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INSPECTION SUMMARY AND REPORT



123 Anywhere St, Denver, CO

Inspection Date: xx/xx/yyyy

Prepared For: John Q. Homebuyer

Your Inspector: Matt Wachter
mwachter@HomeSpyInspections.com

This confidential report is prepared exclusively for John Q. Homebuyer
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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 three groups, Significant Issues, Important Items and a Maintenance Punch 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 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

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 the Real Estate transaction, it is recommended that you read through the main body of the report as soon as possible.

SIGNIFICANT ISSUES:

In the opinion of the inspector, the following items could be expensive to repair/ replace (estimated to cost more than \$1,000), are life safety related, and/or are items that if not addressed in the short term could cause costly problems.

STUCCO CONDITION

The following deficiencies were observed on the stucco walls around the house:

- Many very thin (less than 1/32") long cracks were observed in the stucco walls around the house. This appears to be a type of "hardcoat" system but could not be verified. Some minor cracking on hardcoat systems is normal.
- Potential water entry gaps were observed around windows, wall mounted light fixtures and other wall penetrations around the house. It is proper practice to seal around all penetrations with special caulking specifically designed for stucco systems.
- Areas were observed most notably on the back patio separating wall and the balcony area where the stucco was installed flat onto a horizontal surface. This can lead to moisture entry.

Moisture damage with stucco systems can be hidden behind walls and corrections to stucco systems can be expensive. We recommend further inspection by a Stucco siding expert that can probe and identify moisture behind the walls. A proper stucco expert will draft a detailed correction plan that can then be completed by a stucco repair contractor. We also recommend that the stucco be regularly examined and potential water entry areas sealed as part of yearly maintenance.





CUPPING ON WOOD FLOORS

Significant cupping was observed on the wood floor boards on the wood flooring on the main level of the house near the gas fireplace. This is likely a result of moisture entry at some point in the past. Asking the current owner about any documentation and warranty for the floor installation may be helpful. Correction will involve sanding and re-finishing the floor. If correction is desired, further consultation with a wood flooring specialist is recommended.



IMPORTANT ITEMS:

In the opinion of the inspector, the following items are non-critical conditions that should be addressed in the near future or should be asked of the sellers.

EXTERIOR - HOUSE

GARAGE DOOR TRIM

Several areas were observed where the paint on the door trim around the garage and the front door is peeling and deteriorating. It appears that no primer was initially used on this bare wood. Eventually this wood will rot and will need to be replaced. I recommend that these areas be scraped, sanded, caulked, primed and painted in the near future.



HOSE FAUCETS:

The hose faucet at the rear was leaking water at the handle when the faucet was turned on. This is typically an indication that the internal seal has worn. Correction typically involves minor air.

GAS LINE CAP:

Although a shut-off valve was present and in the "off" position, no cap was installed at the unused barbecue gas supply pipe at the exterior patio wall. If an object bumps against the valve handle, just a slight turn could leak potentially dangerous natural gas into the air. Correction should involve the installation of a threaded cap or the installation of a gas barbecue.

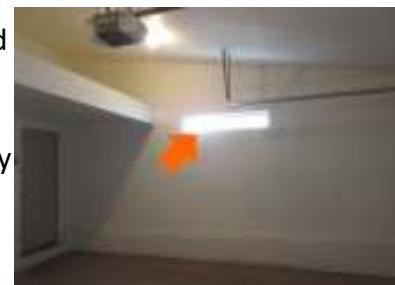


DOWNSPOUTS

The downspout extension at the front left corner was observed to be damaged. Correction would involve a minor repair.

GARAGE WINDOW

Condensation, or residue caused from condensation, was observed between the two panes of glass in the garage window. This condition is an indication of a failed seal between the panes of glass. Correction typically requires replacement of the glass unit by a professional glass replacement contractor.



DRYWALL REPAIR BASEMENT

A thin section of drywall was observed to be removed and patched along the lower outside wall under the windows which may be a symptom of prior water entry in that area. Inquiring with the owner concerning past or present moisture problems and if repairs were done to remedy the



problems might be helpful.

FURNACE

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. These are indications that the furnace has not been serviced in quite some time. It is proper practice to have a furnace cleaned and serviced every 3-5 years. Although the furnace did respond to normal operating controls, we recommend that the furnace be disassembled, cleaned, inspected, repaired as necessary, tuned and certified safe by a professional heating system contractor.



BURGLER 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.

BATHROOMS

SINK FAUCET(S):

A very slow drip was observed at the faucet control when the faucet was moved in the "powder" bathroom. Correction may require the replacement of a washer or replacement of the entire unit.

SUPPLY PLUMBING:

The hot and cold were reversed at the main level "powder" bathroom faucet - hot should be on left & cold on right. This condition is a safety concern and may result in scalding accidents. This is typically an easy repair requiring switching of the supply hoses in the cabinet under the sink.

TUB/SHOWER FAUCETS:

Testing of the faucet control at the basement shower revealed that the position of the hot & cold is reversed - hot toward the left and cold towards the right. This condition is a safety concern and may result in scalding accidents. Correction of this condition may involve disassembly and repair of the fixture, or may involve gaining access to the wall and reversing the supply pipes. If correction is desired, we recommend further consultation with a professional plumber.

BUILDING HEIGHT

- Due to the height of the building, the roof was not inspected. Full roof inspection is scheduled for a later date. If significant issues are observed, an addendum to this report will be issued.
- The central AC condenser unit appeared to be located on the roof. Due to the height of the building, the AC was not inspected. Full AC inspection is scheduled for a later date. If significant issues are observed, an addendum to this report will be issued.



MAINTENANCE PUNCH LIST:

This is a convenience list of minor items that exhibit normal wear-and-tear or are in need of maintenance/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 habitability of the property.

EXTERIOR - HOUSE

EXTERIOR FIREPLACE STONE:

- One loose and slightly displaced stone was observed at the corner of the elevated gas fireplace. Correction may involve re-installation of the stone with masonry repair adhesive.
- Minor efflorescence, a white colored residue, was observed on the stone walls of the gas fireplace. Efflorescence is a water soluble salt that is deposited on the surface of the stone by the evaporation of water that has penetrated the wall. This is a cosmetic deficiency that is not hurting the stone. Correction can typically be accomplished by scrubbing the walls with a stiff brush and clean water.

PATIO CONDITION:

Minor settling and cracks were observed on the concrete patio and concrete stairs at the rear of the house. These are not affecting the function of the patio. Sealing the cracks with concrete caulking is recommended to prevent freeze/thaw damage.

SPLASH BLOCKS:

No splash block is installed under the faucet at the left front of the house. 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 a concrete or plastic splash block.

WALL VENTS:

No paint was observed on the white plastic PVC sump discharge pipe at the left front of the house. Eventually this PVC pipe will discolor and deteriorate due to sun exposure. It is proper practice to paint exposed PVC pipes with an exterior grade paint.

ELECTRICAL SYSTEM

LIGHT FIXTURE CONDITION:

One bulb in the basement bathroom appeared to be bad. We recommend that the bulbs be replaced and the operation of the fixture verified.

CEILING FANS:

The globe cover was cracked in the ceiling mounted light fixture in the master bedroom. Correction may involve replacement of globe or potentially the entire light fixture.

PLUMBING

SUPPLY PLUMBING:

WATER PRESSURE:

The static water pressure at one of the outdoor faucets was tested and found to be between 80 to 85 psi which is an indication of the pressure in the entire house water supply system. The



recommended water pressure for residential homes is between 40 and 70 psi. Although most modern appliances are rated for up to 120 psi, excessive pressure can result in damage to plumbing fixtures, appliances, plumbing pipes and have a greater potential for flooding problems. Correction would involve installation of a pressure regulator, with a maximum range of 75 psi. Correction typically requires this installation by a professional plumber.

INTERIOR

STAIRS & HANDRAILS:

A horizontal safety railing system was observed on the stairs. Current proper practice is to install vertical balusters. The concern with horizontal boards is that children can climb the railing like a ladder. These are potential safety hazards. Upgrading this system will involve replacement of the railing system and may not be financially viable. Using caution when children are present is recommended.

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.

BATHROOMS

BATHTUB:

The spout was found to be slightly loose where it mounts to the tub/countertop at the master bathtub. Sometimes this condition can lead to water leaking from the underside of the fixture or piping under the tub. Correction should involve removal of the spout, further inspection, tightening as necessary and re-assembly.

SHOWER CONDITION:

The joint caulking in the master bathroom shower has mildewed in a small area where the wall meets the floor. The joints should be scraped clean, chemically treated, and re-caulked for a better appearance and to help prevent moisture penetration into the surrounding materials and subsequent damage.



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 2.
DATE & TIME OF
INSPECTION: 01/26/2018, 01:00 PM.
CLIENT NAME: John Q Homebuyer

INSPECTION LOCATION: 123 Anywhere St, Denver, CO 80299.
CLIENT'S AGENT: Jane Q Realtor.

WEATHER CONDITIONS:

WEATHER: Partly Cloudy.
OUTDOOR TEMPERATURE: Between 35 and 45 degrees.
SOIL CONDITIONS: Partially snow covered.

BUILDING CHARACTERISTICS:

ORIENTATION: Front of house faces East.
REPORTED AGE: 6 Years Old.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED? No.
PEOPLE PRESENT: Buyer and Agent.

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:

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure. Continued monitoring of the drainage around the house during times of heavy rain and making improvements as necessary is advised. Ensure that 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.

CONCRETE SURFACES:

CONDITION: The concrete sidewalks, driveway, porch & patio were observed to be properly installed and are in good overall condition showing normal wear-and-tear for their age.

FENCES:

GATE CONDITION: The left side gate was difficult to operate. Correction will involve minor repair.

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 regimen 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.
- STUCCO: The following deficiencies were observed on the stucco walls around the house:
- Many very thin (less than 1/32") long cracks were observed in the stucco walls around the house. This appears to be a type of "hardcoat" system but could not be verified. Some minor cracking on hardcoat systems is normal.
 - Potential water entry gaps were observed around windows, wall mounted light fixtures and other wall penetrations around the house. It is proper practice to seal around all penetrations with special caulking specifically designed for stucco systems.
 - Areas were observed most notably on the back patio separating wall and the balcony area where the stucco was installed flat onto a horizontal surface. This can lead to moisture entry.

Moisture damage with stucco systems can be hidden behind walls and corrections to stucco systems can be expensive. We recommend further inspection by a Stucco siding expert that can probe and identify moisture behind the walls. A proper stucco expert will draft a detailed correction plan that can then be completed by a stucco repair contractor. We also recommend that the stucco be regularly examined and potential water entry areas sealed as part of yearly maintenance.

- STONE:
- One loose and slightly displaced stone was observed at the corner of the elevated gas fireplace. Correction may involve re-installation of the stone with masonry repair adhesive.
 - Efflorescence, a white colored residue, was observed on the stone walls of the gas fireplace. Efflorescence is a water soluble salt that is deposited on the surface of the stone by the evaporation of water that has penetrated the wall. This is a cosmetic deficiency that is not hurting the stone. Correction can typically be accomplished by scrubbing the walls with a stiff brush and clean water.

TRIM:

- CONDITION: Several areas were observed where the paint on the door trim around the garage and the front door is peeling and deteriorating. It appears that no primer was initially used on this bare wood. Eventually this wood will rot and will need to be replaced. I recommend that these areas be scraped, sanded, caulked, primed and painted in the near future.

FRONT PORCH:

- PORCH CONDITION: Minor cracks were observed in the concrete porch which are typical and of a cosmetic nature. It is good practice to seal the cracks with concrete caulk to prevent freeze/thaw damage.

PATIO:

- PATIO CONDITION: Minor settling and cracks were observed on the concrete patio and concrete stairs at the rear of the house. These are not affecting the function of the patio. Sealing the cracks with concrete caulking is recommended to prevent freeze/thaw damage.



BALCONY:

MATERIAL TYPE: The roof surface over the porch/balcony is covered with removable sections of plastic bricking. The material appears to be in serviceable condition and no action is necessary. The condition of the roofing material below the deck surface could not be determined. Regular removal of the plastic deck system is suggested for cleaning, inspection, and maintenance.

WINDOW WELLS:

CONDITION: The window wells were observed to be functioning properly and in good general condition.

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 properly installed. No odor of natural gas was detected at the meter and exposed gas piping.

FAUCETS: The hose faucet at the rear was leaking water at the handle when the faucet was turned on. This is typically an indication that the internal seal has worn. Correction typically involves minor repair.

SPLASH BLOCKS: No splash block is installed under the faucet at the left front of the house. 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 a concrete or plastic splash block.

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. It is recommended to inquire with the current owner, possibly during the final walk-through, regarding the operation of the system and its condition.

It is important to winterize the sprinkler system prior to the onset of freezing weather to avoid damage to the sprinkler system. Winterization should involve turning the water supply valve off, draining the water from the above ground piping/backflow system and allowing the system to self drain. Consideration should be given to having this service performed by a professional sprinkler maintenance contractor.

It appears that the sprinkler system has been shut-off for the season. Consideration should be given to asking the current owner if the system was professionally winterized and to provide receipts if possible.

MISC: Although a shut-off valve was present and in the "off" position, no cap was installed at the unused barbecue gas supply pipe at the exterior patio wall. If an object bumps against the valve handle, just a slight turn could leak potentially dangerous natural gas into the air. Correction should involve the installation of a threaded cap or the installation of a gas barbecue.



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

WALL VENTS: No paint was observed on the white plastic PVC sump discharge pipe at the left front of the house. Eventually this PVC pipe will discolor and deteriorate due to sun exposure. It is proper practice to paint exposed PVC pipes with an exterior grade paint.

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 ground and by walking on the roof surface.

COVERING MATERIAL: Low slope PVC Roofing Membrane (or like material such as TPO) A PVC roofing membrane is made of thick, flexible UV-resistant thermoplastic material; it may also contain polyester or fiberglass, resins, pigments, plasticizers and other chemicals. Installing and maintaining flat roofing is very different than installing standard asphalt shingles. The longevity of PVC roofing often depends on the skill of the installer and the quality of the seams.

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

ESTIMATED AGE: This appears to be the original roof covering - 6 Years Old.

LOW SLOPED ROOF: A PVC (Thermoplastic) roofing material was observed on this roof. This is a flexible plastic sheet that has the same feel as a swimming pool liner. Often the PVC is reinforced with fiberglass or polyester fabric. This is a waterproof roofing membrane that is sealed at the seams and around the perimeter of the roof. PVC is considered to be a high quality roofing material with a typical life expectancy of between 20 and 30 years.

LOW SLOPE ROOF

CONDITION: The visual condition of the low slope roof covering indicates that it was properly installed and in good overall condition. No significant deficiencies were observed. We recommend inspection and maintenance as necessary by a professional roofing contractor every few years



to maximize the life of the roof.

GUTTER SYSTEM:

CONDITION:	The gutters appear to be in good general condition. It is good practice to inspect and clean the gutters on a regular basis as part of a general home maintenance routine.
DOWNSPOUTS:	The downspout extension at the front left corner was observed to be damaged. Correction would involve a minor repair.

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:

ACCESSIBILITY:	This house has a lower sloped roof and therefore does not have an accessible attic space.
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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:	The roof structure was not fully visible for identification.
WALL STRUCTURE:	Wood stud framing.
FLOOR STRUCTURE:	Engineered wood "I" joists.

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.

DETACHED GARAGE:

DESCRIPTION:	Detached.
ROOF CONDITION:	This is the same roofing material as the main house and appears to have been installed at the same time. Please see "Roof" section for comments.
WINDOW:	Condensation, or residue caused from condensation, was observed between the two panes of glass in the XXXXX room window. This condition is an indication of a failed seal between the panes of glass. Correction typically requires replacement of the glass unit by a professional glass replacement contractor.
GFCI OUTLETS:	GFCI protection is installed in the tested receptacles where this type of protection is presently required. I recommend testing these devices on a monthly basis.



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:	Other than an unfinished utility and storage area, this would be considered a "finished" basement.

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 finished 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.
MOISTURE CONDITION:	A thin section of drywall was observed to be removed and patched along the lower outside wall under the windows which may be a symptom of prior water entry in that area. Inquiring with the owner concerning past or present moisture problems and if repairs were done to remedy the problems might be helpful.
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 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 with a discharge that went along the house to the alley. The pump could not be tested but it was confirmed that the power cord leading to the pump was electrified.



WALLS:

The concrete foundation basement exterior walls are concealed by insulation. No outward indications of problems were observed. This insulation significantly limited our inspection. Removal of the insulation is beyond the scope of this home inspection.

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 utility closet.

BRAND: Trane.

CAPACITY: 100,000 BTU's.

AGE: 6 years old, based on the date code in the serial number.

FUEL TYPE: Natural Gas.

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. These are indications that the furnace has not been serviced in quite some time. It is proper practice to have a furnace cleaned and serviced every 3-5 years. Although the furnace did respond to normal operating controls, we recommend that the furnace be disassembled, 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 3-5 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: Trane.

AGE: 6 years old, based on the date code in the serial number.

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.

AIR CONDITIONING SYSTEM:

REFRIGERANT LINES: The insulation is missing on a section of refrigerant pipe on the exterior of the house between the wall and the condensing unit. It is proper practice that the entire length of larger of the two refrigerant lines be insulated with foam pipe insulation. This can reduce the efficiency of the system. Correction will involve replacement of the damaged insulation by an HVAC contractor.

COMMENTS: The central AC condenser unit appeared to be located on the roof. Due to the height of the building, the AC was not inspected. Full AC inspection is scheduled for a later date. If significant issues are observed, an addendum to this report will be issued.

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 3-5 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:	Overhead service drop which consists of wires coming from a utility pole to the house.
VOLTAGE:	120/240 volts. This is standard for modern homes.
AMPERAGE	200 amps.

SERVICE DROP:

CONDITION	The service drop appears to be properly installed and in good condition.
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ELECTRIC METER AND MAIN ELECTRICAL PANEL:

MAIN PANEL & METER	
LOCATION:	The meter and main electrical panel was located at the side of the garage.
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.
MAIN DISTRIBUTION PANEL	



LOCATION: Exterior rear of the house.

ELECTRICAL DISTRIBUTION PANEL: The wiring inside of the panel was neat, clean and orderly. This is a good indication that the wiring was done by a competent electrician.

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 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.

SWITCHES AND LIGHT FIXTURES:

LIGHT FIXTURE CONDITION: One bulb in the basement bathroom appeared to be bad. We recommend that the bulbs be replaced and the operation of the fixture verified.

CEILING FANS: The globe cover was cracked in the ceiling mounted light fixture in the master bedroom. Correction may involve replacement of globe or potentially the entire light fixture.



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 combustion 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 at the front wall of the house.

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 static water pressure at one of the outdoor faucets was tested and found to be between 80 to 85 psi which is an indication of the pressure in the entire house water supply system. The recommended water pressure for residential homes is between 40 and 70 psi. Although most modern appliances are rated for up to 120 psi, excessive pressure can result in damage to plumbing fixtures, appliances, plumbing pipes and have a greater potential for flooding problems. Correction would involve installation of a pressure regulator, with a maximum range of 75 psi. Correction typically requires this installation by a professional plumber.

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 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 6 years old, 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.

VENTING:

The vent for this water heater is fan assisted which enables it to be vented through a side wall rather than through the roof. The vent system was observed to be installed properly and the fan was functional.

PLUMBING - MISC:

LIFT STATION:

A "Lift Station" or "Sewage Ejector Pump System" was observed in the basement. This system captures waste from the basement plumbing fixtures and automatically pumps it up to the main waste pipe. This system is sealed and should not have an odor if it is working properly. Our inspection of the system includes a visual inspection of the system and running water in the basement fixtures and listening for the pump to operate. Water was run in the basement bathroom and the system was found to be operating. Since the pump needs electricity to operate, the basement plumbing should not be used in times of a power outage.



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.

FLOORS:

WOOD FLOORING: Moderate cupping was observed on the wood floor boards on the wood flooring on the main level of the house near the gas fireplace. This is likely a result of moisture entry at some point in the past. Asking the current owner about any documentation and warranty for the floor installation may be helpful. Correction will involve sanding and re-finishing the floor. If correction is desired, further consultation with a wood flooring specialist is recommended.

WALLS & CEILINGS:

CONDITION: As a general observation, the walls and ceilings appear to be in good condition.

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



DOORS:

INTERIOR DOORS: The door stop was absent at the back bedroom entry door.

WINDOWS:

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

STAIRS & HANDRAILS:

CONDITION: A horizontal safety railing system was observed on the stairs. Current proper practice is to install vertical balusters. The concern with horizontal boards is that children can climb the railing like a ladder. These are potential safety hazards. Upgrading this system will involve replacement of the railing system and may not be financially viable. Using caution when children are present is recommended.

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. 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.

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.

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.

SINK FAUCET(S):

A very slow drip was observed at the faucet control when the faucet was moved in the "powder" bathroom. Correction may require the replacement of a washer or replacement of the entire unit.

SUPPLY PLUMBING:

The hot and cold were reversed at the main level "powder" bathroom faucet - hot should be on left & cold on right. This condition is a safety concern and may result in scalding accidents. This is typically an easy repair requiring switching of the supply hoses in the cabinet under the sink.

TUB/SHOWER FAUCETS:

Testing of the faucet control at the basement shower revealed that the position of the hot & cold is reversed - hot toward the left and cold towards the right. This condition is a safety concern and may result in scalding accidents. Correction of this condition may involve disassembly and repair of the fixture, or may involve gaining access to the wall and reversing the supply pipes. If correction is desired, we recommend further consultation with a professional plumber.

BATHTUB:

The spout was found to be slightly loose where it mounts to the tub/countertop at the master bathtub. Sometimes this condition can lead to water leaking from the underside of the fixture or piping under the tub. Correction should involve removal of the spout, further inspection, tightening as necessary and re-assembly.



SHOWER CONDITION:

The joint caulking in the master bathroom shower has mildewed in a small area where the wall meets the floor. The joints should be scraped clean, chemically treated, and re-caulked for a better appearance and to help prevent moisture penetration into the surrounding materials and subsequent damage.

FLOOR CONDITION:

Some minor maintenance is required at the floor joint along the edge of the bathtub/shower in the "Jack and Jill" bathroom. This area should be caulked to prevent moisture penetration and damage to the subfloor. It is important to keep this area sealed.

