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WARRANTY INSPECTION REPORT

123 Anywhere St, Castle Rock, CO

Inspection Date: xx/xx/xxxx
Prepared For: John Q Warranty

Your Inspector: Matt Wachter
mwachter@HomeSpyInspections.com

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 Maintenence 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 occupancy 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 that 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 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.

CONTRACTOR PUNCH LIST

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

ATTIC PLYWOOD

Black, mold like material was observed on the underside of some of the wood decking in the attic area. This condition is typically due to the plywood material sitting outside in the elements during construction and the mold does not continue to grow or cause a problem once the plywood decking is installed Testing to confirm if this is truly mold is beyond the scope of this inspection. In extreme cases, spores from the mold can enter the living area and, depending on the type of mold, may adversely affect the heath of the people living in the house. Mold needs a continuous source of moisture to grow. When the moisture source is eliminated, the mold can go into a hibernation stage and stop creating spores. It is possible that this is inactive mold. Further consultation and possible testing can be performed by a professional Industrial Hygienist or mold testing contractor. It will also be helpful to have this documentation when selling the house in the future.

FURNACE

The interior of the furnace blower fan blades were observed to be coated with drywall/construction dust caused by operating the furnace during the construction of this new house. This dust can coat the inside walls of the heat exchanger, making the furnace run hotter than designed, possibly reducing the service life of the furnace, and increasing the chance of a breach in the wall of the heat exchanger which can allow Carbon Monoxide gasses to enter the living space. Proper correction will involve significant disassembly (to expose the heat exchanger) and cleaning of the entire furnace by a professional HVAC contractor.

CEILING DRYWALL CONDITION

Some of the taping joints in the drywall appear to have started to deteriorate prematurely, particularly in the kitchen and the living room areas. Correction would involve re taping, refinishing and repainting to match the adjacent surface appearance.

LAUNDRY DRAIN

The washing machine was draining into the drain pipe designed for the laundry sink. It is unlikely that this drain pipe has a trap to ensure that sewer gases are not escaping to the living area. The proper drainage point for the washer is located on the wall in between the hot and cold water supply for the washer. It is "hidden" underneath a removable round knock out in the plastic laundry outlet box. The pipe located here likely has a trap to ensure no sewer gases enter the living area. Once the drain pipe is relocated the laundry sink pipe should be sealed until a laundry sink can be installed.

EXTERIOR - HOUSE

PAINT AND FINISHES CONDITION:

- Potential water entry gaps (cracks) were observed in some of the caulking joints of the hardboard siding and trim around the house - most notably at the bottom corners of the windows in the rear. This is a natural occurrence that happens over time when the materials expand and contract with the different temperatures. Water entering these areas will cause permanent swelling damage.
- A small amount of peeling paint or tape was observed around the house most notably at the left gable wall.
- Two hardboard wall shingles appeared to be damaged at the left of the house and in the front of the house adjacent to the front bedroom window.

Correction would involve filling water entry areas with caulk and repainting affected areas around the house.





HOSE FAUCET:

The faucet at the left of the house was loose where it should be attached to the wall. In addition, 2-3 inches of copper pipe has been exposed. Correction typically requires sealing the open area in the veneer and installation of two screws into the solid wall.

OUTDOOR OUTLET:

The junction box for the electrical outlet at the rear of the house was loose. Correction would involve shoring up the junction box.

WALL VENT:

No screen is installed at the furnace wall vent cap at the left of the house. A screen will keep pests from entering the pipe. Correction will involve the installation of a screen or replacement of the cap with a screened cap.

ROOF SYSTEM

PLUMBING VENT:

White plastic plumbing vent pipes were observed extending up through the roof. Eventually these PVC pipes will discolor and deteriorate due to sun exposure. It is proper practice to paint the pipes with an exterior grade paint.

GUTTER SLOPE:

The gutter at the front of the house is not sloping properly towards the downspout and water was observed standing in the gutter. This will cause the gutter to over flow water in times of heavy rain and will trap standing water which will result in the gutter and trim surrounding it to deteriorate prematurely. Correction should involve repair by a gutter service contractor.

ATTIC ACCESS CONDITION

- A piece of fiberglass insulation that was originally on the top of the attic hatch door has been pushed off and is lying on the floor of the attic. It also appeared that the bat was not of sufficient size to insulate the opening. It is proper practice to install a piece of fiberglass batting insulation attached to the top of the access hatch door to insulate the door. Correction will involve re-installation and proper attachment of the correct size insulation.
- The attic hatch door was not textured or painted. Typical practice is to texture and paint the access hatch door to match the surrounding drywall for a better appearance.

ATTIC INSULATION:

The attic space has only a minimal amount of insulation in a small area directly adjacent to the access hatch. Consideration should be given to installing additional insulation in that area to improve the energy efficiency of this home.

GAS FIREPLACE

The direct vent gas fireplace was turned on with the normal operating controls and found to be functioning properly, although the homeowner mentioned that it did not light correctly on an intermittent basis.

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.

KITCHEN COUNTERTOP CAULK JOINT

Grout was used instead of caulking at the joint between the backsplash and countertop in the kitchen. It is proper practice to use caulk, not grout, on inside corners where two walls meet and at the intersection of backsplash tile and countertops. Colored caulk is often available to match the grout for this purpose. Being a more flexible material, caulk will not crack like grout in these areas. The current installation will result in cracking of the grout in these areas. Correction will require removing any loose grout and installing caulk as described above.

MAINTENANCE / UPGRADE LIST:

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

EXTERIOR - HOUSE

PATIO CONDITION:

- Minor settling and cracks were observed on the concrete patio. These are not affecting the function of the patio. Sealing the cracks with concrete caulking is recommended to prevent freeze/thaw damage.
- A minor void was observed under the concrete patio where the gutter downspout is located. This void was probably caused by the soil settling under this patio after the concrete had been constructed. Correction would involve sealing the area with rock to support the structure and keep pests away.

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.

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.

DOWNSPOUTS

Some of the gutter downspouts drain into an underground drain pipe system. Inspection of this underground system is beyond the scope of this inspection. We recommend monitoring these underground drains in times of heavy rain and taking action as necessary if they are not draining properly.

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 3.
DATE & TIME OF INSPECTION:	xx/xx/xxxx, 10:00 AM.
CLIENT NAME:	John Q Warranty
INSPECTION LOCATION:	123 Anywhere St, Castle Rock, CO 80199.
CLIENT'S AGENT:	

WEATHER CONDITIONS:

WEATHER:	Overcast.
OUTDOOR TEMPERATURE:	Between 40 and 50 degrees.
SOIL CONDITIONS:	Partially snow covered.

BUILDING CHARACTERISTICS:

ORIENTATION:	Front of house faces West.
REPORTED AGE:	1 Year Old.

UTILITY SERVICES:

UTILITIES STATUS:	All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED?	Yes.
PEOPLE PRESENT:	Homeowner.
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:	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. No significant deficiencies were found.

SIDEWALKS & WALKWAYS:

CONDITION:	

STAIRWAYS:

CONDITION:	The exterior stairs appear to be properly constructed and are in good condition.

FENCES:

GATE CONDITION:	The gate was used and found to be operating properly. Routine maintenance will keep it functional and maximize its service life.

EXTERIOR – HOUSE

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

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

LIMITATIONS: Areas hidden from view by stored items, deck systems or landscaping can not be judged and are not a part of this

inspection. Testing of the lawn sprinkler system is beyond the scope of this inspection.

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

SIDING:

MATERIAL:

Fiber cement siding is a modern siding material composed mainly of cement and cellulose/ wood fibers. This siding material can have a smooth, simulated wood grain or a simulated stucco texture. Fiber cement is considered to have a 50 year plus life expectancy. Its high durability, wearability and non combustible attributes make it a desired siding material. Caulking of the butt joints is normally optional. Although the products is brittle and can crack and chip, it can be repaired with cement patching compound and re-painted. Manufacturers claim that it holds paint very well for a span of approximately 7 to 15 years. Additional information on type of siding material can be found at www.jameshardie.com

The stone is a man-made product made to look like natural stone. This is a non-structural material which is commonly referred to as Cultured Stone.

Hardboard shingle siding.

TRIM:

MATERIAL: Hardboard.

EAVES, SOFFITS & FASCIA:

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

PAINT AND FINISHES:

CONDITION:

- Potential water entry gaps (cracks) were observed in some of the caulking joints of the hardboard siding and trim around the house - most notably at the bottom corners of the windows in the rear. This is a natural occurrence that happens over time when the materials expand and contract with the different temperatures. Water entering these areas will cause permanent swelling damage.
- A small amount of peeling paint or tape was observed around the house most notably at the left gable wall.
- Two hardboard wall shingles appeared to be damaged at the left of the house and in the front of the house adjacent to the front bedroom window.

Correction would involve filling water entry areas with caulk and repainting affected areas around the house.

FRONT PORCH:

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

PATIO:

PATIO CONDITION:	• Minor settling and cracks were observed on the concrete patio. These are not affecting the function of the patio. Sealing the cracks with concrete caulking is recommended to prevent freeze/thaw damage. • A minor void was observed under the concrete patio where the gutter downspout is located. This void was probably caused by the soil settling under this patio after the concrete had been constructed. Correction would involve sealing the area with rock to support the structure and keep pests away.

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.

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 faucet at the left of the house was loose where it should be attached to the wall. In addition, 2-3 inches of copper pipe has been exposed. Correction typically requires sealing the open area in the veneer and installation of two screws into the solid wall.
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.
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.

ELECTRICAL:

OUTDOOR OUTLETS:	The junction box for the electrical outlet at the rear of the house was loose. Correction would involve shoring up the junction box.
GFCI OUTLETS:	GFCI (ground fault circuit interrupter) protection is installed to protect the outdoor electrical outlets where this type of protection is presently required.

FOUNDATION:

MATERIAL:	Poured concrete.
CONDITION:	As viewed from the exterior of the structure, the visible areas of the foundation were observed to be properly installed and in good overall condition. No significant deficiencies were found.

MISCELLANEOUS

WALL VENTS:	No screen is installed at the furnace wall vent cap at the left of the house. A screen will keep pests from entering the pipe. Correction will involve the installation of a screen or replacement of the cap with a screened cap.

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:	Asphalt composition "architectural" shingles.
ROOFING LAYERS:	One layer of roofing material was observed on this roof.
ESTIMATED AGE:	This appears to be the original roof covering - 1 Year Old.
COMPOSITION ROOF:	Asphalt Composition is the most popular roof covering used in this area. There are various types and qualities of composition shingles. The lightest weight composition shingles used today have a life expectancy of approximately 12 to 15 years. Heavier composition shingles can have a life expectancy of 15-25-40 years or more. Composition shingle roofs are relatively maintenance free as long as a few precautions are taken and any local damage is repaired before getting worse. Trees touching roofs and leaves sitting on roofs trapping water beneath are two factors that will wear out a roof very quickly. Sunlight and wind can also damage a roof. It is recommended to inspect your roof at least once a year by walking on it or from the ground to see if any shingles are damaged or worn and have these areas repaired by a qualified roofer.

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

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

ROOF PENETRATIONS:

PLUMBING VENTS: White plastic plumbing vent pipes were observed extending up through the roof. Eventually these PVC pipes will discolor and deteriorate due to sun exposure. It is proper practice to paint the pipes with an exterior grade paint.

GUTTER SYSTEM:

CONDITION: The gutter at the front of the house is not sloping properly towards the downspout and water was observed standing in the gutter. This will cause the gutter to over flow water in times of heavy rain and will trap standing water which will result in the gutter and trim surrounding it to deteriorate prematurely. Correction should involve repair by a gutter service contractor.

DOWNSPOUTS: Some of the gutter downspouts drain into an underground drain pipe system. Inspection of this underground system is beyond the scope of this inspection. We recommend monitoring these underground drains in times of heavy rain and taking action as necessary if they are not draining properly.

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):	Laundry room ceiling.
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.
ACCESS CONDITION:	• A piece of fiberglass insulation that was originally on the top of the attic hatch door has been pushed off and is lying on the floor of the attic. It also appeared that the bat was not of sufficient size to insulate the opening. It is proper practice to install a piece of fiberglass batting insulation attached to the top of the access hatch door to insulate the door. Correction will involve re-installation and proper attachment of the correct size insulation. • The attic hatch door was not textured or painted. Typical practice is to texture and paint the access hatch door to match the surrounding drywall for a better appearance.
OBSERVATIONS:	Black, mold like material was observed on the underside of some of the wood decking in the attic area. This condition is typically due to the plywood material sitting outside in the elements during construction and the mold does not continue to grow or cause a problem once the plywood decking is installed Testing to confirm if this is truly mold is beyond the scope of this inspection. In extreme cases, spores from the mold can enter the living area and, depending on the type of mold, may adversely affect the heath of the people living in the house. Mold needs a continuous source of moisture to grow. When the moisture source is eliminated, the mold can go into a hibernation stage and stop creating spores. It is possible that this is inactive mold. Further consultation and possible testing can be performed by a professional Industrial Hygienist or mold testing contractor. It will also be helpful to have this documentation when selling the house in the future.

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:	The attic space has only a minimal amount of insulation directly adjacent to the access hatch. Consideration should be given to installing additional insulation in that area to improve the energy efficiency of this home.
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.

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.
INSPECTION CONDITIONS:	Due to vehicle(s), personal items and/or storage items, some of the garage floor, walls and ceilings were covered and could not be inspected. Hidden deficiencies may exist. Inspection after after the garage is clear is recommended.
STRUCTURE:	The garage structure was observed to be in good general condition showing normal wear-and-tear for the age of the structure. No significant deficiencies were observed.
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.
FIRE BARRIER:	To prevent the spread of a garage fire and dangerous fumes into the house, standards for new homes require a fire resistant wall (drywall with seams taped) and a solid door with an

	automatic closer between the garage and the house. The fire resistive barrier between the garage and the house appears to be in good condition including a solid door with an automatic closer.
GFCI OUTLETS:	GFCI protection was installed in the tested outlets where this type of protection is presently required.

BASEMENT / CRAWL SPACE

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

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

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

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

BASEMENT DESCRIPTION:

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

BASEMENT OBSERVATIONS:

INSPECTION CONDITIONS:	Personal storage items limited our inspection of some areas of the basement. Further inspection is recommended when the basement is empty.
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.
MOISTURE CONDITION:	The basement was dry at the time of the inspection. No indications of prior moisture problems were observed.
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. This is a "floating" floor and is designed to be able to move without affecting the foundation structure of the house; therefore no action is required. It may be helpful to monitor the cracks to ensure that they do not get wider.
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.

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.
BRAND:	Carrier.
CAPACITY:	80,000 BTU's.
AGE:	This appears to be the original furnace - 1 Year Old.
FUEL TYPE:	Natural Gas.
GENERAL CONDITION:	The interior of the furnace blower fan blades were observed to be coated with drywall/ construction dust caused by operating the furnace during the construction of this new house. This dust can coat the inside walls of the heat exchanger, making the furnace run hotter than designed, possibly reducing the service life of the furnace, and increasing the chance of a breach in the wall of the heat exchanger which can allow Carbon Monoxide gasses to enter the living space. Proper correction will involve significant disassembly (to expose the heat exchanger) and cleaning of the entire furnace by a professional HVAC contractor.

GAS FIREPLACE:

CONDITION:	The direct vent gas fireplace was turned on with the normal operating controls and found to be functioning properly, although the homeowner mentioned that it did not light correctly on an intermittent basis. 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:	Carrier.
AGE:	This appears to be the original air conditioning unit - 1 Year Old.
CAPACITY:	3 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:

POWER SOURCE:	An electrical disconnect providing power to the condensing unit was present near and in sight of the unit.

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:	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 on the right side towards the front 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.
MAIN PANEL OBSERVATIONS:	The wiring in the panel is in good condition with the circuitry installed and fused correctly.

BRANCH CIRCUITRY

WIRE MATERIAL:	All copper wiring was observed. The branch circuit wiring, as observed from the main panel, was found to be properly installed and in good condition.

ELECTRICAL OUTLETS:

CONDITION:	A representative sampling of electrical outlets were tested. The tested outlets throughout the house were found to be operational and wired correctly.

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 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 water system pressure, as measured at an outdoor faucet, was observed to be between 40 and 45 psi. This is just within the recommended 40-80 psi range for residential homes. A Pressure Regulator, which reduces the water pressure as it enters the house, was observed on this system near where the water pipe first enters the house. If you find the water pressure to be too low, the Pressure Regulator can be adjusted to increase the pressure.
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.
REGULATOR:	A pressure regulator was installed near the main shut off. The purpose of a pressure regulator valve is to maintain water pressure at an acceptable level when the pressure in the main water line is high. The pressure in the water system is in the normal range indicating that the regulator is functioning properly.
WATER SUPPLY PIPE MATERIAL:	The visible water supply piping material in this house was observed to be modern copper piping.
WATER SUPPLY CONDITION:	The exposed and accessible supply piping appears to be properly installed and in good condition.

WASTE PLUMBING:

MAIN CLEAN-OUT LOCATION:	The main drain waste line "clean-out" 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.
COMBUSTION AIR:	Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The standards for the source of combustion has changed throughout the years. Current standards generally require that combustion air is provided from the exterior usually ducted to terminate in the area near the heating appliances. However, older standards allowed for the combustion air to be provided from the interior, provided that there is enough volume or available air space for adequate and safe combustion.

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 continious detector as a safety upgrade for you and your family.

FLOORS:

CONDITION:	As a general observation, the floors appear to be in good condition.

WALLS & CEILINGS:

CONDITION:	As a general observation, the walls and ceilings appear to be in good condition.
CEILING CONDITION:	Some of the taping joints in the drywall appear to have started to deteriorate prematurely, particularly in the kitchen and the living room areas. Correction would involve re taping, refinishing and repainting to match the adjacent surface appearance.

WINDOWS:

WINDOW CONDITION:	The windows tested appear to be properly installed and in good condition although we could not test all of the windows due to the installation of plastic window film.

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.

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:

COUNTERTOPS:	Grout was used instead of caulking at the joint between the backsplash and countertop in the kitchen. It is proper practice to use caulk, not grout, on inside corners where two walls meet and at the intersection of backsplash tile and countertops. Colored caulk is often available to match the grout for this purpose. Being a more flexible material, caulk will not crack like grout in these areas. The current installation will result in cracking of the grout in these areas. Correction will require removing any loose grout and installing caulk as described above.

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:

DRAIN:	The washing machine was draining into the drain pipe designed for the laundry sink. It is unlikely that this drain pipe has a trap to ensure that sewer gases are not escaping to the living area. The proper drainage point for the washer is located on the wall in between the hot and cold water supply for the washer. It is "hidden" underneath a removable round knock out in the plastic laundry outlet box. The pipe located here likely has a trap to ensure no sewer gases enter the living area. Once the drain pipe is relocated the laundry sink pipe should be sealed until a laundry sink can be installed.

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.