

Precision Property Inspections, LLC.

Home Inspection Report



2543 Silver Maple Lane, Denver CO, 80290
Inspection prepared for: Happy Homebuyer
Agent: Joan Realtor -

Inspection Date: 8/12/2010 Time: 2:30 PM
Age: 1995 Size: 2197 Sq. Ft.

Inspector: Randy Freiburg
American Society of Home Inspectors
Lakewood, CO
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report! Feel free to call after you have reviewed your report, so that we can answer any questions you may have.

Please remember, when the inspection is completed and the report is delivered, we are still available to you for any questions throughout the entire closing process. Properties do not "Pass" or "Fail." The following report is based on an inspection of the visible portions of the structure; the inspection may be limited by vegetation and personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

Explanation of Ratings: When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe that problems exist with a particular component or system. The item is capable of being used. This does not mean however, that some serviceable items will not show wear and tear. When a system or component is checked as "SIGNIFICANTLY DEFICIENT" it means that it is either not functional or is worn or damaged to the point that it is near the end of its useful life. The observations that prompt such ratings will be explained within the body of the report.

For your safety and protection from liability, we recommend that licensed contractors evaluate and repair any critical SAFETY concerns and defects.

Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Report Summary, on this page you will find, in **RED**, a brief summary of significant concerns from this inspection. **Safety concerns, Deferred Maintenance** issues that could involve significant expense to replace or repair, and concerns which affect the **Function** of this home. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. **Be sure to read your entire report!** If the living area has been remodeled or is part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. Depending upon your needs and those who will be guests on your property, items listed in the body of the report may also be of concern to you. **Note:** If there are no comments in **RED** below, there were no significant system or safety concerns with this property at the time of inspection.

Report Summary

Electrical System		
Page 24 Item: 3	Smoke Detector Comments	<ul style="list-style-type: none"> The smoke detectors were tested with the test button and all of the detectors except for the basement appear to be hard wired together as required by current building standards, however the only alarm that appears to be functional is the one in the master bedroom. None of the other detectors make a sound when tested. The detector in the basement appears to be isolated from the other units as it sounds the alarm completely by itself when tested, none of the other detectors appear to be affected by it. Recommend the replacement of the smoke detectors by a licensed electrician.
Page 24 Item: 4	Carbon Monoxide Alarm Comments	<ul style="list-style-type: none"> Not installed within 15' of all sleeping rooms. As of July 1, 2009 Colorado Law requires that Carbon Monoxide Alarms be installed within 15' of each room lawfully used for sleeping in all purchased or sold residential properties. A seller of residential real property is responsible for assuring that an operational carbon monoxide alarm is properly installed.
Heating System		
Page 24 Item: 2	Furnace/Boiler Condition	<ul style="list-style-type: none"> Since the furnace appears to be around 15 years old, and older furnaces can develop conditions that are not only costly but hazardous, it is advisable to request that it be cleaned, serviced, and certified by a licensed heating and ventilation contractor prior to taking possession of the property.
Attic		
Page 27 Item: 5	Condition of Insulation	<ul style="list-style-type: none"> The insulation appears to have been raked or blown away from the north side of the attic leaving from 0 - 3" of insulation in this area that looks as if it has been compressed by moisture. The insulation appears to be stacked up in the center of the attic space in this area. The rest of the insulation in the attic appears to be relatively evenly distributed.
Page 27 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> There is approximately a 5 ft. piece of wiring that has had the insulation chewed off of it by squirrels. There is an electrical outlet box more toward the center area of the attic that has three individual wires coming out of the box, the ends appear to be taped, but the black wire has power to it. Recommend having these issues repaired by a licensed electrician.

General Information

1. Persons in Attendance

Clients • Client's Agent

2. Occupancy

Vacant • Unfurnished

3. Property Information

Detached • Single Family • Two Story • Basement • Faces East • Flat lot • Utilities On • Interior Walls and Ceilings: Gypsum Drywall • Interior Doors: Molded Hardboard • Windows: Aluminum, Sliders, Single Hungs, Insulated Glass • Exterior Wall Construction: 2 x 4 Wood Framing, Exterior wall covering Hardboard Lap Siding.

4. Weather conditions

Hot • Clear • Dry

Stairway

1. Stairway Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Wall mount rail on lower set loose, needs to be secured to be safe. • Consistent rise, railing and handrail in place.

Grid for condition assessment with one 'X' in the 'Significantly Deficient' column.



Loose railing

Kitchen

1. Flooring Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl

Grid for condition assessment with one 'X' in the 'Appearance Serviceable' column.

2. Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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3. Kitchen Cabinet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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4. Countertop Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Plastic Laminate

X				
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5. Kitchen Sink Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Cast Iron

X				
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6. Kitchen Faucets

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Water flow seems to low, may be the faucet as others in the home flow well. • Faucet handle loose.

			X	
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7. Garbage Disposal

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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8. Traps/Drains/Supply Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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9. Dishwasher Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Inoperable, drain not hooked up, partially pulled out from under the countertop.

	X		X	
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10. Kitchen Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: GFCI (Ground Fault Circuit Interruptor) protected outlets in place and functional when tested • All accessible outlets, switches, and lighting tested were found to be in good working order.

11. Range/Cooktop Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: The cooktop elements were tested at the time of this inspection and appeared to function properly.

12. Oven Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: The upper and lower electric oven elements (in both ovens) were tested at the time of inspection and appeared to function properly.

13. Vent Hood Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Recirculating
Observations: Light is inoperable • Light bulb appears to be out

14. Microwave

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: Built-in microwave ovens are tested using the normal operating controls. The unit was tested and appeared to be functional at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If such tests are desired we recommend having the appliance tested by a qualified technician prior to closing.

15. Exterior Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Insulated Steel with Glass Insert. • Security Style Storm Door
Observations: Security door drags on threshold, needs to be adjusted.

Kitchen Nook

1. Flooring Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl

2. Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Window Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: The outlets, switches, and lights able to be tested appear to be correctly wired and functional.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested. Interior areas consist of bedrooms, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen.

Family Room

1. Flooring Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carpet

2. Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Window Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Damaged screens

X				
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4. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: All of the outlets, switches, and lighting appear to be correctly wired and functional. • One exception the switch on the south wall that appears to be for the fireplace does not operate the fireplace or anything else.

X				
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5. HVAC Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Supply Ducts and Registers

Observations: One exception the switch on the south wall that appears to be for the fireplace does not operate the fireplace or anything else.

X				
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Fireplace(s)

1. Fireplace Location

Location: Family Room

2. Condition/Operation

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Direct Vent, Natural Gas

X				
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3. Fireplace Comments

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Pre-fabricated, direct-vent natural gas appliance. The installation of such units must be done per the manufacturers specifications. Once the unit is installed and the home is complete it can only be assumed that it has been installed in accord with the manufacturers requirements. • The gas shut-off valve (red lever) is inside of the lower compartment under the firebox(es). • The wall switch does not operate the fireplace. • Discoloration and clouding of the glass. • FIREPLACE INSPECTION AND SERVICE PROVIDER: QFS Solutions, 303-946-6535

Dining Room

1. Flooring Condition

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carpet

2. Wall & Ceiling Condition

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Window Condition

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Electrical Condition

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: All of the outlets, switches, and lighting appear to be correctly wired and functional.

Living Room

1. Flooring Condition

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carpet

2. Wall & Ceiling Condition

Appearance Serviceable	Significant Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Window Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Vinyl glass stop on fixed side of unit broken.

X				
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4. Exterior Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Insulated Steel

X				
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5. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: All of the outlets and switches appear to be correctly wired and functional.

X				
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6. HVAC Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Supply Ducts and Registers

X				
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Powder Room

1. Flooring Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Vinyl

X				
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2. Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Countertop Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Plastic Laminate

5. Cabinet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Sink Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Enameled Steel

7. Faucet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Trap/Drain/Water Supply Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Toilet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: GFCI (Ground Fault Circuit Interrupter) protected outlet(s) in place and functional when tested • Reset is in the Master Bathroom.

X				
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11. HVAC Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Exhaust Fan • Supply Duct(s) and Registers

X				
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Master Bedroom

1. Flooring Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Carpet

X				
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2. Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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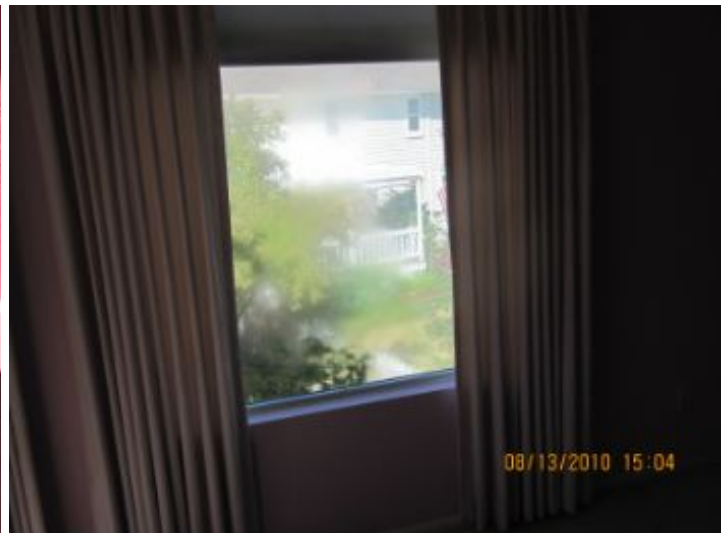
X				
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3. Window Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Damaged screens. • Picture unit on north side of room, glass is fogged, insulated unit seal has failed.

	X		X	
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4. Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Closet door does not latch.

X				
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Does not latch

5. Heating and Ventilation Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Supply Ducts and Register(s) • Ceiling Fan(s)

X				
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6. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: All of the outlets and switches appear to be correctly wired and functional.

X				
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7. Condition Requiring Comment

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Deck off north side has settled and pulled the rail/wall away from the house. The gap has been caulked but there are holes through the caulking that need to be re-sealed to keep moisture out of the wall. • Some of the trim directly under the wall cap around the deck is water damaged and rotten and should be replaced. • The wall cap needs to have flashing installed beneath it and over the top edge of the trim and siding on the wall to keep moisture from seeping in to the wall system and deteriorating it further. • The siding on the outside of the deck rail/wall needs to be caulked to the trim where the caulking is cracked out. • The trim around the bathroom window above the deck is rotted and needs to be replaced.

	X		X	
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Master Bathroom

1. Bath Floor Conditions

Materials: Carpet • Vinyl

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Bathroom Wall Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Bathroom Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: GFCI (Ground Fault Circuit Interrupter) protected outlet(s) in place and operational. • The reset button on this outlet resets all of the other bathrooms and the exterior and garage GFCI outlets. • All of the light bulbs appear to be burned out in the light bar.

5. HVAC Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Exhaust Fan • Supply Ducts and Registers

6. Bathroom Windows Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

7. Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

8. Tub/Whirlpool Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Style: Bath Tub

9. Tub Faucet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

10. Tub Surround Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Ceramic Tile

11. Shower Base Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Acrylic/Fiberglass

12. Shower Surround Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic/Porcelain Tile

Observations: The joint between the tile and the base needs to be re-caulked as the caulking is cracking and mildewed.



13. Shower Faucet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Shower Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Tempered Safety Glass

15. Counters/Cabinets Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Sink/Faucet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Enameled Steel

17. Traps/Drains/Supply Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Toilet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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Bedrooms are inspected as a part of the overall structural integrity of the home. Walls, ceilings and floors will be inspected for evidence of movement within the structure. Doors and windows will also be investigated for damage, deterioration and normal operation. Personal items in the bedroom may prevent all areas from being inspected as the inspector does not move personal items.

Bedroom(s)

1. Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Carpet

X				
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2. Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: Some holes punched in the walls here and there.

X				
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3. Window Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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4. Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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5. Electrical Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: All of the outlets and switches appear to be correctly wired and functional.

X				
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6. Heating and Ventilation Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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Secondary Bathroom(s)

1. Bathroom Location

Location: Second Floor Hallway

2. Bath Floor Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Vinyl

X				
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3. Bathroom Wall & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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4. Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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5. Bathroom Windows Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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6. Electrical Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

Observations: GFCI (Ground Fault Circuit Interrupter) protected outlet(s) in place and functioned properly when tested. • The reset is in the Master Bathroom.

X [] [] [] []

7. Heating and Ventilation Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

Type: Supply Ducts and Register(s) • Exhaust Fan(s)

X [] [] [] []

8. Tub/Whirlpool Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

X [] [] [] []

9. Tub Surround Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

Materials: Ceramic/Porcelain Tile

X [] [] [] []

10. Tub Faucet Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

X [] [] [] []

11. Counters/Cabinets Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

X [] [] [] []

12. Sink/Faucet Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

Materials: Enameled Steel

X [] [] [] []

13. Traps/Drains/Supply Condition

Appears Servicable Significantly Deficient Safety Hazard Repair Recommended No Comment

X [] [] [] []

14. Toilet Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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Basement

1. Basement Access

Stairway

2. Foundation Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Type: Full Basement

Observations: Visible portions of the foundation appeared to be sound with no visible cracking or displacement.

X				
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3. Basement Stairs Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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4. Basement Floor Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Concrete

X				
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5. Basement Walls Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Concrete

X				
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6. Basement Ceilings Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Unfinished • Underside of main level floor system.

X				
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7. Joist Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Wood-I-Joists

X				
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8. Beams Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Steel I-beams

X				
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9. Support Post Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Adjustable Steel Mono-Posts

X				
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10. Sub Floor Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: OSB (Oriented Strand Board)

X				
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11. Window Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Style: Aluminum Framed Sliders

X				
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12. Electrical Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: All wiring should be properly secured to the framing. • An additional electrical outlet has been added on the framed wall next to stairs. Power has been provided by a wire run from one box to another under the stairs, but the wire has not been secured to the framing, it is just laying on the floor. • All wires should be secured within 12" of an electrical box and every 6' thereafter.

X				
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Wiring needs to be secured to framing and protected

13. Visible Plumbing Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: PVC Plastic Drain and Vent Piping

X				
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14. Insulation Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Fiberglass Batts
Observations: Visible at rim joist only.

X				
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15. Ductwork Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Ducts/Registers

X				
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Laundry Room

1. Laundry Area Location

Location: Second Floor

2. Floors

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Vinyl

X				
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3. Walls & Ceiling Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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X				
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4. Door Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Bi-fold
Observations: Half of the door is missing.

	X			
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5. Electrical Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: All accessible outlets, switches, and lighting tested were found to be in good working order.

X				
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6. Washer Hook-ups

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: Washer hook ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. They can leak at any time and are a normal maintenance item within a home.

7. Dryer Vent Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: There is a dryer vent in place and it appears to be properly vented to the exterior of the home., Since lint can build up on the interior of a dryer vent where it is not visible, possibly creating a fire hazard, It may be advisable to have the dryer vent cleaned by a ductwork cleaning service prior to using the dryer.

8. Exhaust Fan Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Plumbing System

1. Main Shutoff Valve Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Basement • Northeast corner
 Observations: Brass Gate Valve • 3/4" Copper Main Water Line • The electrical system ground wire is observed attached to the main copper water line within 5' of where it enters the home. • Gate valves become corroded over time and will fail to shutoff completely, it is recommended than an older valve such as this be replaced with a ball valve to assure the ability to positively shutoff the water off to the home if it becomes necessary. • The lawn sprinkler system shut-off is also in this location, along with a valve to drain down the sprinkler backflow preventer for winterization. • The PRV (Pressure Reducing Valve) in this location can be adjusted to reduce or increase the water pressure in the home.



2. Supply Line Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Copper

3. Waste Line Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: PVC Plastic

Water Heater

1. Water Heater

40 gallon, General Electric natural gas fired appliance manufactured in 2001. • The average life expectancy of a water heater is 12-15 years.

2. Supply Line Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Copper

Observations: Cold water shut-off valve is above the water heater.

3. Temperature Pressure Release Valve Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

4. Flue Venting Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Class C Single Wall Metal into Class B Double Wall Metal.

Electrical System

1. Main Service

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
				X

Type: Main Service laterals are underground.

Observations: The Service Entrance cables are not visible due to underground installation.

2. Main Electrical Panel Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Type / Materials: Service Entrance cables are aluminium • Branch circuit wiring is copper
Observations: Overload protection provided by breakers. • Main disconnects are present. • The electrical panel is approximately a 125 amp, 240 volt panel. • No open breaker positions for future expansion.

3. Smoke Detector Comments

Appearance Serviceable	Significant Deficiency	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Basement • Main Floor • Second Floor • Hallway(s)outside bedrooms. • Bedrooms

Observations: The smoke detectors were tested with the test button and all of the detectors except for the basement appear to be hard wired together as required by current building standards, however the only alarm that appears to be functional is the one in the master bedroom. None of the other detectors make a sound when tested. The detector in the basement appears to be isolated from the other units as it sounds the alarm completely by itself when tested, none of the other detectors appear to be affected by it. Recommend the replacement of the smoke detectors by a licensed electrician.

4. Carbon Monoxide Alarm Comments

Appearance Serviceable	Significant Deficiency	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Installed on main floor. • Did not observe any alarms installed on the upstairs level of the home.

Observations: Not installed within 15' of all sleeping rooms. • As of July 1, 2009 Colorado Law requires that Carbon Monoxide Alarms be installed within 15' of each room lawfully used for sleeping in all purchased or sold residential properties. A seller of residential real property is responsible for assuring that an operational carbon monoxide alarm is properly installed.

Electric: Please note that only a representative number of installed lighting fixtures, switches and receptacles are tested. All actual GFCI outlets are tested. It is of note that most electricians agree that the life a smoke detector is approximately 10 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. **If the home does not have carbon monoxide alarms, the seller of residential real property in Colorado is required by law to install them within 15' of any room lawfully used for sleeping prior to selling the home.** Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heating System

1. Thermostat Condition

Appearance Serviceable	Significant Deficiency	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Located on interior wall of Familyroom.

Observations: The digital readout is partially damaged and the numbers are not clearly readable. • Thermostat(s) operated at the time of inspection and appeared to operate the furnace and the air conditioning as designed.

2. Furnace/Boiler Condition

Appearance Serviceable	Significant Deficiency	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Natural Gas Fired Forced Air

Observations: Since the furnace appears to be around 15 years old, and older furnaces can develop conditions that are not only costly but hazardous, it is advisable to request that it be cleaned, serviced, and certified by a licensed heating and ventilation contractor prior to taking possession of the property.

3. Furnace Filter Condition

Appearance Serviceable	Significant Deficiency	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: The filter is dirty and needs to be changed. • Furnace manufacturers and installers recommend changing filters every 30 days during the heating system. • The current filter appears to be a washable type, it may be more efficient just to use disposable filters that can be replaced and will likely clean the air better.

4. Exhaust Venting Conditions

Appearance Serviceable	Significant Deficiency	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Class B Double Wall Metal • Class C Single Wall Metal

5. Ductwork Condition

Appears Servicable Significantly Deficient Safety Hazard Repairs Recommended No Comment

Type: Ducts and Registers

Grid with 5 columns and 1 row. First cell contains 'X', others are empty.

6. Humidifier Comments

Observations: Humidifier(s) installed on the furnace(s). Per ASHI standards of practice Humidifiers are beyond the scope of a home inspection. • Disconnected.

Air Conditioning

1. Air Conditioning Comments

Appears Servicable Significantly Deficient Safety Hazard Repairs Recommended No Comment

Type: Electric

Observations: Air conditioning operational during inspection and appeared to be performing satisfactorily.

• Electrical disconnect provided near the unit as required.

Grid with 5 columns and 1 row. First cell contains 'X', others are empty.

Attic

1. Methods Used to Inspect

How Inspected: Accessible

2. Structure Condition

Appears Servicable Significantly Deficient Safety Hazard Repairs Recommended No Comment

Style: Truss System

Grid with 5 columns and 1 row. First cell contains 'X', others are empty.

3. Sheathing Condition

Appears Servicable Significantly Deficient Safety Hazard Repairs Recommended No Comment

Materials: Plywood

Grid with 5 columns and 1 row. First cell contains 'X', others are empty.

4. Ventilation Conditions

Appears Servicable Significantly Deficient Safety Hazard Repairs Recommended No Comment

Style: Gable Vents • Hooded Roof Vents, one Turbine Power Vent.

Grid with 5 columns and 1 row. First cell contains 'X', others are empty.

5. Condition of Insulation

Appears Servicable Significantly Deficient Safety Hazard Repairs Recommended No Comment

Style: Blown-in Fiberglass

Observations: 8-10" of insulation present. • The insulation appears to have been raked or blown away from the north side of the attic leaving from 0 - 3" of insulation in this area that looks as if it has been compressed by moisture. The insulation appears to be stacked up in the center of the attic space in this area. The rest of the insulation in the attic appears to be relatively evenly distributed.

Grid with 5 columns and 1 row. Second and fourth cells contain 'X', others are empty.



Hole in sheathing



6. Electrical Conditions

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: There is approximately a 5 ft. piece of wiring that has had the insulation chewed off of it by squirrels. • There is an electrical outlet box more toward the center area of the attic that has three individual wires coming out of the box, the ends appear to be taped, but the black wire has power to it. • Recommend having these issues repaired by a licensed electrician.



7. Plumbing Conditions

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: PVC Plastic DWV

8. Ductwork Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Rigid Metal

Exterior

1. Driveway Condition

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Safety
Hazard

Repair
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No
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Materials: Concrete

X				
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2. Walkway Conditions

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Safety
Hazard

Repair
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No
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Materials: Concrete

X				
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3. Front Porch Condition

Appear
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Safety
Hazard

Repair
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No
Comm
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Materials: Concrete

X				
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Observations: It appears that the southern most brick column has settled and leaned approximately 3/4". The concrete slab on that side of the porch has been re-poured suggesting that this entire corner of the porch settled. The column does not appear to be supporting the roof above it, but it seems that it should. It seems that the column is only cosmetic. It may need to be removed and re-built to correct the lean and to realign it with the rest of the house, and to get some support under that corner of the porch roof. While this does not appear to have adversely affected the structure in any way it may be advisable to consult with a structural engineer as to the best method of repair.



Railing pulled apart, needs caulking



Column has settled, top portion of brick loose

4. Door Bell Condition

Appear
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Signific
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Safety
Hazard

Repair
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No
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Location: Left side of main entry door.
Observations: Operable

X				
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5. Front Entry Door Condition

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Safety
Hazard

Repair
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No
Comm
ent

Materials: Insulated Steel

X				
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6. Wall Covering/Siding Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Hardboard (Masonite) • Lap Siding

Observations: Overall the siding appears to be in serviceable condition. There are some places where it is loose and the nails have backed out, but that can be easily remedied. At some of the exterior corners and up against the window trim the siding needs to be caulked to the trim.



Loose siding, trim weathering

7. Window & Door Trim Conditions

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations: Most of the trim is in serviceable condition but there are some windows, like the bathroom window on the master bedroom deck, the family room window on the rear deck, and the bottom ends of the corner boards above the lower roofs that have rotted and need to be replaced or are badly deteriorated.





8. Fascia & Soffit Condition

Appears Serviceable
 Significant Deficiency
 Safety Hazard
 Repairs Recommended
 No Comment
 Materials: Hardboard

X				
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Hole where squirrels gained access to attic

9. Window Conditions

Appears Serviceable
 Significant Deficiency
 Safety Hazard
 Repairs Recommended
 No Comment
 Observations: Insulated glass window seal has failed in the master bedroom picture window unit as evidenced by the condensation/clouding observed in the windows. The seals of the insulated glass units having failed is not only unsightly it also compromises the thermal efficiency of the windows. It is advisable that they be repaired or replaced. • Damaged screens.

X				
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Bad screen

10. Downspout Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Steel / Aluminum

Observations: Downspouts should discharge 5' from the foundation to contribute to proper site drainage and prevent moisture from draining into the soil at the foundation creating the potential for foundation damage. • Missing downspout extensions on the rear of the house. • The extension on the southeast corner at the front of the house is smashed on the end and likely does not drain as it should.



End smashed



Extension missing

11. Deck Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood

Observations: There appears to be an original deck and an add-on. There is some slope to what may have been the original deck that appears to be the result of the supporting posts having settled. It seems that the deck supports are mounted on concrete pads but there is no way to determine their depth. The structure appears to be sound.



Post has settled

12. Stair Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Exterior Faucet Conditions

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Left Side, Right Side

14. Lot Grade and Drainage Conditions

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: Flat Lot • Older homes do not have the same drainage features as newer homes, making them more vulnerable to water infiltration. • For the most part there appears to be positive drainage away from the house • Current building standards recommend that the dirt grade around a home slope away from the foundation at the rate of 6" of fall within the first 10' away from the foundation. • While this may not be attainable on an older home it can be used as a guideline to assist you with what needs to be accomplished in order to establish positive drainage away from the home. • At the northwest rear corner of the house the ground has settled creating a low spot that allows water draining from the roof by means of the downspout to settle into this area with nowhere to drain but into the ground against the foundation. The grade in this area needs to be raised to establish positive drainage away from the foundation.



Low area

15. Electric Meter Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Location: Right Side
 Observations: Main disconnect observed at the meter.

16. Electrical Conditions

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Observations: Weatherproof outlets GFCI (Ground Fault Circuit Interrupter) protected and operational. • They reset in the Master Bathroom.

17. Gas Meter Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Location: Right Side
 Observations: Main fuel shutoff located at the meter.

Roof

1. Methods Used to Inspect Roof

How Inspected: Roof was accessible, however, not all of the roof was walked due to the height and pitch.

2. Roof Condition

Appearance Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
X				

Materials: Fiberglass Reinforced Asphalt Composition Shingles
 Observations: New within the last year or two. • The average life span of an asphalt shingle roof in this area is approximately 20 years.

3. Flashing Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: One exception is at the northeast front corner of the house above the garage roof where the flashing at the corner has a gap that may allow moisture to get behind the flashing and under the shingles.

X				
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Hole

4. Pipe Jacks & Vent Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Galvanized Sheet Metal with Rubber Boot • Hooded Roof Vents

X				
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5. Roof Gutter Condition

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Materials: Steel / Aluminum

X				
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6. Roof Comments

Appears Serviceable	Significantly Deficient	Safety Hazard	Repairs Recommended	No Comment
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Observations: The roof appears to be in serviceable condition at the time of this inspection. However, no prediction of future performance or warranties can be offered.

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Garage

1. GarageType

Type: Attached

2. Garage Floor Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Materials: Concrete

X [] [] [] []

3. Garage Door Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Materials: Sectional Hardboard

X [] [] [] []

4. Overhead Door Opener Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Observations: Safety reverse in place and operational

X [] [] [] []

5. Fire Door Conditions

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Materials: Solid Core Molded Hardboard
Observations: Self closer(s) in place and operational.

X [] [] [] []

6. Fire Wall Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

X [] [] [] []

7. Garage Wall Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Materials: Drywall

X [] [] [] []

8. Garage Ceiling Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Materials: Drywall

X [] [] [] []

9. Garage Electrical Condition

Appears Significantly Safety Repair No
Service Deficient Hazard's Comm
eable nt Comment

Observations: GFCI (Ground Fault Circuit Interrupter) protected outlet(s) in place and operational. • The reset is in the master bedroom.

X [] [] [] []