be pre-wired for a burglar alarm system.

MISCELLANEOUS

CENTRAL VACUUM SYSTEM: A central vacuum pipe system is installed in this house but no vacuum was observed. I recommend inquiry with the owner concerning any special installation instructions for this system.

KITCHEN

INSPECTION DESCRIPTION: Our visual inspection of the kitchen area includes the sink, counters, cabinets, walls, ceilings, floors, windows, doors, plumbing, lighting, electrical and pantry. We visually examine all built-in appliances and confirm the function of the appliances by using the normal operating controls.

LIMITATIONS: We do not examine or report on any non-built-in appliances such as free-standing refrigerators and countertop microwave ovens. Although we normally run the dishwasher through an entire wash cycle, no opinion is offered as to the adequacy of dishwasher operation. The self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy of ovens and ranges are not tested during this inspection.

KITCHEN - GENERAL:

OVERALL CONDITION: The kitchen was observed to be in good general condition.

APPLIANCES:

GENERAL COMMENT: All the permanently installed appliances were tested using normal operating controls and were found to be in satisfactory working condition.



PLUMBING:

- FAUCET:** The faucet was operated and appeared to be functioning properly.
- DRAIN:** The drain assembly under the kitchen sink was tested and observed to be in good condition with no deficiencies noted.
- DISHWASHER AIR GAP:** An "air gap" is required in the drain hose running from the dishwasher to the plumbing waste system. The purpose of the air gap is to eliminate the possibility of a "cross connection" where waste water could be drawn back into the supply water system. A separate stand pipe is installed in the plumbing under the sink to serve as an air gap for the dishwasher drain line. This is a proper installation in accordance with modern standards.

ELECTRICAL:

- GFCI OUTLETS:** GFCI (Ground Fault Circuit Interrupter) protection is installed in the kitchen outlets where this type of protection is presently required. While some of the outlets look like standard plugs, they were tested and found to "trip" a GFCI outlet, indicating that they are also protected. This is a common and acceptable configuration. I recommend testing these devices, by pushing the test and reset button, on a monthly basis.

LAUNDRY AREA

INSPECTION DESCRIPTION: Our visual examination of the laundry area includes the room finishes and function, and the identification and examination of the appliance energy sources, plumbing and venting systems.

LIMITATIONS: Washing machines and dryers are not moved, tested or inspected and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

NOTES & RECOMMENDATIONS: We highly recommend using stainless steel wire-mesh-reinforced washing machine hookup hoses. These hoses are much stronger and last longer than the regular hoses. Although slightly more expensive, this is inexpensive insurance to avoid a costly flood situation.

Dryers can be 240 volt electric or natural gas appliances. If you are moving a dryer into the house, make sure it matches the energy source that is available. In many cases, gas lines can be extended to the laundry room if necessary. Electric dryer standards recently changed from a 3 prong plug/receptacle to a 4 prong plug/receptacle. If the plug on your dryer doesn't match the new house receptacle, you have 2 options; 1. Have an electrician upgrade the receptacle to a 4 prong type, or 2. Purchase a 3 or 4 prong plug-and-cord kit for less than \$20 at the hardware store and change the cord and plug as you are moving the dryer. This is a fairly easy retrofit and will not affect the performance of the dryer.



LAUNDRY:

LOCATION: Main floor and upper level closet.
CONDITION: The laundry room area appeared to be in good general condition.

WASHER AND DRYER:

WASHER: The visible portions of the supply and drain plumbing for the washing machine were observed to be installed correctly and in good condition. The washing machine was not tested.

DRYER: A 240 volt electrical outlet was observed for the dryer. This outlet requires a 4 prong dryer plug.

DRYER VENT: A build-up of lint was observed in the dryer vent pipe at the right side wall of the house. Lint clogged vent pipes can lead to a back-up of lint into the dryer and possibly cause a dryer fire. I recommend that this lint be cleaned. I was unable to inspect much of the pipe and could not determine the extent of the lint. Professional cleaning by a duct cleaning service may be necessary to properly and completely clean this pipe.

BEDROOMS

INSPECTION DESCRIPTION: As a continuation of the interior inspection, the bedrooms are inspected in the same fashion as the other common rooms in the house.

MASTER BEDROOM:

DOORS: Scratching marks (probably from a dog) were observed on the vertical door trim on the master bedroom entry door.

WALLS & CEILINGS: An approximate 4" x 1" hole was observed in the wall behind the master bedroom entry door caused by the doorknob breaking through the wall. Repair and re-painting is necessary.

BATHROOMS

INSPECTION DESCRIPTION: Our visual examination of bathrooms includes sinks, shower/tub surrounds, shower pans, faucets, drains, ventilation, cabinets, countertops, toilets, lighting, electrical, plumbing, walls, ceilings, floors, doors, windows, and heating source. We examine the bathroom for proper function of components, signs of water damage, active leakage, general condition and excessive wear. We do a subjective test of water flow by running multiple fixtures at one time. As in the "Interior Rooms" sections, **we report only on uncommon components and observed deficiencies rather than a description of each and every component of every bathroom.**

LIMITATIONS: Bathtub/shower surrounds and shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. We look for clues indicating water damage on floors, around bathtub/shower surrounds, at sink areas and around toilets, but concealed surfaces such as carpet and tile often do a good job of hiding any damage.

RECOMMENDATIONS: Bathrooms are often the highest maintenance rooms in the house. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Caulking joints with a high quality silicone caulk on an as-needed or yearly basis is recommended. Water will leak through grout joints in



tile if not sealed properly. Sealing tile with a high quality liquid grout sealer on a yearly basis is recommended.

MASTER BATHROOM:

WHIRLPOOL BATHTUB: The whirlpool bathtub was filled and activated by the controls and was functioning. The tub electrical circuit was found to be GFCI protected.

The wood door was too small for the opening in the sink base cabinet for access to the whirlpool pump unit. Proper practice is to install a proper size door to fit this hole.

UPPER LEVEL HALL BATHROOM:

CABINETS: The trim board at the base of the sink cabinet was not properly installed exposing the edge of an unfinished board. Correction will require proper installation of this trim board.

