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## HOME MAINTENANCE INSPECTION REPORT

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John Smith  
JANUARY 6, 2019



Inspector

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# HOME MAINTENANCE INSPECTION REPORT

# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



REPAIR RECOMMENDATION

-  2.3.1 Roofing - Attic - Ventilation - GUTTERS AND DOWNSPOUTS: Extension(s) needed
-  3.1.1 Exterior - Grounds - WALL COVERING, FLASHING, TRIM: Caulk gaps
-  3.3.1 Exterior - Grounds - WINDOWS (EXTERIOR): Wood trim paint and maintain
-  3.4.1 Exterior - Grounds - DECKS, BALCONIES, STEPS, PORCHES AND APPLICABLE RAILINGS: Deck wash and seal
-  3.5.1 Exterior - Grounds - DRIVEWAYS, WALKWAYS, AND PATIO SLAB: Concrete cracks
-  5.1.1 Heating and Cooling System - HEATING EQUIPMENT: Furnace age concern - monitor performance
-  5.4.1 Heating and Cooling System - COOLING AND AIR HANDLER EQUIPMENT: AC too cold to test - age concerns noted
-  5.6.1 Heating and Cooling System - DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS): Disposable filter replace
-  5.7.1 Heating and Cooling System - VENTING SYSTEMS (KITCHENS, BATHS, AND LAUNDRY): Bath fan cleaning needed
-  6.4.1 Plumbing System - WATER SUPPLY AND DISTRIBUTION SYSTEMS: Leak at hose bib
-  6.6.1 Plumbing System - TOILETS: Toilet running - flapper repair

# 1: INSPECTION DETAILS

## Information

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## Information/Overview

### HOME MAINTENANCE INSPECTION REPORT:

The home maintenance inspection performed is a limited visual inspection to identify major systems and components in need of repair. The inspection will include the following systems:

- Roof inspection for damage, hail, age concerns, gutter condition
- Attic inspection for moisture concerns, insulation issues, pest concerns
- Foundation Inspection for visible concerns, settlement issues, grading or drainage issues
- Crawlspace/Basement Inspection for moisture issues, pest concerns
- Heating and Cooling System Inspection for age, performance or maintenance concerns
- Gas Leak Check on exterior and interior exposed gas lines and fittings
- Carbon Monoxide Test on heating system and gas burning appliances
- Plumbing System Inspection for any visible leaks and evaluation of water heater age and condition
- Electrical Safety Inspection, including GFCI outlets, electric panel interior, and any visible safety concerns
- Smoke Alarm and CO Detector Inspection and testing
- Garage Door Inspection and Test for safety concerns

The evaluation will be based on observations that are primarily visual and non-invasive. The inspection and report are not intended to be technically exhaustive. This written report is a summary of observations and unbiased opinions and is based on the experience of the inspector. This Inspection Report outlines and defines the areas of the home that were inspected.

### INSPECTION CATEGORIES:

- 1) **Maintenance Item** - These are regular maintenance items typical for many homes, or items that should be monitored for performance or future concerns. In the opinion of the inspector, repair or replacement to these items is not urgent, but will likely be needed in the near future.
- 2) **Repair Recommendation** - The item, component or unit was inspected/tested, and is not functioning as intended. Repair or replacement is needed by a qualified specialist.
- 3) **Immediate Action/Evaluation Recommendation** - The item, component or unit shows concerns that, in the opinion of the inspector, requires immediate action for safety and/or to prevent damage to the property, or needs to be further evaluated by a qualified professional.

### SCOPE AND TERMS OF INSPECTION:

This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. This inspection was performed in accordance with and under the terms of a Home Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. Scott Home Inspection conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The complete standards can be reviewed at the following location;  
[www.scotthomeinspection.com/ASHI\\_standards-ethics.pdf](http://www.scotthomeinspection.com/ASHI_standards-ethics.pdf)

### LIMITATIONS:

Limitations exist in any home inspection. The inspector cannot see behind walls or behind hidden areas in the home. The belongings of the current occupant of the home are not moved to view areas underneath or behind such belongings. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If the inspector observes materials which inspector believes may contain hazardous materials, the Inspector will recommend further testing and evaluation. Any comments, notes or recommendations made by the inspector are informational only, and Client understands that only proper hazardous testing can determine whether any actual hazardous materials are present. The inspector is also not qualified to detect the presence of Chinese Drywall. Nothing herein shall be construed so as to require the inspector to observe or to warn Client as to potential hazardous materials. Any investigation concerning the existence or possible existence of potentially hazardous materials in any form is beyond the scope of the inspection services offered by Scott Home Inspection.

### READING YOUR INSPECTION REPORT

The inspection report from Scott Home Inspection is cloud based allowing for sharing of the report and easy navigation through sections. Click to expand the image below to give you tips and help on reading and navigating through this report.



## 2: ROOFING - ATTIC - VENTILATION

		IN	NI	NP	R
2.1	ROOF COVERINGS	X			
2.2	CHIMNEYS, FLASHINGS AND ROOF PENETRATIONS	X			
2.3	GUTTERS AND DOWNSPOUTS	X			X
2.4	VENTILATION OF ATTIC	X			
2.5	ROOF STRUCTURE, CEILING STRUCTURE AND ATTIC	X			
2.6	ATTIC INSULATION AND VAPOR RETARDERS	X			
2.7	EVIDENCE OF PESTS	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<p><b>Roof Covering</b> DIMENSIONAL ASPHALT SHINGLE</p>	<p><b>Viewed Roof Covering From</b> GROUND, LADDER, WALKED ROOF</p>	<p><b>Chimney (Exterior)</b> NONE</p>
<p><b>Ventilation</b> ROOF-TOP VENTS, GABLE VENTS, SOFFIT VENTS</p>	<p><b>Attic Info</b> ATTIC HATCH</p>	<p><b>Gutter And Downspout Material</b> METAL, DOWNSPOUTS DISCHARGE ABOVE GRADE, DOWNSPOUTS DISCHARGE BELOW GROUND</p>
	<p><b>Roof Structure</b> 2 X 4 RAFTERS, OSB SHEATHING</p>	<p><b>Method Used To Observe Attic</b> FROM ENTRY</p>
		<p><b>Attic Insulation</b> BATT, FIBERGLASS, 9" - 12", AMOUNT APPEARS TO BE ADEQUATE</p>

#### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Roofing-Attic-Ventilation Inspection Overview:

The roof system, gutters-downspouts, attic, and attic ventilation were inspected where components were fully accessible.

- The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.
- Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation.
- Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns.
- The attic was inspected to determine if moisture concerns are present, assess insulation concerns, ventilation adequacy, and review any visible structural issues.

The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

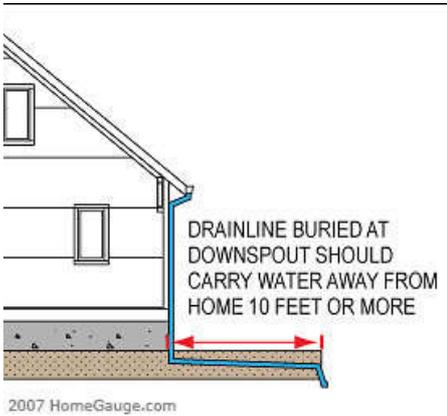
**ROOF COVERINGS: Roof walked - no concerns noted**

The roof was walked and fully inspected. No concerns or defects were noted at this time.



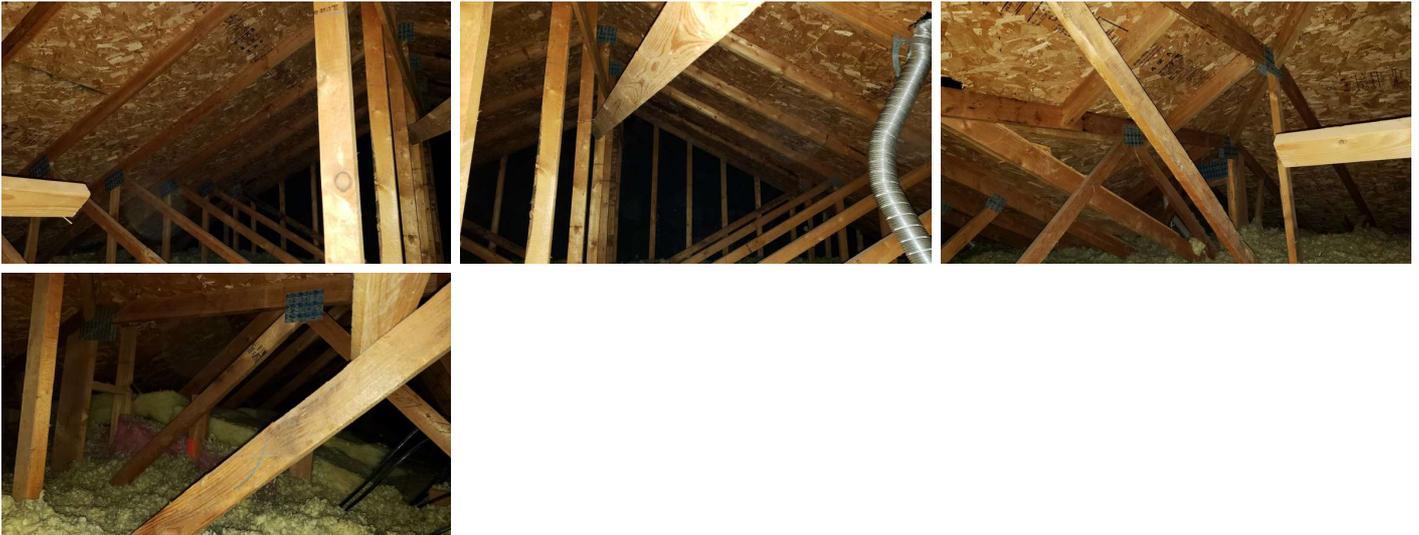
**GUTTERS AND DOWNSPOUTS: Buried gutter drain lines**

The below ground drain lines for downspouts do not appear to drain above grade, and it is unable to be determined if drains will function properly. As a maintenance item, you should monitor these areas, and periodically clean out these lines with a drain-snake, to keep drainage flowing away from the foundation of the home.



**ROOF STRUCTURE, CEILING STRUCTURE AND ATTIC: No concerns noted**

The attic was visually inspected and is properly ventilated, with no structural or moisture concerns noted.



**ATTIC INSULATION AND VAPOR RETARDERS: No concerns noted**

The attic was visually inspected and is properly insulated, with no structural or moisture concerns noted.



**EVIDENCE OF PESTS: Pest inspection - no concerns noted**

An inspection was made in the attic for evidence of animal droppings and nesting. These are areas that are commonly inhabited by critters and pests. A home inspection is not a complete pest-inspection, but if you suspect certain unwanted critters in your home, a further evaluation from a qualified pest specialist is recommended in the future.

**Recommendations**

2.3.1 GUTTERS AND DOWNSPOUTS

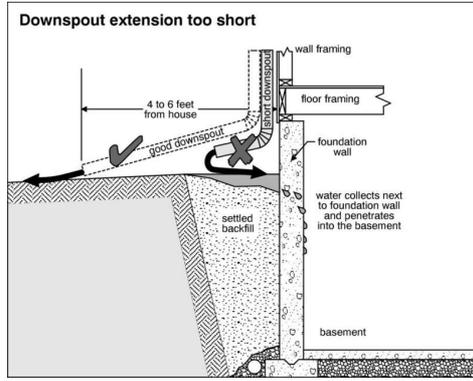
**EXTENSION(S) NEEDED**



The downspout(s) needs an extension and/or a buried drain line to carry water away from the home. It is recommended that all roof runoff be carried at least 5 feet, and preferably 10 feet, away from the house. This should be evaluated and corrected by qualified contractor.

Recommendation

Contact a qualified gutter contractor



### 3: EXTERIOR - GROUNDS

		IN	NI	NP	R
3.1	WALL COVERING, FLASHING, TRIM	X			X
3.2	DOORS (EXTERIOR)	X			
3.3	WINDOWS (EXTERIOR)	X			X
3.4	DECKS, BALCONIES, STEPS, PORCHES AND APPLICABLE RAILINGS	X			X
3.5	DRIVEWAYS, WALKWAYS, AND PATIO SLAB	X			X
3.6	GRADING AND DRAINAGE	X			

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#### Information

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

##### Siding Material

COMPOSITE BOARD, BRICK  
VENEER

##### Exterior Entry Doors

WOOD, METAL

##### Deck / Porch / Balcony

WOOD DECK, COVERED PORCH,  
CONCRETE PORCH/PATIO

##### Driveway / Walkway

CONCRETE

#### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Exterior Inspection Overview:

A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas including:

- The exterior wall covering, trim, and flashing were visually inspected for concerns related to installation, paint/stain condition, damage and general maintenance issues.
- The entry doors to the home were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present and checking for any physical damage.
- The exterior of the windows were visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns.
- The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage and any general areas of concern.
- The surface grading and drainage was inspected to determine if areas exist that will adversely affect the home.

#### General Maintenance Recommendations:

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Heavy vegetation should be kept trimmed since it can cause or hide damage.

**GRADING AND DRAINAGE: No visible concerns noted**

The grading and drainage around the home was inspected with no visible concerns present at this time.



**Recommendations**

3.1.1 WALL COVERING, FLASHING, TRIM

 Maintenance Item

**CAULK GAPS**

Gaps in the caulking at intersections of the trim, siding and/or window frames were noted at the exterior in areas. These gaps should be sealed or caulked and repainted as needed to prevent possible moisture absorption and damage to the material. This is a general maintenance item.

Recommendation

Contact a qualified painting contractor.



3.3.1 WINDOWS (EXTERIOR)

 Maintenance Item

**WOOD TRIM PAINT AND MAINTAIN**

The wood trim/frames show peeling paint on several exterior windows, with some deteriorated areas present. Further deterioration may occur if not repaired. I recommend having a qualified contractor inspect and repair/repaint as needed.

Recommendation

Contact a qualified painting contractor.



3.4.1 DECKS, BALCONIES, STEPS, PORCHES AND APPLICABLE RAILINGS

 Maintenance Item

**DECK WASH AND SEAL**

The deck surfaces need cleaning and sealing with a waterproof sealant, re-staining, or re-painting as desired to preserve the life of the wood. This is a maintenance item.

Recommendation

Contact a qualified painting contractor.



3.5.1 DRIVEWAYS, WALKWAYS, AND PATIO SLAB

 Maintenance Item

**CONCRETE CRACKS**

The concrete has settlement cracks. This appears to be cosmetic and related to settlement only. I recommend monitoring and periodic inspection. Also caulking of these cracks is recommended to prevent moisture from causing further damage.

Recommendation

Contact a handyman or DIY project



# 4: FOUNDATION - BASEMENT - CRAWLSPACE

		IN	NI	NP	R
4.1	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	X			
4.2	EVIDENCE OF PESTS	X			

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## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

#### Foundation

POURED CONCRETE

#### Basement / Crawlspace

FULL BASEMENT, PARTIALLY FINISHED

#### Method Used To Observe

Crawlspace  
NO CRAWLSPACE

#### Columns Or Piers

STEEL SCREW JACKS, CONCRETE PIERS

#### Floor Structure

STEEL BEAMS, 2 X12, PLYWOOD, CONCRETE SLAB

#### Wall Structure

WOOD FRAMED, 2 X 4 WOOD

#### Basement / Crawlspace Insulation

FIBERGLASS, BATTS, R-19, AMOUNT APPEARS ADEQUATE FOR THIS AREA

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Foundation Systems Inspection Overview:

The foundation, basement, and crawlspace components were inspected where present and accessible for any visible structural concerns, settlement issues, or grading and drainage issues.

Limitations can exist on any foundation inspection since much of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.

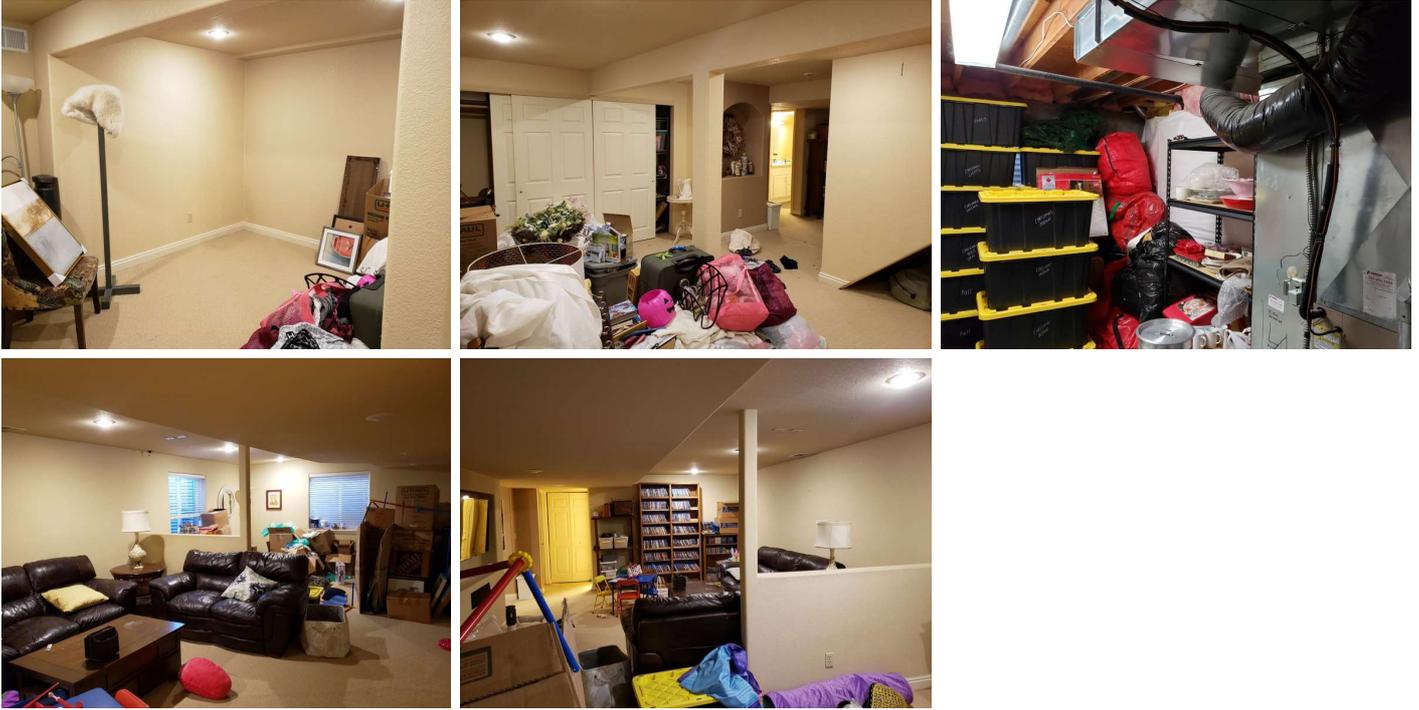
#### FOUNDATIONS, BASEMENTS AND CRAWLSPACES: No immediate structural concerns

The structure and foundation of the home were visually inspected where readily accessible for signs of problems or concerns. The exterior and interior wall coverings were also inspected for indications of settling, movement, or cracking. No indications of significant structural concerns were observed at the time of the inspection.



**FOUNDATIONS, BASEMENTS AND CRAWLSPACES: Limited visibility of foundation**

A limited inspection of the home's foundation was performed. On the inside of the home, the foundation is not visible due to insulation covering the basement walls and/or a finished basement. A visual inspection of the foundation was conducted on the exterior of the home where possible, by observations made above the soil and below the homes outer covering. No obvious foundation concerns were noted. Also, interior indications (ie walls, ceilings and door operation) indicate no obvious structural issues.

**EVIDENCE OF PESTS: Pest inspection - no concerns noted**

An inspection was made of the basement and/or crawlspace for evidence of animal droppings and nesting. These are areas that are commonly inhabited by critters and pests. A home inspection is not a complete pest-inspection, but if you suspect certain unwanted critters in your home, a further evaluation from a qualified pest specialist is recommended in the future.

# 5: HEATING AND COOLING SYSTEM

		IN	NI	NP	R
5.1	HEATING EQUIPMENT	X			X
5.2	CHIMNEYS, FLUES, AND VENTS (FOR HEATING SYSTEM)	X			
5.3	CARBON MONOXIDE TESTING	X			
5.4	COOLING AND AIR HANDLER EQUIPMENT	X			X
5.5	THERMOSTAT	X			
5.6	DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS)	X			X
5.7	VENTING SYSTEMS (KITCHENS, BATHS, AND LAUNDRY)	X			X

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## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

**Primary Heating System**  
FORCED AIR

**Heat System Brand**  
RUUD

**Energy Source**  
NATURAL GAS

**Approximate Age of Furnace**  
> 20 YEARS OLD

**Number Of Heat Systems (Excluding Wood)**  
ONE

**Filter Type**  
DISPOSABLE

**Filter Size**  
20 X 25

**Central Air Manufacturer**  
UNKNOWN

**Number Of A/C Only Units**  
ONE

**Approximate Age of AC**  
> 20 YEARS OLD

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Heating and Cooling System Inspection Overview:

The central heating and cooling systems for the home were visually inspected and tested, with testing including the following:

- Turning on the systems at the operating controls and ensuring the systems operated.
- Inspecting the distribution systems, and applicable flues and chimneys, where present.

Regular service of an HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

### CARBON MONOXIDE TESTING: No CO detected

An ambient air test at the combustion equipment was performed with a device that detects harmful levels of Carbon Monoxide (CO). No harmful levels were detected at the time of the inspection.



### THERMOSTAT: Thermostat location

Living Room

The thermostat for the HVAC was tested and is operating properly, with no concerns noted. This is for your information.



## Recommendations

### 5.1.1 HEATING EQUIPMENT

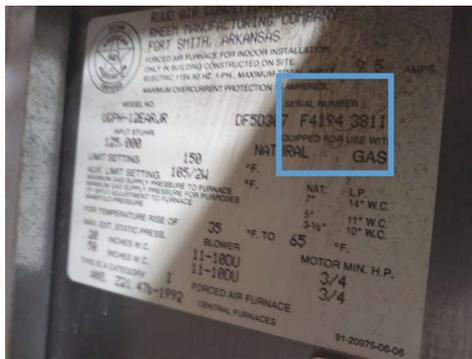
 Maintenance Item

### FURNACE AGE CONCERN - MONITOR PERFORMANCE

The gas furnace is aging, but appears to be working properly at this time. The average life expectancy of a furnace is 15-20 years. No ambient Carbon-Monoxide (CO) emissions were detected from the unit. Based upon its age, the unit should be monitored for performance issues. It is recommended that an HVAC contractor service and fully evaluate the furnace at this time. Also, an annual servicing is recommended, to keep the unit in good working condition.

Recommendation

Recommend monitoring.



5.4.1 COOLING AND AIR HANDLER EQUIPMENT

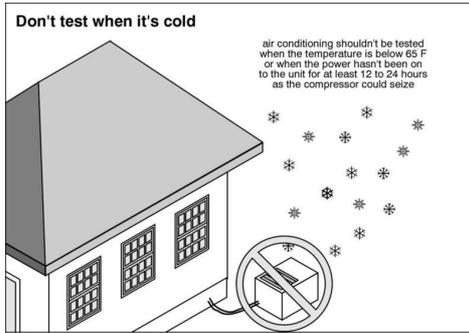
 Repair Recommendation

**AC TOO COLD TO TEST - AGE CONCERNS NOTED**

The A/C was not tested for proper operation because the outside air temperature is 65 degrees or less. Damage to the unit can occur if operated below this temperature. Liquid can be in the compressor unit, and can damage the compressor if run. A limited visual inspection of the system and electrical service was conducted. The outside AC condenser unit is older and is at or nearing the end of its useful life. Units in this condition can fail during the seasonal change from mild to hot weather. When the unit can be run, the performance should be monitored, and replacement should be anticipated in the short term.

Recommendation

Contact a qualified professional.



5.6.1 DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS)

 Maintenance Item

**DISPOSABLE FILTER REPLACE**

The disposable filter is dirty, and needs to be replaced.

Recommendation

Contact a handyman or DIY project



5.7.1 VENTING SYSTEMS (KITCHENS, BATHS, AND LAUNDRY)

 Maintenance Item

**BATH FAN CLEANING NEEDED**

The bath fan is very dusty and dirty in the bath. Cleaning is necessary for proper operation. A qualified person should evaluate and make any needed repairs.

Recommendation

Contact a handyman or DIY project

# 6: PLUMBING SYSTEM

		IN	NI	NP	R
6.1	MAIN FUEL SHUT OFF LOCATION	X			
6.2	MAIN WATER SHUT-OFF LOCATION	X			X
6.3	HOT WATER SYSTEMS	X			
6.4	WATER SUPPLY AND DISTRIBUTION SYSTEMS	X			X
6.5	FIXTURES AND FAUCETS	X			
6.6	TOILETS	X			X
6.7	DRAIN, WASTE, AND VENT SYSTEMS	X			
6.8	GAS LEAK TESTING	X			

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## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

<b>Water Distribution (Inside Home)</b> COPPER	<b>Drain Waste And Vent Material</b> ABS	<b>Water Heater Power Source</b> NATURAL GAS
<b>Water Heater Capacity</b> 50 GALLON	<b>Manufacturer</b> BRADFORD-WHITE	<b>Approximate Age</b> < 1 YEAR OLD

### OBSERVATIONS AND RECOMMENDATIONS:

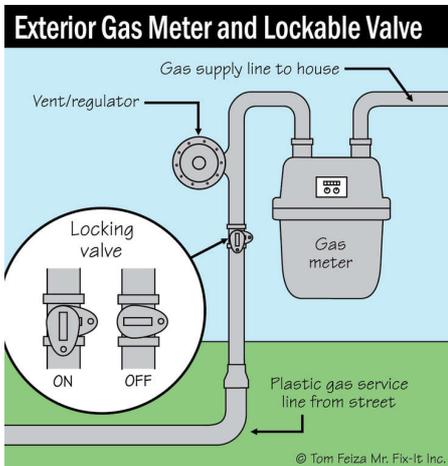
*The following items were Inspected and Observed, with any Recommended Actions noted:*

### Plumbing System Inspection Overview

The plumbing system and components in the home were tested and inspected for any visible leaks, and the water heater was evaluated for age, condition, and operational concerns.

### MAIN FUEL SHUT OFF LOCATION: At gas meter

The main fuel shut-off is at the gas meter outside. No visible concerns or odor of gas leaks were noted at this time. Note that we do not operate gas valves.



065C

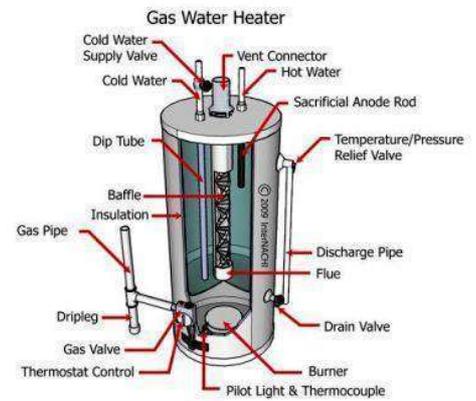
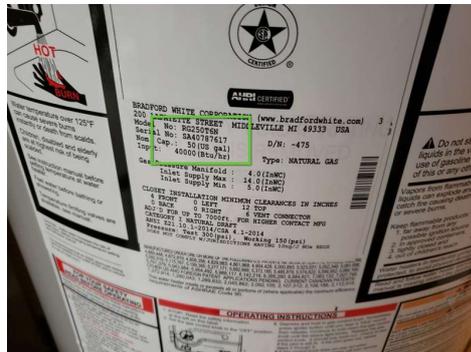
### MAIN WATER SHUT-OFF LOCATION: Inspected - no concerns noted

The main water shut-off was inspected, with no visible concerns noted. This can be used to turn all of the water off to the home in the event of a plumbing emergency or when plumbing repairs are needed. **Note:** we do not operate shut off valves - the inspection is a visual review for leaks.



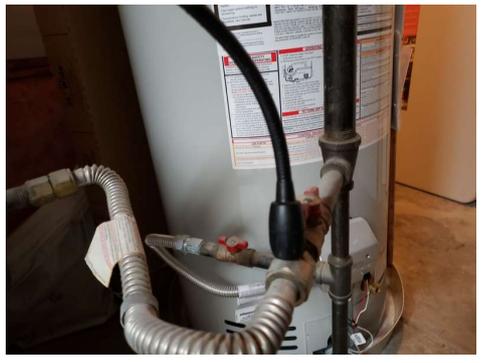
### HOT WATER SYSTEMS: Gas Water Heater - No Concerns Noted

The water heater was inspected, with no concerns noted and no significant rusting at this time. No action is needed.



### GAS LEAK TESTING: No gas leaks detected

A test of the accessible gas piping systems was performed at the meter outside and at the gas lines and valves near the combustion appliances. No concerns were noted.



## Recommendations

### 6.4.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS

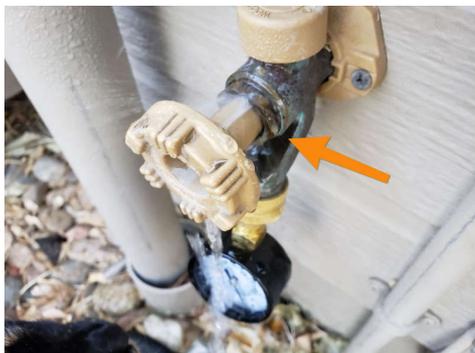


#### LEAK AT HOSE BIB

The hose bib leaks at the knob when operated, and will need to be repaired or replaced by a plumber.

Recommendation

Contact a qualified plumbing contractor.



### 6.6.1 TOILETS

 Maintenance Item

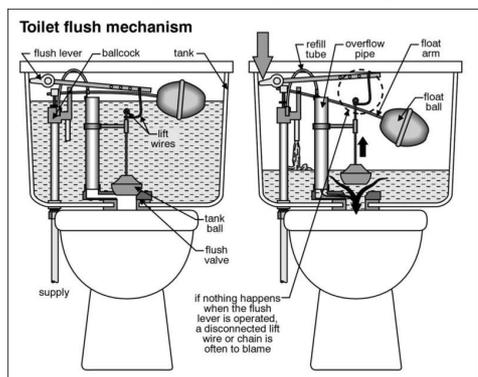
## TOILET RUNNING - FLAPPER REPAIR

BASEMENT BATHROOM

The toilet continues to run periodically after flushing. No external leaks are present. The rubber flap assembly at the bottom of the tank area is likely leaking into the bowl area. A replacement rubber flap is likely needed. This should be evaluated and corrected by qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



# 7: ELECTRICAL SYSTEM

		IN	NI	NP	R
7.1	MAIN DISCONNECT DEVICE AND LOCATION	X			X
7.2	MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT, AND LOCATION	X			
7.3	BRANCH CIRCUIT WIRING	X			
7.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
7.5	SMOKE DETECTORS	X			
7.6	CARBON MONOXIDE ALARMS	X			

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## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

**Service Amperage And Panel Capacity**  
200 AMP

**Panel Type**  
CIRCUIT BREAKERS

**Electric Panel Manufacturer**  
CUTLER HAMMER

**Branch Wire 15 And 20 AMP**  
COPPER

**Wiring Methods**  
ROMEX, NON-METALLIC SHEATHED

**Ground Fault Circuit Interruptor (GFCI) Protection**  
YES

**Smoke Detectors**  
SMOKE DETECTORS INSTALLED (HARDWIRED)

**Carbon Monoxide Detectors**  
CO DETECTOR(S) PROPERLY INSTALLED

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

#### Electrical System Inspection Overview:

The electrical system and components in the home were inspected, including testing of GFCI outlets for safety, inspection of the electric panel interior, and Smoke Alarm and CO Detector Inspection and testing. Any visible electrical safety concerns will be noted.

#### MAIN DISCONNECT DEVICE AND LOCATION: Located and inspected

Rear

The main electrical panel was located and the exterior housing was observed and is in good condition. The main electrical service disconnect can be used to shut off all power to the home in the event of an electrical emergency or when electrical repairs are needed.



**MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT, AND LOCATION: Panel(s) inspected - no concerns noted**

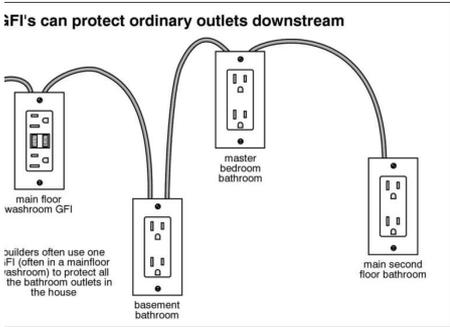
The interior of the electric panel(s) was inspected, with no concerns noted at this time.



**OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS): Bathrooms on one GFCI outlet**

Hall Bathroom

The bathroom outlets are protected all on the same circuit by one GFCI outlet. These outlets should be tested monthly to ensure they are operating properly. If power goes out at one of the bathrooms, it is likely that this GFCI needs to be reset. This is for your information.



**SMOKE DETECTORS: Units present In all recommended locations**

Smoke detectors are present in the home, located on each floor and within each bedroom, as recommended. Monthly testing of the units is recommended, along with annual battery replacement. Additionally, replacement of the units is recommended once older than 10 years of age, according to the National Fire Protection Association. This helpful [resource](#) has important tips related to smoke alarm safety.



**CARBON MONOXIDE ALARMS: Units present In all recommended locations**

CO detectors are currently present in the proper locations. Colorado state law requires that all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation.



# 8: GARAGE DOOR(S)

		IN	NI	NP	R
8.1	GARAGE DOOR(S)	X			
8.2	GARAGE DOOR OPERATORS	X			
8.3	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

#### Garage Door Type

ONE CAR MANUAL, TWO CAR AUTOMATIC

#### Garage Door Material

METAL

#### Auto-Opener Manufacturer

LIFT-MASTER

### OBSERVATIONS AND RECOMMENDATIONS:

*The following items were Inspected and Observed, with any Recommended Actions noted:*

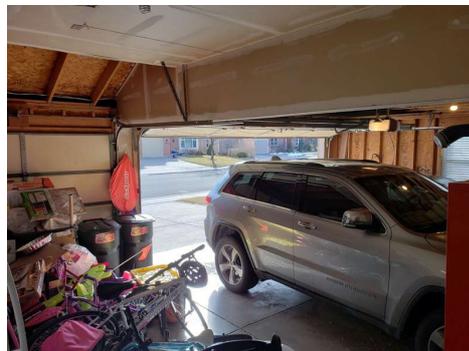
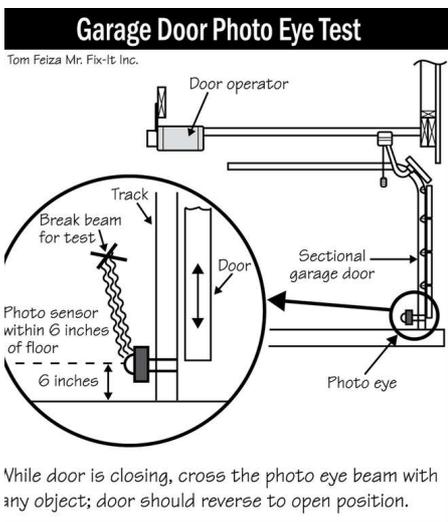
#### Garage Door Inspection Overview:

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly. As a part of our inspection process, we will test the auto-reverse sensors for the garage door opener. We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.

#### GARAGE DOOR OPERATORS: Auto-reverse test acceptable

The garage door(s) reverse(s) when the photo-sensor beam is broken. This is a safety check performed, to test the safety feature of the door opener(s).

We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.



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