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WARRANTY INSPECTION REPORT



123 Anywhere St, Westminster, CO

Inspection Date: xx/xx/xxxx

Prepared For: John Q. Warranty

Your Inspector: Matt Wachter

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READING THIS DOCUMENT

ORIENTATION OF THE HOUSE

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

DOCUMENTATION IN THE REPORT

This report is separated into the following two sections:

SUMMARY: Summary of the major findings categorized into two groups, Contractor Punch List and a Maintenance List

FULL DETAILED REPORT: Details on the entire home categorized into the major components.

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 your home warranty. When writing the report, we chose to include important details and observed deficiencies that we feel would be beneficial to your discussion with the builder, not a documentation of everything that we see. 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

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

INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

This inspection was performed in a manner consistent with the Standards of Practice of the International Association of Certified Home Inspectors, a copy of which is available on request or can be viewed at www.nachi.org/sop.htm.



SUMMARY

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 discussion with the builder, it is recommended that you read through the main body of the report as soon as possible.

CONTRACTOR PUNCH LIST

In the opinion of the inspector, the following items should be corrected prior to the end of the home warranty period.

FRONT PORCH POST

The center stone post on the front patio was very loose where it attaches to the patio. This poses a safety issue. Correction would involve securing the post to the concrete.



EXTERIOR - GROUNDS

GRADING & DRAINAGE:

Areas were observed around the house where the landscaping is not properly sloped to direct surface water away from the structure, most notably at the right of the house towards the front. This can lead to surface water saturating the soil resulting in moisture entering basements/crawlspaces and possible structural settling of the foundation. Correction will involve adjusting the landscaping slopes downward at least 1" per foot for the first several feet away from the house, covering the areas with landscaping fabric or visqueen then installing a landscaping decorative material such as rock or mulch.



LANDSCAPING CONDITION:

The landscaping was observed to be washed away where water from runoff has flowed over it. Correction would involve installing an underground drain or installing a strip of heavier landscaping material in that area that will not wash away.



OFF CENTER VENT

One of the metal bases to a turtle vent at the rear of the house (second from right) was canted to one side. The vent may have been installed this way and is working as intended, or it may be loose and not weather proof potentially causing a leak. Correction would involve verifying and potentially correcting installation.



STEEL POSTS NOT CENTERED ON FOOTER

The steel posts were very near the edge of the concrete square which covers the actual footer. Where these posts land could not be determined as the footer is below the concrete slab. Typically, the post does not need to be centered on the footer, but does need to have 100% of it's weight bearing on the footer. It cannot be determined that it is properly located on the footer without actually removing a portion of the concrete floor which is beyond the scope of the inspection. Correction would involve removing some of the concrete floor and verifying the correct position of the post. If the post is not in the correct position, correction may involve pouring a new footer.

EXTERIOR - HOUSE

STUCCO:

A small blemish in the stucco surface directly above the garage door was observed. Correction should involve a minor repair.



STONE:

There is some mortar and concrete splash on the stone surface. The stone is typically cleaned as part of the final construction cleaning. Correction should involve cleaning off the stone with a wired brush and potentially an approved chemical.

PORCH CONDITION:

The front porch concrete pad has settled and pulled away from the house slightly. This has created a gap between the house and the porch. Although this is not a serious problem, it should be monitored over time to see if the movement continues. I would recommend that the gap be filled and caulked to prevent water entrance which could be promoting the problem.



STAIRWAY:

Paint was missing from the riser on the front door step. Correction would involve painting the area.

GUTTER SYSTEM

- The gutters were reported to be leaking at the joint above the entry door. The leaking joints should be repaired, patched and sealed.
- No kickout was observed to channel water away from the front door patio area. This is a convenience item as there will be water dripping on the patio step in front of the entry door. Correction would involve installing a kick out to divert water away from the edge of the house and into the gutter below.



GARAGE

FLOOR CONDITION:

Minor settling was observed at the front right of the concrete garage floor. This is likely the result of poor soil preparation prior to installation. In its present condition, the floor may not drain properly and could be an inconvenience when snow melts off of cars. Since the concrete garage floor is a "floating" design and is independent of the house structure, these conditions do not indicate movement of the house structure. If repair is desired, we recommend consultation with a professional Mudjacking contractor.

STAIRWAY:

The step riser heights varied from 7" to 6" at the 3 step stairway leading from the garage to the house. It is proper practice for the riser heights to be equal and no taller than 7 3/4" on the steps of a stairway. This is a potential trip hazard and safety issue. Correction will require re-building of the stairway.



INTERIOR

INTERIOR DOORS:

The configuration of the three doors in the master bedroom closet may cause doors/and or people to collide posing a safety hazard. Correction would involve switching the closet door to swing into the closet and away from the switch.



WINDOW GLASS CONDITION:

There was a minor chip in the rear picture window glass on the inside pane. The glass is secure and appears to be only a cosmetic concern at this time. Replacing or repairing the chipped glass would be considered optional.

DRYER VENT

An aluminum flexible vent pipe has been used for the complete length of the dryer vent to the exterior and is partially crushed in some areas in the basement. It is good practice to install sheet metal vent pipe from the laundry room to the exterior vent. This type of vent reduces friction and does not clog as easily with lint. Only a short section of flexible pipe should be used behind the dryer. Consideration should be given to upgrading this dryer vent.



MAINTENANCE / UPGRADE LIST:

This is a convenience list of maintenance or upgrades that should be considered.

DRIVEWAY CONCRETE

One or more minor cracks were observed in the surface of the concrete driveway which are typical and of a cosmetic nature. It is good practice to seal the cracks with concrete caulking to minimize moisture penetration which can cause freeze/thaw damage, settling or lifting of the concrete.

EXTERIOR - HOUSE

WINDOW WELLS:

The window wells are open and deep which could present a safety hazard for people and pets. Some homeowners insurance companies are now requiring covers over window wells. Consideration should be given to installing window well covers as a safety upgrade.

PEST ENTRY AREA:

Small holes were observed under the trim for the garage door. These holes are large enough for mice and potentially other pests to enter. Correction would involve sealing these areas, potentially with steel wool and with a layer of caulk on top.

SPLASH BLOCKS:

Splash blocks are not installed under some of the faucets. The purpose of a splash block is to direct any water dripping from the faucet away from the house foundation. Correction will involve the installation of concrete or plastic splash blocks as needed.

INTERIOR

WINDOW MAINTENANCE:

It is recommended that vinyl windows be lubricated with Silicone spray at least once a year to allow the window sashes to slide smoothly.



FULL DETAILED REPORT

The following is the full detailed report 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. The full detailed report is categorized by the major components of a home. This is a good reference document to find the location and details of those components.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: File #
 DATE & TIME OF INSPECTION: xx/xx/xxxx, 9:00 AM.
 CLIENT NAME: John Q Warranty

INSPECTION LOCATION: 123 Anywhere St, Westminster, CO 80299.
 CLIENT'S AGENT:

WEATHER CONDITIONS:

WEATHER: Clear.
 OUTDOOR TEMPERATURE: Between 30 and 40 degrees.

BUILDING CHARACTERISTICS:

ORIENTATION: Front of house faces Southeast.
 REPORTED AGE: 1 Year Old.
 BUILDING TYPE: Single family home.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED? Yes.
 PEOPLE PRESENT: Homeowners.
 COMMENTS: This inspection is being performed just prior to the end of the one year builder's warranty period.

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 & DRAINAGE:

CONDITION &
OBSERVATIONS:

Areas were observed around the house where the landscaping is not properly sloped to direct surface water away from the structure, most notably at the right of the house towards the front. This can lead to surface water saturating the soil resulting in moisture entering basements/crawlspaces and possible structural settling of the foundation. Correction will involve adjusting the landscaping slopes downward at least 1" per foot for the first several feet away from the house, covering the areas with landscaping fabric or visqueen then installing a landscaping decorative material such as rock or mulch.

SIDEWALKS & WALKWAYS:

CONDITION:

Boot marks were observed in the front sidewalk. Although the sidewalks were observed to be properly installed and are in good overall condition, these boot marks are an unfortunate cosmetic blemish. Correction would involve re pouring the concrete area with the boot marks.

DRIVEWAY:

CONCRETE CONDITION:

One or more minor cracks were observed in the surface of the concrete driveway which are typical and of a cosmetic nature. It is good practice to seal the cracks with concrete caulking to minimize moisture penetration which can cause freeze/thaw damage, settling or lifting of the concrete.

LANDSCAPING:

CONDITION:

The landscaping was observed to be washed away where water from runoff has flowed over it. Correction would involve installing an underground drain or installing a strip of heavier landscaping material in that area that will not wash away.



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: Stucco and manufactured stone veneer.

STUCCO: This appears to be a modern "hardcoat" stucco installed on this house. The stucco system appeared to be properly installed and in good overall condition for its age. A small blemish in the stucco surface directly above the garage door was observed. Correction should involve a minor repair.

Hardcoat stucco is a modern stucco system with a built-in drainage system to drain moisture through and out the bottom of the walls. It is good practice to keep moisture from entering walls by sealing any potential water entry areas with proper stucco caulking. Thin, hairline cracks in hardcoat stucco is somewhat normal and is not considered to be a functional deficiency. It is recommended to visually inspect the stucco system on a yearly schedule and seal any potential water entry areas. Repairs of stucco walls are better performed by professional stucco repair contractors.

STONE: There is some mortar and concrete splash on the stone surface. The stone is typically cleaned as part of the final construction cleaning. Correction should involve cleaning off the stone with a wired brush and potentially an approved chemical.

EAVES, SOFFITS & FASCIA:

CONDITION: The eaves/soffits were observed to be in good general condition.

PAINT AND FINISHES:

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



FRONT PORCH:

- PORCH CONDITION: The front porch concrete pad has settled and pulled away from the house slightly. This has created a gap between the house and the porch. Although this is not a serious problem, it should be monitored over time to see if the movement continues. I would recommend that the gap be filled and caulked to prevent water entrance which could be promoting the problem.
- STAIRWAY: Paint was missing from the riser on the front door step. Correction would involve painting the area.
- RAILINGS: The center stone post on the front patio was very loose where it attaches to the patio. This poses a safety issue. Correction would involve securing the post to the concrete.

PATIO:

- PATIO CONDITION: The rear concrete patio was observed to be properly installed and is in good overall condition showing minor cracking and normal wear for its age. No significant deficiencies were observed.

DECK(S):

- MATERIAL: Synthetic decking boards with a wood railing system.
- OBSERVATIONS: The deck was observed to be properly constructed, structurally sound and in good general condition. No significant deficiencies were observed.

WINDOW WELLS:

- CONDITION: The window wells are open and deep which could present a safety hazard for people and pets. Some homeowners insurance companies are now requiring covers over window wells. Consideration should be given to installing window well covers as a safety upgrade.

GARAGE DOORS:

- CONDITION: Small holes were observed under the trim for the garage door. These holes are large enough for mice and potentially other pests to enter. Correction would involve sealing these areas, potentially with steel wool and with a layer of caulk on top.

PLUMBING:

- GAS METER LOCATION: Outside at the right side towards the front 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 properly installed. No odor of natural gas was detected at the meter and exposed gas piping.
- FAUCETS: The visible exterior hose faucets were tested and found to be installed correctly and functioning properly. These faucets are a "freeze-proof" design which only requires removal of hoses to prevent freezing and damage in cold weather.
- SPLASH BLOCKS: Splash blocks are not installed under some of the faucets. The purpose of a splash block is to direct any water dripping from the faucet away from the house foundation. Correction will involve the installation of concrete or plastic splash blocks as needed.



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.

MISCELLANEOUS

RADON GAS MITIGATION SYSTEM: A Radon gas mitigation fan and vent were observed on the exterior of the house. It appears to have been professionally installed and was operating at the time of the inspection. The presence of a Radon mitigation system does not guarantee low levels of Radon in the living space. We recommend performing a home Radon test after moving into the house.

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 roof surface was viewed from ground with binoculars.

COVERING MATERIAL: Concrete Tile.

ROOFING LAYERS: 1.

ESTIMATED AGE: This appears to be the original roof covering - 1 Year Old.

COVERING STATUS: The roof covering was observed to be properly installed and is in good overall condition. No significant deficiencies were found.

TILE ROOF: Concrete tile roof systems are a high quality roofing system with life expectancies in the neighborhood of 50-100 years.

The installation of concrete and clay tile roofs starts with the installation of roofing felt directly over the plywood sheathing, metal flashing is then installed at valleys and corners, wood battens are nailed to the roof. The tiles have a lip on the back to be able to rest on the wood battens. The weight of the tile holds it in place over the batten and it is typically secured with one or two nails. Since much of the critical water capturing flashing is hidden under the tiles, an inspection of this type of roof is very limited.



Tile roofs do require regular maintenance. Common problems include cracked tiles, broken tiles, tiles that are slipping out of place and missing tiles. We recommend inspection every 2 years by a professional roofing service.

ROOF PENETRATIONS:

VENTS AND VENT FAN
COVERS:

One of the metal bases to a turtle vent at the rear of the house was canted to one side. The vent may have been installed this way and is working as intended, or it may be loose and not weather proof potentially causing a leak. Correction would involve verifying and potentially correcting installation.

GUTTER SYSTEM:

CONDITION:

- The gutters were reported to be leaking at the joint above the entry door. The leaking joints should be repaired, patched and sealed.
- No kickout was observed to channel water away from the front door patio area. This is a convenience item as there will be water dripping on the patio step in front of the entry door. Correction would involve installing a kick out to divert water away from the edge of the house and into the gutter below.

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):

Master bedroom closet.

ACCESSIBILITY:

The attic was inspected from the top of a ladder at the hatch access opening. Entering an attic where the floor is covered with insulation may result in falling through the ceiling and is beyond the scope of this inspection.

CONDITION:

The attic space was observed to be structurally sound, dry, and in good overall condition. No significant deficiencies were observed.



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: Loose-fill Fiberglass insulation.

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: The average insulation level was measured at approximately 13" - 16" = R-44. Currently the Department of Energy recommends R-49 insulation levels for new home attics - approximately 16" deep of loose fill fiberglass.

HOUSE 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 steel posts were very near the edge of the concrete square which covers the actual footer. Where these posts land could not be determined as the footer is below the concrete slab. Typically, the post does not need to be centered on the footer, but does need to have 100% of it's weight bearing on the footer. It cannot be determined that it is properly located on the footer without actually removing a portion of the concrete floor which is beyond the scope of the inspection. Correction would involve removing some of the concrete floor and verifying the correct position of the post. If the post is not in the correct position, correction may involve pouring a new footer.



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.

DESCRIPTION:	Attached.
FLOOR CONDITION:	Minor settling was observed at the front right of the concrete garage floor. This is likely the result of poor soil preparation prior to installation. In its present condition, the floor may not drain properly and could be an inconvenience when snow melts off of cars. Since the concrete garage floor is a "floating" design and is independent of the house structure, these conditions do not indicate movement of the house structure. If repair is desired, we recommend consultation with a professional Mudjacking contractor.
GFCI OUTLETS:	GFCI protection was installed in the tested outlets where this type of protection is presently required.
STAIRWAY:	The step riser heights varied from 7" to 6" at the 3 step stairway leading from the garage to the house. It is proper practice for the riser heights to be equal and no taller than 7 3/4" on the steps of a stairway. This is a potential trip hazard and safety issue. Correction will require re-building of the stairway.

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 a partial basement with a crawl space under the remaining area of the house.
FINISH STATUS: Unfinished.

BASEMENT OBSERVATIONS:

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

EMERGENCY EXIT(S): This unfinished basement had the proper emergency exits. It is important to discuss these emergency exits with all family members and to keep the exits accessible at all times. Finishing of the basement, particularly bedroom locations, must be planned to work with the emergency exits or have additional windows added.

FLOOR: Minor cracks were observed in the concrete basement floor. The cracks appear to be the result of normal shrinkage of the concrete slab after installation. No action is necessary.

FLOOR DRAINAGE: One basement floor drain was observed. Testing of the drain is beyond the scope of this inspection.

SUMP SYSTEM: A sump pit and sump pump system were observed in the floor of the basement. The purpose of this system is to capture the drainage water from the foundation perimeter "french" drain system. The sump pit is your "window" to see what is happening with the drainage around the house. Frequent inspection of the sump pit to look for inconsistencies in the amount of water in the pit is recommended. More water might indicate a drainage problem around the house. The pump system is designed to automatically pump the water out of the pit to the exterior of the house when the water in the pit reaches a certain level.

The sump system was observed to be properly installed and in good overall condition. The pump could not be tested but it was confirmed that the power cord leading to the pump was electrified.

CRAWL SPACE:

DESCRIPTION: This section describes the observations and conditions in the "at-grade" crawlspace - the crawlspace under the house main floor - not under the basement floor.

ACCESS LOCATION: The crawl space is accessible from an access in the basement.

ACCESSIBILITY: Crawl space is fully accessible and was entered during the inspection.

CONDITION: The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure. No critical sags, cracks, or deterioration were visible.

VENTILATION: Ventilation in the crawl space is minimal, however, no adverse conditions appear to have resulted from this condition. Consideration should be given to installing additional crawl space vents as an upgrade.



VAPOR BARRIER:	A high quality vapor barrier was installed in the crawl space. The vapor barrier was observed to be sealed at the seams and around the perimeter wall. This is a critical component to keep this area dry and mold free. The vapor barrier was observed to be properly installed and in good overall condition.
MOISTURE CONDITION:	The crawl space was dry at the time of the inspection. No adverse conditions or damage related to excessive moisture were observed.
INSULATION:	The foundation is insulated on the perimeter walls. The foundation insulation was found to be in good condition. The insulation significantly limited our inspection of the foundation walls.

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.

FURNACE:

LOCATION: Basement.
 BRAND: Payne.
 CAPACITY: 100,000 BTU's.
 AGE: This appears to be the original furnace - 1 Year Old.
 FUEL TYPE: Natural Gas.

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 3-5 years. When the time comes, we 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 un insulated, run between the 2 units. Simply put, this system pulls the heat out of the inside of the house and dumps it outside.

MANUFACTURER: Payne.

AGE: This appears to be the original air conditioning unit - 1 Year Old.

CAPACITY: 3 1/2 Ton.

LIFE EXPECTANCY: A typical life expectancy of a central air conditioning unit here in Colorado is 20 - 30 years. It is not unusual to see properly maintained units that are 25 to 35 years old.



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:

MAIN PANEL & METER	
LOCATION:	Outside at the left side of the house.
METER CONDITION:	The meter appeared to be working and in good condition.
MAIN ELECTRICAL SHUT-OFF:	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 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.
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: The basement 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 unless otherwise noted elsewhere in this report.

GFCI (Ground Fault Circuit Interrupter)

GFCI (Ground Fault Circuit Interrupter): GFCI protection is installed in the tested outlets where this type of protection was required at the time of construction. The GFCI outlets were working properly unless otherwise documented elsewhere in this report.

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. Inspecting overflows in the bathtubs and sinks is beyond the scope of this inspection. 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.

MAIN WATER SUPPLY PIPE: The water supply pipe bringing water from the city tap to the house appeared to be modern copper pipe.

WATER PRESSURE: The water system pressure, as measured at an outdoor faucet, was observed to be between 70 and 75 psi. This is within the recommended 40-80 psi range for residential homes.

WATER FLOW: 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 a combination of copper piping and plastic PEX tubing. Cross link polyethylene "PEX" plastic water supply pipe is a modern water supply pipe material that has been thoroughly tested and approved for use in residential homes.

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" was located in the basement. The "clean-out" is a removable cap in a large drain pipe used by a plumber to inspect and clean any obstructions located in the main waste pipe extending from the house to the city sewer pipe (or septic tank).

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.

MAIN DRAIN PIPE TO SEWER: The underground main drain pipe leading from the house to the city sewer is the responsibility of the homeowner. Potential problems with this pipe include damage or clogging from tree roots, breakage, crushing, low areas, improper slope and breakage at the city sewer tap. Excavation and repair/replacement can cost between 1,500 to to over \$10,000. Inspecting and commenting on the condition of the main drain pipe under and outside of the house is beyond the scope of this home inspection. Sewer "scoping" services are available that can use a camera on the end of a long hose to inspect the interior of the drain pipe. Consideration should be given to having the drain line scoped by a professional sewer scoping service.



WATER HEATER:

LOCATION:	Basement.
FUEL TYPE:	Natural gas.
AGE:	The water heater is 1 year new, based on the date code in the serial number. The typical life expectancy for a water heater is between 12 and 15 years.
SIZE:	50 Gallons.
OPERATION:	The water heater was observed to be properly installed and was operational - the water at the plumbing fixtures was hot.

INTERIOR

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.

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.



WALLS & CEILINGS:

CONDITION: As a general observation, the walls and ceilings appear to be in good condition unless otherwise noted with blue masking tape.

DOORS:

INTERIOR DOORS: The configuration of the three doors in the master bedroom closet may cause doors/and or people to collide posing a safety hazard. Correction would involve switching the closet door to swing into the closet and away from the switch.

WINDOWS:

WINDOW CONDITION: The windows tested appear to be properly installed and in good condition. No notable deficiencies were observed.

MAINTENANCE: It is recommended that vinyl windows be lubricated with Silicone spray at least once a year to allow the window sashes to slide smoothly.

GLASS CONDITION: There was a minor chip in the rear picture window glass on the inside pane. The glass is secure and appears to be only a cosmetic concern at this time. Replacing or repairing the chipped glass would be considered optional.

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: Several smoke detectors were observed in this house. Testing of the smoke detectors is beyond the scope of this inspection. We recommend changing the batteries and testing all smoke detectors after taking possession of the property.

CARBON MONOXIDE DETECTORS:

It is highly recommended that all homes have at least one Carbon Monoxide detector installed. Carbon Monoxide is a product of incomplete combustion of any fuel burning appliance including gas furnaces/boilers, gas water heaters, gas ranges, gas fireplaces, automobiles and wood fireplaces/stoves. Since people are most at risk when sleeping, Carbon Monoxide detectors are best located near sleeping areas. Sometimes sellers remove Carbon Monoxide detectors that are visible during the inspection and therefore inspection of Carbon Monoxide detectors is beyond the scope of this inspection.

BURGLAR ALARM SYSTEM:

A burglar alarm system is installed in this house. Testing of this alarm system is beyond the scope of this home inspection. We recommend asking the current owner about the system operation, the keypad codes and the service company.



MISCELLANEOUS

FIRE SPRINKLER SYSTEM: A fire sprinkler system was observed in this house. Inspection and testing of this system is beyond the scope of this inspection. We recommend contacting the local building department to identify the maintenance requirements 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.

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:

CONDITION: The laundry room area appeared to be in good general condition.



WASHER AND DRYER:

DRYER VENT: An aluminum flexible vent pipe has been used for the complete length of the dryer vent to the exterior and is partially crushed in some areas in the basement. It is good practice to install sheet metal vent pipe from the laundry room to the exterior vent. This type of vent reduces friction and does not clog as easily with lint. Only a short section of flexible pipe should be used behind the dryer. Consideration should be given to upgrading this dryer vent.

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.

OBSERVATIONS AND COMMENTS: I entered the bedrooms and observed the various components to be in good condition unless otherwise noted in other sections of this report.

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.

BATHROOM OVERALL OBSERVATIONS

Summary All of the bathrooms were inspected and appeared to be in good condition . No significant deficiencies were observed.

