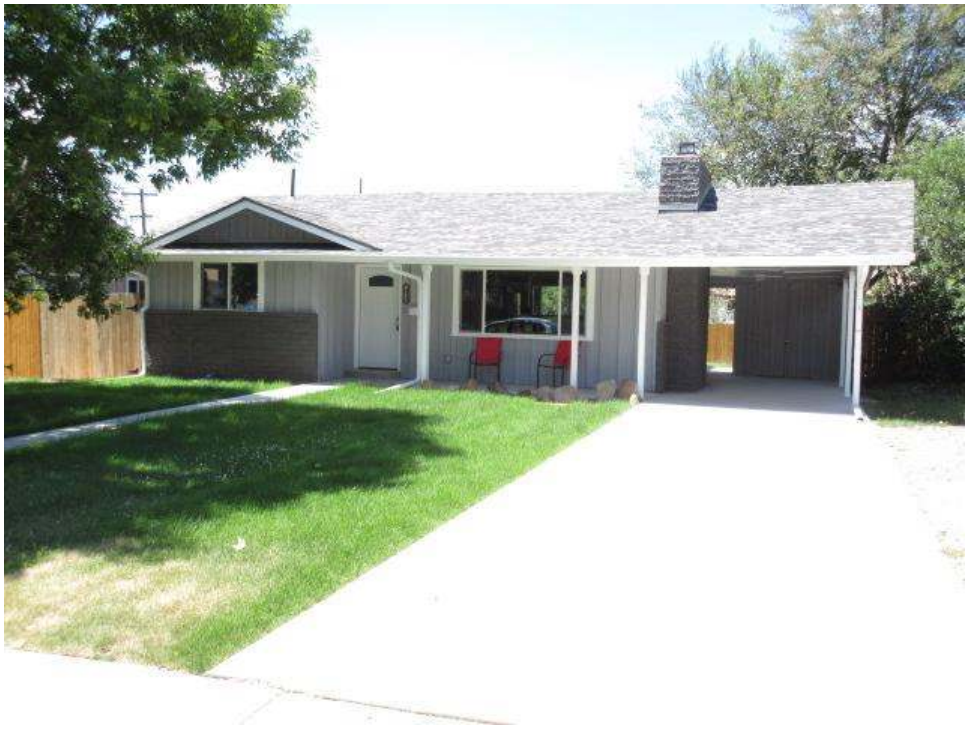
Real Estate Inspection Report
and Additional Information



123 Tennyson St., Westminster, CO

Inspection Date:
07/11/2016

Prepared For:
Brian S.

Prepared By:
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INSPECTION REPORT SUMMARY

Inspection Date:	07/11/2016
Summary information for:	Brian S.
For the property located at:	123 Tennyson St. Westminster, CO

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. The body of the report will include a complete listing of the defects and deficiencies found, more in-depth information on the systems and components of the home, the details and limitations of the inspection, and maintenance tips specific to the home.

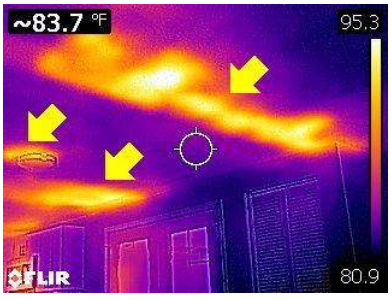
SIGNIFICANT ISSUES:

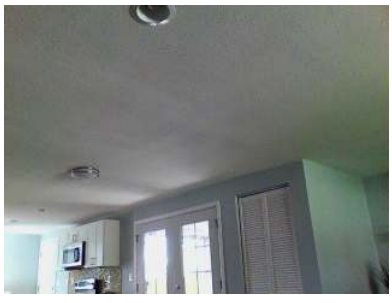
In the opinion of the inspector, the following items could be expensive to repair/ replace (estimated to cost more than $500), are life safety related, and/or are items that if not addressed in the short term could cause costly problems.

ATTIC

ATTIC INSULATION:

As observed in the living space using an infrared camera, many medium to large size "hot spots" indicating a lack of insulation were observed on the ceiling throughout the main level. As observed in the attic, many areas of disturbed or missing insulation were observed. It is proper building practice to use loose fill, rather than the installed fiberglass batting, to insulate an attic space. We recommend further inspection and installation of proper attic insulation by a professional attic insulation installation contractor.





HOUSE STRUCTURE

STRUCTURAL CONDITION

Significant structural repairs have been completed on the house foundation. Structural repairs should be supervised by a licensed structural engineer. Structural repair documentation should include an initial assessment and correction plan by a structural engineer, a receipt from a repair contractor detailing repairs completed, a document from the structural engineer indicating that the repairs were properly completed per the initial plan, and a completed building permit from the local building department. We recommend asking the current owner for copies of all of these documents. Assessing the installation and performance of these repairs and documentation is beyond the scope of this inspection.

The following possible structural related deficiencies were observed:

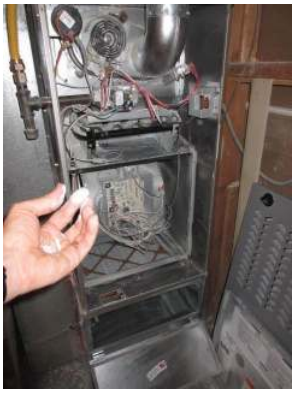
- As observed from the backyard, the roof over the rear carport was sloping slightly indicating settling at this point.
- As observed at the front of the house, the edge of the roof, fascia board and soffit were sagging in some places and not flat-and-level across the front of the house.
- 9 vertical repaired cracks, most approximately 4.5' tall, were observed in the brick veneer walls around all 4 sides of the house.
- Minor to moderate sloping floors were observed in some areas of the main floor of the house.
- The double exterior patio doors were rubbing and unable to open/close smoothly.
- The rear exterior door did no latch closed properly and outdoor light was observed at the top indicating a poor seal.

We recommend reviewing all of these issues with a licensed structural engineer.

FURNACE

GENERAL CONDITION:

A significant amount of drywall dust was observed on the furnace blower fan blades. This is caused by operating the furnace during the remodeling construction of this house. Dust build-up on the blower can restrict the flow of air through the system and negatively effect the function of the heating system. Proper correction should involve significant disassembly (including removal of the blower), a thorough cleaning, re-assembly and tuning by a professional HVAC contractor.



If the furnace is coated with this white drywall/construction dust, it is likely that the inside of the ductwork is coated as well. Correction will involve having the duct system professionally cleaned.

IMPORTANT INFORMATION & NOTABLE ISSUES:

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

EXTERIOR

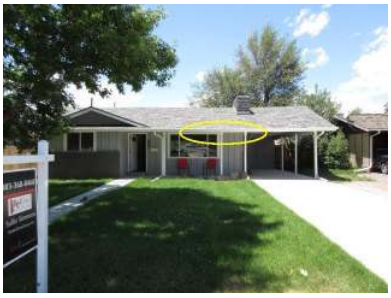
GATE CONDITION:

The left side gate was hitting the post/frame and was unable to close.

GUTTER SYSTEM

CONDITION:

The gutter across the front of the house is sagging slightly near the center and is not sloping to direct drainage water towards the downspout in this area. This may result in water overflowing this area in times of heavy rain and may shorten the life of the gutter due to standing water. Correction may involve re-installation of the gutter by a gutter repair contractor.



ATTIC

OBSERVATIONS:

One old fiber 10" x 10" ceiling panel was observed in the attic near the hatch door. These panels can sometimes contain Asbestos fibers. Correction should involve further inspection and removal of these panels from the attic.

BASEMENT

FLOOR:

Bumps, dips and other inconsistencies could be felt through the carpet of the basement floor. Further inspection will involve removal of the carpeting. Repair of this condition might include filling the low areas with floor leveling compound, mudjacking, grinding, installing an overlay or replacement.

SUMP SYSTEM:

No one-way valve was installed on sump pump pipe drainage system. It is common practice to install a one-way valve in the drainage pipe to keep the water from draining back into the sump pit. Correction will require the installation of a proper one-way valve.

WALLS:

One 2"x4" spacer block was still installed in the bottom of the "floating wall" adjacent to the furnace. Spacer blocks are used for initial installation but should have been removed to allow the wall to float properly. We are unable to determine if spacer blocks have been left in place in the other finished basement walls. We recommend that this and all other spacer blocks be removed.

FURNACE

AIR PLENUM:

No vinyl vibration dampers are installed on top of the metal intake and exhaust ducts above the furnace. It is proper practice to install vibration dampers to isolate the furnace from the duct work and minimize furnace noise from moving through the house. Although this is not critical to the function of the furnace, this can make the system quieter in the living space. Correction will require installation by an HVAC contractor that works with sheet metal.

EVAPORATIVE COOLER

CONDITION:

- The evaporative cooling unit did not respond to user controls in the "Low Fan" and "Low Cool" settings.
- As observed on the roof, a constant water drip was observed from the rear left corner of the unit where water is overflowing the tray inside the unit.
- Several of the door clips were unable to secure the door on one side.

Correction should involve further inspection and repair as necessary by a qualified evaporative cooling service contractor.

ELECTRICAL SYSTEM

SERVICE DROP:

Tree branches were in direct contact with the overhead electrical service wires as they extended from the utility pole to the house. In certain conditions the trees can rub against these wires or fall onto the wires damaging the wires and affecting the electrical service to the house. Maintenance of the trees is typically the homeowner's responsibility. Correction should involve having the trees trimmed by a professional tree trimming service.

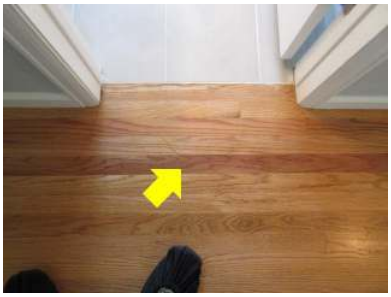
ELECTRICAL OUTLETS:

No power was detected at one outlet on the wall to the left of the refrigerator. Correction will involve further investigation and repair as necessary by a professional electrician.

INTERIOR

WOOD FLOORING:

Several moderate scratches were observed in the wood floors. These are cosmetic deficiencies. Correction will involve sanding and refinishing all of the floors on this level of the house.



WALLS & CEILINGS:

Inconsistent texture was observed on many of the walls and ceilings throughout the house. These are cosmetic deficiencies where repair would be optional.

INTERIOR DOORS:

- The exterior double doors were rubbing and no able to open/close smoothly.
- The rear exterior door was unable to latch closed. Outdoor light was observed at the top of the door when it was closed indicating poor alignment of the door and frame.
- The floor track was incorrectly installed at the main level closet bypass doors.
- The door stop was incorrectly located at the front entry door.

Correction should involve repair as necessary by a professional door repair contractor.

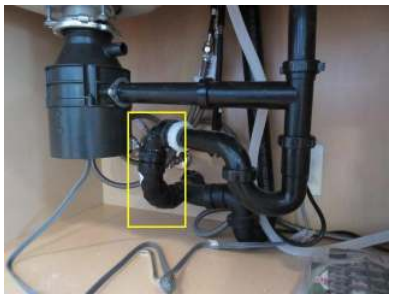
EGRESS:

The sill heights of the openable windows in the main level center and rear bedrooms were 57" off of the floor and the openable dimensions of the windows are small. Current escape or egress standards for bedrooms require that window sills 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. This may prevent an occupant from being able to escape through the window, or keep a fireman from entering the room to rescue someone, in case of emergency. Correction will involve replacement of the windows with proper modern egress windows.

KITCHEN

SINK DRAIN:

The horizontal section of the sink drain located after the drain trap dropped 3" where it should extend horizontally into the vertical pipe to allow for proper venting. Under certain circumstances this can keep the sink from draining properly. Correction should involve repair by a professional plumber.



BATHROOMS

BATHTUB:

The drain alignment was off by approximately 3/8" at the basement bathtub. Correction will allow repositioning of the drain.

SHOWER CONDITION:

Grout was installed instead of caulking in the inside corners and material transition areas of the bathroom tub/shower surrounds in this house. It is proper practice to use flexible caulk, not grout, in these areas to prevent cracking. Several areas of minor cracking were already occurring. Correction will involve removal of the grout and the installation of color matched caulking.

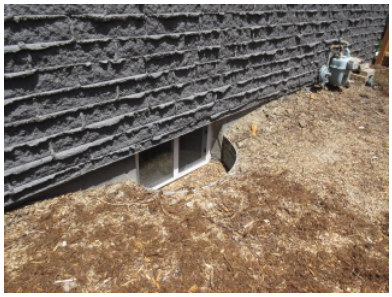
MAINTENANCE / UPGRADE LIST:

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

EXTERIOR

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 movement of the foundation. Correction should involve adjusting the landscaping to slope downward at least 1" per foot for the first few feet away from the house and covering these areas with landscaping fabric and landscaping rock or another ground covering material.



The soil/landscaping was observed to be at the same level as the top edge of a metal window well at the left side of the house. This may allow surface water to enter the window well and could result in moisture entering the basement. It is proper practice to have several inches between the soil/grading and the top edge of the window well. Correction may involve the installation of a window well extension, or replacement of the entire window well.

FENCES:

Some sections of the wood fences are old, worn, leaning, and in need of repair/replacement.

TREES:

A tree was observed to be touching the side of the house at the right side. It is not good practice to have trees touching the house. Correction will require trimming or removal of the tree.

WINDOW WELLS:

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

SPLASH BLOCKS:

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

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.

BASEMENT

FLOOR DRAINAGE:

One basement floor drain was observed. Testing of the drain is beyond the scope of this inspection. It is good practice to pour about a quart of water into a floor drain every 6 months to keep potentially dangerous sewer gasses from entering the living space.

The screen on the basement floor drain was slightly above floor level where it should be flush. This may keep water from flowing into the drain. Correction should involve replacement of the screen.

CRAWL SPACE:

Some construction materials and broken chunks of concrete were observed in the crawl space. Consideration should be given to removing this debris.

VAPOR BARRIER:

No vapor barrier was observed on the dirt floor of the crawl space. Current proper practice is to install a vapor barrier, typically white vinyl sheeting, Tyvek, or black landscaping visqueen, directly on top of the soil to keep moisture from reaching the crawl space and the wood building components. Excessive moisture in this space could result in mold growth on the wood components. Consideration should be given to installing a vapor barrier.

BATHROOMS

TUB/SHOWER FAUCETS:

Water was observed to be leaking from the shower head connection or the pivot point on the body when the shower was turned on in the basement bathroom. Correction should involve minor repair.

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READING THIS REPORT

ORIENTATION OF THE HOUSE

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

REPORT TERMINOLOGY DEFINITIONS

- **Deficient** - is unsafe or is not performing its intended function
- **Further Evaluation** - warrants additional examination by a specialist in the appropriate trade
- **Monitor** - regularly observing a system or component to see if a situation (usually a deficiency) has subsided or is progressing.

DOCUMENTATION IN THE REPORT

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

AMERICAN SOCIETY OF HOME INSPECTORS

This inspection was performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors, a copy of which is available on request or can be viewed at www.ashi.org.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:	2016-0711-
DATE & TIME OF INSPECTION:	07/11/2016, 01:00 PM.
CLIENT NAME:	Brian S.
INSPECTION LOCATION:	123 Tennyson St., Westminster, CO.
CLIENT'S AGENT:	Irene Glazer.

WEATHER CONDITIONS:

WEATHER:	Clear.
OUTDOOR TEMPERATURE:	Between 80 and 90 degrees.

BUILDING CHARACTERISTICS:

ORIENTATION:	Front of house faces East.
REPORTED AGE:	57 years old.
BUILDING TYPE:	Single family home.

UTILITY SERVICES:

UTILITIES STATUS:	All utilities on.

GENERAL INFORMATION:

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

EXTERIOR - GROUNDS

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

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

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

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

GRADING & DRAINAGE:

CONDITION & OBSERVATIONS:	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 movement of the foundation. Correction should involve adjusting the landscaping to slope downward at least 1" per foot for the first few feet away from the house and covering these areas with landscaping fabric and landscaping rock or another ground covering material. The soil/landscaping was observed to be at the same level as the top edge of a metal window well at the left side of the house. This may allow surface water to enter the window well and could result in moisture entering the basement. It is proper practice to have several inches between the soil/grading and the top edge of the window well. Correction may involve the installation of a window well extension, or replacement of the entire window well.

SIDEWALKS & WALKWAYS:

CONDITION:	The sidewalks were observed to be properly installed and are in good overall condition. No significant deficiencies were found.

DRIVEWAY:

CONCRETE CONDITION:	The driveway was observed to be properly installed and is in good overall condition. No significant deficiencies were found.

FENCES:

FENCE CONDITION:	Some sections of the wood fences are old, worn, leaning, and in need of repair/ replacement.
GATE CONDITION:	The left side gate was hitting the post/frame and was unable to close.

LANDSCAPING:

TREES:	A tree was observed to be touching the side of the house at the right side. It is not good practice to have trees touching the house. Correction will require trimming or removal of the tree.

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:	Wood panel siding and brick veneer.
GENERAL SIDING CONDITIONS:	The exterior siding was observed to be in good general condition showing normal wear and tear for its age.
BRICK:	The brick veneer siding was observed to be in good overall condition. 8 vertical repaired cracks were observed all around the brick veneer walls. These are cosmetic deficiencies where further repair would be optional.

PAINT AND FINISHES:

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

FRONT PORCH:

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

PATIO:

PATIO CONDITION:	The concrete patio was observed to be properly installed and was in good overall condition. No significant deficiencies were observed.

WINDOW WELLS:

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

PLUMBING:

GAS METER LOCATION:	Outside at the left side towards the front of the house. The main gas supply shutoff valve is located on the vertical pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas. A wrench is required to turn the shut off valve.
METER CONDITION:	The gas meter was observed to be properly installed. No odor of natural gas was detected at the meter and exposed gas piping.
FAUCETS:	The visible exterior hose faucets were tested and found to be installed correctly and functioning properly. These faucets are a "freeze-proof" design which only requires removal of hoses to prevent freezing and damage in cold weather.
SPLASH BLOCKS:	Splash blocks are not installed under some of the faucets. The purpose of a splash block is to direct any water dripping from the faucet away from the house foundation. Correction will involve the installation of concrete or plastic splash blocks as needed.
LAWN IRRIGATION SYSTEM:	No sprinkler system was observed.

ROOF SYSTEM

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

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

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

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

ROOF COVERING:

ROOF ACCESS:	The inspection of this roof was conducted from the ground and by walking on the roof surface.
COVERING MATERIAL:	Asphalt composition "architectural" shingles.
ROOFING LAYERS:	One layer of roofing material was observed on this roof.
ESTIMATED AGE:	The roof covering appeared to be less than 3 years old.
ESTIMATED REMAINING LIFE:	The typical life expectancy of this roof covering material is 20-25 years.
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 life expectancies of 15-25-40 years or more.

Composition shingle roofs are relatively maintenance free as long as a few precautions are taken and any local damage is repaired before getting worse. Trees touching roofs and leaves sitting on roofs trapping water beneath are two factors that will wear out a roof very quickly. Sunlight and wind can also damage a roof. It is recommended to inspect your roof at least once a year by walking on it or from the ground to see if any shingles are damaged or worn and have these areas repaired by a qualified roofer.

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

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

GUTTER SYSTEM:

CONDITION: The gutter across the front of the house is sagging slightly near the center and is not sloping to direct drainage water towards the downspout in this area. This may result in water overflowing this area in times of heavy rain and may shorten the life of the gutter due to standing water. Correction may involve re-installation of the gutter by a gutter repair contractor.

DOWNSPOUTS: The downspouts are properly installed and in good condition. The water collected from the gutter system is routed away from the structure.

ATTIC

SYSTEM DESCRIPTION: Attics are created because of the need to slope the roofing surface and create a structure for the ceiling of the living space below. It is generally accepted that the attic is part of the outdoor area and the insulation and interior of the home begin at the attic floor. The goal is to keep the temperature in the attic at or close to the outdoor temperature. Ventilation and insulation are key elements of the attic system and work together to make the living space more comfortable and maximize the life of the roofing materials.

INSPECTION DESCRIPTION: Our visual examination of the attic includes identifying the entry location(s), entering the attic, examining the roof framing and sheathing, examining the ventilation system, examining and determining the type and amount of insulation, looking for any past or present signs of water staining or damage, and visually examining any other building components in the attic space.

LIMITATIONS: Generally the inspector is limited to viewing the attic from the access door. There are usually no walking planks and the ceiling joists or trusses are covered with insulation. Stepping in the wrong location could cause damage to the ceiling.

NOTES & RECOMMENDATIONS: Modern building standards in Colorado require a minimum of R-30 insulation for roof and attic space insulation. Generally fiberglass, rock wool or cellulose insulation is used and a 10 inch depth equals R-30. Homes built before 1973 generally do not meet the current insulation standards unless they have been upgraded.

ATTIC ACCESS & GENERAL OBSERVATIONS:

ACCESSIBILITY:	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.
OBSERVATIONS:	One old fiber 12" x 12" ceiling panel was observed in the attic near the hatch door. These panels can sometimes contain Asbestos fibers. Correction should involve further inspection and removal of these panels from the attic.

ATTIC VENTILATION:

VENTILATION:	Ventilation in an attic is an important factor for an added level of comfort in the living area, keeping the attic space dry and prolonging the life of the roof covering. Most experts would agree that "you can never have enough ventilation in the attic space". Attic ventilation in this attic is provided by roof and gable vents. This is a good combination of vents and will work as a system to keep the attic space well ventilated and the living space below more comfortable.

ATTIC INSULATION:

INSULATION TYPE:	Fiberglass batts.
INSULATION CONDITION:	As observed in the living space using an infrared camera, many medium to large size "hot spots" indicating a lack of insulation were observed on the ceiling throughout the main level. As observed in the attic, many areas of disturbed or missing insulation were observed. It is proper building practice to use loose fill, rather than the installed fiberglass batting, to insulate an attic space. We recommend further inspection and installation of proper attic insulation by a professional attic insulation installation contractor.

HOUSE STRUCTURE

The structure of a home is the skeleton, which includes the foundation system, floors, walls and roof. The structural inspection is performed on the exterior and interior of the home and consists of identification of materials, observation of proper original construction and deficiencies that have occurred since the house was built. Much of the structural inspection is spent identifying cracks and other signs of movement that have resulted from structural deficiencies. Since this is a visual inspection and much of the structure is hidden below the ground and behind the finished walls, floors and ceilings of the house, the structural inspection is limited.

STRUCTURAL COMPONENTS

FOUNDATION:	Poured concrete.
ROOF STRUCTURE:	Rafter construction.
WALL STRUCTURE:	Wood stud framing.
FLOOR STRUCTURE:	Solid wood floor joists.

STRUCTURAL CONDITION

OBSERVATIONS:

Significant structural repairs have been completed on the house foundation. Structural repairs should be supervised by a licensed structural engineer. Structural repair documentation should include an initial assessment and correction plan by a structural engineer, a receipt from a repair contractor detailing repairs completed, a document from the structural engineer indicating that the repairs were properly completed per the initial plan, and a completed building permit from the local building department. We recommend asking the current owner for copies of all of these documents. Assessing the installation and performance of these repairs and documentation is beyond the scope of this inspection.

The following possible structural related deficiencies were observed:

As observed from the backyard, the roof over the rear carport was sloping slightly indicating settling at this point.
As observed at the front of the house, the edge of the roof, fascia board and soffit were sagging in some places and not flat-and-level across the front of the house.
9 vertical repaired cracks, most approximately 4.5' tall, were observed in the brick veneer walls around all 4 sides of the house.
Minor to moderate sloping floors were observed in some areas of the main floor of the house.
The double exterior patio doors were rubbing and unable to open/close smoothly.
The rear exterior door did no latch closed properly and outdoor light was observed at the top indicating a poor seal.

We recommend reviewing all of these issues with a licensed structural engineer.

BASEMENT / CRAWL SPACE

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

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

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

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

BASEMENT DESCRIPTION:

TYPE:	This a partial basement with a crawl space under the remaining area of the house.

BASEMENT OBSERVATIONS:

EMERGENCY EXIT(S):	This finished basement had the proper emergency exits. It is important to discuss these emergency exits with all family members and to keep the exits accessible at all times.
FLOOR:	Bumps, dips and other inconsistencies could be felt through the carpet of the basement floor. Further inspection will involve removal of the carpeting. Repair of this condition might include filling the low areas with floor leveling compound, mudjacking, grinding, installing an overlay or replacement.
FLOOR DRAINAGE:	One basement floor drain was observed. Testing of the drain is beyond the scope of this inspection. It is good practice to pour about a quart of water into a floor drain every 6 months to keep potentially dangerous sewer gasses from entering the living space. The screen on the basement floor drain was slightly above floor level where it should be flush. This may keep water from flowing into the drain. Correction should involve replacement of the screen.
SUMP SYSTEM:	A sump pit and pump system were observed in the basement. This system may have been installed after the original construction of the house and is designed to allow moisture from under the basement floor slab to enter the pit and be pumped away. We recommend asking the current owner about the history of the sump system. No one-way valve was installed on sump pump pipe drainage system. It is common practice to install a one-way valve in the drainage pipe to keep the water from draining back into the sump pit. Correction will require the installation of a proper one-way valve.
WALLS:	One 2"x4" spacer block was still installed in the bottom of the "floating wall" adjacent to the furnace. Spacer blocks are used for initial installation but should have been removed to allow the wall to float properly. We are unable to determine if spacer blocks have been left in place in the other finished basement walls. We recommend that this and all other spacer blocks be removed.

CRAWL SPACE:

ACCESSIBILITY:	The crawl space was viewed from the entry door.
CONDITION:	Some construction materials and broken chunks of concrete were observed in the crawl space. Consideration should be given to removing this debris.
VAPOR BARRIER:	No vapor barrier was observed on the dirt floor of the crawl space. Current proper practice is to install a vapor barrier, typically white vinyl sheeting, Tyvek, or black landscaping visqueen, directly on top of the soil to keep moisture from reaching the crawl space and the wood building components. Excessive moisture in this space could result in mold growth on the wood components. Consideration should be given to installing a vapor barrier.
MOISTURE CONDITION:	The crawl space was dry at the time of the inspection. No adverse conditions or damage related to excessive moisture were observed.

HEATING

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

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

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

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

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

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

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

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE:	Mid efficiency forced air furnace.

FURNACE:

BRAND:	Payne.
CAPACITY:	88,000 BTU's.
AGE:	1 year new based on the date code in the serial number.
FUEL TYPE:	Natural Gas.
IGNITION:	The heating unit is ignited with an electronic ignition.
COMBUSTION AIR:	Combustion air for this furnace is coming from the living space via the louvered door. This appears to be adequate. The addition of combustion air vents from the house exterior may be required when the furnace or water heater is replaced.
VENTING:	The visible section of the heating system vent appears to be properly installed and functioning as intended.
AIR PLENUM:	No vinyl vibration dampers are installed on top of the metal intake and exhaust ducts above the furnace. It is proper practice to install vibration dampers to isolate the furnace from the duct work and minimize furnace noise from moving through the house. Although this is not critical to the function of the furnace, this can make the system quieter in the living space. Correction will require installation by an HVAC contractor that works with sheet metal.
GENERAL CONDITION:	A significant amount of drywall dust was observed on the furnace blower fan blades. This is caused by operating the furnace during the remodeling construction of this house. Dust build-up on the blower can restrict the flow of air through the system and negatively effect the function of the heating system. Proper correction should involve significant disassembly (including removal of the blower), a thorough cleaning, re-assembly and tuning by a professional HVAC contractor. If the furnace is coated with this white drywall/construction dust, it is likely that the inside of the ductwork is coated as well. Correction will involve having the duct system professionally cleaned.

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.

EVAPORATIVE COOLER:

DESCRIPTION: An evaporative cooler, sometimes referred to as a swamp cooler, is a simple device consisting of a fan and a water-wetted pad. A small pump recirculates water from a sump (which is part of the cooler cabinet) to keep the pad wet. The fan draws outside air through the wet pad, making the air more humid but colder. This air is blown into the house, forcing the warmer air in the house to be exhausted out open windows or vents. This is quite different from refrigeration air conditioning, which cools the inside air and returns it to the house. This system is less expensive to operate than central air conditioning but it is only effective in climates with low humidity.

Evaporative cooling units require winterization (including draining and installing a cover) and start-up in the summer. I recommend creating a relationship with an evaporative cooling maintenance contractor or doing further research and maintaining the system yourself.

LOCATION: An evaporative cooler is located on the roof.

CONDITION: The evaporative cooling unit did not respond to user controls in the "Low Fan" and "Low Cool" settings.
As observed on the roof, a constant water drip was observed from the rear left corner of the unit where water is overflowing the tray inside the unit.
Several of the door clips were unable to secure the door on one side.

Correction should involve further inspection and repair as necessary by a qualified evaporative cooling service contractor.

ELECTRICAL SYSTEM

SYSTEM DESCRIPTION: The Electrical System brings electricity to the building and distributes it throughout the home. It consists of the cables bringing the electricity from the utility, a means of splitting this electricity into "branch circuits" and delivering it into the areas of the home, a system to enable lights and fixtures to be plugged into the system, and a safety system to prevent or minimize electrical shock to humans.

INSPECTION DESCRIPTION: Our inspection consists of a visual examination of the "service drop" from the utility to the house, identifying the voltage and amperage capacity to the house, a visual examination of the service panel system with the cover removed, identification of the main electrical shutoff system, an examination of any sub-panels, a visual examination of the grounding system, testing of a representative number (at least 1 per room) of electrical outlets with a testing device to confirm that the outlets are grounded and wired properly and the operation of light switches and fixed electrical appliances to confirm that they have electricity to them. We observe and test GFCI outlets.

LIMITATIONS: Virtually all branch circuit wiring is enclosed in walls and covered junction boxes and is not visible during a home inspection. Removal of outlet, switch or junction box covers is beyond the scope of this inspection. Testing of the main electrical shutoff, breaker switches and fuses is beyond the scope of this inspection. Furnishings and storage may limit us from testing electrical outlets. Inspection of low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers are beyond the scope of this inspection.

RECOMMENDATIONS: In case of emergency, it is a good idea to make sure family members are familiar with where and how to shut off the electrical power to the house. Also, any electrical repairs should be approached with caution. The power to the branch circuit or the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.

DESCRIPTIVE INFORMATION:

ENTRANCE:	Overhead service drop which consists of wires coming from a utility pole to the house.
VOLTAGE:	120/240 volts. This is standard for modern homes.
AMPERAGE	150 amps.

SERVICE DROP:

CONDITION	Tree branches were in direct contact with the overhead electrical service wires as they extended from the utility pole to the house. In certain conditions the trees can rub against these wires or fall onto the wires damaging the wires and affecting the electrical service to the house. Maintenance of the trees is typically the homeowner's responsibility. Correction should involve having the trees trimmed by a professional tree trimming service.

ELECTRIC METER AND MAIN ELECTRICAL PANEL:

METER LOCATION:	Outside at the rear of the house.
METER CONDITION:	The meter appeared to be working and in good condition.
MAIN PANEL LOCATION:	In the kitchen.
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.

BRANCH CIRCUITRY

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

ELECTRICAL OUTLETS:

CONDITION:	The accessible and tested electrical outlets were found to be modern "3 prong" grounded outlets and were found to be operating properly unless otherwise noted elsewhere in this report. No power was detected at one outlet on the wall to the left of the refrigerator. Correction will involve further investigation and repair as necessary by a professional electrician.

GFCI (Ground Fault Circuit Interrupter)

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

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

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

PLUMBING

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

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

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

PLUMBING INFORMATION:

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

SUPPLY PLUMBING:

MAIN WATER SHUT-OFF:	The main water supply shut-off valve is located in the basement at the front wall of the house.
MAIN WATER SUPPLY PIPE:	The water supply pipe bringing water from the city tap to the house appeared to be modern copper pipe.
WATER 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:	Cross link polyethylene "PEX" plastic water supply pipe was observed in this house. This is a modern water supply pipe material that has been thoroughly tested and approved for use in residential homes. Advantages with this system include; less elbows and connections as compared to copper pipe - resulting in less opportunity for leakage, more flexibility resulting in pipes less likely to freeze and break than copper pipe, and better chemical resistance than copper when use with some well water systems.
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, galvanized, 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 and 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:

FUEL TYPE:	Natural gas.
AGE:	The water heater is less than 1 year new, based on the date code in the serial number. The typical life expectancy for a water heater is between 12 and 15 years.
SIZE:	40 Gallons.
OPERATION:	The water heater was observed to be properly installed and was operational - the water at the plumbing fixtures was hot.

INTERIOR - GENERAL

DESCRIPTION: This section reports on the common components and general observations of the interior of the home. We will focus on individual rooms in the Kitchen, Laundry, Common Rooms, Bedrooms and Bathrooms sections to follow.

INSPECTION DESCRIPTION: Our visual examination of the Interior of the home includes floors, walls, ceilings, doors, windows, skylights, stairs & handrails, fireplaces, smoke detectors and fans. We check for functionality, general condition, excessive wear and visual defects. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

SMOKE DETECTORS: Our inspection of smoke detectors includes making sure that they are present and in the proper locations. **We do not test smoke detectors.** Current standards require at least one smoke detector on each level and one in every bedroom. We recommend that you replace all smoke detector batteries and test all the units shortly after you have moved into the house and every year following.

LIMITATIONS: As a general rule, home inspectors do not move furniture, pull up carpet or other floor coverings, or do any kind of destructive testing (if we move one thing, we are expected to move everything...). Therefore, the condition of floors and walls under and behind any furniture or coverings cannot be judged. Damage to walls, stains on floors and the like may be not visible to the inspector.

RECOMMENDATIONS: Since many defects may be covered by furniture and not visible to the inspector, we highly recommend a thorough examination of the home after the furniture is moved out and prior to closing.

FIRE EXTINGUISHERS: We highly recommend that all houses have at least 2 portable fire extinguishers installed, one near the kitchen and one in the garage near the entrance to the house. A third extinguisher, located near the bottom of the stairs in the basement, would be a smart idea as well. Some insurance policies offer discounts if fire extinguishers are installed.

CARBON MONOXIDE: Carbon Monoxide (CO) is a colorless, odorless gas that can be fatal to humans. This gas can come from Automobiles or any fuel burning appliance in the home. Modern technology has now made it inexpensive and easy to install (CO) Carbon Monoxide detectors. These detectors offer continuous measurement of CO levels and will sound an alarm if high levels are reached. Digital display models (recommended) can now be purchased for less than $50. I recommend installing a CO continious detector as a safety upgrade for you and your family.

FLOORS:

WOOD FLOORING:	Several significant scratches were observed in the wood floors. These are cosmetic deficiencies. Correction will involve sanding and refinishing all of the floors on this level of the house.

WALLS & CEILINGS:

CONDITION:	Inconsistent texture was observed on many of the walls and ceilings throughout the house. These are cosmetic deficiencies where repair would be optional.

DOORS:

MAIN ENTRY DOOR:	The front door was found to be correctly installed, working properly and in good overall condition.
INTERIOR DOORS:	The exterior double doors were rubbing and no able to open/close smoothly. The rear exterior door was unable to latch closed. Outdoor light was observed at the top of the door when it was closed indicating poor alignment of the door and frame. The floor track was incorrectly installed at the main level closet bypass doors. The door stop was incorrectly located at the front entry door. Correction should involve repair as necessary by a professional door repair contractor.

WINDOWS:

FRAME MATERIAL:	Vinyl.
WINDOW CONDITION:	The windows tested appear to be properly installed and in good condition. No notable deficiencies were observed.
EGRESS:	The sill heights of the openable windows in the main level center and rear bedrooms were 57" off of the floor and the openable dimensions of the windows are small. Current escape or egress standards for bedrooms require that window sills 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. This may prevent an occupant from being able to escape through the window, or keep a fireman from entering the room to rescue someone, in case of emergency. Correction will involve replacement of the windows with proper modern egress windows.

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:

Carbon monoxide detectors were installed within 15' of all bedroom entrances as is currently required by Colorado state law. We recommend verifying that these carbon monoxide detectors are still installed and testing the units after taking possession of the properly.

FIREPLACES & STOVES:

FIREPLACE:	The fireplace was observed to be in good overall condition. The damper door was operated and was found to be functional.

KITCHEN

INSPECTION DESCRIPTION: Our visual inspection of the kitchen area includes the sink, counters, cabinets, walls, ceilings, floors, windows, doors, plumbing, lighting, electrical and pantry. We visually examine all built-in appliances and confirm the function of the appliances by using the normal operating controls.

LIMITATIONS: We do not examine or report on any non-built-in appliances such as free-standing refrigerators and countertop microwave ovens. Although we normally run the dishwasher through an entire wash cycle, no opinion is offered as to the adequacy of dishwasher operation. The self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy of ovens and ranges are not tested during this inspection.

KITCHEN - GENERAL:

OVERALL CONDITION:	The kitchen was observed to be in good general condition.

APPLIANCES:

GENERAL COMMENT:	All the permanently installed appliances were tested using normal operating controls and were found to be in satisfactory working condition.

PLUMBING:

SINK DRAIN:	The horizontal section of the sink drain located after the drain trap dropped 3" where it should extend horizontally into the vertical pipe to allow for proper venting. Under certain circumstances this can keep the sink from draining properly. Correction should involve repair by a professional plumber.

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.

TUB/SHOWER FAUCETS:	Water was observed to be leaking from the shower head connection or the pivot point on the body when the shower was turned on in the basement bathroom. Correction should involve minor repair.
BATHTUB:	The drain alignment was off by approximately 3/8" at the basement bathtub. Correction will allow repositioning of the drain.
SHOWER CONDITION:	Grout was installed instead of caulking in the inside corners and material transition areas of the bathroom tub/shower surrounds in this house. It is proper practice to use

flexible caulk, not grout, in these areas to prevent cracking. Several areas of minor cracking were already occurring. Correction will involve removal of the grout and the installation of color matched caulking.