

Real Estate Inspection Report and Additional Information



123 Summit View Dr., Louisville, CO

Inspection Date:
05/03/201X

Prepared For:
Heather S.



Prepared By:
Chris Anderson
HomeSpy Inspections, Inc
303-978-1288
HomeSpyInspector@msn.com
HomeSpyInspections.com

INSPECTION SUMMARY / PUNCH LIST

Date: 05/03/201X
Summary information for: Heather S.
For the property located at: 123 Summit View Dr. Louisville, CO

In the opinion of the inspector, the following items should be completed and/or corrected before taking possession of the property:

EXTERIOR

CONDITION:

Some of the concrete surfaces are dirty and in need of cleaning including the front porch and rear patio.

STONE POSTS & FRONT PATIO WALL:

Efflorescence, a white colored residue, was observed on the front patio concrete block walls and on the stone at the bottom of several of the front posts. Efflorescence is a water soluble salt that is deposited on the surface of the stone by the evaporation of water that has partially penetrated these surfaces. This is a cosmetic deficiency that is not hurting the blocks and stone. Correction can typically be accomplished by scrubbing the walls with a stiff brush and clean water.



EAVES, SOFFITS & FASCIA:

An approximate 18" x 1 1/2" gap was observed in the soffit area at the left side of the front porch. This is a potential wasp and bee entry area into the soffit. Correction should involve closing off this gap as necessary.



Mechanical damage was observed in a 6" area of the fascia board at the right side of the house. Correction will involve repair or replacement as necessary.



PAINT AND FINISHES:

An unfinished area was observed at the bottom of the wall at the rear of the house.

Unpainted areas were observed at the bottom edges of the fascia boards at the right front and right rear corners of the house.



Many unfilled and unpainted nail heads were observed in the horizontal trim board above the patio at the rear of the house.

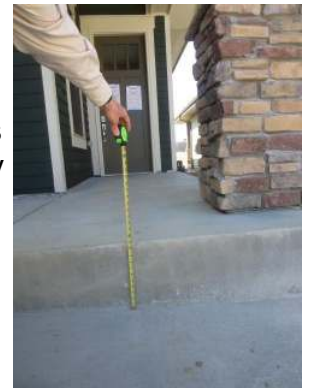
No paint was observed on the white plastic PVC vent cap above the roof.

An unpainted and unsightly section of plastic conduit was extending out of the ground and into the wall at the front patio area. Correction should involve painting the conduit.



FRONT PORCH:

An 11" tall step was observed from the driveway to the front porch as measured at the logical walking path directly in front of the front entry door. It is proper practice that step riser heights not exceed 7 3/4". This is a potential trip/safety hazard. Correction may involve the installation of a second step at this walking path point.



LOW VOLTAGE ELECTRICAL:

A loop of low voltage wires was observed hanging from the wall at the right front of the house. It is proper practice for these wires to terminate into a wall mounted utility box.

OUTDOOR LIGHTING:

A 1" crack was observed in one of the glass panes of the left side stone post light fixture at the front of the property. Correction will involve replacement of the glass.



ATTIC

ATTIC INSULATION:

The loose-fill attic insulation has been disturbed since it was originally installed and was uneven in many areas as a result of someone walking through the attic. Correction can be accomplished by raking the insulation back into place.

BASEMENT

SUMP SYSTEM:

A 1 second drip was observed at the backflow fitting in the sump pit. The water was dripping into the pit. Correction will involve further inspection and repair as necessary.

The sump pump discharge pipe extended 5" out of the wall at the exterior right front of the house. It is proper practice to extend the sump pump discharge pipe to the exterior at least 3' away from the foundation.

FURNACE

GENERAL CONDITION:

A significant amount of drywall dust was observed on the blower fan blades, and on the inside of the lower cabinet and plenum of the furnace. This is caused by operating the furnace during the construction of this new house. If the furnace is this dirty, the AC coil (not visible) is likely to be coated with dust as well. Dust build-up on the blower and AC evaporator coil can restrict the flow of air through the system and negatively effect the function of the heating and air conditioning systems. Proper correction should involve significant disassembly (including removal of the blower, access to the heat exchanger and cleaning of the evaporator coil), 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.

AIR DUCTS:

What appeared to be a temporary sheet metal debris blocking door was installed in the master bathroom air supply duct. Correction should involve removal of the door.

AIR CONDITIONING SYSTEM

SYSTEM OPERATION:

The air conditioning condensing unit failed to respond to thermostat controls.

ELECTRICAL SYSTEM

SWITCH CONDITIONS:

A light switch was found at the left front of the main level main room where the controlled light fixture, outlet or appliance was not identified. We marked this switch with a piece of blue tape. It makes sense that this switch should be the



second switch to control several recessed lights in this room where the other switch is at the rear of the kitchen. We recommend asking the builder about the function of this switch.

PLUMBING

WATER PRESSURE:

The water system pressure, as measured at an outdoor faucet, was observed to be between 30 and 35 psi. This is slightly below the recommended 45-65 psi range for residential homes. A Pressure Regulator, which reduces the water pressure as it enters the house, was observed on this system in the mechanical room. The low pressure may be an indication that the regulator is not adjusted properly or may be defective. Correction may involve adjustment or replacement.



INTERIOR

GENERAL OBSERVATIONS:

The inspector marked finishing defects throughout the house with pieces of blue tape. Correction and re-inspection are recommended.

MAIN ENTRY DOOR:

Several minor dents were observed on the metal threshold at the front entry door. These are cosmetic deficiencies.

KITCHEN

DISHWASHER:

The dishwasher was installed slightly crooked where the horizontal edge at the top of the dishwasher was almost 1/2" different front one side to the other when measured to the edge of the countertop.



BEDROOMS

FLOOR CONDITION:

The floor was in process of being repaired in the basement front bedroom. We recommend further inspection when the floor is re-installed.

UPGRADE & MAINTENANCE LIST:

This is a convenience list of potential upgrade and maintenance items that should be considered after moving into the home.

EXTERIOR

WINDOW WELLS:

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

INTERIOR

TILE:

To preserve the life of floor, wall and bathroom tile grout and to protect the grout from staining, manufacturers recommend that the grout be sealed with a liquid sealer. This is especially important in high water areas like showers. Grout is often not sealed as part of new home construction. A liquid sealer is easily applied and is part of regular (annual in most cases) maintenance of tile surfaces.

TABLE OF CONTENTS

INSPECTION CONDITIONS	9
EXTERIOR - GROUNDS	9
EXTERIOR - HOUSE	11
ROOF SYSTEM	13
ATTIC	14
HOUSE STRUCTURE	15
GARAGE	15
BASEMENT / CRAWL SPACE	16
HEATING	17
COOLING	19
ELECTRICAL SYSTEM	20
PLUMBING	22
INTERIOR - GENERAL	24
KITCHEN	26
LAUNDRY AREA	26
COMMON ROOMS:	27
BEDROOMS	27
BATHROOMS	28

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 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:

DATE & TIME OF INSPECTION: 05/03/201X, 10:00 AM.
 CLIENT NAME: Heather S.
 INSPECTION LOCATION: 123 Summit View Dr., Louisville, CO.
 CLIENT'S AGENT: Mandy Nadler.

WEATHER CONDITIONS:

WEATHER: Clear.
 OUTDOOR TEMPERATURE: Between 50 and 60 degrees.
 SOIL CONDITIONS: Damp.

BUILDING CHARACTERISTICS:

ORIENTATION: Front of house faces North.
 REPORTED AGE: New Build.
 BUILDING TYPE: Single family home.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED? No.
 PEOPLE PRESENT: Buyer arrived at end of inspection.

EXTERIOR - GROUNDS

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

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

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



enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

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

GRADING & DRAINAGE:

CONDITION & OBSERVATIONS:

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

CONCRETE SURFACES:

CONDITION:

Some of the concrete surfaces are dirty and in need of cleaning including the front porch and rear patio.

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.

LANDSCAPING:

CONDITION:

No landscaping was installed at the front and rear of the property at the time of the inspection.

MISCELLANEOUS

STONE POSTS & FRONT PATIO WALL:

Efflorescence, a white colored residue, was observed on the front patio concrete block walls and on the stone at the bottom of several of the front posts. Efflorescence is a water soluble salt that is deposited on the surface of the stone by the evaporation of water that has partially penetrated these surfaces. This is a cosmetic deficiency that is not hurting the blocks and stone. Correction can typically be accomplished by scrubbing the walls with a stiff brush and clean water.



EXTERIOR - HOUSE

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

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

LIMITATIONS: Areas hidden from view by stored items, deck systems or landscaping can not be judged and are not a part of this inspection. Testing of the lawn sprinkler system is beyond the scope of this inspection.

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

SIDING:

MATERIAL:

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

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

GENERAL SIDING CONDITIONS:

We marked many cosmetic deficiencies on the exterior of the house with blue tape.

Many areas of the siding were dirty and in need of cleaning.

Exposed rubberized flashing and house wrap were extending out the bottom of the walls on both sides of the front entry door.

FIBER CEMENT SIDING:

The fiber cement siding was observed to be properly installed and in good overall condition. No significant deficiencies were found.

STONE:

The manufactured stone veneer siding was observed to be properly installed and in good overall condition. No significant deficiencies were found.



EAVES, SOFFITS & FASCIA:

CONDITION: An approximate 18" x 1 1/2" gap was observed in the soffit area at the left side of the front porch. This is a potential wasp and bee entry area into the soffit. Correction should involve closing off this gap as necessary.

Mechanical damage was observed in a 6" area of the fascia board at the right side of the house. Correction will involve repair or replacement as necessary.

PAINT AND FINISHES:

CONDITION: An unfinished area was observed at the bottom of the wall at the rear of the house.

Unpainted areas were observed at the bottom edges of the fascia boards at the right front and right rear corners of the house.

Many unfilled and unpainted nail heads were observed in the horizontal trim board above the patio at the rear of the house.

No paint was observed on the white plastic PVC vent cap above the roof.

An unpainted and unsightly section of plastic conduit was extending out of the ground and into the wall at the front patio area. Correction should involve painting the conduit.

FRONT PORCH:

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

An 11" tall step was observed from the driveway to the front porch as measured at the logical walking path directly in front of the front entry door. It is proper practice that step riser heights not exceed 7 3/4". This is a potential trip/safety hazard. Correction may involve the installation of a second step at this walking path point.

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

PLUMBING:

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.



ELECTRICAL:

OUTDOOR ELECTRICAL: A loop of low voltage wires was observed hanging from the wall at the right front of the house. It is proper practice for these wires to terminate into a wall mounted utility box.

OUTDOOR LIGHTING: A 1" crack was observed in one of the glass panes of the left side stone post light fixture at the front of the property. Correction will involve replacement of the glass.

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.

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 adds weight to the roofing structure, makes for hotter attics and reduces the life of the roofing material. It is always recommended to remove the old roofing material before adding a new one.



CONDITION: 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 and downspout system was observed to be properly installed and in good general condition. It is good practice to inspect and clean the gutters on a regular basis as part of a general home maintenance routine.

ATTIC

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

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

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

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

ATTIC ACCESS & GENERAL OBSERVATIONS:

ATTIC ENTRY LOCATION(S): Laundry room ceiling.

ACCESSIBILITY: The attic was inspected from the top of a ladder at the hatch access opening. Entering an attic where the floor is covered with insulation may result in falling through the ceiling and is beyond the scope of this inspection.

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 vents. This is a fairly good combination of vents. Current proper practice on new homes requires an equal amount of soffit vents as roof vents to allow for improved air flow. For improved ventilation, consideration should be given to installing soffit vents.



ATTIC INSULATION:

INSULATION TYPE:	Loose-fill Fiberglass insulation.
INSULATION CONDITION:	The loose-fill attic insulation has been disturbed since it was originally installed and was uneven in many areas as a result of someone walking through the attic. Correction can be accomplished by raking the insulation back into place.
DEPTH AND R-FACTOR:	The average insulation level was measured at approximately 16" - 18" = R-51. This is more than the Department of Energy recommendation of R-49 insulation levels for new home attics - approximately 16" deep of loose fill fiberglass.

HOUSE STRUCTURE

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

STRUCTURAL COMPONENTS

FOUNDATION:	Poured concrete.
ROOF STRUCTURE:	Modern truss framing.
WALL STRUCTURE:	Wood stud framing.
FLOOR STRUCTURE:	The floor structure is constructed with manufactured wood floor trusses.

STRUCTURAL CONDITION

OVERALL COMMENTS:	The visible structural systems and components of the house were observed to be properly installed and in good overall condition. No significant structural deficiencies were found.
--------------------------	---

GARAGE

DESCRIPTION: Although primarily designed for the storage of automobiles, the garage has a wide variety of uses. If attached to the house, it is important that the garage provide a fire barrier and, by today's standards, be partially sealed to prevent dangerous fumes from entering the home.

INSPECTION DESCRIPTION: Our visual examination of the garage includes all automobile and people doors, automatic door opening and closing systems, general structure, floor, walls, ceiling, windows, electrical and plumbing components. We examine the fire resistant factors, the dangerous fume factors and the insulation system.

LIMITATIONS: Since, as a general rule, we do not move items during our inspection, any automobiles and storage may conceal defects. Determining the heat resistance rating of firewalls is beyond the scope of this inspection. The garage door opener remote units are not tested. Exterior garage door opener keypads are also not tested. Check with the homeowner regarding the security codes for these items.

RECOMMENDATIONS: It is recommended that the garage door opener automatic return safety device(s) be frequently tested to insure proper operation. Current standards for new homes require an invisible light beam at each auto door entrance and a pressure sensor on the door itself each of which if activated, will stop and reverse the direction of the door. These safety features are designed to minimize possible injury to children and also help to prevent vehicle damage. Entrance doors from the garage to the house should be fire rated and have an automatic closure to keep fire and dangerous fumes out of the living area.



FIRE BARRIER:	To prevent the spread of a garage fire and dangerous fumes into the house, standards for new homes require a fire resistant wall (drywall with seams taped) and a solid door with an automatic closer between the garage and the house. The fire resistive barrier between the garage and the house appears to be in good condition including a solid door with an automatic closer.
AUTO DOOR CONDITION:	The automobile garage door was operated and appears to be properly installed and in good condition.
DOOR OPENER:	The garage door opener operated properly to raise and lower the door including the auto-reverse mechanism which stopped and reversed the direction of the door when the invisible sensor beam across the bottom of the door was interrupted.
FLOOR CONDITION:	The visible areas of the garage floor appear to be in good condition.

BASEMENT / CRAWL SPACE

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

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

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

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

BASEMENT DESCRIPTION:

TYPE:	This is a full size basement that is the same size as the main floor of the house.
FINISH STATUS:	Other than an unfinished utility and storage area, this would be considered a "finished" basement.



BASEMENT OBSERVATIONS:

- 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:** Very minor bumps, dips and other inconsistencies could be felt through the carpet of the basement floor main room. Concrete basement floors are a "floating" design that allows them to move without affecting the structure of the house. Future movement can be minimized by maintaining good drainage around the exterior of the house. Further inspection will involve temporary removal of the carpeting and is beyond the scope of this inspection. Repair of this condition might include repair by installing floor leveling compound, mudjacking, grinding or replacement.
- FLOOR DRAINAGE:** One basement floor drain was observed. Testing of the drain is beyond the scope of this inspection.
- SUMP SYSTEM:** A 1 second drip was observed at the backflow fitting in the sump pit. The water was dripping into the pit. Correction will involve further inspection and repair as necessary.
- The sump pump discharge pipe extended 5" out of the wall at the exterior right front of the house. It is proper practice to extend the sump pump discharge pipe to the exterior at least 3' away from the foundation.
- WALLS:** The unfinished areas of the partition walls in this basement are proper "floating" walls. It is common practice in this area to build "floating" partition walls in concrete slab basements. Due to the finishing on most walls, we was unable to verify if proper "floating" walls are installed throughout the basement.
- The concrete foundation basement exterior walls are concealed by insulation. No outward indications of problems were observed. This insulation significantly limited our inspection. Removal of the insulation is beyond the scope of this home inspection.

HEATING

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

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

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

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



and is beyond the scope of a standard home inspection.

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

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

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

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE: High efficiency forced air furnace.

FURNACE:

BRAND: Lennox.

CAPACITY: 66,000 BTU's.

FUEL TYPE: Natural Gas.

VENTING: The visible section of the heating system vent appears to be properly installed and functioning as intended.

AIR FILTER: A disposable filter was installed in this furnace. These filters are easy to replace, available at most hardware stores and should be replaced every 1 - 3 months. The filter installed was in good condition at the time of the inspection.

OPERATION: The furnace responded to thermostat controls and was observed to be operational.

GENERAL CONDITION: A significant amount of drywall dust was observed on the blower fan blades, and on the inside of the lower cabinet and plenum of the furnace. This is caused by operating the furnace during the construction of this new house. If the furnace is this dirty, the AC coil (not visible) is likely to be coated with dust as well. Dust build-up on the blower and AC evaporator coil can restrict the flow of air through the system and negatively effect the function of the heating and air conditioning systems. Proper correction should involve significant disassembly (including removal of the blower, access to the heat exchanger and cleaning of the evaporator coil), 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.



DUCTING SYSTEM:

AIR DUCTS: What appeared to be a temporary sheet metal debris blocking door was installed in the master bathroom air supply duct. Correction should involve removal of the door.

COOLING

SYSTEM DESCRIPTION: This section pertains to Central Air Conditioning systems, permanently mounted Window and Wall mounted non-central systems, Evaporative Cooler (Swamp Cooler) systems and Heat Pump systems.

INSPECTION DESCRIPTION: Our visual examination of Central Air Conditioning systems and Heat Pump systems includes identifying the brand, age, capacity and reporting on the condition of the Condenser unit, power source, refrigerant lines, condensation drain system and general system condition. We operate the system when the temperature is above 65 degrees with the normal operating controls for the unit.

We visually examine only permanently mounted window and wall AC units by operating the unit and reporting on its performance and condition.

LIMITATIONS: Central air conditioning units are complicated systems with many brands and models that require specialized tools and training to thoroughly inspect and test them properly. This type of testing is beyond the scope of a standard building inspection.

AIR CONDITIONING INFORMATION:

TYPE: Central air conditioning. This system distributes the cool air through the same ducting system as the heating system. The system consists of 2 main components, the condensing unit is located outside the house and the evaporator unit is built into the supply air plenum just above the furnace. Two refrigerant lines (pipes), one insulated and one uninsulated, run between the 2 units. Simply put, this system pulls the heat out of the inside of the house and dumps it outside.

MANUFACTURER: Lennox.

CAPACITY: 2 1/2 Ton.

LIFE EXPECTANCY: A typical life expectancy of a central air conditioning unit here in Colorado is 20 - 30 years. It is not unusual to see properly maintained units that are 25 to 35 years old.

AIR CONDITIONING SYSTEM:

CONDENSING UNIT: The outdoor "Condensing unit" was observed to be properly installed and in good overall condition. No significant deficiencies were observed.

SYSTEM OPERATION: The air conditioning condensing unit failed to respond to thermostat controls.

CENTRAL A.C. MAINTENANCE TIPS:

1. It is important for the outside condenser unit to sit level. Monitor this unit for levelness and re-level if off by more than 5 degrees.
2. Never run the AC system when the temperature is at or below 65 degrees. This may do permanent damage to the compressor.
3. Keep shrubbery or vegetation several feet away from the condenser unit for proper cooling.
4. Use care not to damage the soft cooling fins on the exterior of the condenser unit.
5. It is not necessary to cover the condenser unit in the winter. Operating the AC system with a cover installed can permanently damage the compressor.
6. Monitor the insulation on the larger refrigerant line and replace as needed.
7. Keep the evaporator coil unit within the furnace plenum clean by replacing or cleaning the furnace filter frequently -



both in the heating and cooling seasons.

8. A properly operating AC system should be cool the air 15-25 degrees. This can be measured with a thermometer at the return and supply air ducts.

9. Have the entire central air conditioning system inspected and serviced every 3-5 years by a licensed HVAC contractor.

ELECTRICAL SYSTEM

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

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

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

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

DESCRIPTIVE INFORMATION:

ENTRANCE:	The electricity is supplied to this house with wires buried underground.
VOLTAGE:	120/240 volts. This is standard for modern homes.
AMPERAGE	200 amps.

ELECTRIC METER AND MAIN ELECTRICAL PANEL:

MAIN PANEL & METER LOCATION:	Outside at the right side of the house.
METER CONDITION:	The meter appeared to be working and in good condition.
MAIN ELECTRICAL SHUT-OFF:	All electrical power to the house can be shut off by flipping a single main breaker switch inside the main electrical panel.



MAIN ELECTRICAL PANEL:

**SERVICE CAPACITY
OBSERVATIONS:**

The service capacity is normal for a house this size and age, and appears adequate for the present demand and minor additional loads.

**MAIN ELECTRICAL
PANEL:**

The internal cover was removed from the main electrical panel for inspection. The breakers and wiring inside the panel were observed to be properly installed and in good condition. No deficiencies were observed.

**MAIN DISTRIBUTION
PANEL LOCATION:**

Basement.

**ELECTRICAL
DISTRIBUTION PANEL:**

The internal cover was removed from the main electrical distribution panel. The wiring and circuitry was found to be properly installed and in good condition.

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.

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.

SWITCHES AND LIGHT FIXTURES:

SWITCH CONDITIONS:

A light switch was found at the left front of the main level main room where the controlled light fixture, outlet or appliance was not identified. We marked this switch with a piece of blue tape. It makes sense that this switch should be the second switch to control several recessed lights in this room where the other switch is at the rear of the kitchen. We recommend asking the builder about the function of this switch.



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 adjacent to the furnace.
MAIN WATER SUPPLY PIPE:	The water supply pipe bringing water from the city tap to the house appeared to be modern copper pipe.
WATER PRESSURE:	The water system pressure, as measured at an outdoor faucet, was observed to be between 30 and 35 psi. This is slightly below the recommended 45-65 psi range for residential homes. A Pressure Regulator, which reduces the water pressure as it enters the house, was observed on this system in the mechanical room. The low pressure may be an indication that the regulator is not adjusted properly or may be defective. Correction may involve adjustment or replacement.
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 at the outside front yard of the house. The "clean-out" is a removable cap in a large drain pipe used by a plumber to inspect and clean any obstructions located in the main waste pipe extending from the house to the city sewer pipe (or septic tank).

**DRAIN WASTE PIPE
MATERIAL:**

Plastic. This is generally considered to be the best material currently available for this use.

**DRAIN, WASTE & VENT
SYSTEM:**

The visible drain piping appears to be properly installed and in good condition.

**MAIN DRAIN PIPE TO
SEWER:**

The underground main drain pipe leading from the house to the city sewer is the responsibility of the homeowner. Potential problems with this pipe include damage or clogging from tree roots, breakage, crushing, low areas, improper slope and breakage at the city sewer tap. Excavation and repair/replacement can cost between 1,500 to to over \$10,000. Inspecting and commenting on the condition of the main drain pipe under and outside of the house is beyond the scope of this home inspection. Sewer "scoping" services are available that can use a camera on the end of a long hose to inspect the interior of the drain pipe. Consideration should be given to having the drain line scoped by a professional sewer scoping service.

WATER HEATER:

TYPE:

A modern "Tankless" hot water heating unit was observed in this house. These units instantly heat the water and do not store any hot water like conventional water heaters. The tankless unit appeared to be properly installed and the water at the fixtures throughout the house was found to be hot. Calculating if the tankless system is sized properly to provide enough hot water to operate multiple fixtures at one time is beyond the scope of this home inspection. For expert advice, further consultation with a qualified plumber should be considered.

FUEL TYPE:

Natural gas.

SIZE:

180,000 Btu.

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

GENERAL COMMENTS:

GENERAL

OBSERVATIONS:

The inspector marked finishing defects throughout the house with pieces of blue tape. Correction and re-inspection are recommended.

FLOORS:

CONDITION:

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



WALLS & CEILINGS:

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

FINISHES:

TILE MAINTENANCE: To preserve the life of floor, wall and bathroom tile grout and to protect the grout from staining, manufacturers recommend that the grout be sealed with a liquid sealer. This is especially important in high water areas like showers. Grout is often not sealed as part of new home construction. A liquid sealer is easily applied and is part of regular (annual in most cases) maintenance of tile surfaces.

DOORS:

MAIN ENTRY DOOR: Several minor dents were observed on the metal threshold at the front entry door. These are cosmetic deficiencies.

INTERIOR DOORS: The interior doors appear to be properly installed and generally in good condition.

WINDOWS:

FRAME MATERIAL: Vinyl.

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

MAINTENANCE: It is recommended that vinyl windows be lubricated with Silicone spray at least once a year to allow the window sashes to slide smoothly.

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:

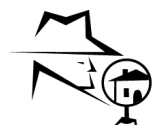
COMMENTS: At least one smoke detector was observed on each floor of the house and one in each bedroom. This meets the current requirements for smoke detectors in homes. Testing of the smoke detectors is beyond the scope of this inspection. We recommend changing the batteries and testing all smoke detectors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

MISCELLANEOUS

FIRE SPRINKLER SYSTEM: A fire sprinkler system was observed in this house. Inspection and testing of this system is beyond the scope of this inspection.



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 operational except as noted below.

DISHWASHER: The dishwasher was installed slightly crooked where the horizontal edge at the top of the dishwasher was almost 1/2" different front one side to the other when measured to the edge of the countertop.

LAUNDRY AREA

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

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

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

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



LAUNDRY:

CONDITION: The laundry room area appeared to be in good general condition.

WASHER AND DRYER:

WASHER: The visible portions of the supply and drain plumbing for the washing machine were observed to be installed correctly and in good condition. No washing machine was in place at the time of the inspection and the actual operation of the plumbing could not be tested.

DRYER: A 240 volt electrical outlet was observed for the dryer. This outlet requires a 4 prong dryer plug. No clothes dryer was installed at the time of the inspection.

COMMON ROOMS:

GENERAL DESCRIPTION: In this section we inspect and report on the common living spaces in the house like family rooms, living rooms, dining rooms... We include finished basement rooms but report on kitchens and laundry rooms in their own sections.

INSPECTION DESCRIPTION: Our 10+ point inspection of each room consists of a visual examination of doors, windows, ceilings, walls, floors, closets, light switches, receptacles, smoke/fire detectors, heating sources, fireplaces and ceiling fans. We check for functionality, general condition, excessive wear and visual defects. **In this section we report only on uncommon components (such as fireplaces) and observed deficiencies rather than a description of each and every component of every room.**

LIMITATIONS: Once again, defects hidden by furnishings and storage may not be visible to the inspector.

RECOMMENDATIONS: Most exterior door locks should be re-keyed to ensure personal safety and security. We highly recommend that a professional locksmith be hired to re-key the locksets shortly after transfer of ownership.

COMMON ROOM OVERALL OBSERVATIONS

Summary All of the common rooms were inspected and appeared to be in good condition . No significant deficiencies were observed.

BEDROOMS

INSPECTION DESCRIPTION: As a continuation of the interior inspection, the bedrooms are inspected in the same fashion as the other common rooms in the house.

BEDROOM OVERALL OBSERVATIONS

Summary All of the bedrooms were inspected and appeared to be in good condition. No significant deficiencies were observed.

FLOOR CONDITION: The floor was in process of being repaired in the basement front bedroom. We recommend further inspection when the floor is re-installed.



BATHROOMS

INSPECTION DESCRIPTION: Our visual examination of bathrooms includes sinks, shower/tub surrounds, shower pans, faucets, drains, ventilation, cabinets, countertops, toilets, lighting, electrical, plumbing, walls, ceilings, floors, doors, windows, and heating source. We examine the bathroom for proper function of components, signs of water damage, active leakage, general condition and excessive wear. We do a subjective test of water flow by running multiple fixtures at one time. As in the "Interior Rooms" sections, **we report only on uncommon components and observed deficiencies rather than a description of each and every component of every bathroom.**

LIMITATIONS: Bathtub/shower surrounds and shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. We look for clues indicating water damage on floors, around bathtub/shower surrounds, at sink areas and around toilets, but concealed surfaces such as carpet and tile often do a good job of hiding any damage.

RECOMMENDATIONS: Bathrooms are often the highest maintenance rooms in the house. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Caulking joints with a high quality silicone caulk on an as-needed or yearly basis is recommended. Water will leak through grout joints in tile if not sealed properly. Sealing tile with a high quality liquid grout sealer on a yearly basis is recommended.

BATHROOM OVERALL OBSERVATIONS

Summary

All of the bathrooms were inspected and appeared to be in good condition . No significant deficiencies were observed.

