



INSPECTION REPORT BY AXIUM INSPECTIONS

5647 S King St
Littleton, CO 80123

Nick Frager
JUNE 30, 2022



Inspector
Kyle Sokol
303-831-1202
admin@axiuminspections.com



Agent
Kyle Muth
Signature Real Estate Corp.
(720) 251-6613
kmuthrealestate@gmail.com

TABLE OF CONTENTS

1: Inspection Detail	6
2: Roof	10
3: Attic, Insulation and Ventilation	16
4: Exterior	20
5: Attached Garage	30
6: Interior, Doors, Windows	34
7: Kitchen	46
8: Laundry	53
9: Bathroom	58
10: Bathroom 2	63
11: Plumbing	70
12: Electrical	73
13: Water Heating Equipment	77
14: Heating	82
15: Cooling Not Present	88
16: Structural Basement	89
17: Mold Inspection	92
18: Premier Partners	93
Standard of Practice	94

SUMMARY

180

ITEMS INSPECTED

83

RECOMMENDATIONS

Summary Text (enter here)

- ⊖ 2.6.1 Roof - Flue Gas Vent Pipes: Inadequate Clearance - Roof
- ⊖ 2.7.1 Roof - Masonry Chimney: Damage - Mortar Crown
- ⊖ 2.7.2 Roof - Masonry Chimney: Missing - Rain Cap
- ⊖ 2.8.1 Roof - Roof Drainage Systems: Debris in Gutters
- ⊖ 3.1.1 Attic, Insulation and Ventilation - Attic Access: Missing Hatch
- ⊖ 3.4.1 Attic, Insulation and Ventilation - Insulation in Attic: Too Thin
- ⊖ 4.2.1 Exterior - Driveways: Heaving and/or Settling
- ⊖ 4.5.1 Exterior - Eaves, Soffits & Fascia: Moisture Damage
- ⊖ 4.10.1 Exterior - Window Wells: Window Wells Missing Covers
- ⊖ 4.10.2 Exterior - Window Wells: Window Well Rusted
- ⊖ 4.12.1 Exterior - Vegetation, Grading & Drainage: Dense Vegetation
- ⊖ 4.13.1 Exterior - Sprinkler System Supply Line: Corroded - Sprinkler Supply Valves
- ⊖ 4.14.1 Exterior - Exterior Faucets (Hose Bibs): Significant Leak - Knob
- ⊖ 4.17.1 Exterior - Exterior Foundation Wall: Cracks - At Corner(s)
- ⊖ 4.17.2 Exterior - Exterior Foundation Wall: Crack - Settlement
- ⊖ 4.17.3 Exterior - Exterior Foundation Wall: Minor Damage to Concrete
- ⊖ 4.17.4 Exterior - Exterior Foundation Wall: Surface Cracks
- ⊖ 4.20.1 Exterior - Railings & Handrails: Missing - Handrail
- ⊖ 4.21.1 Exterior - Roof Drainage - Downspouts & Extensions: Extensions Too Short
- ⊖ 4.21.2 Exterior - Roof Drainage - Downspouts & Extensions: Reconnect Extension
- ⊖ 4.21.3 Exterior - Roof Drainage - Downspouts & Extensions: Leak
- ⊖ 5.2.1 Attached Garage - Occupant Door: Not Self Closing
- ⊖ 5.3.1 Attached Garage - Ceiling, Walls & Firewalls: Firewall Break - Attic Access
- ⊖ 5.3.2 Attached Garage - Ceiling, Walls & Firewalls: Firewall Break - Wall

- ⊖ 5.5.1 Attached Garage - Vehicle Door: Not Sealed at Floor
- ⊖ 5.6.1 Attached Garage - Door Opener: Reverse Sensors Too High
- ⊖ 6.2.1 Interior, Doors, Windows - Ceilings & Walls: Bulge
- ⊖ 6.2.2 Interior, Doors, Windows - Ceilings & Walls: Cracking Around Window
- ⊖ 6.2.3 Interior, Doors, Windows - Ceilings & Walls: Moisture Damage-Ceilings
- ⊖ 6.2.4 Interior, Doors, Windows - Ceilings & Walls: Moisture Damage-Walls
- ⊖ 6.2.5 Interior, Doors, Windows - Ceilings & Walls: Minor Cracks-Ceiling
- ⊖ 6.2.6 Interior, Doors, Windows - Ceilings & Walls: Minor Cracks-Walls
- ⊖ 6.2.7 Interior, Doors, Windows - Ceilings & Walls: Possible Mold
- ⊖ 6.3.1 Interior, Doors, Windows - Floors: Carpet Stains
- ⊖ 6.3.2 Interior, Doors, Windows - Floors: Floor Squeaks
- ⊖ 6.3.3 Interior, Doors, Windows - Floors: Seams Wide/Inconsistent
- ⊖ 6.4.1 Interior, Doors, Windows - Doors: Damaged - Door
- ⊖ 6.4.2 Interior, Doors, Windows - Doors: Missing - Doorstop
- ⊖ 6.4.3 Interior, Doors, Windows - Doors: Rubs Frame
- ⊖ 6.5.1 Interior, Doors, Windows - Windows: Lock Damaged/Missing
- ⊖ 6.5.2 Interior, Doors, Windows - Windows: Worn or Nearing the End of Life Expectancy
- ⊖ 6.5.3 Interior, Doors, Windows - Windows: No Egress
- ⊖ 6.8.1 Interior, Doors, Windows - Stairways & Railings: No Return At Ends
- ⊖ 6.9.1 Interior, Doors, Windows - Smoke & CO Detectors: CO Detector Missing
- ⊖ 6.9.2 Interior, Doors, Windows - Smoke & CO Detectors: Smoke Detector Missing
- ⊖ 6.9.3 Interior, Doors, Windows - Smoke & CO Detectors: Smoke Detector Old
- ⊖ 6.11.1 Interior, Doors, Windows - Fireplace Wood-Burning: Damage to Fireplace Interior Chamber
- ⊖ 7.4.1 Kitchen - Floors: Cracked/Damaged Tile
- ⊖ 7.10.1 Kitchen - Drain Waste and Vent System: Flex Pipe
- ⊖ 7.13.1 Kitchen - Dishwasher: Control Panel Damaged
- ⊖ 7.15.1 Kitchen - Range Hood: Missing Screen, Fan Cover
- ⊖ 7.17.1 Kitchen - Refrigerator: Water/Ice Dispenser Not Operational
- ⊖ 8.5.1 Laundry - Ceilings & Walls: Moisture Damage-Walls
- ⊖ 8.8.1 Laundry - Floors: Asbestos Tiles
- ⊖ 8.8.2 Laundry - Floors: Floor Damaged
- ⊖ 8.11.1 Laundry - Dryer Vent Piping: Plastic Vent
- ⊖ 9.2.1 Bathroom - Doors: Missing - Doorstop
- ⊖ 9.12.1 Bathroom - Plumbing Fixtures: Seal Tub Spout
- ⊖ 9.13.1 Bathroom - Toilets: Loose At The Floor
- ⊖ 9.14.1 Bathroom - Tub, Shower Area: Missing/Damaged Grout
- ⊖ 10.2.1 Bathroom 2 - Doors: Missing - Doorstop
- ⊖ 10.3.1 Bathroom 2 - Exhaust Fan: Dirty
- ⊖ 10.7.1 Bathroom 2 - Electrical Outlets: Loose - Outlet
- ⊖ 10.9.1 Bathroom 2 - Cabinets & Counters: Damaged - Cabinet Floor
- ⊖ 10.10.1 Bathroom 2 - Drain Waste and Vent System: Missing - Sink Drain Stopper
- ⊖ 10.12.1 Bathroom 2 - Plumbing Fixtures: Loose in Wall - Shower Arm

- ⊖ 10.12.2 Bathroom 2 - Plumbing Fixtures: Leak - Shower Head
- ⊖ 10.13.1 Bathroom 2 - Toilets: Loose At The Floor
- ⊖ 10.13.2 Bathroom 2 - Toilets: Runs After Flushing
- ⊖ 10.14.1 Bathroom 2 - Tub, Shower Area: Missing/Damaged Grout
- ⊖ 11.3.1 Plumbing - Water Supply & Distribution Systems: Corrosion - Distribution Line
- ⊖ 11.3.2 Plumbing - Water Supply & Distribution Systems: Saddle Valve
- ⊖ 11.4.1 Plumbing - Water Pressure: High Water Pressure
- ⊖ 11.5.1 Plumbing - Drain, Waste, & Vent Systems: Leaking - Drain Line
- ⊖ 12.2.1 Electrical - Distribution Panels: Open Knockout - Breaker
- ⊖ 12.8.1 Electrical - Service Mast, Service Conduit & Raceway: Inadequate Support at Conduit
- ⊖ 13.8.1 Water Heating Equipment - Temperature & Pressure Relief Valve: Over 6" From Floor
- ⊖ 13.13.1 Water Heating Equipment - Water Temperature: Water Temperature High
- ⊖ 14.1.1 Heating - Heating System Information: Beyond Typical Life Expectancy
- ⊖ 14.9.1 Heating - Air Filter: Not Secured
- ⊖ 16.3.1 Structural Basement - Foundation Wall: Minor Cracks
- ⊖ 16.4.1 Structural Basement - Basement Interior Wall Structure: Basement Walls Not Floating
- ⊖ 16.5.1 Structural Basement - Moisture Intrusion: Efflorescence

1: INSPECTION DETAIL

Information

General Inspection Info: In Attendance

Client, Client's Agent

Having a client in attendance for a review at the end of an inspection is recommended discuss concerns, and answer all questions in person. This will allow for a physical walkthrough of any reported concerns.

General Inspection Info: Occupancy	General Inspection Info: Weather Conditions	General Inspection Info: Type of Building
Vacant	Light Rain, 66-80 Degrees	Single Family

General Inspection Info: Inspection Type

Standard Residential Home Inspection

Purpose and Scope

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard property inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company. This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the International Association of Certified Home Inspectors (InterNACHI).

Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the InterNACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

Agreement, Terms and Conditions

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report. The scope of the inspection is outlined in the Inspection Agreement, agreed to by the Client.

A Word About Contractors and 20-20 Hindsight

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. Major defects, such as a structural failure;
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. Things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Details



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit www.nachi.org/honor.

Limitations

Purpose and Scope

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the InterNACHI standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues. The InterNACHI Standards of Practice, are applicable to all residential and commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components. The inspector is NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We DO NOT offer or provide warranties or guarantees of any kind or for any purpose. The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

2: ROOF

Information

Roof General: Method of Evaluation

Walked Roof

We attempt to inspect the roof from various locations from the ground and, if possible, accessing the rooftop using a ladder.

The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof General: Roof Configuration

Hip

Roof General: Homeowner's Responsibility

The roof of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weather-tightness.

Check the condition of all roof materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Roof General: (P4) Inspected

The roof of the structure was visually inspected according to the standards of practice.



Roof Covering: Roof-Covering Materials

Asphalt Shingles

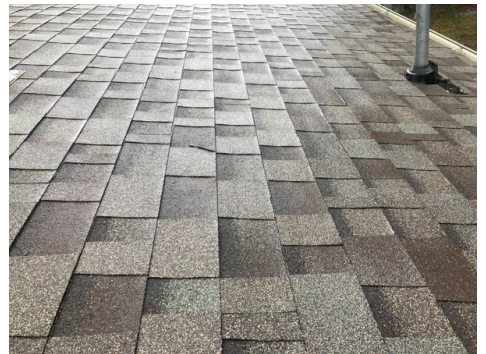
Roof Covering: (P1) Layers Inspected

The roof covering material was inspected for presence of a properly installed single layer. Any notable deficiencies or exceptions will be listed in this report.



Roof Covering: (P4) Roof Covering Inspected

The roof covering was visually inspected from all safely accessible areas. Visual inspection includes proper installation and appearance of generally serviceable conditions at the time of the inspection. This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Any notable deficiencies or exceptions will be listed in this report.



Roof Structure: Inspected

All visible and safely accessible roof structural components were visually inspected for current condition at the time of the inspection. Exterior roof inspection typically includes examination of the visible roof framing including the ridge, rafters and sheathing, and walking over all safely accessible areas. Any notable deficiencies or exceptions will be listed in this report.

Flashing: (P4) Inspected

Flashing is used to protect areas of the roof from moisture intrusion at the seams where two separate materials, objects, or wall-roof planes meet. The condition was visually inspected and checked for proper installation. Any notable deficiencies or exceptions will be listed in this report.



Plumbing Vent Pipes: (P1) Inspected

Accessible plumbing vents were inspected for condition of rubber boot flange, proper height, location and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Masonry Chimney: (P1) Exterior Was Inspected

The chimney exterior was visually inspected for a generally serviceable condition. Any notable deficiencies or exceptions will be listed in this report.



Masonry Chimney: (P1) Flashing Was Inspected

Flashing was installed at the chimney and inspected for serviceable condition.

Flashing is installed in areas where the chimney stack meets another system or component of the house. The flashing is supposed to divert water away from those areas to prevent water intrusion. Any notable deficiencies or exceptions will be listed in this report.



Roof Drainage Systems: (P4) Inspected

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property's foundation. The roof drainage system visually inspected for proper installation and current conditions. Gutters should be in serviceable condition. Determining if gutters leak at seams or spill water is generally difficult at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.



Limitations

Roof General

INSPECTION WAS RESTRICTED

Complete inspection of the roof is difficult, and dangerous. It's impossible to inspect every inch closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the roof was limited and not all areas of the roof covering, flashing, and structure were reached or accessed.

Masonry Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Recommendations

2.6.1 Flue Gas Vent Pipes

INADEQUATE CLEARANCE - ROOF

One or more combustion appliance exhaust flue(s) did not extend far enough above the roof. To ensure proper draw, furnace flues should extend at least 3 feet above the roof, and 2 feet above any portion of the roof within 10 feet (measured horizontally). The correction could include the addition of a flue extension to encourage a proper draft. A qualified contractor should evaluate and repair/replace as necessary.



2.7.1 Masonry Chimney

DAMAGE - MORTAR CROWN

The mortar crown was cracked or deteriorated at the time of inspection.

If the crown on top of the chimney is not properly sealed or is extensively cracked, defective, spalled, or displays rust stains, it should be replaced. Sheet metal caps/crowns with minor rust or corrosion should be repaired, but if rust or corrosion is extensive, replacement is recommended.



2.7.2 Masonry Chimney

MISSING - RAIN CAP

The chimney was missing a rain cap and/or spark arrestor.

The rain cap covers the top opening of the chimney flue liner and is usually combined with a spark arrestor.

Spark arrestors are to prevent floating embers from a fire (particularly one burning wood) setting light to a flammable roofing surface or falling onto combustible material on the ground. Such a spark arrestor typically consists of a double layer of metal mesh, which catches the ember and allows the flue gas to escape. Spark arrestors also help prevent animals from entering the chimney.

Recommend a qualified contractor evaluate and install the required components.



2.8.1 Roof Drainage Systems

DEBRIS IN GUTTERS

Gutters were full of debris or granules in areas and need to be cleaned. The debris in gutters can clog drainage, or be a sign gutters are sloped improperly - Either of which may cause problems by overflowing to introduce excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement.

Debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned.

A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3: ATTIC, INSULATION AND VENTILATION

Information

Attic Access: Attic Access

Location

Wall - Garage

Attic Access: (P4) Inspected

The attic had an access hatch that was visually inspected for proper installation, proper sizing, presence of insulation, and current condition. Any notable deficiencies or exceptions will be listed in this report.



Attic Structural Components: (P4) Inspected

The visible roof framing and structural components in the accessible areas of the attic were visually inspected for proper installation and serviceable condition at the time of inspection. Structural attic components should not be split, damaged, or rotted and should be properly fastened. Any notable differences or exceptions will be listed in this report.



Attic Moisture Intrusion: Inspected

Accessible areas of the attic were inspected for visible signs of water intrusion at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.

Insulation in Attic: (P1) Type of

Insulation

Cellulose



Insulation in Attic: (P1) Depth of Insulation

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes. Any notable deficiencies or exceptions will be listed in this report.



Insulation in Attic: Inspected

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.

Ventilation in Attic: Attic

Ventilation Type

Turtle, Soffit

Electrical Wiring In Attic: Visible Wiring Inspected

All visible and accessible electric wiring was inspected for proper installation and serviceable condition. Any notable deficiencies or exceptions will be listed in this report.

Limitations

Attic Structural Components

LIMITED INSPECTION

There was not adequate or safe access to the *entire* attic to properly evaluate the structural components from all angles. This limitation may include any possible defects. The inspector made an effort to inspect as much of the attic as possible from the safest point of view.

Attic Structural Components**INSPECTION RESTRICTION**

Portions of the attic area were not visible or accessible and could not be properly inspected. This limitation may include any possible defects.

Attic Moisture Intrusion

LIMITED INSPECTION

There was not adequate or safe access to the *entire* attic to properly evaluate the presence of moisture intrusion. The inspector made an effort to inspect as much of the attic as possible from the safest point of view.

Ventilation in Attic

ATTIC VENTILATION NOT INSPECTED

The inspector did not have proper access to the attic to evaluate the attic ventilation.

Electrical Wiring In Attic

INADEQUATE ACCESS AND INSULATION

There was not adequate access to all areas of the attic, including under insulation, to properly evaluate the electrical wiring. Only visible wiring could be inspected.

Electrical Wiring In Attic

NOT COMPLETELY INSPECTED

Existing access or safety hazards prevented safe access to visually inspect all areas of the attic including any possible defects.

Exhaust System Vents

EXHAUST VENT SYSTEM NOT PRESENT

There did not appear to be any visible vent ducts in the attic.

Exhaust System Vents

NO ADEQUATE ACCESS

There was not adequate access to the attic to properly evaluate the mechanical exhaust system and vent ducts.

Recommendations

3.1.1 Attic Access

MISSING HATCH

The attic access hatch was missing. A qualified contractor should evaluate and repair or replace as necessary.



3.4.1 Insulation in Attic

TOO THIN

The insulation is thinner than current thermal resistance (R-value) standards.

Recommend a qualified contractor evaluate and repair or replace as needed.



4: EXTERIOR

Information

General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

General: (P4) Exterior Inspected

The exterior of the structure was inspected according to the standards of practice. Any notable deficiencies or exceptions will be listed in this report.



Driveways: (P1) Inspected

The driveway was visually inspected for current conditions. The driveway should in generally serviceable condition. Due to expansive soils, minor cracks are to be expected. Driveways and parking areas that were far away from the house foundation were not inspected. Any notable deficiencies or exceptions will be listed in this report.



Garage Door Exterior: Inspected

The exterior of the garage door(s) were inspected for overall condition at the time of the inspection. Inspection typically includes examination of door exterior surface condition, weather-stripping condition and jamb condition. Any notable deficiencies or exceptions will be listed in this report.

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material

Brick

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weather-tightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Wall-Covering, Flashing & Trim: Inspected

The cladding or siding was visually inspected for proper installation and current condition. Siding should be generally performing as designed and in acceptable condition. Any notable deficiencies or exceptions will be listed in this report.

Eaves, Soffits & Fascia: Inspected

The eaves (overhangs), soffits, and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows, and doors from the deteriorating effects of direct rain or snowfall. The accessible eaves, soffits, and fascia were visually inspected for proper installation and current condition. They should be generally performing as designed and in acceptable condition. Any notable deficiencies or exceptions will be listed in this report.

Exterior Doors: Inspected

The exterior doors were visually inspected and operated to check for proper installation and current conditions. Inspection of door exteriors typically includes the examination of the following: door exterior surface condition, weather-stripping condition, presence of an effective sweep, jamb condition, threshold condition, moisture-intrusion integrity, handle and lock hardware. Any notable deficiencies or exceptions will be listed in this report.

Electrical Fixtures: Inspected

Light fixtures mounted on the exterior walls of the residence were inspected for proper operation and overall condition at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.

Electrical Outlets: (P1) Inspected

Exterior electrical outlets were tested for Ground Fault Circuit Interrupter (GFCI)-protection, presence and use of weather-resistant covers, response to testing and overall condition at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.



Windows: Inspected

A representative number of windows were visually inspected for proper installation and satisfactory condition at the time of inspection. Inspection of window exteriors typically includes an examination of the visible and accessible exterior sash and sill condition, flashing above the window (presence and condition), steel lintels (where applicable), moisture-intrusion integrity. Any notable deficiencies or exceptions will be listed in this report.

Window Wells: Inspected

The window wells were inspected for the presence of covers, proper attachment, presence of debris and overall condition at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.

Walkways: Inspected Walkways

The walkways were inspected for overall condition. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected. Any notable deficiencies or exceptions will be listed in this report.

Vegetation, Grading & Drainage: Inspected

The vegetation, grading & drainage, and retaining walls of the property were inspected - especially where they may adversely affect the structure due to moisture intrusion. Grading of the property is checked for its ability to drain runoff from precipitation away from the foundation. Any notable deficiencies or exceptions will be listed in this report.

Sprinkler System Supply Line: (P1) Inspected for Presence

Inspection of the lawn sprinkler system is beyond the scope of this home inspection. The inspector only noted components as to presence and not operation, design or configuration, and installation of an anti-siphon valve. The sprinkler system valves were not operated or activated. Any notable deficiencies or exceptions will be listed in this report.



Exterior Faucets (Hose Bibs): (P1) Inspected

The outside water faucet(s) were inspected and tested using a pressure gauge or cap. Faucets are checked for secure attachment and sealant on the siding. Knobs are visually inspected for presence and operated to test proper condition and test for leaks at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Gas Meter, Gas Shut-Off: (P1) Location of Main Shut-Off Valve

Side of House

The condition and placement of the gas shut off and meter were visually inspected and checked for gas leaks. Any notable deficiencies or exceptions will be listed in this report.



Exterior Foundation Wall: (P4) Visible Foundation Wall Inspected

The visible portions of the exterior foundation walls were visually inspected for current conditions. Due to expansive soils, and concrete setting conditions, minor cracks are to be expected. The majority of exterior foundation walls are not visible for inspection as the walls extend underground. Any notable deficiencies or exceptions will be listed in this report.



Exterior Vents: Inspected

The exterior vents and vent covers were visually inspected for proper installation and current conditions. They should be secured to wall, not obstructed, and in generally serviceable condition. Any deficiencies or exceptions will be listed in this report.

Railings & Handrails: Inspected

The railings, guards, and handrails were inspected for overall condition at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.

Roof Drainage - Downspouts & Extensions: Inspected

The roof drainage system downspouts were inspected for proper extensions, overall condition and ability to route run-off away from the property foundation. Any notable deficiencies or exceptions will be listed in this report.

Limitations

General

INSPECTION WAS RESTRICTED

Complete inspection of the wall siding, flashing, and trim is difficult. It's impossible to inspect every inch of those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the exterior was limited and not all areas of the wall siding, flashing, and trim were reached or accessed.

Electrical Outlets

UNABLE TO INSPECT EVERYTHING

Complete inspection of the outlets is difficult. It's impossible to inspect each and every one closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the exterior was limited and not all outlets may have been reached or accessed.

Vegetation, Grading & Drainage

TREES BEYOND THE SCOPE

Evaluating trees lies beyond the scope of the general property inspection. Any notable exceptions will be listed in this report.

Sump Pump Discharge Pipe

NOT PRESENT

There was not a sump discharge pipe installed or one was not able to be located.

Decks & Balconies

NOT PRESENT

There were no decks or balconies at the property for inspection.

Decks & Balconies

INSPECTION RESTRICTED

Complete inspection of the deck and support structure is difficult. It's impossible to inspect every inch of the deck and support structure closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the exterior was limited and not all areas of the deck and support structure were reached or accessed.

Recommendations

4.2.1 Driveways

HEAVING AND/OR SETTLING

The driveway showed signs of heaving and/or settling in areas. Heaving is often caused by soil that has expanded in volume due to increased moisture content, or by wet soil which has expanded as it became frozen. Settlement is when the soil below a concrete slab is loose, or it can no longer support the weight causing it to sink or crack. This condition could potentially cause a trip hazard.

A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



4.5.1 Eaves, Soffits & Fascia

MOISTURE DAMAGE

Components of the eaves, fascia, and/or soffit was warped, swollen, or had peeling paint which are signs of water damage. The materials will eventually begin to rot if left untreated or cause has not been corrected.

A qualified contractor should evaluate and repair or replace as necessary.



4.10.1 Window Wells

WINDOW WELLS MISSING COVERS

Window Well(s) lacked covers and may represent a danger to small children and may trap pests. A qualified contractor should evaluate and repair or replace as necessary.



4.10.2 Window Wells

WINDOW WELL RUSTED

Window well(s) were rusted or corroded in areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



4.12.1 Vegetation, Grading & Drainage

DENSE VEGETATION

Dense vegetation was present around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation. Trimming, pruning and some landscaping is recommended by a qualified contractor



4.13.1 Sprinkler System Supply Line

CORRODED - SPRINKLER SUPPLY VALVES

The lawn sprinkler system supply valves appeared to be corroded and/or leaking at time of inspection. A qualified contractor should evaluate and repair/replace as necessary according to current standards.



4.14.1 Exterior Faucets (Hose Bibs)

SIGNIFICANT LEAK - KNOB

The outside water faucet had a significant leak from the knob/handle when the water pressure gauge was attached. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



4.17.1 Exterior Foundation Wall

CRACKS - AT CORNER(S)

The exterior foundation wall had cracks at the corner. A qualified contractor should evaluate and repair or replace as necessary. Axium recommends our premier partner - Level Engineering. They can be contacted at 720-706-8540 or online at www.axiuminspections.com/structural-engineer.



4.17.2 Exterior Foundation Wall

CRACK - SETTLEMENT

The exterior foundation wall had settlement crack(s.) A qualified contractor should evaluate and repair or replace as necessary. Axium recommends our premier partner - Level Engineering. They can be contacted at 720-706-8540 or online at www.axiuminspections.com/structural-engineer.



4.17.3 Exterior Foundation Wall

MINOR DAMAGE TO CONCRETE

The visible concrete foundation wall surface was damaged or deteriorated in areas. Recommend a qualified contractor evaluate and repair or replace as needed.



4.17.4 Exterior Foundation Wall

SURFACE CRACKS

The exterior foundation wall appears to have cracks on the surface, or outer portion of concrete. Minimum recommendation is to monitor for any advancement in the defect. Overall recommendation is to have a qualified contractor evaluate and repair or replace as needed.



4.20.1 Railings & Handrails

MISSING - HANDRAIL

A stairway of more than 3 steps or drop of over 30" was missing a handrail.



4.21.1 Roof Drainage - Downspouts & Extensions

EXTENSIONS TOO SHORT

One or more down spout extensions were too short. Recommend installing 6-8ft long (or greater as needed) extensions to divert rainwater runoff away from the property.



4.21.2 Roof Drainage - Downspouts & Extensions

RECONNECT EXTENSION

Downspout(s) need to have extensions reconnected. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced to the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



4.21.3 Roof Drainage - Downspouts & Extensions

LEAK

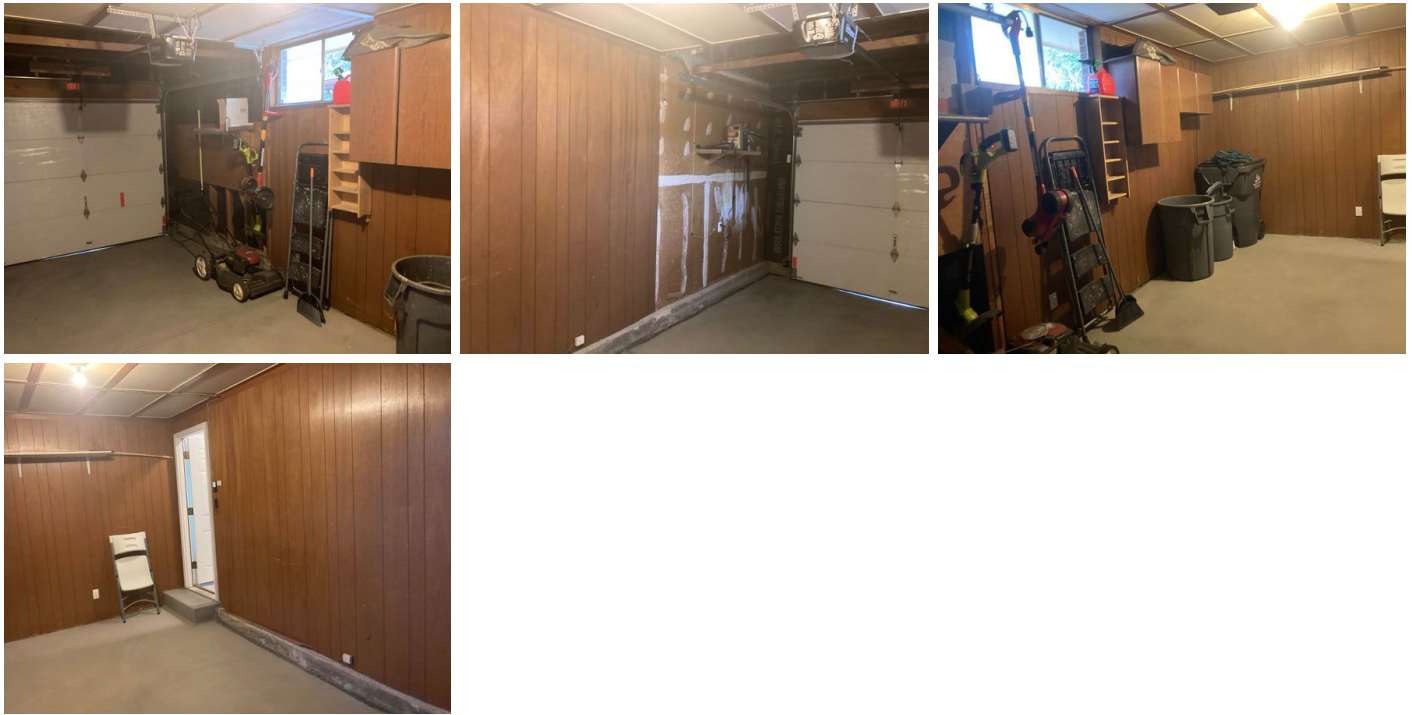


5: ATTACHED GARAGE

Information

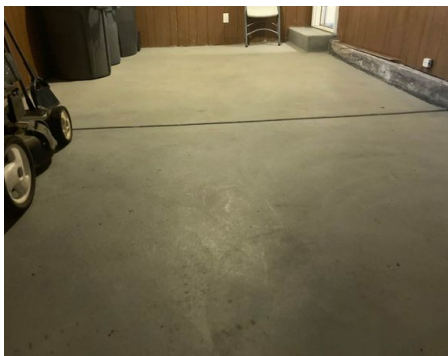
Garage Description: (P4) Garage Description

Attached, 1 Car



Floor: (P1) Visible Floor Inspected

The garage floor was visually inspected for current conditions. The garage floor should be in a generally serviceable condition. Due to expansive soils, minor cracks are to be expected in the slabs or control joints. Some areas of the floor may have been visually obstructed. Any notable deficiencies or exceptions will be listed in this report.



Vehicle Door: Home Owners Responsibility

Garage doors have high-tension spring assemblies that you the home-owner need to be aware of. Garage doors should have warning labels present and legible to describe the potential hazards.

The garage door spring assembly is built-in to assist in lifting the weight of the door. This assembly should be periodically looked over and tested by un-hooking the manual release and lifting the door to check for any difficulty or resistance - if there is any difficulty or resistance when lifting, it is recommended to have the door serviced by a garage door contractor.

The main warning labels to look for are a general warning label on the door, and a spring warning label attached to either the spring assembly or the back of the door panel.

Some newer doors have tamper-resistant bottom corner brackets that do not require all of these warning labels.

Vehicle Door: Door Description

Automatic, 1 Car

Vehicle Door: (P1) Inspected

Manual operation of the garage door was performed to inspect the current operation condition of the door.

- The manual safety release was pulled to disconnect the door from the opener assembly and the door was manually lifted to half and fully open positions to test the spring assembly's performance. The door moved freely, and opened and closed without difficulty. The door was inspected as it moves to make sure the hinges are smooth, and rollers stay in the track. The safety release was reconnected, if present.
- The garage door panels and framing brackets were inspected and found to be in satisfactory condition.
- The springs, hinges, and supporting hardware were visually inspected for proper installation and current condition.
- Any notable deficiencies or exceptions will be listed in this report.



Electrical Outlets & Fixtures: (P1) Inspected

Garage electrical outlets were inspected for Ground Fault Circuit Interrupter (GFCI)-protection and overall condition at the time of inspection. The GFCI outlet's test and re-set functions were also tested for proper operation.

GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, sprinkler systems, garage door openers, and washing machines - some items may not be protected on purpose due to the potential for them to go unnoticed and cause damage. Any notable deficiencies or exceptions will be listed in this report.



Windows: Inspected

A representative number of windows from the ground surface were inspected for serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of the visible and accessible exterior sash and sill condition, flashing above window (presence and condition), steel lintels (where applicable), moisture-intrusion integrity. Any notable deficiencies or exceptions will be listed in this report.

Limitations

Stairs & Railings

NOT PRESENT

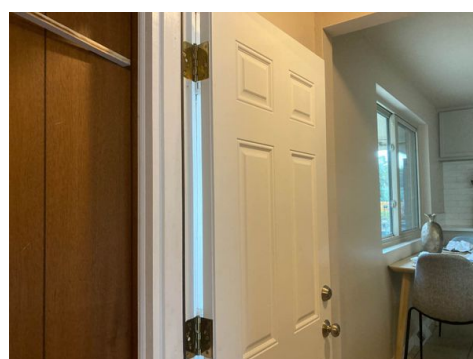
There were no stairs or railings present in the garage at the time of inspection.

Recommendations

5.2.1 Occupant Door

NOT SELF CLOSING

The door between the garage and the living space failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. A qualified contractor should evaluate and repair or replace as necessary.



5.3.1 Ceiling, Walls & Firewalls

FIREWALL BREAK - ATTIC ACCESS

An attic access panel in the ceiling of the garage was not properly trimmed or sealed and is considered a break in the firewall between the garage and habitable areas.

Should the interior attic span across the entire structure, the attic access should be installed according to current fire rating standards. Alternatively, there may be a wall to separate the garage and the house or attic space. This wall must be covered with at least 1/2-inch thick (and preferably 5/8-inch thick Type X) gypsum board or equivalent applied to the garage side.

Recommend a qualified contractor evaluate and repair or replace as needed.



5.3.2 Ceiling, Walls & Firewalls

FIREWALL BREAK - WALL

An opening was in the drywall or gypsum board of the garage.

The wall to separate the garage and living areas, including an attic wall, should be fire-rated. This wall must be covered with at least 1/2-inch thick (and preferably 5/8-inch thick Type X) gypsum board or equivalent applied to the garage side.

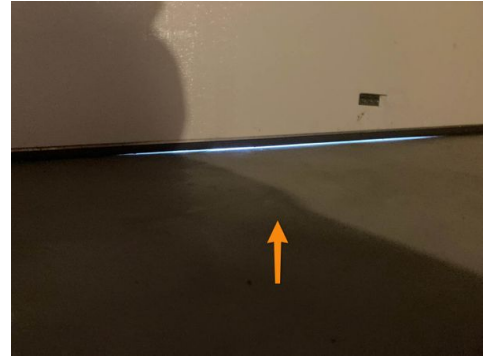
Recommend a qualified contractor evaluate and repair and seal all openings as necessary.



5.5.1 Vehicle Door

NOT SEALED AT FLOOR

The garage door was missing weather stripping or did not evenly seal at the floor or sides of the door. A qualified contractor should evaluate and make adjustments, repair, or replace as necessary.



5.6.1 Door Opener

REVERSE SENSORS TOO HIGH

The photo-electric reverse sensors are installed too high from the garage floor surface.

The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.



6: INTERIOR, DOORS, WINDOWS

Information

General: Home Owners Responsibility

Cracks - We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. Some of these cracks would fall into a cosmetic defect category, and some cracks may be a consequence of movement, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, therefore a homeowner is responsible to have them evaluated by a specialist.

Air Quality - The homeowner should be aware there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service. Should you be concerned by anything in general, or by anything found during our inspection, a mold test or indoor air quality test is recommended.

Hidden Issues - There are a host of lesser contaminants or defects that would likely not be discoverable to the naked eye even if you knew where to look. A home inspection is neither invasive nor exhaustive, we do not have permission to dismantle anything, and we do not have anything more to base an opinion on than current accessible and visual conditions. Hidden contaminants require additional environmental testing to discover -at the least.

Smells - There may be musty odors from past spills, odors from household pets, or odors from cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself. If you or any member of your family suffers from allergies or asthma, it's recommended that you schedule whatever testing and remedial services may be deemed necessary before the close of escrow.

General: (P#Areas) Common Areas Inspected

Our inspection of common living spaces includes the visually accessible areas of ceilings, walls, floors, cabinets, and closets, and includes the testing of a representative number of windows and doors, switches, and outlets. Nationally recognized home inspection standards require testing a minimum of one window, door, switch, and outlet in every room, where accessible.



General: (P#Bedrooms) Bedrooms Inspected

Our inspection of bedrooms includes the visually accessible areas of ceilings, walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets.

**Ceilings & Walls: Inspected**

The walls and ceilings in the interior rooms were visually inspected for proper installation and current conditions. As previously mentioned we may not comment on minor cracks. Many of these cracks are on the surface of the paint, caulk, drywall texture, drywall mud/spackle/putty, or drywall tape and are cosmetic. Any notable deficiencies or exceptions will be listed in this report.

Floors: Inspected

The floors in the interior rooms were visually inspected for the current condition. The floors should appear to be in satisfactory condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Doors: Inspected

Interior doors and hardware were lightly operated and visually inspected for proper installation and current conditions. Smooth door operation may change as the home heats and cools. Any notable deficiencies or exceptions will be listed in this report.

Windows: Inspected

The windows were visually inspected for proper installation and satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior, and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity change. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and re-inspected by a professional window contractor. Any notable deficiencies or exceptions will be listed in this report.

Electrical Outlets: (P4) Inspected

A representative number of outlets were visually inspected and tested using an outlet tester. Outlets are checked for power, proper wiring (according to the testing tool,) installation, and placement. Any notable deficiencies or exceptions will be listed in this report.



Electrical Fixtures & Switches: Inspected Light Fixtures & Switches

Light fixtures mounted in the interior rooms were tested for response to the switches or remotes and visually inspected for proper installation and current condition. Any notable deficiencies or exceptions will be listed in this report.

Stairways & Railings: Inspected

The guard/hand rail for the interior stairs was inspected for proper security and baluster spacing. The rails should be installed at an acceptable height greater than 32 inches. Step treads and risers should meet depth and height requirements. Any notable deficiencies or exceptions will be listed in this report.

Smoke & CO Detectors: (P1) Smoke Detector Inspected for Presence

The existing smoke detectors were inspected, but they are only noted as to presence as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level. Any notable deficiencies or exceptions will be listed in this report.



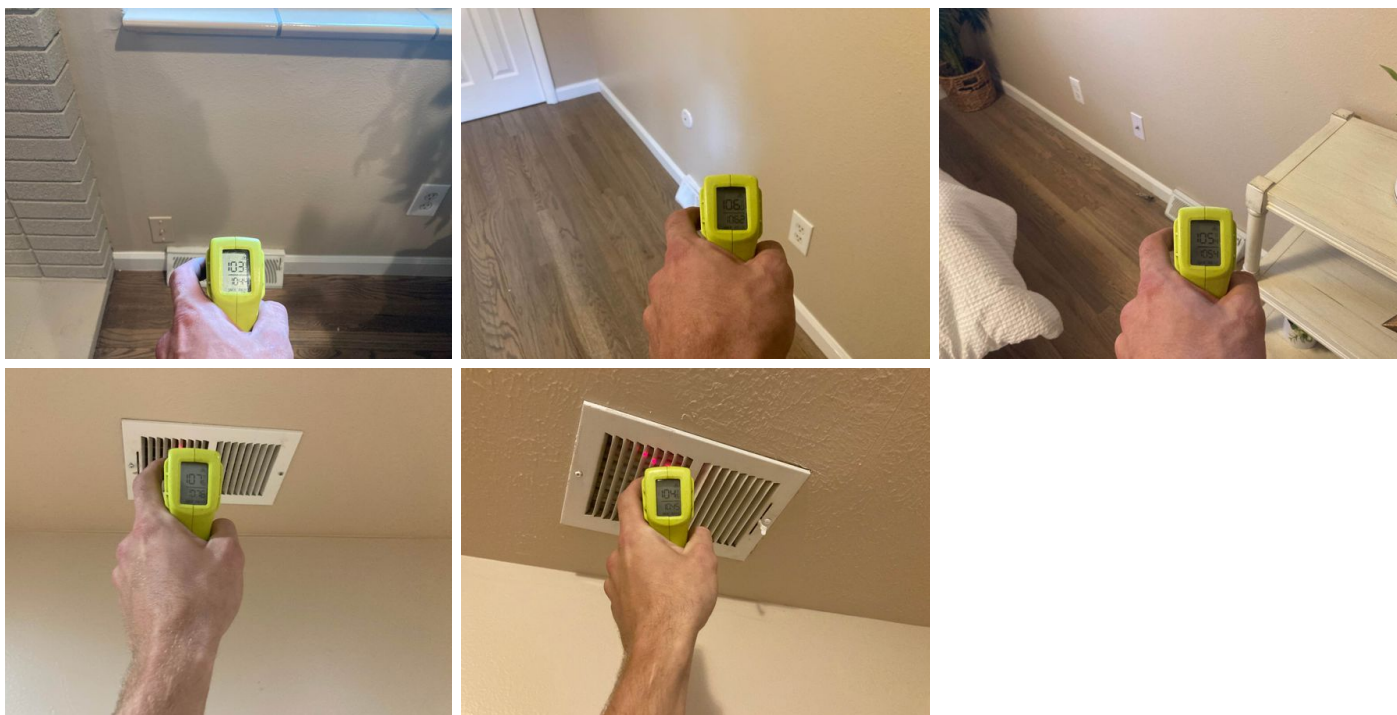
Smoke & CO Detectors: (P1) CO Detector Inspected for Presence

Carbon monoxide detector(s) were inspected for their presence in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping.

Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms. Any notable deficiencies or exceptions will be listed in this report.

Installed Heat Source: (P#Sources) Presence of Heat Inspected

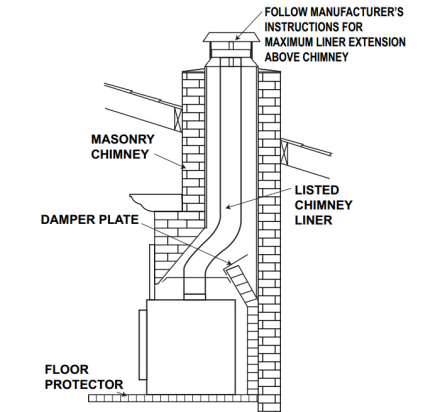
The heating system was turned on using normal operating controls. As a courtesy to the client, the temperature was checked in all interior rooms that had a heat source installed (bathrooms, kitchens, laundry rooms, and unfinished spaces do not require heat sources). The inspection of airflow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. Any notable deficiencies or exceptions will be listed in this report.



Fireplace Wood-Burning: Type of Fireplace Masonry

Fireplace Wood-Burning: (P3) Limited Inspection

The operation of a wood-burning fireplace is outside of the scope of a standard home inspection. The fireplace was visually inspected according to the set InterNACHI Standards of Practice. This includes a visual inspection of the: mantel, lintel, fire blocker, firebox, damper door, and grate if present. Any notable deficiencies or exceptions will be listed in this report. Most of the chimney flue is inaccessible, and not visible.



Limitations

General

INSPECTION RESTRICTIONS

Complete inspection of the interior spaces, and rooms is difficult. Be aware that if the subject property is furnished, there are limitations pertaining what we may able to inspect during the engagement. In accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, move or remove stored items, clear clutter, nor can we remove or rearrange items within closets and cabinets.

General

BROKEN WINDOW SEALS

All windows with more than one pane have an airtight seal between thermal window panes. Although some double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by "solar pumping". As sunshine hits a double pane window, the air or gas inside heats up significantly, causing the sealed window unit to expand and pushing air out through the semi-permeable seals. In the evening, the window cools and contracts, drawing air—and humidity—with it. Day after day, year after year, this cyclical expansion and contraction occurs, stressing the window seals and filling the air space with moisture. Windows on the sunny side of a home will experience larger temperature swings, resulting in greater amounts of thermal pumping, seal stress and failure rates. Manufacturers expect and plan for solar pumping. Built into every thermal pane window frame is silica desiccant to absorb the small amounts of moisture inevitably drawn into the window. The desiccant, however, has a limited capacity and lifespan. Windows are manufactured with a specific moisture absorption life span (i.e., 5 years, 20 years etc) that is based on solar pumping activity. The cause of condensation or cloudy appearance in thermal pane windows is not so much due to a loss of seal, as it is to a failure of desiccant placed within the units to absorb moisture.

NOTE: During the course of a home inspection, we attempt to be as thorough as possible related to the identification of window seal issues. However, the buyer should NOT solely rely on this report (related to window issues), as a compromised barrier/seal may not manifest itself by cloudiness or condensation in or on the glazings of glass at the time of inspection. Condensation may be present in the morning but not in the evenings, and vice versa. Additionally, condensation on or in window glazings may not be evident if the outside temperature is within 10-15 degrees of the temperature inside the home. Identification of a compromised thermal seal can be made impossible when dealing with windows that are dirty or not fully cleaned immediately prior to our inspection.

Fireplace Wood-Burning

FIREPLACE AND STACK INSPECTION LIMITATIONS

Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

Fireplace Wood-Burning

CHIMNEY FLUE NOT INSPECTED

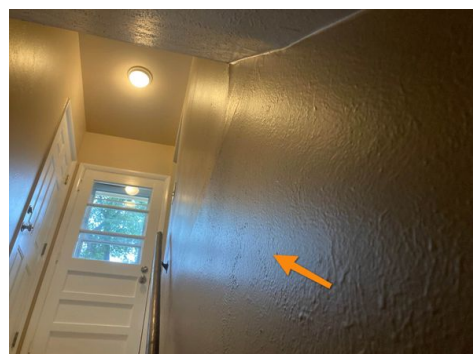
The chimney flue was inaccessible and was not inspected. Improperly lined or damaged flues may allow the toxic products of combustion to enter the living space or corrosive gasses to damage the chimney structure. Consider consulting with a qualified contractor. Dirty flues are potential fire hazards and should be cleaned by a professional. Recommend having the chimney evaluated by a C.S.I. (Chimney Safety Institute) -qualified chimney sweep. I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

Recommendations

6.2.1 Ceilings & Walls

BULGE

The wall was bowed or bulges in areas. A qualified contractor should evaluate and repair or replace as necessary.



6.2.2 Ceilings & Walls

CRACKING AROUND WINDOW

There was cracking around some windows on the interior (where the window meets the wall). A qualified contractor should evaluate and repair or replace as necessary.



6.2.3 Ceilings & Walls

MOISTURE DAMAGE-CEILINGS

The ceilings showed evidence that moisture was entering from behind possibly including damage and deterioration. A qualified contractor should evaluate and repair or replace as necessary.



6.2.4 Ceilings & Walls

MOISTURE DAMAGE-WALLS

The interior walls showed evidence that moisture was entering from behind possibly including damage and deterioration. A qualified contractor should evaluate and repair or replace as necessary.



6.2.5 Ceilings & Walls

MINOR CRACKS-CEILING

Minor cracking was visible on the interior ceilings. A qualified contractor should evaluate and repair or replace as necessary.



6.2.6 Ceilings & Walls

MINOR CRACKS-WALLS

Minor cracking was visible on the interior walls. A qualified contractor should evaluate and repair or replace as necessary.



6.2.7 Ceilings & Walls

POSSIBLE MOLD

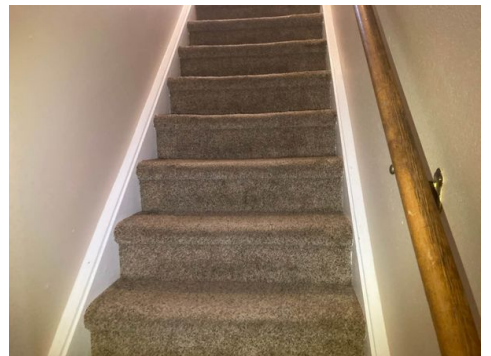
Evidence of a possible mold like substance was observed on the interior walls and/or ceilings. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. It is recommended to consult a mold inspector or mold remediation specialist to determine if further action is needed.



6.3.1 Floors

CARPET STAINS

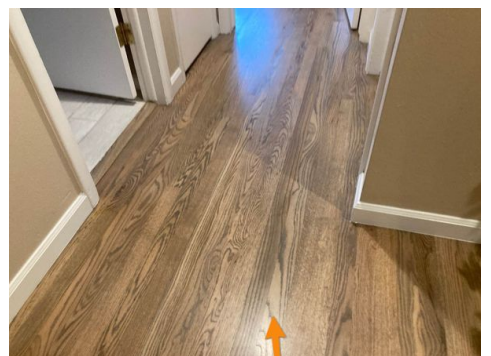
The carpet was stained in areas. A qualified contractor should evaluate and repair or replace as necessary.



6.3.2 Floors

FLOOR SQUEAKS

The floor squeaks when stepped on. A qualified contractor should evaluate and repair or replace as necessary.



6.3.3 Floors**SEAMS WIDE/INCONSISTENT**

The flooring had seams that were wide or inconsistent possibly indication loose flooring or poor installation. A qualified contractor should evaluate and repair or replace as necessary.



6.4.1 Doors**DAMAGED - DOOR**

The door surface was damaged. A qualified contractor should evaluate and repair or replace as necessary.



6.4.2 Doors**MISSING - DOORSTOP**

The door had a damaged or missing doorstop. A qualified contractor should evaluate and repair or replace as necessary.



6.4.3 Doors**RUBS FRAME**

An interior door rubs at the door frame when closing. This may mean the door or frame is out of square or that hinges may not be installed properly.

A qualified contractor should evaluate and repair or replace as necessary.



Left Basement Bedroom

6.5.1 Windows

LOCK DAMAGED/MISSING

The window had damaged or missing lock hardware. A qualified contractor should evaluate and repair or replace as necessary.



Primary

6.5.2 Windows

WORN OR NEARING THE END OF LIFE EXPECTANCY

Windows installed in the home appeared to be worn or aged. This apparent condition can mean the windows are deteriorated or difficult to operate, and can also mean they are not consistent with current efficiency standards. They were possibly original and were either at or near their serviceable lifespan. Recommend further evaluation by a qualified contractor and budgeting for potential future replacement.



6.5.3 Windows

NO EGRESS



At the time of the inspection, the property did not have emergency escape and rescue openings which met generally-accepted current standards. Egress opening requirements:

For safety reasons, all sleeping room and basements greater than 200 square feet and new properties should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements:

1. Sill height shall not exceed 44 inches above the floor.
2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windows may have a minimum clear opening of 5 square feet.
3. Minimum net clear opening height shall be 24 inches.
4. Minimum net clear opening width shall be 20 inches.

6.8.1 Stairways & Railings

NO RETURN AT ENDS

At the interior stairs, the handrail had a railing end that did not return to the wall or post. A fall could occur if something (purse, backpack etc.) caught the end of the railing when descending. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

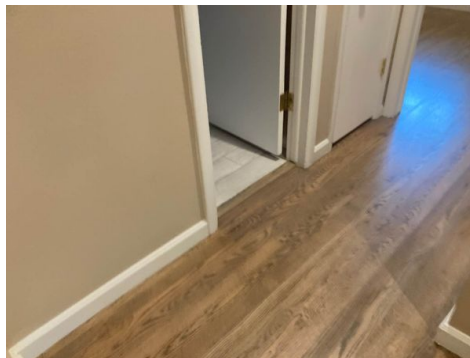


6.9.1 Smoke & CO Detectors

CO DETECTOR MISSING

Carbon monoxide detectors were not installed within a specified distance of each room lawfully used for sleeping purposes. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that has a fuel-burning heater or appliance, a fireplace, or an attached garage.

There are no carbon monoxide detectors on the lower or upper level.



6.9.2 Smoke & CO Detectors

SMOKE DETECTOR MISSING

The smoke detector was missing. A qualified person should replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.



6.9.3 Smoke & CO Detectors

SMOKE DETECTOR OLD

Some of the smoke detectors appeared to be old and beyond their expected life. A qualified person should repair or replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.



6.11.1 Fireplace Wood-Burning

DAMAGE TO FIREPLACE INTERIOR CHAMBER

The fireplace had damage to the interior chamber. A qualified contractor should evaluate and repair or replace as necessary.



7: KITCHEN

Information

Kitchen General: (P1) Kitchen & Appliances Description

Oven, Dishwasher, Refrigerator, Microwave

The kitchen was inspected according to the set standards of practice for home inspectors. A limited inspection was done on the installed appliances. The inspection of appliances is outside the scope of a general home inspection. If the client would like a more intensive inspection of any appliances they should contact a qualified contractor to further evaluate before accepting any agreements.



Ceilings & Walls: Inspected

The walls and ceilings in the kitchen were visually inspected for proper installation and current conditions. Any notable deficiencies or exceptions will be listed in this report.

Floors: Inspected

The floors in the kitchen were visually inspected for the current condition. The floor should appear to be in satisfactory condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Cabinets & Counters: Inspected Cabinets

The cabinets/shelves in the kitchen were inspected for proper installation, secured with proper hardware, doors and drawers (if present) were operational and overall condition. Any notable deficiencies or exceptions will be listed in this report.

Cabinets & Counters: Inspected Counters

The counter tops in the kitchen were properly installed, secured properly and in generally satisfactory condition.

Electrical Outlets: (P1) Inspected

Kitchen electrical outlets were inspected for presence of ground fault circuit interrupter (GFCI) protection, response to testing and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Windows: Inspected

The kitchen windows were visually inspected for proper installation and satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior, and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and re-inspected by a professional window contractor. Any notable deficiencies or exceptions will be listed in this report.

Electrical Fixtures & Switches: Inspected

Light fixtures mounted in the interior rooms were tested for response to switches or remotes and visually inspected for proper installation and current condition. Any notable deficiencies or exceptions will be listed in this report.

Faucets Fixtures: Inspected

The visible water faucets(s) in the kitchen were inspected and operated for overall condition, secured properly and function. Inspection for leaks was also performed. Evaluation of extra fixtures is outside the scope of the inspection. Any notable deficiencies or exceptions will be listed in this report.

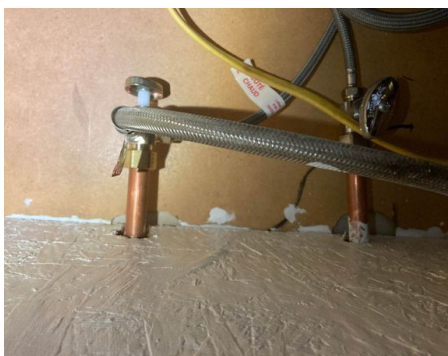
Drain Waste and Vent System: (P2) Inspected

The visible drain, waste, and vent piping material in the kitchen were visually inspected for proper installation and for satisfactory current condition. The drains from all functional fixtures were tested during the inspection to verify that they emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. Any notable deficiencies or exceptions will be listed in this report.



Water Supply Shutoff Valves: (P1) Inspected

The water shut off valves for the sink were inspected for overall condition at the time of inspection. They were not operated but were visually inspected. Any notable deficiencies or exceptions will be listed in this report.



Food Waste Disposer: Brand In-Sink-Erator

Food Waste Disposer: (P2) Inspected

The food waste disposer was inspected for operation, securely installed, electrical wiring properly secured with Romex connector and the drain lines installed properly with no leaks at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

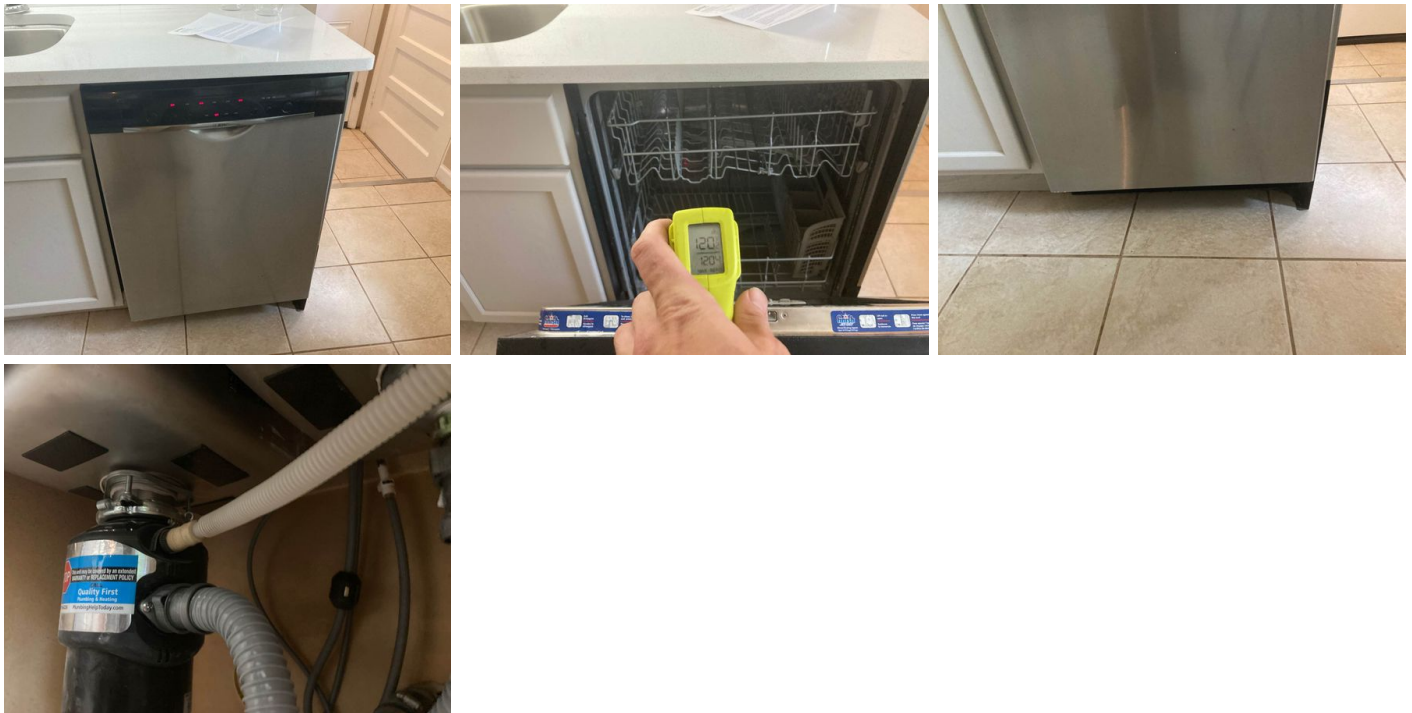


Dishwasher: Brand

Bosch

Dishwasher: (P4) Inspected

The dishwasher was operated and checked for leaks at the time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope of a general home inspection. However, as a courtesy to the client, we will operate the dishwasher to confirm that it is working and there are no leaks during the time of inspection. This operation of the dishwasher does not serve as a certification that the dishwasher is properly installed up to current standards, but is meant to give the client additional information that the dishwasher operated and no leaks were visible at the time of inspection. It is common for appliances to fail over time and the dishwasher should be monitored as needed to ensure proper operation in the future. If the client would like a more intensive inspection of the dishwasher or any other appliance they should contact a qualified contractor to further evaluate before the inspection objection deadline. Any notable deficiencies or exceptions will be listed in this report.



Range/Oven/Cooktop: Fuel Source

Gas Range

Range/Oven/Cooktop: Brand

General Electric

Range/Oven/Cooktop: (P4) Inspected

All accessible cooking elements and burners were tested for proper operation at the time of inspection.

The inspection of the range/oven/cooktop is non-exhaustive and limited by nature. This inspection is not an approval or a guarantee that the range/oven/cooktop will last, only a representation of the conditions on the day of the inspection. The range/oven/cooktop are all appliances that typically stop working well or stops working altogether in a sudden instance. If the client would like a more intensive inspection of the range/oven/cooktop or any other appliance they should contact a qualified contractor to further evaluate before accepting any agreements. Any notable deficiencies or exceptions will be listed in this report.



Range Hood: Exhaust Vent Type

Combination Microwave/Range
Hood Fan

Range Hood: (P1) Inspected

The range hood fan was tested for overall operation at the time of inspection. The device was visually inspected for an operational light and general cleanliness from excessive grease build-up. Any notable deficiencies or exceptions will be listed in this report.



Mounted Microwave: Brand

General Electric

Mounted Microwave: (P2) Inspected

The permanently installed microwave was inspected for proper mounting, tested, and operation at the time of inspection. This inspection is not an approval or a guarantee that the microwave will last, only a representation of the conditions on the day of the inspection. A microwave is an appliance that typically stops working well or stops working altogether in a sudden instance. If the client would like a more intensive inspection of the microwave or any other appliance they should contact a qualified contractor to further evaluate before accepting any agreements. Any notable deficiencies or exceptions will be listed in this report.



Refrigerator: Brand

Frigidaire

Refrigerator: (P3) Inspected

The refrigerator and freezer were visually inspected and checked for optimal cooling and freezing temperatures. Water fixtures are tested if present. The inspection of the refrigerator is non-exhaustive and limited by nature. This inspection is not an approval or a guarantee that the refrigerator will last, only a representation of the conditions on the day of the inspection. A refrigerator is an appliance that typically stops working well or stops working altogether in a sudden instance. If the client would like a more intensive inspection of the refrigerator or any other appliance they should contact a qualified contractor to further evaluate before accepting any agreements. Any notable deficiencies or exceptions will be listed in this report.



Installed Heat Source: (P1) Presence of Heat Inspected

The heating system was turned on using normal operating controls. As a courtesy to the client, the temperature was checked in all interior rooms that had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces not requiring a heat source). The inspection of airflow and/or distribution is beyond the scope of the inspection. We were not able to determine the supply adequacy of the heating system during the course of a general home inspection. Any notable deficiencies or exceptions will be listed in this report.



Limitations

Doors

NOT PRESENT

There were no doors present in the kitchen area.

Dishwasher

INSPECTION RESTRICTIONS

A dishwasher is an appliance that is usually installed within cabinetry and not all areas are visible or accessible without moving the appliance. This is an inspection restriction including any potential defects. This limits visible access to the drain line or any areas of leaking.

Refrigerator

INSPECTION RESTRICTIONS

A refrigerator is an appliance that is usually installed within cabinetry and not all areas are visible or accessible without moving the appliance. This is an inspection restriction including any potential defects. This limits visible access to the water supply line, refrigerant coils, or any areas of leaking.

Recommendations

7.4.1 Floors

CRACKED/DAMAGED TILE

The tile floor was cracked/damaged. A qualified contractor should evaluate and repair or replace as necessary.



7.10.1 Drain Waste and Vent System

FLEX PIPE

The sink drain line had a flex pipe used as part of the drain line. Flexible drain lines can smell, clog, leak or fail. Flex lines design includes multiple folds in which moisture may become trapped and mold may grow. A qualified contractor should evaluate and repair or replace as necessary.



7.13.1 Dishwasher

CONTROL PANEL DAMAGED

The dishwasher control panel was illegible, inoperable, or damaged. A qualified contractor should evaluate and repair or replace as necessary.



Buttons wore off

7.15.1 Range Hood

MISSING SCREEN, FAN COVER

The vent hood was missing the screen and/or fan cover. A qualified contractor should evaluate and repair or replace as necessary.



7.17.1 Refrigerator

WATER/ICE DISPENSER NOT OPERATIONAL

Although outside the scope of a general home inspection, the inspector noted the refrigerator ice and/or water dispenser was not working. A qualified contractor should evaluate and repair or replace as necessary.



8: LAUNDRY

Information

Laundry Room Location: (P1)**Laundry Area Location**

Basement Mechanical Room

**Doors: Inspected**

Laundry doors and hardware were lightly operated and visually inspected for proper installation and current conditions. Smooth door operation may change as the home heats and cools. Any notable deficiencies or exceptions will be listed in this report.

Exhaust Fan: No Exhaust Fan-Openable Window

There was no ventilation exhaust fan in the laundry room. Normally an exhaust fan or an openable window is needed for proper ventilation. There was an openable window present.

Ceilings & Walls: Inspected

The walls and ceilings in the laundry were visually inspected for proper installation and current conditions. Any notable deficiencies or exceptions will be listed in this report.

Windows: Inspected

The laundry windows were visually inspected for proper installation and satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior, and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and re-inspected by a professional window contractor. Any notable deficiencies or exceptions will be listed in this report.

Floors: Inspected

The floors in the laundry area were visually inspected for the current condition. The floor should appear to be in satisfactory condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Electrical Outlets: (P1) Inspected

Laundry electrical outlets were inspected for presence of ground fault circuit interrupter (GFCI) protection, response to testing and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



220 Volt Dryer Outlet: Dryer Outlet Type

3-pronged

220 Volt Dryer Outlet: (P1) Inspected

The 220-volt dryer electrical outlet was inspected and for overall operation and condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

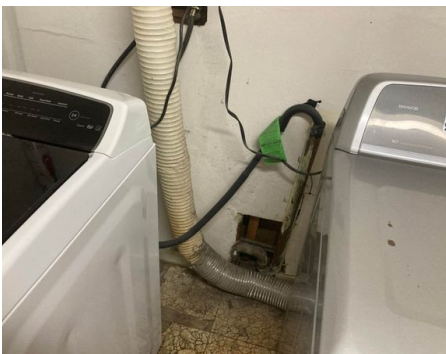


Dryer Vent Piping: Vent Material

Flexible Metal, Plastic

Dryer Vent Piping: (P1) Inspected

A dryer vent connection was installed in the laundry area. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. We recommend that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. Any notable deficiencies or exceptions will be listed in this report.



Gas Supply Shut-Off Valve: (P1) Inspected

There was gas supply piping present for a gas dryer. The gas supply included a shutoff valve in the vicinity of the dryer for service personnel and emergency use. The gas supply was inspected for leaks at any of the exposed gas piping. The valve was not operated as part of the inspection. Any notable deficiencies or exceptions will be listed in this report.



Washer Drain: (P1) Inspected For Presence

The majority of the washer drain system was not visible and could not be inspected for proper operation. The inspection of the washing machine (if present) is beyond the scope of this inspection. The washing machine (if present) was not operated and the inspector is unable to determine if there are any deficiencies with the washer drain system. Any notable deficiencies or exceptions will be listed in this report.



Washer Plumbing Supply: (P1) Inspected

The water shut off valves for the clothes washer were visually inspected for proper installation and current conditions. They should not be leaking or corroded, and have proper knobs/handles, and in serviceable condition. The valves were not operated but were visually inspected. Any notable deficiencies or exceptions will be listed in this report.



Limitations

Clothes Washer/Dryer

WASHER/DRYER NOT INSPECTED

Clothes washers and dryers are outside the scope of a general home inspection.

Cabinets & Counters

NOT PRESENT

There were no counters or cabinets in the laundry area at the time of inspection.

Floors

INSPECTION RESTRICTION

The presence of laundry appliances or personal storage at the time of the inspection will restrict visible areas of the floor. This limits access including the discovery of any possible defects.

Installed Heat Source

NOT PRESENT

There was not a heat source in the laundry area.

Recommendations

8.5.1 Ceilings & Walls

MOISTURE DAMAGE-WALLS

The interior walls showed evidence that moisture was entering from behind possibly including damage and deterioration. A qualified contractor should evaluate and repair or replace as necessary.



8.8.1 Floors

ASBESTOS TILES

The property had tiles that may contain asbestos. A qualified contractor should evaluate and repair or replace as necessary. Flooring, including sheet vinyl, vinyl or asphalt floor tiles and any associated paper-like backing, mastic, adhesive or glue, may contain asbestos. In the past, asbestos fibers were added during the production of flooring materials to strengthen the flooring and to increase its durability. Flooring that contains asbestos, when intact and in good condition, is generally considered non-friable and is not hazardous. Heat, water, weathering or aging can weaken flooring to the point where it is considered friable. Friable material includes any material containing more than 1 percent asbestos that can be crumbled, pulverized or reduced to powder with hand pressure. This includes previously non-friable material which has been damaged to the extent that it may be crumbled, pulverized or reduced to powder by hand pressure and can also be made friable during its removal. Friable materials can release asbestos fibers into the air. Once in the air, asbestos fibers present a health hazard to people who inhale those fibers.



8.8.2 Floors

FLOOR DAMAGED

There appeared to be some damage to the interior flooring in areas. Recommend a qualified contractor evaluate and repair or replace as needed.



8.11.1 Dryer Vent Piping

PLASTIC VENT

A dryer vent connection was installed in the laundry area. The dryer was vented using a flexible plastic vent which is not approved by the Underwriter's Laboratory (UL). Flexible plastic dryer vent is more likely to accumulate lint than a smooth metal vent creating a potential fire hazard. Excessive lint accumulation can increase drying time and shorten the dryer's lifespan. The inspector recommends replacing the plastic vent with a properly installed UL approved dryer vent. A qualified contractor should evaluate and repair or replace as necessary.



9: BATHROOM

Information

Bathroom Location: (P1)**Bathroom Location**

Main Level, Shared

**Doors: Inspected**

Bathroom doors and hardware were lightly operated and visually inspected for proper installation and current conditions. Smooth door operation may change as the home heats and cools. Any notable deficiencies or exceptions will be listed in this report.

Exhaust Fan: (P1) Inspected

The exhaust fan in the bathroom was visually inspected and operated using normal controls to examine the proper installation and current conditions. It should operate properly and be in a serviceable condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

**Ceilings & Walls: Inspected**

The walls and ceilings in the bathroom were visually inspected for proper installation and current conditions. Any notable deficiencies or exceptions will be listed in this report.

Floors: Inspected

The floors in the bathroom were visually inspected for the current condition. The floor should appear to be in satisfactory condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Windows: Inspected

The bathroom windows were visually inspected for proper installation and satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior, and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and re-inspected by a professional window contractor. Any notable deficiencies or exceptions will be listed in this report.

Electrical Outlets: (P1) Inspected

Bathroom outlets were inspected for presence of ground fault circuit interrupter (GFCI) protection, response to testing and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Electrical Fixtures & Switches: Inspected

Light fixtures mounted in the bathroom were tested for response to switches and visually inspected for proper installation and current conditions. Any notable deficiencies or exceptions will be listed in this report.

Cabinets & Counters: Inspected Cabinets

The cabinets/shelves in the bathroom were inspected for proper installation and overall condition of doors and drawers. Any notable deficiencies or exceptions will be listed in this report.

Cabinets & Counters: Inspected Counters

The countertops in this bathroom were inspected to ensure they were secured properly and in generally satisfactory condition. Any notable deficiencies or exceptions will be listed in this report.

Drain Waste and Vent System: (P2) Inspected

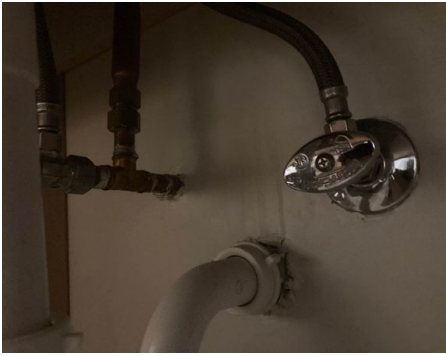
The visible drain, waste, and vent piping material in this bathroom were visually inspected for satisfactory condition and intended function. The drains from all functional fixtures were tested during the inspection for reasonable drainage time and overflow when other fixtures were drained simultaneously.

Any notable deficiencies or exceptions will be listed in this report.



Water Supply Shutoff Valves: (P1) Inspected

The water shut off valves for the sink were inspected for visible leaks and overall condition at the time of inspection. They were not operated but were visually inspected. Any notable deficiencies or exceptions will be listed in this report.



Plumbing Fixtures: Inspected

All functional plumbing fixtures were operated during the inspection and were inspected for proper installation, leaks and operation. Evaluation of extra fixtures is outside the scope of the inspection. Any notable deficiencies or exceptions will be listed in this report.

Toilets: (P1) Inspected

The visible components of the toilet were inspected for functionality, recovery and proper installation. The inspector also inspected for leaks at all connections. The water shut off valve was not operated. Any notable deficiencies or exceptions will be listed in this report.



Tub, Shower Area: Inspected

The tub and/or shower areas were inspected for proper sealing or caulking at the time of inspection. Adjacent walls, windows and floors were inspected for overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Fixture Valve Installation And Temperature: (P2) Inspected

The hot and cold water supply valves and corresponding supply lines at the fixtures were inspected for proper installation and overall condition. Hot and cold temperatures were tested for acceptable ranges according to current standards. Any notable deficiencies or exceptions will be listed in this report.



Water Supply Functional Flow: (P3 or Video) Inspected

The overall water pressure or flow was tested by running a minimum of two fixtures at the same time. The flow is observed to ensure that there is not a significant drop in pressure while the fixtures are running. Any notable deficiencies or exceptions will be listed in this report.



Installed Heat Source: (P1) Presence of Heat Inspected

The heating system was turned on using normal operating controls. As a courtesy to the client, the temperature was checked in all interior rooms that had a heat source installed (bathrooms, kitchens, laundry rooms, and unfinished spaces do not require heat sources). The inspection of airflow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. Any notable deficiencies or exceptions will be listed in this report.



Limitations

Tub, Shower Area

INSPECTION RESTRICTIONS

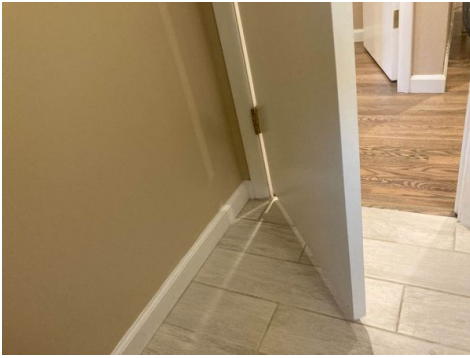
Complete inspection of the bath and/or shower area is difficult. It's impossible to inspect every inch of those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the bath and/or shower is limited by nature. Areas of bath and/or shower area may not have been properly lit, reached, or accessed. Steam shower systems are also beyond the scope of a home inspection.

Recommendations

9.2.1 Doors

MISSING - DOORSTOP

The door had a damaged or missing doorstop. A qualified contractor should evaluate and repair or replace as necessary.



9.12.1 Plumbing Fixtures

SEAL TUB SPOUT

The tub spout should be sealed at the wall to prevent moisture intrusion in to the wall component. A qualified contractor should evaluate then repair or replace as advised.



9.13.1 Toilets

LOOSE AT THE FLOOR

The toilet was loose at the floor. This condition typically is caused by loose bolts or nuts and/or missing floor seals. Loose toilet can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.



9.14.1 Tub, Shower Area

MISSING/DAMAGED GROUT

Tiles on the wall in the bath/shower area had missing or damaged grout. A qualified contractor should evaluate and repair or replace as necessary.



10: BATHROOM 2

Information

Bathroom Location: (P1)

Bathroom Location

Shared, Basement



Doors: Inspected

Bathroom doors and hardware were lightly operated and visually inspected for proper installation and current conditions. Smooth door operation may change as the home heats and cools. Any notable deficiencies or exceptions will be listed in this report.

Exhaust Fan: (P1) Inspected

The exhaust fan in the bathroom was visually inspected and operated using normal controls to examine the proper installation and current conditions. It should operate properly and be in a serviceable condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Ceilings & Walls: Inspected

The walls and ceilings in the bathroom were visually inspected for proper installation and current conditions. Any notable deficiencies or exceptions will be listed in this report.

Floors: Inspected

The floors in the bathroom were visually inspected for the current condition. The floor should appear to be in satisfactory condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Windows: Inspected

The bathroom windows were visually inspected for proper installation and satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior, and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and re-inspected by a professional window contractor. Any notable deficiencies or exceptions will be listed in this report.

Electrical Outlets: (P1) Inspected

Bathroom outlets were inspected for presence of ground fault circuit interrupter (GFCI) protection, response to testing and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Electrical Fixtures & Switches: Inspected

Light fixtures mounted in the bathroom were tested for response to switches and visually inspected for proper installation and current conditions. Any notable deficiencies or exceptions will be listed in this report.

Cabinets & Counters: Inspected Cabinets

The cabinets/shelves in the bathroom were inspected for proper installation and overall condition of doors and drawers. Any notable deficiencies or exceptions will be listed in this report.

Cabinets & Counters: Inspected Counters

The countertops in this bathroom were inspected to ensure they were secured properly and in generally satisfactory condition. Any notable deficiencies or exceptions will be listed in this report.

Drain Waste and Vent System: (P2) Inspected

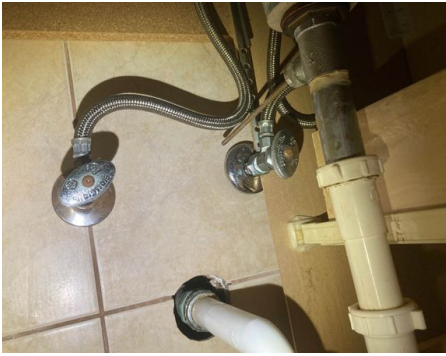
The visible drain, waste, and vent piping material in this bathroom were visually inspected for satisfactory condition and intended function. The drains from all functional fixtures were tested during the inspection for reasonable drainage time and overflow when other fixtures were drained simultaneously.

Any notable deficiencies or exceptions will be listed in this report.



Water Supply Shutoff Valves: (P1) Inspected

The water shut off valves for the sink were inspected for visible leaks and overall condition at the time of inspection. They were not operated but were visually inspected. Any notable deficiencies or exceptions will be listed in this report.



Plumbing Fixtures: Inspected

All functional plumbing fixtures were operated during the inspection and were inspected for proper installation, leaks and operation. Evaluation of extra fixtures is outside the scope of the inspection. Any notable deficiencies or exceptions will be listed in this report.

Toilets: (P1) Inspected

The visible components of the toilet were inspected for functionality, recovery and proper installation. The inspector also inspected for leaks at all connections. The water shut off valve was not operated. Any notable deficiencies or exceptions will be listed in this report.



Tub, Shower Area: Inspected

The tub and/or shower areas were inspected for proper sealing or caulking at the time of inspection. Adjacent walls, windows and floors were inspected for overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Fixture Valve Installation And Temperature: (P2) Inspected

The hot and cold water supply valves and corresponding supply lines at the fixtures were inspected for proper installation and overall condition. Hot and cold temperatures were tested for acceptable ranges according to current standards. Any notable deficiencies or exceptions will be listed in this report.



Water Supply Functional Flow: (P3 or Video) Inspected

The overall water pressure or flow was tested by running a minimum of two fixtures at the same time. The flow is observed to ensure that there is not a significant drop in pressure while the fixtures are running. Any notable deficiencies or exceptions will be listed in this report.



Installed Heat Source: (P1) Presence of Heat Inspected

The heating system was turned on using normal operating controls. As a courtesy to the client, the temperature was checked in all interior rooms that had a heat source installed (bathrooms, kitchens, laundry rooms, and unfinished spaces do not require heat sources). The inspection of airflow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. Any notable deficiencies or exceptions will be listed in this report.



Limitations

Tub, Shower Area

INSPECTION RESTRICTIONS

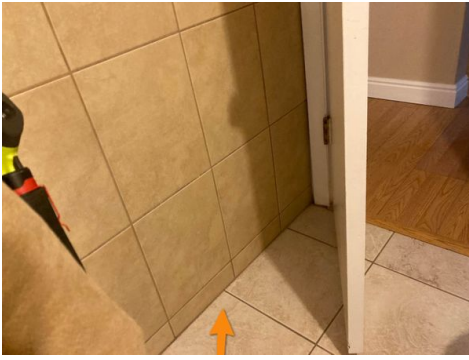
Complete inspection of the bath and/or shower area is difficult. It's impossible to inspect every inch of those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. An inspection of the bath and/or shower is limited by nature. Areas of bath and/or shower area may not have been properly lit, reached, or accessed. Steam shower systems are also beyond the scope of a home inspection.

Recommendations

10.2.1 Doors

MISSING - DOORSTOP

The door had a damaged or missing doorstop. A qualified contractor should evaluate and repair or replace as necessary.



10.3.1 Exhaust Fan

DIRTY

The bathroom exhaust fan was very dirty and possibly clogged. A qualified contractor should evaluate and repair or replace as necessary.



10.7.1 Electrical Outlets

LOOSE - OUTLET

An electrical outlet was loose in the wall. A qualified contractor should evaluate and repair or replace as necessary.



10.9.1 Cabinets & Counters

DAMAGED - CABINET FLOOR

The cabinet floor was damaged. This may be from excessive leaking pipes, condensation, or even leaking cleaners stored in cabinet over the years.

A qualified contractor should evaluate and repair or replace as necessary.



10.10.1 Drain Waste and Vent System

MISSING - SINK DRAIN STOPPER

The sink drain stop was missing, damaged or did not operate properly. A qualified contractor should evaluate and repair or replace as necessary.



10.12.1 Plumbing Fixtures

LOOSE IN WALL - SHOWER ARM

A shower supply arm was loose in the wall. This will cause caulking/sealant to deteriorate at an accelerated rate and may allow water to enter the wall. Over time, this could potentially put added stress on the plumbing connections and develop a leak. Recommend a qualified contractor evaluate and repair or replace it as necessary.



10.12.2 Plumbing Fixtures

LEAK - SHOWER HEAD

There was a leak at the shower head connection at the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.



10.13.1 Toilets

LOOSE AT THE FLOOR

The toilet was loose at the floor. This condition typically is caused by loose bolts or nuts and/or missing floor seals. Loose toilet can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.



10.13.2 Toilets

RUNS AFTER FLUSHING

The toilet continually "runs" after flushing. This generally means the interior tank components are not working properly. A qualified contractor should evaluate and repair or replace as necessary.

10.14.1 Tub, Shower Area

MISSING/DAMAGED GROUT

Tiles on the wall in the bath/shower area had missing or damaged grout. A qualified contractor should evaluate and repair or replace as necessary.



11: PLUMBING

Information

Main Water Shut-Off Valve: (P1)	Main Water Shut-Off Valve: (P1)
Location	Shut-Off Description
Basement Front	Knob, Red



Main Water Shut-Off Valve: Inspected

The plumbing supply system had a shutoff valve installed. It appeared to be in serviceable condition but testing the operation of this valve is not within the scope of a property inspection.

The valve was not operated during the inspection; however, it should be "exercised" periodically to maximize its useful life so that it will remain functional when the need arises.

Water pipe fittings connected to the adjacent pipes appeared to be in a serviceable condition at the time of the inspection.

Any notable deficiencies or exceptions will be listed in this report.

Water Supply : Main Water	Water Supply & Distribution
Supply Line Material	Systems: Water Supply
Not Visible	Distribution Material
	Copper

Water Supply & Distribution Systems: (P1) Inspected

The exposed and visible distribution piping running from the main source to each faucet or fixture was inspected for overall condition. Any notable deficiencies or exceptions will be listed in this report.



Water Pressure: Water Pressure	Drain, Waste, & Vent Systems:
High Pressure	Drain, Waste, & Vent Materials
	Cast Iron

Gas Piping: Inspected

The interior gas piping was visually inspected for acceptable conditions and tested for leaks at accessible areas. Gas piping should not be corroded or have evidence of leakage at any of the exposed gas piping. Not all areas are accessible due to installation location behind walls or on high ceilings. Pressure testing is considered beyond the scope of a property inspection. Any notable deficiencies or exceptions will be listed on this report.

Sump Pit: (P1) Location

Not Present

Limitations

Water Supply

NOT VISIBLE/ACCESSIBLE

The main water supply line material was concealed and not visible for inspection.

Drain, Waste, & Vent Systems

NOT VISIBLE

The interior drainage and waste plumbing system was not visible or accessible. The drainage and waste piping was installed within finished walls and/or under floors. It is not possible to properly assess the general condition without performing a sewer scope, which may be restricted based on building design or building management guidelines.

Sump Pit

NO PUMP NO PIT

The property did not have a visible sump pit or pump

Recommendations

11.3.1 Water Supply & Distribution Systems

CORROSION - DISTRIBUTION LINE

The water distribution supply pipe was corroded in one or more areas. The distribution piping runs from the main source to each faucet or fixture.

A qualified contractor should evaluate and repair or replace as necessary.



Laundry Area

11.3.2 Water Supply & Distribution Systems

SADDLE VALVE

A saddle valve was present at the plumbing at the time of inspection. They are prone to leak over time as the rubber seal will eventually deteriorate and they clog up as calcium deposits build up at the small opening. Recommend a qualified contractor evaluate and replace it with a permanent valve as needed.



11.4.1 Water Pressure

HIGH WATER PRESSURE

The property water supply pressure measured at the exterior faucet or laundry appliance hose bib. Property water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally accepted current standards. Excessively high water pressure can stress connections in the plumbing system and appliances is likely to cause leaks.

A qualified contractor should install a pressure regulator or evaluate and repair or replace one as necessary.



11.5.1 Drain, Waste, & Vent Systems

LEAKING - DRAIN LINE

The drain pipe was actively leaking at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.



12: ELECTRICAL

Information

Electric Meter & Base: (P1) Inspected

The meter was inspected for proper proper height measuring between 4 feet and 6 feet above the walking surface. The electric meter was also checked to ensure it was properly secured to the property and to be in serviceable condition at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.



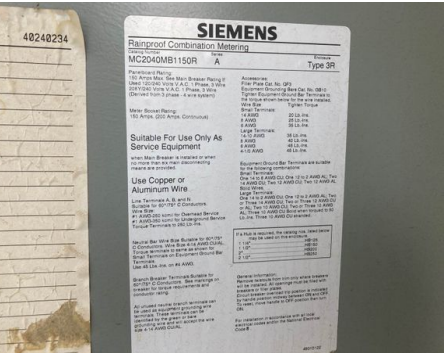
Distribution Panels: (P1) Main Panel Inspected

The main electrical distribution panel was inspected for proper installation and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



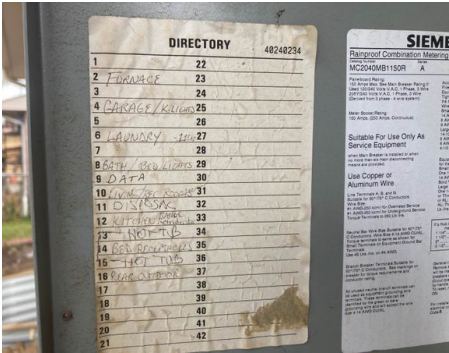
Distribution Panels: (P1) Manufacture Label

The manufacturer's label was inspected for presence. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed, and grounding/bonding information for that particular model. Any notable deficiencies or exceptions will be listed in this report.



Distribution Panels: (P1) Circuit Breaker Labels

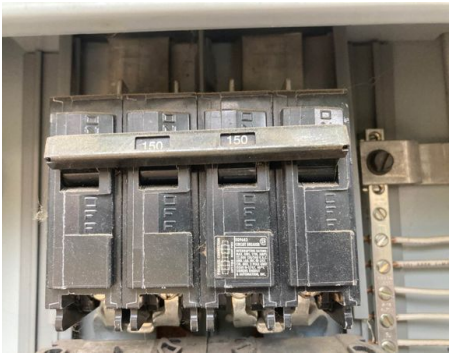
The circuit label was inspected for it's presence. Determining the accuracy of the labeling is beyond the scope of a standard residential home inspection and was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers. Any notable deficiencies or exceptions will be listed in this report.



Main Service Shut-Off: Main Disconnect Rating
150 Amps

Main Service Shut-Off: (P1) Inspected for Presence

The main electrical disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection. Any notable deficiencies or exceptions will be listed in this report.



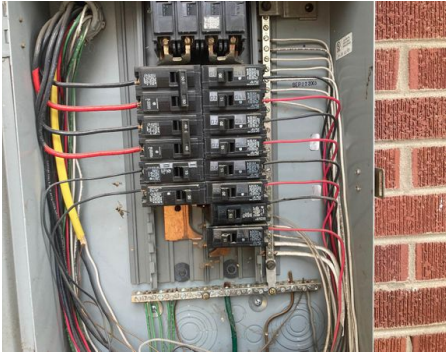
Service-Entrance Conductors: (P1) Inspected

Electrical service-entrance conductors were inspected for presence and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



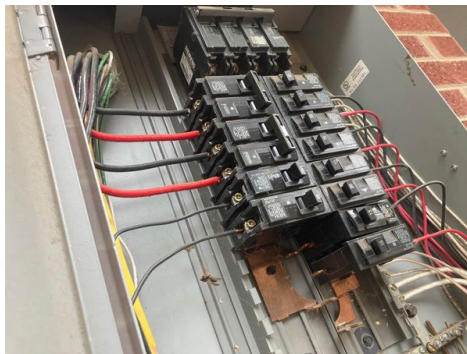
Electrical Circuit Breakers: (P1) Inspected

Electrical over-current protection devices (circuit breakers and fuses) were not tested but visually inspected, for satisfactory installation and condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Electrical Wiring: (P2) Type of Wiring

Copper Solid, Stranded Copper, Stranded Aluminum



Service Mast, Service Conduit & Raceway: Inspected

I inspected the electrical service mast, service conduit and raceway.

Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

Unable to inspect all of the electrical wiring. Most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Service Grounding & Bonding

NOT VISIBLE - GROUNDING AND BONDING

The grounding and bonding was not completely visible and not able to be confirmed. Grounding generally requires wiring to pass through walls to connect with metal piping in the plumbing system or to connect with rods or plates installed underground.

Proper installation of the system grounding and bonding should be installed according to modern code.

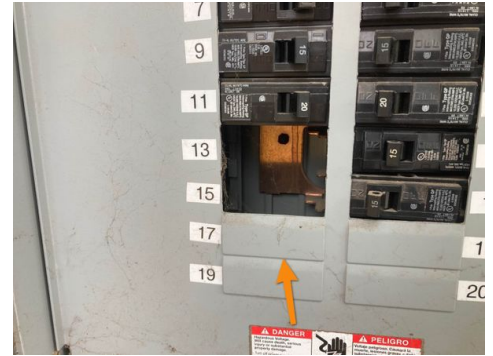
A licensed electrician or township building code inspector could perform a grounding test, which is beyond the scope of my visual-only home inspection.

Recommendations

12.2.1 Distribution Panels

OPEN KNOCKOUT - BREAKER

Unused circuit-breaker panel opening was missing filler plate. A qualified contractor should evaluate and repair and replace as necessary.



12.8.1 Service Mast, Service Conduit & Raceway

INADEQUATE SUPPORT AT CONDUIT

I observed indications of inadequate support at the electrical conduit.

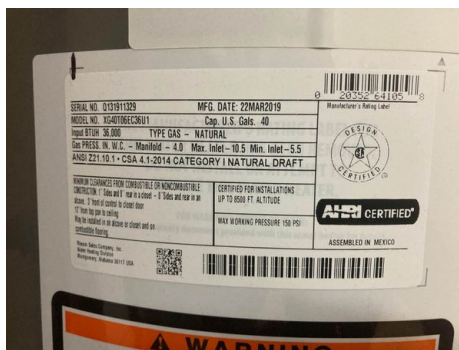


13: WATER HEATING EQUIPMENT

Information

General Information: (P1) Type of Water Heater
Gas Tank

General Information: (P1) Label Information
40 Gal



General Information: Water Heating Equipment Age

1-4 Years

The water heater age was determined by the photo included in this report. According to the U.S. Department of energy, these major appliances are intended to run for between 8 and 12 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, the volume of water utilized, size of the tank, brand, and quality of water heater. Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.

The lifespan of water heaters depends on the following:

- The quality of the water heater
- The chemical composition of the water
- The long term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode rod every 4 years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding

Water Shut-Off: Shut-Off

Description

Lever, Orange

Water Shut-Off: (P1) Inspected

The water heating equipment had a cold water supply shutoff valve installed. The valve was not operated during the inspection; however, it should be "exercised" periodically so that it will remain functional when the need arises.

Water pipe fittings connected to the water heating equipment were visually inspected for the serviceable condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

**Pipe Connections: (P1) Inspected**

Water pipe fittings connected to the water heating equipment were visually inspected for the current condition at the time of inspection. Any deficiencies or limitations will be listed in this report.

**Draft Diverter & Exhaust Flue: (P1) Inspected**

The draft diverter of the gas-fired water heater was inspected for proper clearance from combustibles, alignment and overall condition. Water heater venting systems are designed to moderate vent temperatures and control exhaust velocity by mixing room-temperature air with hot exhaust gasses. Any notable deficiencies or exceptions will listed in this report.



Combustion Air Supply: (P1) Inspected

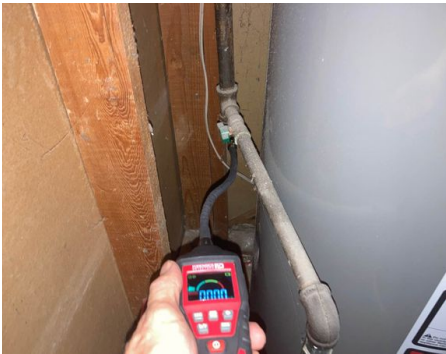
The combustion air supply for this appliance was present.

The fresh air supply is recommended by manufacturers for the efficient operation of fuel-burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer combustion air to come from the outside only. Any notable deficiencies or exceptions will be listed in this report.



Gas Supply Shut-Off Valve: (P1) Inspected

The gas supply piping included a shutoff valve in the vicinity of the heater for service personnel and emergency use. The inspection includes checking for gas leaks at any of the exposed gas piping joints and connections. The valve was not operated as part of the inspection. Any notable deficiencies or exceptions will be listed in this report.



Temperature & Pressure Relief Valve: (P2) Inspected

The water heater should be equipped with a TPR (Temperature Pressure Relief) valve and a properly-configured TPR valve discharge pipe which is properly connected to the T&P relief valve and terminates within 6" from the floor. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection. Any notable deficiencies or exceptions will be listed in this report.



Exterior Condition/Leakage: (P1) Inspected

The water heating equipment was inspected for proper support, overall condition and leaks. Any notable deficiencies or exceptions will be listed in this report.



Drain Valve & Drip Pan: Inspected Drain Valve

The drain valve was inspected for presence and overall condition at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Burn Chamber: (P1) FVIR Sealed

The water heater was "F.V.I.R." (Flammable Vapor Ignition Resistant) compliant and had a sealed burn chamber that was not visible for inspection. Any notable deficiencies or exceptions will be listed in this report.



Operation & Response to Controls: (P3) Gas Operation & Controls Inspected

The gas water heater had either a glow plug or an electronic spark ignition that automatically ignites when demand for hot water is called for by the thermostat. The thermostat is a dial with general temperature settings such as warm, hot, and very hot.

The water heater is inspected for its response to demand for hot water and operation of the ignition system. Any notable deficiencies or exceptions will be listed in this report.



Water Temperature: Water Temperature

150+

Limitations

Expansion Tank / Valve

EXPANSION TANK NOT PRESENT

There was not an expansion tank installed at the time of inspection.

Recommendations

13.8.1 Temperature & Pressure Relief Valve

OVER 6" FROM FLOOR

The TPRV pipe did not conspicuously terminate within 6 inches of the floor. This may allow high pressure hot water to cause unnecessary damage. A qualified contractor should evaluate and repair or replace as necessary.



13.13.1 Water Temperature

WATER TEMPERATURE HIGH

The water temperature was higher than the acceptable range of 120-130 degrees. We recommend adjusting the water heater thermostat.



14: HEATING

Information

Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Heating System Information:	Heating System Information:	Heating System Information:
Location	Energy Source	Heating Method
Basement, Mechanical Room	Gas	Forced-Air Furnace

Heating System Information: (P1) Efficiency

Mid-Efficiency

AFUE - Annual Fuel Utilization Efficiency

AFUE measures a gas furnace's efficiency in converting fuel to energy. For example, a furnace that has an 80 percent AFUE rating can turn 80 percent of the energy it consumes into heat. The other 20 percent is lost during the heating process. Efficiency relates to cost of use, with low efficiency costing the most.

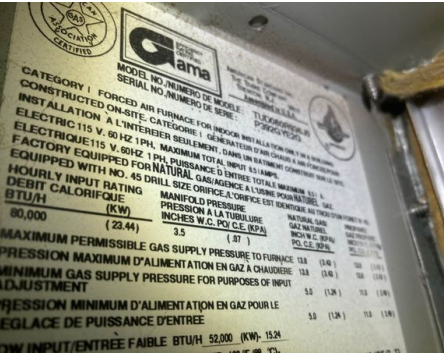


Heating System Information: (P1) Heating Equipment Age
20-25 Years

Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size, and date.

In most cases, furnaces last between 15 to 20 years but many are in service for over 40 years. Furnace life expectancy, like any other product, will vary greatly for a number of reasons. Installation quality and proper sizing, personal comfort preferences and thermostat settings, climate, quality of your heating fuel source, and regular furnace maintenance all can play a role in either extending... or reducing furnace lifespan. Without putting an actual number on it, your furnace can last as long as you continue to keep up with routine, annual maintenance, and minor repairs. And when a major issue presents itself, the decision to repair or replace your furnace with a new one will go a long way towards determining the actual lifespan of your current model.

Opinions about furnace life expectancy will vary from individual to individual. Much like your car, it's not uncommon for an older furnace to need some basic repairs. One homeowner might want a new model the first time a minor repair is needed and the furnace is out of warranty. Another might be willing to make a number of repairs before deciding the old furnace is finished. Others might even be willing to replace major components like a heat exchanger or blower motor. But basing your expectation on a furnace's warranty might be a good place to start.



Exhaust Flue: (P1) Inspected

The gas-fired heating system exhaust flue was visually inspected for proper installation and current condition. The exhaust flue should be in a serviceable condition with proper connections, slope, and clearance from combustibles. Any notable deficiencies or exceptions will be listed in this report.



Combustion Air Supply: (P1) Inspected

The combustion air supply for this appliance was present.

The fresh air supply is recommended by manufacturers for the efficient operation of fuel-burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer combustion air to come from the outside only. Any notable deficiencies or exceptions will be listed in this report.



Shut-Off Switch: (P1) Inspected

The service disconnect must be within sight of the heating system. Although it was not operated, it should be in a serviceable condition at the time of the inspection. Any notable exceptions will be listed in this report.



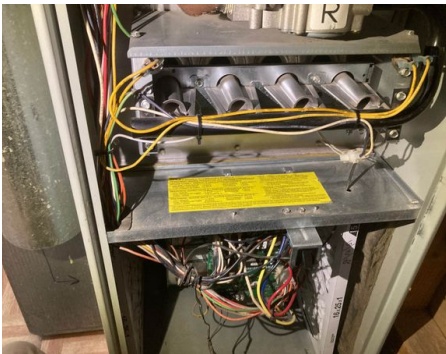
Gas Supply Shut-Off Valve: (P1) Inspected

The gas supply piping should include a shutoff valve in the vicinity of the heating system for service personnel and emergency use. The shutoff valve was checked for evidence of gas leakage at any of the exposed gas piping. Any notable deficiencies or exceptions will be listed in this report. The valve was not operated as part of the inspection.



Cabinet : (P1) Inspected

The furnace cabinet exterior and interior were inspected for overall condition at the time of the inspection. Any notable deficiencies or exceptions will be listed in this report.



Ductwork: Inspected Visible Ductwork

There was HVAC ductwork installed on the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. The inspector will attempt to determine if each room has a heat source, but may not be able to access every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration. Any notable deficiencies or exceptions will be listed in this report.

Air Filter: Location

Left of Blower

Air Filter: (P1) Inspected

The HVAC system was equipped with an air filter. The air filter is visually inspected to check that it is clean and properly secured into position. Any notable deficiencies or exceptions will be listed in this report.



Blower: (P1) Inspected

The heating system blower was visually inspected for satisfactory operating conditions at the time of the inspection. Preventative maintenance would include changing air filters at recommended intervals. Blowers are subjected to high dirt, dust, and lint conditions and should be cleaned upon moving in and regularly throughout usage. Any notable deficiencies or exceptions will be listed in this report.



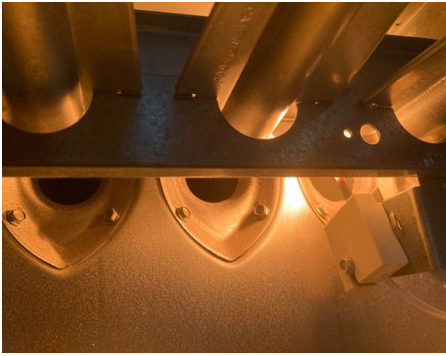
Thermostat & Normal Operating Controls: (P2) Thermostat Location
Hallway

The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes two pictures of the thermostat. The first picture is to show all of the settings on the thermostat before the inspector operates it and the second picture shows that the inspector has reset the thermostat back to the original settings after the operation.



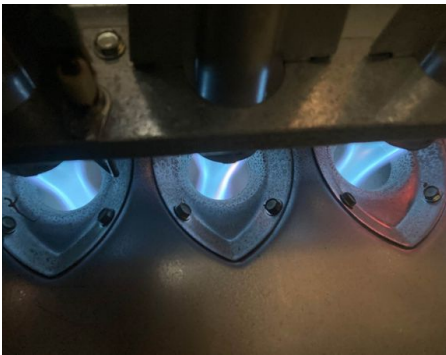
Heating System Ignition & Operation: (P1) Glow Plug Ignition

A mid or high-efficiency furnace uses a glow plug for an ignition source for the gas furnace burners. The glow plug was inspected for operation at the time of inspection. Any notable deficiencies or exceptions will be listed in this report.



Heating System Ignition & Operation: (P1) Heating System Operation

The heating operation and furnace burners were visually inspected for overall operational at the time of the inspection. A furnace burner is a component of a furnace where the air mixes with fuel and is burned in order to create heat. Any notable deficiencies or exceptions will be listed in this report.



Limitations

Condensate

NOT PRESENT


This type of heating system does not require a condensate drain line.

Recommendations

14.1.1 Heating System Information

BEYOND TYPICAL LIFE EXPECTANCY

Due to the year of manufacture, the heating system is assumed to be near the end of its expected service life. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. A qualified contractor should evaluate to clean, service/repair/replace as necessary, and certify the unit if possible. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)



MODEL NO./NUMERO DE MODELL
SERIAL NO./NUMERO DE SERIE
TUDG0392J0
P392
YE2G

T-Mobile LTE 5:06 PM
Style last used in 2001

R1742DWB

PRODUCTION YEAR PRODUCTION WEEK Sequence Number

Letter	Year	Letter	Year
W	1983	H	1993
X	1984	J	1994
Y	1985	K	1995
Z	1986	L	1996
B	1987	M	1997
C	1988	N	1998
D	1989	P	1999
E	1990	R	2000
F	1991	S	2001
G	1992		

Trane® is a trademarked brand of Ingersoll Rand®. Ingersoll Rand® HVAC Brands include, American Standard® and Trane® and are manufactured by various entity's through the years including Goodman Company, O.P., of Houston, TX, TRANE US Inc., etc.

XB 1000
REG. NO. TTB036C100A2
SERIAL NO. R1742DWB/F

building-center.org

14.9.1 Air Filter

NOT SECURED

The HVAC system air filter was not properly secured. This condition reflects a lack of regular maintenance of the HVAC system. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the damage that can be caused by dirty or clogged coils, recommend replacing filter, as well as cleaning, servicing and evaluating of the HVAC system by a qualified HVAC professional and repair or replace as necessary.



15: COOLING NOT PRESENT

16: STRUCTURAL BASEMENT

Information

General Information: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

General Information: Basement Configuration

Full Basement Finished

General Information: (P2) Inspected

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. Any notable deficiencies or exceptions will be listed in this report.



Basement Floor: (P2) Inspected

Concrete Slab

The basement floor was visually inspected for current conditions. The basement floor should be in generally serviceable condition. Due to expansive soils, minor cracks are to be expected in the slabs or control joints. Any deficiencies will be listed in this report. Some areas of the floor may have been visually obstructed. Any notable deficiencies or exceptions will be listed in this report.

Foundation Wall: (P1) Inspected

The visible portions of the foundation walls were inspected for overall condition at the time of the inspection. Due to expansive soils, and concrete setting conditions, minor cracks are to be expected. Any notable deficiencies or exceptions will be listed in this report.



Electrical in Basement: Inspected

All visible electrical components in the basement were inspected for overall condition at time of inspection. Any notable deficiencies or exceptions will be listed in this report.

Limitations

Basement Floor

NOT VISIBLE - FINISHED

Most of the flooring in the basement was covered and not visible. Any visible defects will be listed in this report.

Floor Structure & Supports

FLOOR AND CEILING FINISHED

The floor and ceiling supports were not visible at the time of the inspection.

Insulation

FINISHED BASEMENT NOT VISIBLE

Most of the walls and ceilings in the finished basement are covered and insulation was not visible. The visible basement foundation walls were not insulated.

Vapor Barriers

FINISHED NOT VISIBLE

Most of the walls and ceilings in the finished basement were covered and vapor barriers were not visible. It was not possible to determine whether a vapor barrier was present behind these coverings.

Plumbing in Basement

NOT VISIBLE - FINISHED BASEMENT

The basement plumbing could not be properly evaluated due to the basement being finished and most plumbing was concealed within ceiling and wall cavities.

Recommendations

16.3.1 Foundation Wall

MINOR CRACKS

There were minor to moderate cracks in the basement foundation wall. These cracks should be sealed to prevent moisture intrusion and monitored for further movement. Further analysis by a licensed structural engineer is recommended. Axiom recommends our premier partner - Level Engineering. They can be contacted at 720-706-8540 or online at www.axiuminspections.com/structural-engineer.



16.4.1 Basement Interior Wall Structure

BASEMENT WALLS NOT FLOATING

Basement walls were not constructed using a method which will allow for soil movement. This method is usually termed "floating" the walls and involves leaving a gap at the bottom of the wall so that vertical movement (heaving) of the concrete slab basement floor will not be transmitted to the rest of the property structure. Colorado has areas with expansive soils. Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage property structural components such as foundations, floor slabs, flat work and interior and exterior wall coverings. Consider consulting with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction an/ or stabilization.



16.5.1 Moisture Intrusion

EFFLORESCENCE

Efflorescence (white powdery substance) on the wall indicates moisture is in contact with the concrete or masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the wall if necessary. Efflorescence is found on many properties without water intrusion occurring inside the property. But, it should alert you to the possibility that future steps may be needed. A qualified contractor should evaluate and repair as necessary.



17: MOLD INSPECTION

Information

A Word About Mold and Other Toxins

As stated in the Inspection Agreement, and acknowledged by the Client, the parties agree that all buildings contain some amount of mold and that the inspector is held harmless from any claim arising from the presence of any level or species of mold, which may exist in, or on, the structure or property either at the time of the inspection or identified or discovered anytime thereafter. Mold can occur at any time, and for a variety of reasons, including water penetration or elevated moisture content. It may also remain hidden from view, or return at any time after cleaning if the root cause for the mold growth was not identified and corrected. As the inspection is visual only, and therefore noninvasive, it is virtually impossible for an inspector to identify all conditions which could result in mold growth, and is also impossible for an inspector to reasonably identify an area of mold growth. The Client further acknowledged and agreed that the inspector is not responsible for the discovery of toxins of any type, either inside or outside the subject structure and/or property.

The general home inspection does not include confirmation of the presence of molds of any type. Many types of molds exist to which different people show widely varying levels of sensitivity. Testing for molds requires a specialist inspection. The inspector recommends that you have specialist testing performed if molds are a concern to you. The inspector offers limited mold testing as an ancillary inspection.

For mold remediation, should this service be necessary, Axium recommends contacting our Premier Partner, **Mold Removal Express**, at 720-464-1555 or visit them online at axiuminspections.com/mold-removal-express. Our partners are fully vetted and pass a 21-point inspection to ensure we recommend a trusted, reliable business.

Limitations

General

MOLD INSPECTION EXCLUDED

The Inspector has advised client that the subject property may be subject to contamination of mold. There is no way to determine if there is mold and if it is a health hazard without testing. No mold testing was performed at the time of the inspection. If the client decides to have any mold testing performed, it should be done by a qualified mold inspector prior to their inspection objection deadline. The inspector does offer mold inspections as an ancillary service.

18: PREMIER PARTNERS

Information

Structural Engineer



Mold Removal



Siding Repair



Sewer Inspection Services



Radon Testing



General Contractor



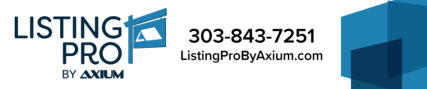
Drone Inspections



Radon Mitigation



Sign Printing, Placement and Storage



Guard Home Warranty



Appliance Repair



Gutters



STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Attic, Insulation and Ventilation

The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector shall describe:

the type of insulation observed; and
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;

3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Attached Garage**The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

Interior, Doors, Windows**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Laundry**The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

Bathroom**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Bathroom 2**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Plumbing**I. The inspector shall inspect:**

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Electrical**I. The inspector shall inspect:**

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

Heating**I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.