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INSPECTIONS

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INSPECTION SUMMARY AND REPORT



123 Anywhere St., Denver, CO

Inspection Date: xx/xx/xxx

Prepared For: John Q. Homebuyer

Your Inspector: Matt Wachter
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READING THIS DOCUMENT

ORIENTATION OF THE HOUSE

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

DOCUMENTATION IN THE REPORT

This report is separated into the following two sections:

SUMMARY: Summary of the major findings categorized into 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.

ROOF SYSTEM

Small, 1/8" diameter or less, spots of missing granular material were observed consistently across much of the roof covering. This "blistering" appears to be the result of old age and could partially be caused by minor hail damage. In our opinion this roof covering will perform properly for several more years, however, some insurance companies will not insure a roof covering in this condition. We recommend consulting with your homeowners insurance company and/or obtaining a 5 year roof certification by a professional roofing contractor.



It is possible that this roof covering may not achieve its full life expectancy due to a lack of attic ventilation. Temperatures of over 150 degrees are common in poorly vented old house attic spaces on hot summer days. These high temperatures can "bake" the roof covering and shorten its life. It is recommended that the attic ventilation be improved when the roof covering is replaced.

ELECTRICAL SYSTEM

A significant amount of electrified, very old "Knob & Tube" electrical wiring was observed throughout the attic space. This wiring likely provides electricity to many or all of the ungrounded outlets, light switches, and light fixtures on the main level of the house. In some rare cases, this type of wiring can be a fire hazard. Some homeowners insurance companies may not insure a house with this type of wiring.



The wiring in the attic is designed to cool with surrounding air and should not be covered with insulation. Current common practice is to replace the old wiring with modern Romex wiring. We recommend further inspection and consultation with a professional electrician. We also recommend checking with your homeowners insurance to see if this type of wiring will affect your



policy.

In addition, the following electrical deficiencies were observed:

- Several light switches in the utility area was found at the front wall of the basement main room where the controlled light fixture, outlet or appliance was not identified.
- A minimum number of electrical outlets were observed in some areas of this house. It is current proper practice in new homes to have outlets installed so that no point along the wall is more than 6' away from an outlet (2' away at kitchen countertops). This is a potential inconvenience and possibly a safety issue if extension cords are used.
- A tested outlet in the basement bar area was found to be wired with reverse polarity - the hot and neutral wires have been reversed where they are attached on the back of the outlet. Although most appliances will still work with the outlet wired this way, under some circumstances this can be a potential safety issue. Other outlets that were inaccessible for testing may also be wired incorrectly.
- Several unground 3-prong outlets were observed in the house and garage. This gives the impression that these outlets are grounded when they are not. Correction will involve grounding the outlets (normally consisting of installing new wiring from the main electrical panel) or replacing the outlets with 2-prong outlets.
- Outdoor receptacles are floor-mounted in the living area. Outdoor receptacles are inappropriate for this application. Replacement with an approved, recessed receptacles is recommended.

These are potential fire, shock and safety hazards. We recommend further inspection and correction as necessary by a professional electrician.



PLUMBING

WATER PRESSURE:

The static water pressure at an outdoor faucet was tested and found to be between 95 to 100 psi. This is an indication of the pressure throughout the entire water supply plumbing system in the house. The recommended water pressure for residential homes should be between 40 and 75 psi. Excessive pressure can result in damage to plumbing fixtures, appliances, plumbing pipes and have a greater potential for flooding problems. Correction of this condition involves the installation of a a pressure regulator by a professional plumber.



WATER HEATER LEAK:

The water heater was found to be 12 years old, based on the date code in the serial number. The typical life of a water heater is 12-15 years. The water heater is old and is nearing the end of its expected service life. Leakage was observed at the water heater. This indicates that the water heater is most likely at the end of its life. Correction would involve repair or replacement by a qualified plumber.



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

BRICK:

The brick exterior generally appears to be in good condition for its age. The mortar was missing from in between the bricks at many small areas around the house. Eventually this will allow the bricks to loosen and fall out of the walls. Correction involves installing new mortar into the joints, a process referred to as "re-pointing" or "tuck-pointing". Proper re-pointing is an art and should be performed by a highly qualified masonry repair contractor.



TRIM CONDITION:

Several areas were observed where the paint on the window and door trim 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.



PATIO CONDITION:

The concrete patio surface is sloping towards the house. This will direct surface water towards the structure and can result in moisture problems in basements, crawlspaces and eventual structural problems. Correction may be accomplished by having the slab lifted by mudjacking or removal of the slab.



SCREENS:

Several of the screens are missing and/or damaged in the windows of the house.

FAUCETS:

- The visible exterior hose faucets were tested and found to be installed correctly and functioning properly. These faucets appear to be a "freeze-proof" design which only requires removal of hoses to prevent freezing and damage in cold weather.
- The handle was missing on the front exterior faucet. The faucet could not be tested. We



recommend that the faucet be tested after the handle has been replaced.

ATTIC ELECTRICAL

One open junction box was observed in the attic. This is a potential shock and fire hazard. It is proper practice to have all wire connections enclosed inside of a covered electrical junction box. Correction will involve installing proper covers over this and any other open junction boxes.



GARAGE

WINDOWS:

The glass was cracked in the one of the garage windows. Replacement should be considered.

CARPORT ROOF CONDITION:

The garage roof is old and worn. Although it is still serviceable and not leaking, expect to replace the roof within the next few years.



BASEMENT

FINISH QUALITY:

Although it is functional, several observations indicated that building permits may not have been obtained to construct the basement finished spaces. Although it is required by law to obtain building permits when finishing a basement, many basements are finished by homeowners without obtaining permits. The main benefits of obtaining permits is inspection of the systems before they are enclosed in walls. We recommend contacting the local building department to verify that the proper permits were obtained to finish the basement. If permits were not obtained, hidden deficiencies may exist. Corrections of these deficiencies may involve a significant amount of work. Further inspection by a qualified general contractor should be considered.

STAIRWAY:

No handrail was observed on the stairs leading to the basement. This is a potential safety issue. Correction will require the installation of a proper "grippable" handrail for the entire length of the stairs.

HEIGHT OBSERVATIONS:

The general height of the ceilings was less than than normal and as low as 6'3" throughout the basement. This is significantly lower than modern building requirements and are potential safety issues. Correction will involve lower the floor which is likely to be cost prohibitive. We recommend using extreme caution in this basement.



FURNACE

POTENTIAL ASBESTOS:

The vent connector is sealed with tape commonly containing asbestos. Sealing this material is a technique often advised by experts for this condition. Additional information could be obtained from an asbestos abatement contractor. Testing materials for actual asbestos content can only be done in a laboratory and is beyond the scope of this inspection.



GENERAL CONDITION:

The interior of the furnace cabinet, blower fan blades and blower motor were dirty, indicating that it has been quite some time since the furnace has been properly cleaned and serviced. It is proper practice to have a furnace cleaned and tuned every 3-5 years. Although the furnace did respond to normal operating controls, we recommend that a professional heating system specialist be retained to disassemble, clean, tune the system and certify that it is safe and dependable.

ELECTRICAL SYSTEM

MAIN PANEL DOUBLE TAP:

Two wires were found to be connected to a single circuit breaker where only one wire should be connected in the main electrical panel at the rear of the house. This breaker is now protecting two separate circuits. It is proper practice to have only one wire connected to each breaker. Correction should involve repair by a professional electrician.



PLUMBING

MAIN DRAIN PIPE TO SEWER:

Due to the older age of the home, it is very likely that older sectional piping has been used between the house and the street sewer main. It is not uncommon for tree roots to push through the pipe joints and clog up the pipe with roots, creating drainage and backup problems. This pipe could also be corroded, broken and have an improper slope. In some cases this pipe may have to be repaired or replaced at the homeowners expense. Excavation and replacement may run from \$2,000 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.

INTERIOR

CARBON MONOXIDE DETECTORS:

No carbon monoxide detector was observed in or near the upper level bedrooms. As of July 1, 2009, it is required that all properties listed for sale have a carbon monoxide detector installed within 15' of all bedroom entrances. A carbon monoxide detector is an important, potential life saving device. The carbon monoxide detector can be a plug-in or battery powered unit. We recommend that a proper carbon monoxide detector be installed per Colorado State Law



requirements.

FIREPLACE:

The wood fireplace has been sealed and is no longer functional. If it is desired to use this fireplace, we recommend further consultation with a professional chimney sweep.

KITCHEN

ICE MAKER:

No ice was observed in the refrigerator ice maker at the time of the inspection. This may be an indication of a problem. We recommend asking the current owner about the function of the ice maker.

SINK DRAIN:

A slight water leak was observed in the drain pipe assembly under the kitchen sink. Correction will likely involve minor repair.

BATHROOMS

TUB/SHOWER FAUCETS:

- Water was leaking from behind the shower control handle when the water was turned on in the upstairs tub/shower. The water was draining into the tub. Correction should involve repair by a professional plumber.
- A potential water entry gap was observed between the tub spout and the wall in the upstairs bathroom. Correction will require sealing this gap with the silicone caulking.



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 - GROUNDS

GRADING & DRAINAGE:

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

SIDEWALKS & WALKWAYS:

The sidewalk has settled resulting in a 1.25" potential trip hazard at the rear sidewalk. Correction may involve resetting the paving stones to minimize or eliminate hazard.

EXTERIOR - HOUSE

EAVES, SOFFITS & FASCIA:

The soffit is damaged with holes at right of the house. The fascia should be repaired or replaced.

FRONT PORCH RAILINGS:

No railings are installed at the front porch on the left side. Although a railing is not required at this height, this is a potential safety hazard if someone were to fall off. Consideration should be given to adding safety railings.

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.

GFCI OUTLETS:

No GFCI (ground fault circuit interrupter) protection was installed at the outdoor electrical outlets and probably wasn't required at the time of construction. Current standards for new homes require that all outdoor outlets have GFCI protection. These are potential life saving devices. Consideration should be given to installing GFCI protection at all outdoor outlets as an upgrade after taking possession of the house.

WALL VENTS:

- The hinged door was found to be stuck in the open position on a wall vent at the right of the house. This will allow for outdoor air to enter the pipe and is also an invitation for birds and pests to enter this pipe. Correction will require minor repair or replacement of the vent.
- No hinged door is installed at the wall vent cap at the left side of the house towards the



back. This is the vent for the basement bathroom exhaust fan and should have a hinged door to keep pests and outdoor air from entering the vent pipe. Correction will involve replacement with a proper vent cap.

- A wall vent on the right side of the house was observed to be loose and falling away from the wall. This is a potential water entry area. I recommend that the vent be re-secured and sealed with caulk to prevent water entry.

DOORBELL:

The doorbells were not operating at the time of the inspection.

GUTTERS

- The gutter at the rear of the house over the rear entry door was observed to be loose which will most likely cause the water to miss the gutter during heavy rainfall.
- A minor amount of debris was observed in some of the gutters. Correction will involve minor cleaning.

ATTIC

ACCESS CONDITION:

No insulation was observed on the top of the attic hatch door. It is proper practice for a piece of fiberglass batting insulation to be secured to the top of the access hatch door for energy efficiency. Correction will involve the installation of insulation as necessary.

VENTILATION:

Attic ventilation in this attic is provided by roof vents only. It is current proper building practice to install an equal square footage of soffit vents as roof vents to allow for proper air flow through the attic space. It is possible that the lack of any soffit vents is an original construction error. 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. For improved ventilation, consideration should be given to installing soffit vents.

INSULATION CONDITION:

The loose-fill attic insulation has been disturbed since it was originally installed and was uneven in many areas. Correction can be accomplished by raking the insulation back into place so that the attic has consistent coverage.

DEPTH AND R-FACTOR:

Less than 5" (R-15) of insulation was measured in this attic. Currently the Department of Energy recommends R-49 insulation levels for new home attics - approximately 16" deep of loose fill fiberglass. Consideration should be given to adding more insulation to this attic space as an energy efficiency upgrade.

GARAGE

PASSAGE DOOR:

The garage passage door handle latch was not catching on the strike plate when closing, therefore the door cannot be closed and/or locked. Correction will involve a minor repair.

LIGHTING:



One of the light fixtures in the garage ceiling is not operating indicating that the bulb may be burned out. We recommend that the bulb be replaced and the light tested.

CARPORT FLOOR CONDITION:

Several areas of surface deterioration/Spalling were observed on the concrete floor of the garage. These are cosmetic deficiencies that are not affecting the function of the floor.

ELECTRICAL SYSTEM

GFCI (Ground Fault Circuit Interrupter):

No GFCI ground fault circuit interrupter protection was installed in the locations where this safety feature is currently required on new homes. GFCI outlets were probably not a requirement when this house was built so this condition is not considered to be a deficiency. GFCI's are important modern safety devices and are currently required on all bathroom, kitchen countertop, exterior and garage outlets. We recommend that GFCI's be added as part of upgrading after taking possession of the property.

INTERIOR

ENTRY DOOR HARDWARE:

The deadbolt lock on the front door could not be operated. This is a security issue and possibly a personal safety issue if it jams in the locked position and cannot be opened in an emergency.

EXTERIOR DOORS:

The exterior storm door at the rear has a two sided keyed deadbolt, meaning that a key is needed to operate the deadbolt on the inside as well as the outside of the door. It is current proper practice to have a hand operated deadbolt to allow for quick exit during a fire or other emergency. Although this is not mandatory, we recommend replacement with a hand operated deadbolt.

KITCHEN

DISHWASHER DRAIN:

No back-flow prevention device was observed on the dishwasher drain hose to prevent dirty water from the disposal from siphoning back into the dishwasher as observed in the sink base cabinet. Often a "high loop" backflow prevention can be created by elevating a portion of the dishwasher drain hose to be above the level of the disposal connection. A simple pipe clamp can be installed to hold the pipe in this position.



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: 03/14/2018, 02:00 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 60 and 70 degrees.

BUILDING CHARACTERISTICS:

ORIENTATION: Front of house faces South.
REPORTED AGE: 108 Years Old.
BUILDING TYPE: Single family home.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED? No.
PEOPLE PRESENT: Buyer.

EXTERIOR - GROUNDS

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

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

LIMITATIONS: This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.



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

GRADING & DRAINAGE:

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

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. No significant deficiencies were found.

SIDEWALKS & WALKWAYS:

CONDITION: The sidewalk has settled resulting in a 1.25" potential trip hazard at the rear sidewalk. Correction may involve resetting the paving stones to minimize or eliminate hazard.

FENCES:

FENCE CONDITION: The fencing was observed in good general condition showing normal wear-and-tear for its age. Some minor maintenance may be needed.

GATE CONDITION: A padlock was observed on one of the gates. We recommend asking the current owner to remove the lock or provide the key.

RETAINING WALLS:

CONDITION: The structural retaining wall at the front right is leaning. The retaining wall should be monitored for further deterioration. If and when further deterioration or movement develops, repairs will be necessary.



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: Appears to be solid masonry "brick" walls, Wood siding.

BRICK: The brick exterior generally appears to be in good condition for its age. The mortar was missing from in between the bricks at many small areas around the house. Eventually this will allow the bricks to loosen and fall out of the walls. Correction involves installing new mortar into the joints, a process referred to as "re-pointing" or "tuck-pointing". Proper re-pointing is an art and should be performed by a highly qualified masonry repair contractor.

TRIM:

MATERIAL: Wood.

CONDITION: Several areas were observed where the paint on the window and door trim 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.

EAVES, SOFFITS & FASCIA:

CONDITION: The soffit is damaged with holes at right of the house. The fascia should be repaired or replaced.

FRONT PORCH:

PORCH CONDITION:

- Minor settling was observed on the concrete front porch. The settling appears to have occurred long ago. I recommend improving drainage around the porch to minimize further movement. Since the porch is still functional, repair or replacement would be optional.
- The carpeting on the surface of the concrete front porch limited our inspection of the porch surface. We recommend further inspection after the carpet is removed. Removal of the carpet adhesive is typically a very difficult task.

RAILINGS: No railings are installed at the front porch on the left side. Although a railing is not required at this height, this is a potential safety hazard if someone were to fall off. Consideration should be given to adding safety railings.



PATIO:

PATIO CONDITION: The concrete patio surface is sloping towards the house. This will direct surface water towards the structure and can result in moisture problems in basements, crawlspaces and eventual structural problems. Correction may be accomplished by having the slab lifted by mudjacking or removal of the slab.

WINDOWS & DOORS:

SCREENS: Several of the screens are missing and/or damaged in the windows of the house.

PLUMBING:

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

METER CONDITION: The gas meter was observed to be properly installed. No odor of natural gas was detected at the meter and exposed gas piping.

FAUCETS:

- The visible exterior hose faucets were tested and found to be installed correctly and functioning properly. These faucets appear to be a "freeze-proof" design which only requires removal of hoses to prevent freezing and damage in cold weather.
- The handle was missing on the front exterior faucet. The faucet could not be tested. We recommend that the faucet be tested after the handle has been replaced.

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

ELECTRICAL:

OUTDOOR OUTLETS: No electrical outlet was observed at the front porch area. This is a potential inconvenience.

GFCI OUTLETS: No GFCI (ground fault circuit interrupter) protection was installed at the outdoor electrical outlets and probably wasn't required at the time of construction. Current standards for new homes require that all outdoor outlets have GFCI protection. These are potential life saving devices. Consideration should be given to installing GFCI protection at all outdoor outlets as an upgrade after taking possession of the house.

FOUNDATION:

MATERIAL: Stone.

CONDITION: The mortar is loose or missing most notably at the right front of the house. The masonry should be "Tuck Pointed" to restore the strength of the foundation.

CHIMNEY:

MATERIAL: Brick.



MISCELLANEOUS

- WALL VENTS:
- The hinged door was found to be stuck in the open position on a wall vent at the right of the house. This will allow for outdoor air to enter the pipe and is also an invitation for birds and pests to enter this pipe. Correction will require minor repair or replacement of the vent.
 - No hinged door is installed at the wall vent cap at the left side of the house towards the back. This is the vent for the basement bathroom exhaust fan and should have a hinged door to keep pests and outdoor air from entering the vent pipe. Correction will involve replacement with a proper vent cap.
 - A wall vent on the right side of the house was observed to be loose and falling away from the wall. This is a potential water entry area. I recommend that the vent be re-secured and sealed with caulk to prevent water entry.
- DOORBELL: The doorbell was not operating at the time of the inspection.

ROOF SYSTEM

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

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

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

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

ROOF COVERING:

- ROOF ACCESS: The roof was inspected from a ladder on the edge of the roof surface. Walking on the roof was judged to be potentially hazardous and/or potentially damaging to the surface materials. I have based my comments upon a limited inspection.
- COVERING MATERIAL: Asphalt composition "architectural" shingles.
- ROOFING LAYERS: One layer of roofing material was observed on this roof.
- ESTIMATED AGE: The roof covering appeared to be between 15 and 20 years 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 adds weight to the roofing structure, makes for hotter attics and reduces the life of the roofing material. It is always recommended to remove the old roofing material before adding a new one.

CONDITION:

Small, 1/8" diameter or less, spots of missing granular material were observed consistently across much of the roof covering. This "blistering" appears to be the result of old age and could partially be caused by minor hail damage. In our opinion this roof covering will perform properly for several more years, however, some insurance companies will not insure a roof covering in this condition. We recommend consulting with your homeowners insurance company and/or obtaining a 5 year roof certification by a professional roofing contractor.

It is likely that this roof covering did not achieve its full life expectancy due to a lack of attic ventilation. Temperatures of over 150 degrees are common in poorly vented old house attic spaces on hot summer days. These high temperatures can "bake" the roof covering and shorten its life. It is recommended that the attic ventilation be improved when the roof covering is replaced.

CHIMNEY:**MATERIAL:**

Brick.

GUTTER SYSTEM:**CONDITION:**

- The gutter at the rear of the house over the rear entry door was observed to be loose which will most likely cause the water to miss the gutter during heavy rainfall.
- A minor amount of debris was observed in some of the gutters. Correction will involve minor cleaning.

DOWNSPOUTS:

Some of the downspouts around the home were missing extensions and/or damaged. This situation can lead to puddling, pooling, and saturation of the soil around the building and eventually lead to wet basements/crawlspaces and foundation problems. Correction will involve the repair or installation of a downspout extensions to channel the water away from the house.

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):	Bedroom 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:	No insulation was observed on the top of the attic hatch door. It is proper practice for a piece of fiberglass batting insulation to be secured to the top of the access hatch door for energy efficiency. Correction will involve the installation of insulation as necessary.
ELECTRICAL:	One open junction box was observed in the attic. This is a potential shock and fire hazard. It is proper practice to have all wire connections enclosed inside of a covered electrical junction box. Correction will involve installing proper covers over this and any other open junction boxes.

ATTIC VENTILATION:

VENTILATION:	Attic ventilation in this attic is provided by roof vents only. It is current proper building practice to install an equal square footage of soffit vents as roof vents to allow for proper air flow through the attic space. It is possible that the lack of any soffit vents is an original construction error. 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. For improved ventilation, consideration should be given to installing soffit vents.
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ATTIC INSULATION:

INSULATION TYPE:	Loose-fill insulation.
INSULATION CONDITION:	The loose-fill attic insulation has been disturbed since it was originally installed and was uneven in many areas. Correction can be accomplished by raking the insulation back into place so that the attic has consistent coverage.
DEPTH AND R-FACTOR:	Less than 5" (R-15) of insulation was measured in this attic. Currently the Department of Energy recommends R-49 insulation levels for new home attics - approximately 16" deep of loose fill fiberglass. Consideration should be given to adding more insulation to this attic space as an energy efficiency upgrade.



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:	Stone.
ROOF STRUCTURE:	Rafter construction.
WALL STRUCTURE:	Appears to be solid masonry exterior walls.
FLOOR STRUCTURE:	Wood beams, wood posts and wood floor joists.

STRUCTURAL CONDITION

OVERALL COMMENTS:	The visible structural systems and components of the house were observed and found to be in good overall condition showing normal wear and tear for a house of this age. No significant structural deficiencies were observed.
OBSERVATIONS:	Minor floor sloping was observed on some of the floors in this house. Minor floor sloping can be common in houses of this age and typically does not indicate significant structural problems. If an expert opinion is desired, further consultation with a licensed structural engineer is recommended.

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:	Detached.
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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 the garage is clear is recommended.
STRUCTURE:	A notch was cut in one of the ceiling joists in the garage to fit the garage door opener. Although it is not good practice to cut a notch in a joist, no indications of cracking or weakness were observed. Correction should involve reinforcement of the joist.
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.
EXTERIOR:	The garage exterior was observed to be in good overall condition. No significant deficiencies were found.
PASSAGE DOOR:	The garage passage door handle latch was not catching on the strike plate when closing, therefore the door cannot be closed and/or locked. Correction will involve a minor repair.
AUTO DOOR CONDITION:	The automobile garage door was operated and appears to be properly installed and in good condition.
DOOR OPENER:	The garage door opener operated properly to raise and lower the door including the auto-reverse mechanism which stopped and reversed the direction of the door when the invisible sensor beam across the bottom of the door was interrupted.
LIGHTING:	One of the light fixtures in the garage ceiling is not operating indicating that the bulb may be burned out. We recommend that the bulb be replaced and the light tested.
WINDOWS:	The glass was cracked in the one of the garage windows. Replacement should be considered.

CARPORT:

ROOF CONDITION:	The garage roof is old and worn. Although it is still serviceable and not leaking, expect to replace the roof within the next few years.
FLOOR CONDITION:	Several areas of surface deterioration/Spalling were observed on the concrete floor of the garage. These are cosmetic deficiencies that are not affecting the function of the floor.
LIGHTING:	There is no light or switched outlet in this carport that I could find. This can be quite inconvenient and can be a personal safety issue. I recommend that a light or switched outlet be installed.

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.
FINISH QUALITY:	Although it is functional, several observations indicated that building permits may not have been obtained to construct the basement finished spaces. Although it is required by law to obtain building permits when finishing a basement, many basements are finished by homeowners without obtaining permits. The main benefits of obtaining permits is inspection of the systems before they are enclosed in walls. We recommend contacting the local building department to verify that the proper permits were obtained to finish the basement. If permits were not obtained, hidden deficiencies may exist. Corrections of these deficiencies may involve a significant amount of work. Further inspection by a qualified general contractor should be considered.

BASEMENT OBSERVATIONS:

STAIRWAY:	No handrail was observed on the stairs leading to the basement. This is a potential safety issue. Correction will require the installation of a proper "grippable" handrail for the entire length of the stairs.
EMERGENCY EXIT(S):	This is an old basement and was probably built prior to the current emergency exit standards. Although this basement has windows, the windows are quite small and would be very difficult to use in an emergency. It is important to discuss these emergency exits with all family members and to keep the exits accessible at all times. The installation of at least one emergency escape egress window is recommended. Current escape or egress standards for basement require at least one door or window for emergency escape per basement and in every bedroom. Window sills should be no more than 44" off of the floor and the window dimensions should be at least 20" wide and 24" tall with a net area of at least 5.7 square feet. Window wells deeper than 44" should have a ladder permanently installed.
OBSERVATIONS:	The general height of the ceilings was less than than normal and as low as 6'3" throughout the basement. This is significantly lower than modern building requirements and are potential safety issues. Correction will involve lower the floor which is likely to be cost prohibitive. We recommend using extreme caution in this basement.

HEATING

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

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

HEAT EXCHANGERS: The heat exchanger is the most critical part of most heating units. It separates the flame and exhaust



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

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

CARBON MONOXIDE TESTING: We do perform a non-destructive CO carbon monoxide test on furnaces and water heaters to identify high levels of this deadly gas. However, newer mid and high efficiency units do not allow access of our testing probe directly into the exhaust gasses.

LIMITATIONS: The inspector does not light pilot lights. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Subjective judgment of system capacity is not a part of the inspection. Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

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

FURNACE:

LOCATION:	Basement.
BRAND:	Goodman.
CAPACITY:	70,000 BTU's.
AGE:	11 years old, based on the date code in the serial number.
FUEL TYPE:	Natural Gas.
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 of the house - usually ducted to terminate in the area near the heating appliances. 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.
	The combustion air for this heating unit is being supplied by sheet metal ducts bringing air from the exterior and terminating in the area of the heating unit.
VENTING:	The vent connector is sealed with tape commonly containing asbestos. Sealing this material is a technique often advised by experts for this condition. Additional information could be obtained from an asbestos abatement contractor. Testing materials for actual asbestos content can only be done in a laboratory and is beyond the scope of this inspection.
GENERAL CONDITION:	The interior of the furnace cabinet, blower fan blades and blower motor were dirty, indicating



that it has been quite some time since the furnace has been properly cleaned and serviced. It is proper practice to have a furnace cleaned and tuned every 3-5 years. Although the furnace did respond to normal operating controls, we recommend that a professional heating system specialist be retained to disassemble, clean, tune the system and certify that it is safe and dependable.

WALL HEATER:

LOCATION:	Back bedroom.
DEFINITION:	<p>Wall heaters operate by heating a stream of air moving through the unit by "gravity" or convection. On some units there are blowers. Important elements include the heat exchanger, blowers, exhaust venting, controls, and clearances from combustible materials.</p> <p>Wall heaters are simple and easily maintained, but do not distributed heated air very efficiently. Although not required, Installation of an alternate heating system might be considered in conjunction with other upgrades and/or remodeling.</p> <p>Because of their location and the nature of the moving air stream, wall heaters tend to rapidly collect dust, animal hair and other debris in the lower part of the unit. Regular vacuuming (with a special nozzle, if necessary).</p>
GENERAL COMMENTS:	Unit was older, unable to find controls. It may be helpful to ask the seller about the condition status of this unit.

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:	Window mounted system.
MANUFACTURER:	Various.



AIR CONDITIONING SYSTEM:

SYSTEM OPERATION: There was determined to be no safe way to plug in window units to test functionality, therefore they were not tested.

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 100 amps.

ELECTRIC METER AND MAIN ELECTRICAL PANEL:

MAIN PANEL & METER
 LOCATION: Outside at the rear 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:	Two wires were found to be connected to a single circuit breaker where only one wire should be connected in the main electrical panel at the rear of the house. This breaker is now protecting two separate circuits. It is proper practice to have only one wire connected to each breaker. Correction should involve repair by a professional electrician.

BRANCH CIRCUITRY

WIRE MATERIAL:	<p>A significant amount of electrified, very old "Knob & Tube" electrical wiring was observed throughout the attic space. This wiring likely provides electricity to many or all of the ungrounded outlets, light switches, and light fixtures on the main level of the house. In some rare cases, this type of wiring can be a fire hazard. Some homeowners insurance companies may not insure a house with this type of wiring.</p> <p>The wiring in the attic is designed to cool with surrounding air and should not be covered with insulation. Current common practice is to replace the old wiring with modern Romex wiring. We recommend further inspection and consultation with a professional electrician. We also recommend checking with your homeowners insurance to see if this type of wiring will affect your policy.</p>
CONDITION:	<p>The following electrical deficiencies were observed:</p> <ul style="list-style-type: none"> • Several light switches in the utility area was found at the front wall of the basement main room where the controlled light fixture, outlet or appliance was not identified. • A minimum number of electrical outlets were observed in some areas of this house. It is current proper practice in new homes to have outlets installed so that no point along the wall is more than 6' away from an outlet (2' away at kitchen countertops). This is a potential inconvenience and possibly a safety issue if extension cords are used. • A tested outlet in the basement bar area was found to be wired with reverse polarity - the hot and neutral wires have been reversed where they are attached on the back of the outlet. Although most appliances will still work with the outlet wired this way, under some circumstances this can be a potential safety issue. Other outlets that were inaccessible for testing may also be wired incorrectly. • Several unground 3-prong outlets were observed in the house and garage. This gives the impression that these outlets are grounded when they are not. Correction will involve grounding the outlets (normally consisting of installing new wiring from the main electrical panel) or replacing the outlets with 2-prong outlets. • Outdoor receptacles are floor-mounted in the living area. Outdoor receptacles are inappropriate for this application. Replacement with an approved, recessed receptacles is recommended. <p>These are potential fire, shock and safety hazards. We recommend further inspection and correction as necessary by a professional electrician.</p>



GFCI (Ground Fault Circuit Interrupter)

GFCI (Ground Fault Circuit Interrupter):

No GFCI ground fault circuit interrupter protection was installed in the locations where this safety feature is currently required on new homes. GFCI outlets were probably not a requirement when this house was built so this condition is not considered to be a deficiency. GFCI's are important modern safety devices and are currently required on all bathroom, kitchen countertop, exterior and garage outlets. We recommend that GFCI's be added as part of upgrading after taking possession of the property.

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

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

PLUMBING

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

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

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



PLUMBING INFORMATION:

WATER SUPPLY: PUBLIC WATER SUPPLY: The home has a public water supply pipe leading from the street main supply pipe to the house plumbing system. Be advised that the buried pipe running from the house to the street is the responsibility of the homeowner.

WASTE DISPOSAL: PUBLIC SEWER SYSTEM: Waste from the home plumbing system flows by gravity into a municipal sewer system normally located under the street or alley. Be advised that the buried pipe running from the house to the street is the responsibility of the homeowner.

SUPPLY PLUMBING:

MAIN WATER SHUT-OFF: The main water supply shut-off valve is located in the basement.

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

WATER PRESSURE: The static water pressure at an outdoor faucet was tested and found to be between 95 to 100 psi. This is an indication of the pressure throughout the entire water supply plumbing system in the house. The recommended water pressure for residential homes should be between 40 and 75 psi. Excessive pressure can result in damage to plumbing fixtures, appliances, plumbing pipes and have a greater potential for flooding problems. Correction of this condition involves the installation of a a pressure regulator 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 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: A combination of cast iron, copper, lead and plastic.

DRAIN, WASTE & VENT SYSTEM: The visible drain piping appears to be properly installed and in good condition.

MAIN DRAIN PIPE TO SEWER: Due to the older age of the home, it is very likely that older sectional piping has been used between the house and the street sewer main. It is not uncommon for tree roots to push through the pipe joints and clog up the pipe with roots, creating drainage and backup problems. This pipe could also be corroded, broken and have an improper slope. In some cases this pipe may have to be repaired or replaced at the homeowners expense. Excavation and replacement may run from \$2,000 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 was found to be 12 years old, based on the date code in the serial number. The typical life of a water heater is 12-15 years. The water heater is old and is nearing the end of its expected service life. We recommend budgeting to replace the water heater in the next few years. Consideration should be given to replacing the water heater before leakage and potential flooding occur.
SIZE:	40 Gallons.
OPERATION:	Leakage was observed at the water heater. This indicates that the water heater is most likely at the end of it's life. Correction would involve repair or replacement by a qualified plumber.

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:

CONDITION: As a general observation, the floors appear to be in good condition showing normal wear and tear for the age of the house.

WALLS & CEILINGS:

WALL CONDITION: Minor cracks were observed in some walls. This is a common condition with older homes. Correction will involve filling the cracks and repainting.

CEILING CONDITION: There are minor flaws in the plaster finishes but, in general, the very good condition of the plaster indicates above average construction quality and an overall lack of movement in the structure over the years.

DOORS:

ENTRY DOOR HARDWARE: The deadbolt lock on the front door could not be operated. This is a security issue and possibly a personal safety issue if it jams in the locked position and cannot be opened in an emergency.

EXTERIOR DOORS: The exterior storm door at the rear has a two sided keyed deadbolt, meaning that a key is needed to operate the deadbolt on the inside as well as the outside of the door. It is current proper practice to have a hand operated deadbolt to allow for quick exit during a fire or other emergency. Although this is not mandatory, we recommend replacement with a hand operated deadbolt.

SIDE or REAR ENTRY DOORS: The back door rubs on the door jamb. The door hinges should be adjusted for smooth operation of the door.

INTERIOR DOORS: Minor issues were observed with several interior doors. Corrections should involve minor repairs.

WINDOWS:

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

STAIRS & HANDRAILS:

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

SMOKE DETECTORS:

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

CARBON MONOXIDE DETECTORS:

No carbon monoxide detector was observed in or near the upper level bedrooms. As of July 1, 2009, it is required that all properties listed for sale have a carbon monoxide detector installed within 15' of all bedroom entrances. A carbon monoxide detector is an important, potential life saving device. The carbon monoxide detector can be a plug-in or battery powered unit. We recommend that a proper carbon monoxide detector be installed per Colorado State Law requirements.



FIREPLACES & STOVES:

FIREPLACE: The wood fireplace has been sealed and is no longer functional. If it is desired to use this fireplace, we recommend further consultation with a professional chimney sweep.

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.

APPLIANCES:

ICE MAKER: No ice was observed in the refrigerator ice maker at the time of the inspection. This may be an indication of a problem. We recommend asking the current owner about the function of the ice maker.

GARBAGE DISPOSAL: The unit was not plugged in as the plug does not fit with the dishwasher plug above. Unit not tested.

PLUMBING:

SINK DRAIN: A slight water leak was observed in the drain pipe assembly under the kitchen sink. Correction will likely involve minor repair.

DISHWASHER DRAIN: No back-flow prevention device was observed on the dishwasher drain hose to prevent dirty water from the disposal from siphoning back into the dishwasher as observed in the sink base cabinet. Often a "high loop" backflow prevention can be created by elevating a portion of the dishwasher drain hose to be above the level of the disposal connection. A simple pipe clamp can be installed to hold the pipe in this position.

LAUNDRY AREA

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

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

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

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



LAUNDRY:

LOCATION: Kitchen.
 CONDITION: The laundry room area appeared 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 CONDITION: The sink drain stop mechanism was missing in the upstairs bathroom.
 TUB/SHOWER FAUCETS:

- Water was leaking from behind the shower control handle when the water was turned on in the upstairs tub/shower. The water was draining into the tub. Correction should involve repair by a professional plumber.
- A potential water entry gap was observed between the tub spout and the wall in the upstairs bathroom. Correction will require sealing this gap with the silicone caulking.

