

Real Estate Inspection Report and Additional Information



321 Vrain St., Denver, CO

Inspection Date:
08/08/201X

Prepared For:
Mark A.

Prepared By:
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INSPECTION SUMMARY / PUNCH LIST

Date: 08/09/201X
Summary information for: Mark A.
For the property located at: 321 Vrain St. Denver, CO

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

EXTERIOR

GRADING & DRAINAGE:

Areas were observed at the front and side of 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. It is required to have a minimum 6" fall in the 1st 10' away from the house foundation. Correction will involve re-grading as necessary.

SIDEWALKS & WALKWAYS:

An unfinished concrete saw cut was observed in the sidewalk at the front of the house. It appears that this is intended to install a channel drain. We recommend asking the builder about this issue.



STUCCO:

- No metal flashing was installed at the top edge of the parapet wall at the upper front of the house.
- Several minor potential moisture entry cracks were observed on the stucco walls at the bottoms of windows, and around the garage door wood framing. Correction should involve sealing these areas with special stucco caulking.
- No caulking was installed around 3 wall mounted light fixtures where they are installed on the stucco walls. It is proper practice that the sides and tops of the fixtures be sealed with an appropriate caulking (typically clear silicone) to prevent moisture from entering the wall behind the fixture.



STONE:

Minor moisture entry cracks were observed between the stone wall and the vertical wood framing on both sides of the garage auto door. Correction may involve sealing these gaps with mortar repair caulking.

3 abandoned 1/4" holes with plastic anchors were observed in the stone wall at the left rear of the house. Correction should involve removal of the anchors and repair of the holes as necessary.



PAINT AND FINISHES:

- Some areas of the exterior were dirty and in need of cleaning including the front door threshold, some of the walls, the auto door, and the vertical trim around the auto door.
- Discolored areas were observed at two inside corner areas, up to 3' x 10", at the upper left side wall.
- Many small grey spots, up to 1/8" diameter, were observed on the stucco walls around the front entry door and garage auto door.
- No paint was installed on the white plastic PVC vent pipe elbow at the rear of the house. It is proper practice to paint PVC pipes with an exterior grade paint to protect them from UV damage.
- No paint was installed on the exterior door frame and trim at the roof deck door.
- Many small rust spots were observed on the treads of the circular stairway leading to the roof deck.
- The inspector marked several finishing defects on the exterior of the house with pieces of blue tape. Correction and re-inspection are recommended.

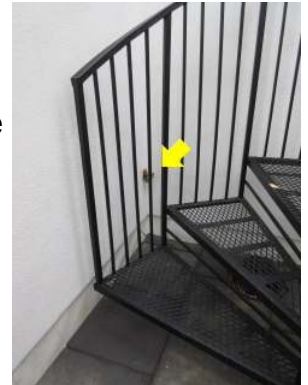


WINDOW SCREENS:

The screens were missing from two windows at the rear of the house.

FAUCETS:

The faucet (hose bib) was located behind the circular stairway at the upper level deck area. This is a very poor location requiring someone to reach through the railing to access the faucet. Proper correction should involve re-location of the faucet.



SPLASH BLOCKS:

Splash blocks were not installed under the faucets.

OUTDOOR ELECTRICAL:

A loop of low voltage wiring was hanging against the wall at the left side of the house. It is proper practice for these wires to terminate in a wall mounted utility box.

DOORBELL:

No doorbell was installed at the front entry.

ROOF SYSTEM

TILE ROOF CONDITION:

One cracked and broken ridge tile was observed at the left rear corner of the tile roof. Correction should involve replacement of the tile.



ATTIC

ACCESS CONDITION:

A loose piece of fiberglass insulation is lying on top of the attic hatch door. It is proper energy efficiency practice for the insulation to be attached to the top of the door with adhesive or staples.

ATTIC INSULATION:

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

GARAGE

FIRE BARRIER:

The self closing spring hinges on the the door leading from the house to the garage have been disabled or are no longer working. To keep a garage fire of dangerous fumes from spreading into the house, it is required that this be a self closing door. Correction will involve adjustment or replacement of the spring hinges.

PASSAGE DOOR:

White paint was observed on some parts of the dark vinyl weatherstripping at the garage passage door. It is proper practice for the painter to remove the weatherstripping when painting the door frame to prevent paint from getting on the weatherstripping. Correction should involve cleaning or replacement of the weatherstripping.

FLOOR CONDITION:

The floor is dirty as a result of construction. It is common practice to have the floor cleaned with a power washer as part of final construction clean up.

WALL CONDITION:

The bottom areas of some of the garage walls were dirty and in need of cleaning.

BASEMENT

WALLS:

5 spacer blocks were still installed in the bottom of the floating framed walls in the basement. Correction will involve removal of the blocks.



OBSERVATIONS:

Virtually all of the concrete floor was very dirty indicating a flood at some point in time. The window well and window sill were also very dirty and in need of cleaning. Correction should involve power-washing the basement floor.

HEATING

BURNERS:

3 of the 5 burner flames failed to ignite during start-up causing the furnace to shut-down and restart 5 times during our inspection. Correction should involve further inspection and repair as necessary by a qualified HVAC contractor.

AIR FILTER:

No air filter was installed in the furnace at the time of the inspection.

ELECTRICAL SYSTEM

LIGHT FIXTURE CONDITION:

Several light fixtures did not respond to switch controls throughout the basement which are likely the result of bad bulbs but could be caused by more serious problems. We recommend that the bulbs be replaced and the operation of the light fixtures verified.

INTERIOR

GENERAL OBSERVATIONS:

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

WOOD FLOORING:

The wood floors are dirty and do not appear to have been protected during much of the construction since they were installed. Correction should involve cleaning, re-screening, and the installation of one coat of polyurethane.

WALL CONDITION:

A partial 1" hole was observed on the ceiling above the master shower.

DOORS:

- The pantry door hit the door frame and would not closed properly.
- The master closet door did not latch closed.
- Part of one hinge was missing from the entry closet door.
- The strike plate was missing at the master bedroom entry door.
- The office entry and master bathroom doors open/close with the force of gravity. As detailed in the NAHB Residential Construction Performance Guidelines, "Doors shall not swing open or closed by the force of gravity alone".
- The door stop was missing at the pantry.
- The door stop was broken at the main entry door.
- Black masking tape was installed on the perimeter of the front entry door exterior glass.

KITCHEN

CABINETS:

Significant scratching damage was observed on both cabinet end caps at the kitchen island. Full and proper correction will likely involve replacement of the end caps.



COOKTOP:

The flames would not ignite on the gas range cooktop.

GARBAGE DISPOSAL:

The garbage disposal turned on for a few seconds and proceeded to trip off the circuit breaker in the main electrical panel. We were unable to determine if the problem was with the disposal or the breaker. Correction should involve further inspection and repair as necessary by an electrician.

LAUNDRY AREA

LIGHTING:

No light fixture and switch were observed in the laundry closet. It is proper practice to have a light in a laundry closet.

FLOOR DRAIN:

Although a drain pipe was observed on the floor of the laundry closet, no drain pan was installed. Correction will involve the installation of a drain pan and modification of the drain pipe.

BEDROOMS

CEILING FAN:

Excess vibration noise were observed at the ceiling fan in the center bedroom when operating the fan on high speed.

BATHROOMS

TOILET:

The toilet was found to be slightly loose where it is attached to the floor in the master bathroom.

TUB/SHOWER FAUCETS:

Testing of the faucet control at the left side master shower revealed that the position of the hot & cold is reversed - as the single handle is moved further is should turn hot and not cold. This condition is a safety concern and may result in scalding accidents.

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 installation of color matched caulking.

BATHROOM HEATING:

As observed using a Flir C2 Infrared Camera, although much of the master bathroom floor showed heat after turning up the thermostat, an approximate 7' x 3' area at the entry and leading to the toilet were not heated. It is common practice for these areas of a bathroom floor to be part of the floor heating area.



UPGRADE & MAINTENANCE LIST:

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

PLUMBING

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.

INTERIOR

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.

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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 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 #: 2016-0808.
DATE & TIME OF INSPECTION: 08/08/201X, 12:00 PM.
CLIENT NAME: Mark A.
INSPECTION LOCATION: 321 Vrain St., Denver, CO.
CLIENT'S AGENT:

WEATHER CONDITIONS:

WEATHER: Partly Cloudy.
OUTDOOR TEMPERATURE: Between 70 and 80 degrees.

BUILDING CHARACTERISTICS:

ORIENTATION: Front door of house faces South.
REPORTED AGE: New build.
BUILDING TYPE: Single family home.

UTILITY SERVICES:

UTILITIES STATUS: All utilities on.

GENERAL INFORMATION:

HOUSE OCCUPIED? No.
PEOPLE PRESENT: Buyer.

EXTERIOR - GROUNDS

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

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

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



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

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

GRADING & DRAINAGE:

CONDITION & OBSERVATIONS:

Areas were observed at the front and side of 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.

SIDEWALKS & WALKWAYS:

CONDITION:

An unfinished concrete saw cut was observed in the sidewalk at the front of the house. It appears that this is intended to install a channel drain. We recommend asking the builder about this issue.

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:

The fences were observed to be properly installed and in good overall condition. No significant deficiencies were found.

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:

STUCCO:

No metal flashing was installed at the top edge of the parapet wall at the upper front of the house.

Several minor potential moisture entry cracks were observed on the stucco walls at the bottoms of windows, and around the garage door wood framing. Correction should involve sealing these areas with special stucco caulking.

No caulking was installed around 3 wall mounted light fixtures where they are installed on the stucco walls. It is proper practice that the sides and tops of the fixtures be sealed with an appropriate caulking (typically clear silicone) to prevent moisture from entering the wall behind the fixture.

STONE:

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

Minor moisture entry cracks were observed between the stone wall and the vertical wood framing on both sides of the garage auto door. Correction may involve sealing these gaps with mortar repair caulking.

3 abandoned 1/4" holes with plastic anchors were observed in the stone wall at the left rear of the house. Correction should involve removal of the anchors and repair of the holes as necessary.

PAINT AND FINISHES:

CONDITION:

Some areas of the exterior were dirty and in need of cleaning including the front door threshold, some of the walls, the auto door, and the vertical trim around the auto door.

Discolored areas were observed at two inside corner areas, up to 3' x 10", at the upper left side wall.

Many small grey spots, up to 1/8" diameter, were observed on the stucco walls around the front entry door and garage auto door.

No paint was installed on the white plastic PVC vent pipe elbow at the rear of the house. It is proper practice to paint PVC pipes with an exterior grade paint to protect them from UV damage.

No paint was installed on the exterior door frame and trim at the roof deck door.

Many small rust spots were observed on the treads of the circular stairway leading to the roof deck.

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

FRONT PORCH:

PORCH CONDITION:

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

WINDOWS & DOORS:

WINDOW SCREENS:

The screens were missing from two windows at the rear of the house.



PLUMBING:

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.

The faucet (hose bib) was located behind the circular stairway at the upper level deck area. This is a very poor location requiring someone to reach through the railing to access the faucet. Proper correction should involve re-location of the faucet.

SPLASH BLOCKS:

Splash blocks were not installed under the faucets.

LAWN IRRIGATION SYSTEM:

Sprinkler heads and/or controls for a lawn irrigation system were observed. Testing the lawn irrigation system is beyond the scope of this inspection. It is recommended to inquire with the current owner, possibly during the final walk-through, regarding the operation of the system and its condition.

It is important to winterize the sprinkler system prior to the onset of freezing weather to avoid damage to the sprinkler system. Winterization should involve turning the water supply valve off, draining the water from the above ground piping/backflow system and allowing the system to self drain. Consideration should be given to having this service performed by a professional sprinkler maintenance contractor.

ELECTRICAL:

OUTDOOR ELECTRICAL:

A loop of low voltage wiring was hanging against the wall at the left side of the house. It is proper practice for these wires to terminate in a wall mounted utility box.

MISCELLANEOUS

DOORBELL:

No doorbell was observed at the front entry.

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.
- TILE ROOF:** Concrete tile roof systems are a high quality roofing system with life expectancies in the neighborhood of 50-100 years.
- The installation of concrete and clay tile roofs starts with the installation of roofing felt directly over the plywood sheathing, metal flashing is then installed at valleys and corners, wood battens are nailed to the roof. The tiles have a lip on the back to be able to rest on the wood battens. The weight of the tile holds it in place over the batten and it is typically secured with one or two nails. Since much of the critical water capturing flashing is hidden under the tiles, an inspection of this type of roof is very limited.
- Tile roofs do require regular maintenance. Common problems include cracked tiles, broken tiles, tiles that are slipping out of place and missing tiles. We recommend inspection every 2 years by a professional roofing service.
- TILE ROOF CONDITION:** One cracked and broken ridge tile was observed at the left rear corner of the tile roof. Correction should involve replacement of the tile.
- LOW SLOPED ROOF:** It appears that a PVC (Thermoplastic) roofing material was installed on this roof. This is a flexible plastic sheet that has the same feel as a swimming pool liner. Often the PVC is reinforced with fiberglass or polyester fabric. This is a waterproof roofing membrane that is sealed at the seams and around the perimeter of the roof. PVC is considered to be a high quality roofing material with a typical life expectancy of between 20 and 30 years.
- LOW SLOPE ROOF CONDITION:** The visual condition of the low slope roof covering indicates that it was properly installed and in good overall condition. No significant deficiencies were observed.

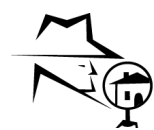
ATTIC

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:** A loose piece of fiberglass insulation is lying on top of the attic hatch door. It is proper energy efficiency practice for the insulation to be attached to the top of the door with adhesive or staples.

ATTIC VENTILATION:

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

ATTIC INSULATION:

- INSULATION TYPE:** Loose-fill Fiberglass insulation.
- INSULATION CONDITION:** The loose-fill attic insulation has been disturbed since it was originally installed and was uneven in some areas. Correction can be accomplished by raking the insulation back into place so that the attic has consistent coverage.
- DEPTH AND R-FACTOR:** The average insulation level was measured at approximately 12" - 15" = R-40. Currently the Department of Energy recommends R-49 insulation levels for new home attics - approximately 16" deep of loose fill fiberglass.

HOUSE STRUCTURE

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

STRUCTURAL COMPONENTS

- FOUNDATION:** Poured concrete.
- ROOF STRUCTURE:** Modern truss framing.
- WALL STRUCTURE:** Wood stud framing.
- FLOOR STRUCTURE:** Steel "I" beams, steel posts and engineered wood "I" joists.



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.

**INSPECTION
CONDITIONS:**

Some construction materials in the garage limited our inspection of the floor. We recommend further inspection when these items have been removed.

FIRE BARRIER:

The self closing spring hinges on the the door leading from the house to the garage have been disabled or are no longer working. To keep a garage fire of dangerous fumes from spreading into the house, it is required that this be a self closing door. Correction will involve adjustment or replacement of the spring hinges.

PASSAGE DOOR:

White paint was observed on some parts of the dark vinyl weatherstripping at the garage passage door. It is proper practice for the painter to remove the weatherstripping when painting the door frame to prevent paint from getting on the weatherstripping. Correction should involve cleaning or replacement of the weatherstripping.

**AUTO DOOR
CONDITION:**

The automobile garage door was operated and appears to be properly installed and in good condition.

DOOR OPENER:

An electric garage door opener was not installed in this garage.

FLOOR CONDITION:

The floor is dirty as a result of construction. It is common practice to have the floor cleaned with a power washer as part of final construction clean up.

WALL CONDITION:

The bottom areas of some of the garage walls were dirty and in need of cleaning.



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:

FINISH STATUS: Unfinished.

BASEMENT OBSERVATIONS:

- EMERGENCY EXIT(S):** This unfinished basement had the proper emergency exits. It is important to discuss these emergency exits with all family members and to keep the exits accessible at all times. Finishing of the basement, particularly bedroom locations, must be planned to work with the emergency exits or have additional windows added.
- SUMP SYSTEM:** A sump pit and sump pump system were observed in the floor of the basement. The purpose of this system is to capture the drainage water from the foundation perimeter "french" drain system. The sump pit is your "window" to see what is happening with the drainage around the house. Frequent inspection of the sump pit to look for inconsistencies in the amount of water in the pit is recommended. More water might indicate a drainage problem around the house. The pump system is designed to automatically pump the water out of the pit to the exterior of the house when the water in the pit reaches a certain level.
- The sump system was observed to be properly installed and in good overall condition. The pump could not be tested but it was confirmed that the power cord leading to the pump was electrified.
- WALLS:** 5 spacer blocks were still installed in the bottom of the floating framed walls in the basement. Correction will involve removal of the blocks.
- INSULATION:** 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.
- OBSERVATIONS:** Virtually all of the concrete floor was very dirty indicating a flood at some point in time.



The window well and window sill were also very dirty and in need of cleaning. Correction should involve power-washing the basement floor.

HEATING

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

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

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

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

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

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

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



HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE: High efficiency forced air furnace.

FURNACE:

BRAND: Carrier.

CAPACITY: 100,000 BTU's.

FUEL TYPE: Natural Gas.

BURNERS: 3 of the 5 burner flames failed to ignite during start-up causing the furnace to shut-down and restart 5 times during our inspection. Correction should involve further inspection and repair as necessary by a qualified HVAC contractor.

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

AIR FILTER: No air filter was installed in the furnace at the time of the inspection.

GENERAL CONDITION: The observable areas of the interior of the furnace were found to be clean and in good condition.

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: Carrier.

CAPACITY: 3 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.
- VISUAL CONDITION:** The air conditioning unit system was observed to be properly installed and in good overall condition.
- SYSTEM OPERATION:** The temperature differential between the supply and return air registers was measured with an infrared thermometer and was found to be cooling the air between 15 and 25 degrees. This is within the normal operating range for an air conditioner and is an indication that the system is functioning properly.

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:

METER LOCATION: Outside at the left side of the house.
METER CONDITION: The meter appeared to be working and in good condition.
MAIN PANEL LOCATION: In the garage.
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 ENTRANCE CONDUCTORS: The service entrance conductors are the wires between the meter and the main panel. These wires appear to be # 4/0 Aluminum providing an ampacity of 200.
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.

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:

LIGHT FIXTURE CONDITION:

Several light fixtures did not respond to switch controls throughout the basement which are likely the result of bad bulbs but could be caused by more serious problems. We recommend that the bulbs be replaced and the operation of the light fixtures verified.

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 rear wall of the house.

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

WATER PRESSURE: The water system pressure, as measured at an outdoor faucet, was observed to be between 50 and 55 psi. This is within the recommended 40-80 psi range for residential homes. A Pressure Regulator, which reduces the water pressure as it enters the house, was observed on this system near where the water pipe first enters the house. This is an indication that the Pressure Regulator is functioning properly.

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:

Power vented water heater. This type of water heater has a fan at the top of the water heater that it pushing the exhaust gasses out of the unit. In most cases, the gasses can be vented through a plastic PVC pipe though the side wall of the house.

FUEL TYPE:

Natural gas.

SIZE:

40 Gallons.

OPERATION:

The water heater was observed to be properly installed and was operational - the water at the plumbing fixtures was hot.



PLUMBING - MISC:

LIFT STATION:

A "Lift Station" or "Sewage Ejector Pump System" was observed in the basement. This system captures waste in a low area in the house and automatically pumps it up to the main waste pipe. This system is sealed and should not have an odor if it is working properly. Since no basement water fixtures are currently draining into the pit, we were unable to test this system.

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:

WOOD FLOORING: The wood floors are dirty and do not appear to have been protected during much of the construction since they were installed. Correction should involve cleaning, re-screening, and the installation of one coat of polyurethane.

WALLS & CEILINGS:

WALL CONDITION: A partial 1" hole was observed on the ceiling above the master shower.

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: Black masking tape was installed on the perimeter of the front entry door exterior glass.

INTERIOR DOORS: The pantry door hit the door frame and would not closed properly.
The master closet door did not latch closed.
Part of one hinge was missing from the entry closet door.
The strike plate was missing at the master bedroom entry door.
The office entry and master bathroom doors open/close with the force of gravity. As detailed in the NAHB Residential Construction Performance Guidelines, "Doors shall not swing open or closed by the force of gravity alone".
The door stop was missing at the pantry.
The door stop was broken at the main entry door.

WINDOWS:

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

STAIRS & HANDRAILS:

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

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:

CABINETS: Significant scratching damage was observed on both cabinet end caps at the kitchen island. Full and proper correction will likely involve replacement of the end caps.

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.

COOKTOP: The flames would not ignite on the gas range cooktop.

DISHWASHER: The dishwasher was run through a cycle and was found to be operational.

GARBAGE DISPOSAL: The garbage disposal turned on for a few seconds and proceeded to trip off the circuit breaker in the main electrical panel. We were unable to determine if the problem was with the disposal or the breaker. Correction should involve further inspection and repair as necessary by an electrician.

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:

LIGHTING: No light fixture and switch were observed in the laundry closet. It is proper practice to have a light in a laundry closet.

Although a drain pipe was observed on the floor of the laundry closet, no drain pan was installed. Correction will involve the installation of a drain pan and modification of the drain pipe.



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.

CEILING FAN: Excess vibration noise were observed at the ceiling fan in the center bedroom when operating the fan on high speed.

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.

TOILET: The toilet was found to be slightly loose where it is attached to the floor in the master bathroom.

TUB/SHOWER FAUCETS: Testing of the faucet control at the left side master shower revealed that the position of the hot & cold is reversed - as the single handle is moved further is should turn hot and not cold. This condition is a safety concern and may result in scalding accidents.

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 installation of color matched caulking.

BATHROOM HEATING: As observed using a Flir C2 Infrared Camera, although much of the master bathroom floor showed heat after turning up the thermostat, an approximate 7' x 3' area at the entry and leading to the toilet were not heated. It is common practice for these areas of a bathroom floor to be part of the floor heating area.

