

Inspection Report

provided by:



The \$129 Home Inspection Company

Inspector: Tim Robberson

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Property Address:

ABBREVIATED SAMPLE REPORT



Report Information

Property Information

Approximate Year Built	2,000's
Approx. Finished Square Feet	2,600

Inspection Information

Inspection Date - Time	10/19/12
Receipt For Inspection	\$169 PAID BY CHECK TO TR - THANK YOU

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

• The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. The inspection will only identify SIGNIFICANT, material defects. The fact that a structural element, component or system is at, or near, the end of its useful life is not, by itself, considered a material defect. Cosmetic defects are not identified. Minor defects that fail to have a SIGNIFICANT, adverse impact on the serviceability of the property are not included in the inspection. See InterNachi Standards of Practice for a detailed description of the scope of inspection. www.nachi.org/sop.htm

Exterior:

Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating, Cooling System weather/temperature being above 65 degrees: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

• Any area which is not exposed to view or is inaccessible because of soil, landscaping, walls, floors, carpets, ceilings, furnishings, areas with lack of access, crawl spaces. Any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The fact that the Inspector may report information on an excluded item does not change the

fact that the item is not included in the Inspection.

- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchangers, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
 - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

This is only a summary of the inspection report and is not a complete list of discrepancies. The "Inspection" consists of the on-site verbal observations by the Inspector, the full Inspection Report and the Summary.

Section	Condition#	Comment
Grounds	2	The concrete sidewalk and walkways were in serviceable condition at the time of the inspections EXCEPT THAT the walk to the front porch had settled up to 2.5 inches. A TRIP HAZARD was created. SEE PHOTO. A PRIORITY REPAIR is recommended.
Roofing	3	The composition roof appeared to be one layer and in serviceable condition EXCEPT FOR one shingle tab which had torn off probably due to wind. This minor damage should not impair the water tight roof. SEE PHOTOS.
Roofing	5	Gutters, downspouts and extensions were in place and appeared to be serviceable. Downspout extensions were missing or mis-aligned. It is important to route all roof water away from the structure to prevent foundation or concrete slab damage. Extensions should be 3 feet long. SEE PHOTO.
Exterior	10	The covered concrete porch appeared to be in safe and serviceable condition. The porch lights did not come on. Check the light bulb. Lack of light on the porch could be a hazard. HOWEVER....there was a large void under the front porch. RECOMMEND....packing clay soil into void to add support to concrete and to arrest the erosion. SEE PHOTO.
Exterior	13	The concrete patio slab had settled about 2 inches. RECOMMEND further evaluation from a concrete contractor. Mud jacking could be a cheaper solution. SEE PHOTOS.
Interiors	17	The HARDWOOD MAIN FLOOR and the CARPET UPSTAIRS AND BASEMENT floor coverings were a combination of materials and appeared to be in poor condition at the time of the inspection. Some of the carpeting had moderate to major stains. Replacement might be needed. SEE PHOTO.
Interiors	18	The 3 upper stair posts and ballisters were loose. A PRIORITY REPAIR is recommended. SEE PHOTOS.

Interiors	19	Windows that were accessible were tested and they appeared to be operational at the time of the inspection. HOWEVER....3 thermal windows had lost the seal between the glass panes. There was evidence of moisture between the panes. This is primarily a cosmetic issue since the thermal insulating quality of the window(s) still works. Check window in family room and in north bedroom and master bedroom.
Interiors	22	Smoke detectors and carbon monoxide detectors were present at the time of inspection and properly located in the home. Judged by the test buttons, most appeared to be serviceable. HOWEVER....the batteries were missing from at least 3 AND THERE WERE NO CARBON MONOXIDE DETECTORS IN PLACE. A PRIORITY REPAIR is recommended. SEE PHOTO.
Kitchen	24	The laminate counters appeared to be serviceable at the time of the inspection. RECOMMEND.....re-caulking the back splash.
Kitchen	25	Cabinets appeared to be in serviceable condition except for one cabinet door that was loose at the hinges. SEE PHOTO.
Kitchen	26	The kitchen sink was chipped or heavily worn. The sink faucet had a minor leak.
Bath(s)	32	Bathroom ventilation can be either by window or fan. Ventilation was adequate EXCEPT THAT the fan in the master bedroom bath was not working.
Bath(s)	36	Tub and shower conditions were serviceable at the time of inspection. The back side of tub and shower faucets and drains, and conditions inside of walls are not visible for inspection. HOWEVER....both perimeters needed silicon and grout touch-up. Very small penetrations were present. SEE PHOTO. A PRIORITY REPAIR is recommended.
Bath(s)	37	Three of the 4 toilet(s) appeared to be in serviceable condition. Most mechanisms were operational; no cracks or leaks were observed; and the toilet was secure to the floor. HOWEVER....the master bedroom bath toilet flapper valve was leaking and the basement toilet mechanism needed repair. SEE PHOTO. A PRIORITY REPAIR is recommended.
Heating - Air	45	The gas fired furnace was turned off at the furnace switch when inspector arrived. A red tag cautioning against carbon monoxide was present within the unit. While it is possible that this tag was not removed at the time of installation, inspector must assume and recommend that furnace needs servicing by an HVAC company who

		is qualified to remove the red tag. A PRIORITY REPAIR is recommended. SEE PHOTOS.
Heating - Air	48	Recommend consulting with a HVAC contractor who specializes in air conditioning for further evaluation and repair. The exterior condensing unit was not level and it did not activate when turned on at the thermostat.
Basement	51	There was a structural basement wood floor present. Inspector observed no problems with the floor. HOWEVER....the floor was covered with carpeting and not visible. There was a crawl space beneath the floor, but there was not enough clearance for the inspector to enter the crawl space. So the crawl space was only inspected in the area near and around the small access hatch. SEE PHOTOS. It was observed that a proper moisture barrier was in place and that a de-humidifier system was in place and working. A passive radon reduction system was present. For Your Information - shallow crawl spaces under wood floors can and often do develop mold because of too much moisture. Inspector observed no mold but most of the area was not inspect-able. Recommend monitoring this issue and, if needed, contact an appropriate contractor.
Garage(s)	62	The electric eye safety reverse(s) was working. HOWEVER....the auto reverse triggered when the door hits an obstruction did not work. RECOMMEND....adjusting the control on the opener.

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1 Grounds

Grading

1) Grading Around Building -
Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway - Material(s)

The driveway was made of concrete and was in serviceable condition.

2) Sidewalks - Conditions

S

The concrete sidewalk and walkways were in serviceable condition at the time of the inspections **EXCEPT THAT the walk to the front porch had settled up to 2.5 inches. A TRIP HAZARD was created. SEE PHOTO. A PRIORITY REPAIR is recommended.**



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2 Roofing

Roofing - General Observations

Typical Problems

Composition and fiberglass shingles are covered with tiny pieces of gravel. This "granulation" protects the under layers from damage from ultraviolet radiation. The inspector looks at this layer and verifies that it is not damaged or worn away. The inspector also examines the roof covering for hail damage which is common in Colorado and other physical damage. Several other conditions including incorrect installation are checked and reported if present. The Inspector makes NO REPRESENTATION CONCERNING THE REMAINING LIFE OF THE ROOF. The client is advised that licensed roofers are able to provide "roof certifications" which often certify that the roof has, at least, five years of remaining life.

Roof Covering

3) Roof Covering - Condition

AS

The composition roof appeared to be one layer and in serviceable condition **EXCEPT FOR one shingle tab which had torn off probably due to wind. This minor damage should not impair the water tight roof. SEE PHOTOS.**

4) Roof Penetrations, Material - Conditions

AS

Roof penetrations appeared to be installed correctly and collars were water tight. The material of which the roof penetrations were made varied. There were both plastic and metal.

5) Gutters, Downspouts, Extensions - Conditions

R

Gutters, downspouts and extensions were in place and appeared to be serviceable. **Downspout extensions were missing or mis-aligned. It is important to route all roof water away from the structure to prevent foundation or concrete slab damage. Extensions should be 3 feet long. SEE PHOTO.**

Attic Area

6) General Attic - Conditions

AS

The general condition of the attic appeared serviceable. **SEE PHOTO** There was no evidence of current roof leaks, no structural members were compromised, visible wiring appeared to be typical and the plumbing and furnace vents appeared typical and serviceable.

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7) Roof Frame - Conditions

AS

The visible portions of the 2 x 4 truss roof frame appeared to be in serviceable condition.

8) Attic Insulation Conditions

AS

The blown fiberglass insulation appeared to be adequate for Colorado weather needs.

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3 Exterior

Exterior General Observations

9) Building Skin

The primary concern of the inspector when he examines the exterior of the building is the "skin". The skin consists of every component that prevents the weather from penetrating into the interior of the home. This would be the roof, the sheathing, the house wrap and the siding material. Any hole, crack or condition that allows moisture inside the attic areas or walls can lead to damage of the interior materials or cause mold. This kind of damage can be costly to repair or cause health problems. The inspection is limited to what is visually apparent.

Front - Back Entrance

10) Front Entrance - Materials - Conditions

S

The covered concrete porch appeared to be in safe and serviceable condition. The porch lights did not come on. Check the light bulb. Lack of light on the porch could be a hazard. **HOWEVER....there was a large void under the front porch. RECOMMEND....packing clay soil into void to add support to concrete and to arrest the erosion. SEE PHOTO.**

Exterior Walls

11) Exterior Walls - Conditions

AS

Exterior composition wall covering and trim are in serviceable condition.

Exterior Windows - Doors

12) Windows - Conditions

AS

The exterior of the plastic framed, side-to-side windows appeared to be in serviceable condition.

Patio - Deck

13) Patio, Deck - Conditions

R

The concrete patio slab had settled about 2 inches. RECOMMEND further evaluation from a concrete contractor. Mud jacking could be a cheaper solution. SEE PHOTOS.

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4 Electrical

Electrical - General Observations

14) Electrical Inspection Information

The electrical system in a house can be difficult to understand. It is easier if you compare it to plumbing pipes. Both water and electricity come into the home under pressure. In electricity this pressure is called "voltage" or volts. Furthermore, the size of the pipes or wires determines how much water or electricity can flow. Large water pipes have the capacity to carry more water than little pipes. In electricity, the current-carrying capacity is called amperage or "amps". Larger wire is required to carry more current. The current enters the home on "hot" black wires and flows to the service panel where it is then directed, on black wires, to the various light fixtures, outlets and appliances in the house. Hot wires in residences carry approximately 120 or 240 volts of current.

In plumbing, waste water must leave the home to the sewer through the drain pipes. Electrical current also leaves the home and returns to the transformer by way of the overhead or underground white wires. The transformer is on a telephone pole or in the metal back-yard box nearby. The white wires in the house carry the returning current first to the service panel and then to the transformer. These white or "neutral" wires are said to be at zero voltage because they are not "under pressure".

In most bundles of house wires (cables) there are also safety wires called the "ground" wires which connect to the dirt or ground outside the house. These safety wires are designed to limit the shock that a person receives in case of accidental contact with electrical energy in the house.

The standards for residential wiring are determined by the National Electrical Code (NEC) and local building codes. Older houses usually do not meet the current codes. Since buildings were constructed at different times based on different code requirements, and code requirements vary based on the locale, the Inspector is primarily concerned with code violations where there are clear and present safety hazards.

The Inspector is not an electrician. He a generalist who is familiar with general residential electrical configurations and common electrical flaws. If the wiring does not conform to common industry practice, the client will be referred to a licensed electrician. It should be noted that house wiring is mostly invisible since it is enclosed in walls, floors and ceiling. The inspection is a visual inspection only.

NOTE: media wires, phone wires, CATV and Cat 5 wires are not

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tested. Alarm systems are not included in the Inspection.

Service Drop - Weatherhead

15) Electrical Service -
Conditions

NI

The electrical service entrance was underground and not visible for inspection.

Main Electrical Panel

16) Electrical Panel - Conditions

AS

The 150 amp, 24 breaker main panel appeared to be in serviceable condition at the time of the inspection. **SEE PHOTO.**



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5 Interiors

General Comments

Interior Rooms - General Comments

Homes built before 1978 may have certain materials that contain asbestos, lead-based paint or other environmental hazards. Homes of all ages have the potential of having mold or various chemical contaminants. These materials are usually not visible for inspecting and **no environmental testing is included as part of the home inspection**. Client is advised to have an Environmental Contractor test for Environmental Hazards.

Personal items such as furniture, storage and hanging clothes limit the extent of the inspection of floors and walls.

RECOMMEND checking with local building authority to determine the history of building permits on the property. Check on line at the Build/Fax Property Report.

Walls - Ceilings - Floors

17) Floors - Materials - Conditions

R

The HARDWOOD MAIN FLOOR and the CARPET UPSTAIRS AND BASEMENT floor coverings were a combination of materials and appeared to be in poor condition at the time of the inspection. **Some of the carpeting had moderate to major stains. Replacement might be needed. SEE PHOTO.**



18) Upper Stairs - Conditions

S

The 3 upper stair posts and ballisters were loose. **A PRIORITY REPAIR is recommended. SEE PHOTOS.**

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Windows - Doors

19) Interior Windows - Conditions

R

Windows that were accessible were tested and they appeared to be operational at the time of the inspection. **HOWEVER....3 thermal windows had lost the seal between the glass panes. There was evidence of moisture between the panes. This is primarily a cosmetic issue since the thermal insulating quality of the window(s) still works.** Check window in family room and in north bedroom and master bedroom.

Fireplace Or Wood Stove

20) Fireplace - Description - Conditions

AS

The gas fireplace was located in the living room. It is a sealed unit that does not remove conditioned air from the room. It was operable at the time of the inspection.

Electrical Conditions

21) Switches, Outlets - Conditions

S

Electrical switches and outlets and lights appeared to be in serviceable condition at the time of inspection. **There were 2 outlet covers missing. This was a safety hazard.**

22) Smoke-Carbon Monoxide Detector Conditions

S

Smoke detectors and carbon monoxide detectors were present at the time of inspection and properly located in the home. Judged by the test buttons, most appeared to be serviceable. **HOWEVER....the batteries were missing from at least 3 AND THERE WERE NO CARBON MONOXIDE DETECTORS IN PLACE. A PRIORITY REPAIR is recommended. SEE PHOTO.**

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6 Kitchen

Kitchen - Electrical

23) Outlets - Conditions

AS

The kitchen had both GFCI SAFETY and standard, 3 prong outlets that were tested and appeared to be in serviceable condition.

Kitchen Sink - Counter tops - Cabinets

24) Counters - Materials - Conditions

AS

The laminate counters appeared to be serviceable at the time of the inspection. **RECOMMEND.....re-caulking the back splash.**

25) Wood Cabinets - Conditions

R

Cabinets appeared to be in serviceable condition **except for one cabinet door that was loose at the hinges. SEE PHOTO.**

26) Sink, Faucet - Conditions

R

The kitchen sink was chipped or heavily worn. The sink faucet had a minor leak.

27) Under Sink Plumbing - Conditions

AS

The sink plumbing appeared to be in serviceable condition at the time of inspection.

Appliances

28) Microwave - Conditions

AS

The WHIRLPOOL microwave was in serviceable condition. Settings and timers were not tested.

29) All Appliances - Conditions

NI

No other appliances were present.

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7 Bath(s)

Bathroom Electrical

30) Electrical - Conditions

AS

The GFCI PROTECTED bathroom electrical outlets were working.

31) Lighting - Conditions

AS

The lighting in the bathroom(s) was in serviceable condition. **There was at least 1 bulb out. Light bulbs are not tested as part of the inspection.**

32) Bathroom Ventilation - Conditions

R

Bathroom ventilation can be either by window or fan. Ventilation was adequate **EXCEPT THAT the fan in the master bedroom bath was not working.**

Bathroom Sink

33) Counter, Cabinet - Conditions

AS

The counters and cabinets appeared to be in serviceable condition at time of inspection.

34) Sink, Faucet - Conditions

AS

The sink faucets appeared to be in serviceable condition.

35) Sink Plumbing - Conditions

AS

There was evidence of a previous leak, but no leak was present at the time of the inspection.

Shower - Tub - Toilet

36) Tub(s) - Conditions

R

Tub and shower conditions were serviceable at the time of inspection. The back side of tub and shower faucets and drains, and conditions inside of walls are not visible for inspection. **HOWEVER....both perimeters needed silicon and grout touch-up. Very small penetrations were present. SEE PHOTO. A PRIORITY REPAIR is recommended.**

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37) Toilet(s) - Conditions

R

Three of the 4 toilet(s) appeared to be in serviceable condition. Most mechanisms were operational; no cracks or leaks were observed; and the toilet was secure to the floor. **HOWEVER....the master bedroom bath toilet flapper valve was leaking and the basement toilet mechanism needed repair. SEE PHOTO. A PRIORITY REPAIR is recommended.**



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8 Plumbing

Plumbing - General Observations

38) Plumbing - General Information

The plumbing system consists of the domestic water lines, drains, waste and vent lines and gas pipes. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. Most plumbing pipes are hidden since they are enclosed in walls, floors and ceilings. Every pipe or joint is not inspected. Some metal pipes rust from the inside to the outside, so the damage is invisible to the inspector. Water heaters often give no visual evidence that they are about to fail. Typical useful life for a water heater is 10 to 15 years, although many last much longer.

The condition of all underground piping is excluded from this inspection. Other companies offer video camera inspection of the interior of pipes including the large drain pipe to the public sewer system.

Water Main Line

Main Shutoff - Location

ALERT! The water shut-off for the whole home was not located by the inspector. It could be behind the basement insulation.

Water Supply Lines

39) Supply Line - Conditions

AS

The visible portions of the COPPER supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Waste Drain Lines

40) Waste Line - Conditions

AS

The visible portions of the PLASTIC waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Approximate Age Water Heater

The age of the water heater was between 10 and 15 years. The life expectancy of these appliances is said to be between ten and 15 years, but many last for much longer.

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41) Water Heater - Conditions

AS

The 40 gallon, KENMORE water heater was located in the basement and was operable at the time of inspection. The pressure relief valve and discharge pipe were in place and there was little rust. The burner appeared to be serviceable. This does not however guarantee future performance. These units can go out at any time. The service life is said to be from 10 to 15 years, but many last much longer. **SEE PHOTO.**



42) Water Heating Venting - Conditions

AS

The venting for the combustion gases of the water heater appeared to be serviceable.

Gas Shut-Off For House

43) Gas Shut-Off At Meter

AS

The gas shut off for the entire house was located at the meter. **SEE PHOTO.**



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9 Heating - Air

Heating, Cooling - General Observations

44) General Information

Furnaces are the most difficult component for an Inspector to evaluate since the working parts, particularly the heat exchanger, are not visually apparent. If the client desires an exhaustive analysis, the Inspector recommends further evaluation by an HVAC technician who is able to do a "break-down" inspection in which the appliance is disassembled and evaluated. HVAC companies are able to "certify" the performance of appliances.

Heating

Heating Unit - Description, Age

There was a typical RHEEM CRITERION II, 100,000 BTU forced air unit located in the basement.

45) Heating Unit - Conditions

S

The gas fired furnace was turned off at the furnace switch when inspector arrived. **A red tag cautioning against carbon monoxide was present** within the unit. While it is possible that this tag was not removed at the time of installation, inspector must assume and recommend that furnace needs servicing by an HVAC company who is qualified to remove the red tag. **A PRIORITY REPAIR is recommended. SEE PHOTOS.**



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46) Combustion Air Supply Ducts- Conditions

AS

Combustion air ducts are usually 6 inch diameter metal or plastic pipes that connect the furnace area with outdoor air. Outside air supplies oxygen to the burners so that interior oxygen is not used. These ducts were present and appeared serviceable.

47) Combustion By-product Venting - Conditions

AS

It appeared that ventilation of the combustion by-products was serviceable.

Cooling

Cooling System - Description

There was a central air condition system present at the property.

48) AC Unit - Conditions

R

Recommend consulting with a HVAC contractor who specializes in air conditioning for further evaluation and repair. The exterior condensing unit was not level and it did not activate when turned on at the thermostat.

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10 Basement

Radon Health Hazard - Warning

Radon Warning - Get Test

Cracks, joints and normal concrete penetrations in the basement concrete allow radon gas to enter and collect in basements. This radio active gas is extremely common in Front Range homes, and it is extremely harmful to the occupant's health. It is the greatest cause for lung cancer after smoking. The Environmental Protection Agency (EPA) sets standards for this environmental hazard and recommends that all houses be tested. All basements with a high rate of radon can be fixed with by installing a simple radon reduction system. This is usually done by a contractor specialist and usually costs under \$1,000.

Mostly Finished Basement

49) Drywall Finished Walls - Conditions

AS

The basement walls were mostly drywalled and in serviceable condition.

50) Drywall Finished Ceiling - Conditions

AS

The ceiling was mostly finished with drywall and in serviceable condition.

51) Wood Structural Floor - Conditions

NI

There was a structural basement wood floor present. Inspector observed no problems with the floor.

HOWEVER...the floor was covered with carpeting and not visible. There was a crawl space beneath the floor, but there was not enough clearance for the inspector to enter the crawl space. So the crawl space was only inspected in the area near and around the small access hatch. **SEE PHOTOS.** It was observed that a proper moisture barrier was in place and that a de-humidifier system was in place and working. A passive radon reduction system was present. **For Your Information** - shallow crawl spaces under wood floors can and often do develop mold because of too much moisture. Inspector observed no mold but most of the area was not inspect-able. **Recommend monitoring this issue and, if needed, contact an appropriate contractor.**

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52) Electrical Outlets - Conditions

AS

The electrical outlets and lighting appeared to be serviceable.

53) Safety Escape Window - Conditions

AS

There was no bedroom present and the safety window was not required.

Sump Pump

54) Sump Pump - Conditions

NI

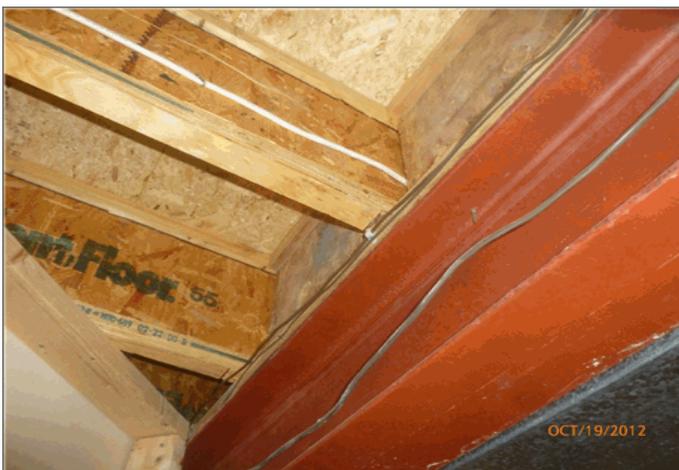
There was no sump pit and pump visible.

Support Of Upper Floor

55) Description - Condition

AS

The support for the upper floor was of I-Joists and steel I-beam. These man-made floor joists are superior to lumber in strength and they are usually squeak-less. Beams supported by steel jacks were also present. **SEE PHOTOS.**



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11 Foundation

Foundation - Conditions

56) Foundation Finished Bsmnt
- Conditions

NI

Based on the visible portions of the foundation, it appeared to be in serviceable condition. **HOWEVER, very little of the concrete could actually be seen because of the finished basement. The exposed foundation around the exterior of the home appeared to be serviceable. Hairline cracks and small diagonal cracks that are located within 1 foot of the corners of the house are considered typical.**

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12 Garage(s)

Attached Garage - Mostly Finished

57) Drywalled Walls - Conditions

AS

The drywalled walls appeared to be in serviceable condition.
SEE PHOTO.



58) Drywalled Ceiling - Conditions

AS

The drywalled ceiling appeared to be in serviceable condition.

59) Concrete Floor - Conditions

AS

The exposed concrete floor appeared to be in serviceable condition. Typical, minor, hairline cracks were observed.

60) Vehicle Door - Conditions

AS

The vehicle door(s) appeared to be in serviceable condition.

61) Automatic Door Opener(s) - Conditions

AS

The automatic garage door opener(s) appeared to be in serviceable condition.

62) Automatic Door Opener Safety - Conditions

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The electric eye safety reverse(s) was working.
HOWEVER....the auto reverse triggered when the door hits an obstruction did not work. RECOMMEND....adjusting the control on the opener.