



Confidential Property Inspection Report of:



8466 Golden Fields Ln, Loveland, CO 80538

For: Tammy Drake

Inspected on: August 13, 2007.



08/18/2007

Re: General Inspection of 8466 Golden Fields Ln, Loveland, CO 80538

Dear Tammy Drake:

At your request, a visual inspection of the above referenced property was conducted on August 13, 2007. at 08:00 AM by Jon K. Rudolph.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects are not inspected nor can they be included in this report. While we can help reduce your risk in purchasing the property, we can not eliminate it, nor can we assume the risk. Even the most comprehensive inspection cannot reveal every condition that may be considered significant to your investment and ownership. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. In the event of an oversight, maximum liability must be limited to the fee paid. Please review limitations contained in the Inspection Agreement.

Although there are limitations, please know that an earnest effort was made on your behalf to discover all visible defects and assess the overall safety and serviceability condition of the property. We maintain continuing education and strive to apply the latest proven technologies and information to exceed the industry standard in providing a thorough and cost-effective inspection.

The following is an opinion report of the observations made at the time of the inspection. The inspection is conducted per the ASHI (American Society of Home Inspectors) Standard of Practice. Any deviation from this standard is to exceed the minimum standard and provide you with as much detailed information as practical to further meet the objectives of the inspection and report. However, limitations still apply.

Please feel free to contact us at anytime regarding this report and questions you may have regarding the safety and serviceability of your home.

Thank you again for choosing I.D. - Property Inspections, Inc. to help you make an informed and confident purchase decision. We appreciate the opportunity to be of service. Please keep us in mind should you or someone you know need a higher standard in home inspection services.



REPORT ADVISORY

Please remember there are many factors that influence the condition of a home such as normal wear over time, appliance and component service life and ever-changing construction practices, materials and building codes.

The following is an advisory list of items or issues we suggest be addressed immediately or in the very near future and are based on the inspector's opinion of Safety Concerns, Repairs or Further Evaluation. Repair issues may include minor items, which left unaddressed could lead to more significant costs.

This Advisory is intended only as a guide to help you organize and prioritize observed items and recommendations. Please review the entire report to develop a complete understanding of the property's observed safety and serviceability condition and to develop your own priorities per your needs and situation. A thorough review of the report and consideration to the recommendations prior to close of escrow will help you maximize the value of the inspection in making an informed and confident purchase decision.

Conventions and Key Terms:

The report is generally structured to provide information on a system or component's Location, Description, Accessibility, Observation(s) and Recommendation(s) as they apply.

The following Key Terms are used to define the recommended actions in the context of relative importance based on observations at the time of the inspection.

Appropriate Person: Refers to a person licensed or otherwise professional engineer, tradesperson or technician qualified to provide a further comprehensive evaluation, specific corrective options, cost estimates and conduct appropriate corrections as needed.

Serviceable: Refers to the system or component's observed condition as appearing satisfactory, operational or in generally acceptable condition as intended within its serviceable life and general function or use.

Repair: Refers to the system or component's observed condition as apparently needing correcting, repair or replacement for the system(s) or component(s) to properly function within its intended use. This notation may require an **appropriate person**.



Further Evaluation: Refers to the determination of system or component's observed safety or serviceable condition as appearing inconclusive. Whereas, based on readily visible conditions and within the scope of a general inspection further evaluation by an **appropriate person** is recommended in order to reach a conclusion of the system or component's safety or serviceable condition.

Consult Seller: Suggest consulting the seller for further information on the system/component's maintenance, repair and history to gain a better understanding of its safety and/or serviceable condition.

Maintenance: Refers to the system or component's observed condition as apparently needing routine or expected service to sustain or preserve normal and expected use. In some cases an **appropriate person** is required.

Upgrade: Refers to the system or component's observed condition as not appearing to be at current standards and/or upgrades could significantly improve the safety and serviceable condition of the system(s) or component(s). In many cases an **appropriate person** is required.

Monitor: Refers to the system or component's observed condition as appearing marginal in terms of safety and serviceable condition. Whereas, observed conditions could change and subsequently require a responsive action. Consider consulting an **appropriate person** to be fully aware of consequences, options and costs, should the situation change for the worse.

Improper/Unfavorable: Refers to an apparent improper, unfavorable, adverse or unconventional condition(s), which has developed over time, may have been a construction/installation error or a manufacture's defect. However, the apparent condition appears stable at the time of the inspection and does not appear to be preventing a system or component from functioning its intended use. People have different risk tolerances, whereas these issues are improper they may or may not be a significant concern to specific individuals. Regardless, consideration should be given to consulting an **appropriate person** to fully assess the risk and correction needs and options as warranted.

Safety Concern: Refers to an observed condition(s) that pose(s) an apparent active or imminent health or safety risk. Immediate attention is recommended. In most cases an **appropriate person** is required.

NOTE: Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all the provisions of the Property Inspection Contract and its Terms and Conditions, which are attached to and form a part of this Inspection Report.



8466 Golden Fields Ln, Loveland, CO 80538 Advisory Observations

GROUNDS

SIDEWALKS:

North Side

Description:

Material is poured concrete. and flagstone.

Observations:

Appears to have heaved and/or settled. Surface displacements that reach about 1/4 inch or more should be addressed to minimize trip and fall hazards. - trip hazard noted.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

DECKS:

South Side

Description:

Deck appears to be a treated/rot resistant wood material.

Observations:

Evidence of wear and weathering of paint/finish with the surface being exposed to the elements.

No apparent guard or hand railing installed with adjacent abrupt steep drop or slope. A hand and guard railing will minimize fall hazards. - improper

Upper deck screen door damaged - repair

Loose railing board at east end sun room deck - repair

Upper deck with apparent membrane roof over lower deck - leaks stains noted under outer edge over ground level deck - no active moisture measured at time of inspection - monitor , evaluate further. - see previous deck cover comments

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

Repair: We recommend repairing the condition for proper operation. We suggest the work be performed by an appropriate person/company and obtaining competitive bids with consideration to proper corrective options. If applicable, work permit(s) and building code inspection(s) should be obtained.



EXTERIOR - FOUNDATION - BASEMENT

WALLS/SIDING:

Overall Area (unless specified)

Description:

Siding is a hardboard pressed wood siding type.

Observations:

Bees/Wasp/Hornets nests noted around exterior - maintain.

Closed vent at south side deck - evaluate further.

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Further Evaluation: Based on readily visible conditions and within the scope of a general inspection further evaluation by an appropriate person is recommended in order to reach a conclusion of the system or component's safety or serviceable condition.

ROOF SYSTEM & ATTIC

GUTTERS & DOWNSPOUTS:

Overall Area

Description:

Full system. Aluminum.

Observations:

Downspout extension missing/raised/loose/not fully extended. Adding/dropping/repairing/extending downspouts further away from the building can improve drainage around foundation.

Gutter system appears to be leaking or likely to leak over south side upper deck. - Repair.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids. **Repair:** We recommend repairing the condition for proper operation. We suggest the work be performed by an appropriate person/company and obtaining competitive bids with consideration to proper corrective options. If applicable, work permit(s) and building code inspection(s) should be obtained.

EXPOSED FLASHINGS:

OBSERVATIONS & COMMENTS:

Observations:

Roof and siding interface area at west side does not appear to have kickout flashing - generally



improper/unfavorable. Kickout flashing will help prevent moisture from running behind/under the siding boards.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

ATTIC:

INSULATION OBSERVATIONS & COMMENTS:

Observation:

Areas of insulation is uneven/disturbed and no longer provides an even thermal barrier. Significant areas at eaves where insulation appears to have been blow back and clear from full ceiling coverage - unfavorable/improper - recommend re establishing proper insulation coverage with consideration to soffit vent baffles to possible minimize wind impact on blown insulation - batt insulation may also be considered to manage wind blown insulation

Recommendations: **Improper/Unfavorable Condition:** The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

SERVICE & MAIN DISCONNECT EQUIPMENT OBSERVATIONS

Limited breaker labeling - improper

Missing strain relief clamp. - improper

Subpanel appears bonded (neutral and ground bus bars connected to each other). - improper

Subpanel does not appear to be bonded to the box - - improper- evaluate further

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids. **Further Evaluation:** We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.

Note: Inspector understands an electrician was quickly contacted to address electrical defects - consult seller on corrections.



PANEL WIRING OBSERVATIONS

Two neutral conductors wire nuted together and do not appear to be connected to neutral bus bar - evaluate further.

Recommendations:

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.

GENERAL WIRING OVERVIEW:

OBSERVATIONS

Exterior extension chord at pond appears to be set-up for permanent service - generally improper/unfavorable - recommend improving with a proper permanent exterior electrical service. Exposed electrical conductor in basement enclosed room under deck, - evaluate further - for purpose or proper abandonment

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

LIGHTING FIXTURES/SWITCHES/RECEPTACLES:

OBSERVATIONS

Loose chord at south side of pond.

Open switch/receptacle boxes, missing cover plates in basement bathroom, basement room under deck and storage room

Loose exterior west side light fixture and missing top cover/lid at south side

Electrical receptacle appears to have an open ground (not properly grounded) at laundry utility sink - improper

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.



GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):

OBSERVATIONS

GFCI protection is not provided at laundry sink area - improper - also see previous comments on open ground.

Evaluate water fall circuit further to ensure on GFCI

GFCI at north side porch does not appear to be working properly. - evaluate/repair

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

Repair: We recommend repairing the condition for proper operation. We suggest the work be performed by an appropriate person/company and obtaining competitive bids with consideration to proper corrective options. If applicable, work permit(s) and building code inspection(s) should be obtained.

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.

HEATING - AIR CONDITIONING

HEATING SYSTEM:

Description:

Forced Air, Natural Gas

York m/n: P2MPD16N09601G s/n: EEEM188092 120,000 btu input.

Observations:

Combusted gas leak (exhaust fumes) detected with TIFF 8800 gas detector at induction fan interface seal with cabinet - evaluate further - safety hazard

Dirty

PUMP/BLOWER FAN:

System lacks cleaning. Fan compartment is dirty.

BURNERS/HEAT EXCHANGERS:

Burners appear serviceable. Burner Flame(s) appear typical,

Dirty.

COMBUSTION AIR:

Dryer vent appears to be run through one of two combustion air vents - improper.

AIR FILTERS:

Size, 16x25x1 Very Dirty Filter - Suggest cleaning/changing filter. A clean filter is required to maintain proper furnace operation and avoid hazardous and premature failure conditions.

filter facing wrong direction for proper air flow. Filter should face direction with indicated arrow pointing toward blower chamber.



GENERAL SUGGESTIONS:

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

RECOMMENDATIONS:

Recommendations: Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

Safety Concern: We consider the observed condition to be a health and safety risk that should be addressed immediately or as soon as possible with proper precautions. We recommend consulting an **appropriate person** to further assess the condition with respect to corrective options and obtaining competitive bids.

INTERIOR

SMOKE / FIRE DETECTOR:

Overall Area

Observations:

Removed/missing unit in master closet/SE bedroom.

Recommendations: Repair: We recommend repairing the condition for proper operation.

KITCHEN - APPLIANCES

LAUNDRY:

OBSERVATION:

Flexible metal dryer vent tube through floor/wall and out combustion air vent - improper - should be smooth walled tube at dedicated vent

COMMENTS:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable and may be an avoidable safety, health or expense risk if conditions are improved/corrected. We suggest consideration be given to correcting/improving the situation. An **appropriate person** may need to be consulted.



Some of these items may be noted to require further evaluation and repair by licensed trades people. We recommend that you obtain competitive estimates for these items and appropriate permits if required and that these recommendations be conducted prior to close of escrow, if inspection is for the purpose of purchasing the inspected property.

This inspection and report should provide you with reasonably acquired information and knowledge to enable you to make a confident and fair purchase decision.

Thank you again for selecting our firm to assist you in your prospective home's safety and serviceability evaluation. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Jon K. Rudolph
President/Inspector
I.D. - PROPERTY INSPECTIONS, INC.



enclosure



Report Limitations

This report is CONFIDENTIAL and intended only for the use and benefit of the client. This report is not intended for any other party not named on this report and the Property Inspection Agreement. Copies and response to this inspection and reporting inquires are available to other parties at the clients discretion and authorization.

*This report should not be used without referencing the Property Inspection Agreement. Always refer to the separate **Property Inspection Agreement** for full terms, conditions and limitations of this inspection and report. Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all the provisions of the Property Inspection Contract and its Terms and Conditions, which are attached to and form a part of this Inspection Report.*

Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. This inspection and report are based on industry home inspections standards set by the American Society of Home Inspectors (ASHI). The inspection and report are NOT intended to be: an engineering inspection and report; a determination of any regulation building code compliance; guarantees or warranties of any kind; technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no monetary involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



INSPECTION INFORMATION & CONDITIONS

Services Ordered

Type of Services
Full General Inspection.

Client & Site Information:

File #:
2393-081407.

Date of Inspection:
August 13, 2007.

Time of Inspection:
08:00 AM.

Client Name:
Tammy Drake.

Client Phone #:
HM: WK: Cell:970-227-5252.

Client Fax #:

Inspection Site:
8466 Golden Fields Ln.

Inspection Site City/State/ZIP:
Loveland, CO 80538.

Site Access
Appears Accessible.

Climate Conditions:

Weather:
Partly Cloudy.

Soil Conditions:
Damp.



Approx. Outside Temp. (F):
67.

Building Characteristics:

Main Entry Faces:
North.
Estimated Age of Building (yrs.):
1997.
Building Type:
Single family
wood frame.
Stories:
2.
Space Below Grade:
Basement.

Utility Services:

Water Source:
Private.
Sewage Disposal:
Private - consult seller on septic system inspections, service records and history.
Utilities Status:
All utilities on.

Other Information:

Area:
Rural.
Units Occupied?
Yes.
Client Present:
Yes.
People Present:
Current Occupant.



Payment Information:

Total Fee:
305.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

North Side

Description:

Material is gravel/crushed stone.

Material is dirt (uncovered natural surface).

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

East Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed minor shrinkage and/or settlement cracks/gaps. Cracks/gaps that reach about 1/8 inch in width or more should be sealed to minimize moisture penetration and increased deterioration.

Appears to be spalling/flaking/pitting/deteriorating at the surface. - Note: Generally cosmetic at this point unless a trip hazard is present. Cause can be due to improper concrete mix including excessive curing additives, excessively cold ambient temperature at time of curing and/or over use of deicers.

Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

Maintenance: We recommend maintaining the material/system to help sustain normal and

See the Property Inspection Agreement for Full Terms, Conditions and Limitations of this Report and Inspection.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all the provisions of the Property Inspection Contract and its Terms and Conditions, which are attached to and form a part of this Inspection Report.



expected serviceable life.

SIDEWALKS:

North Side

Description:

Material is poured concrete.

Material is flagstone.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Appears to have heaved and/or settled. Surface displacements that reach about 1/4 inch or more should be addressed to minimize trip and fall hazards. - trip hazard noted.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

East Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Appears to have moderate sized cracks/gaps of about 1/4 inch to 1 inch in width. Cracks/gaps of about 1/8 inch in width or more should be sealed to help control moisture penetration and minimize deterioration. In general, as long as the cracks/gaps do not present a tripping hazard they are basically a cosmetic issue with material repair or replacement at the owner's discretion.

Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.



GRADING:

North Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

South Side

Accessibility:

Appears generally accessible.

Observations:

Grade at foundation generally appears serviceable with some settled (concave) pockets against foundation.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

East Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

West Side

Accessibility:

Appears generally accessible.

Observations:

Serviceable: Grade slopes toward home foundation with apparent drainage swale to help divert drainage around foundation.

Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.



PORCH/PATIO:

South Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

PORCH/PATIO COVER:

North Side

Description:

Patio/porch cover is same as original structure.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

South Side

Description:

Open over SE area
Upper level deck cover wood family room deck,

Accessibility:

Appears generally accessible.

Observations:

Moisture stains observed from upper deck.
Apparent membrane material observed through upper deck board.- stains suggest roofing membrane has leak or may currently leak.
Apparent isolated moisture damage/rot. No active moisture measured at the time of the inspection - monitor and evaluate further.



Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.

See the Property Inspection Agreement for Full Terms, Conditions and Limitations of this Report and Inspection.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all the provisions of the Property Inspection Contract and its Terms and Conditions, which are attached to and form a part of this Inspection Report.



West Side

Description:

Patio/porch cover is same as original structure.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

DECKS:

North Side

Description:

Deck appears to be a treated/rot resistant wood material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

South Side

Description:

Deck appears to be a treated/rot resistant wood material.

Accessibility:

Appears generally accessible.

Observations:

Evidence of wear and weathering of paint/finish with the surface being exposed to the elements.

No apparent guard or hand railing installed with adjacent abrupt steep drop or slope. A hand and guard railing will minimize fall hazards. - improper

Upper deck screen door damaged - repair

Loose railing board at east end sun room deck - repair

Upper deck with apparent membrane roof over lower deck - leaks stains noted under outer edge over ground level deck - no active moisture measured at time of inspection - monitor , evaluate further. - see previous deck cover comments

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

Repair: We recommend repairing the condition for proper operation. We suggest the work be performed by an appropriate person/company and obtaining competitive bids with consideration



to proper corrective options. If applicable, work permit(s) and building code inspection(s) should be obtained.

West Side

Description:

Deck appears to be a treated/rot resistant wood material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

FENCES & GATES:

Overall Area (unless specified)

Description:

Fence appears to be a treated/rot resistant wood material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Fence gate appears to need adjustment for proper operation.

Some loose boards noted

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

TREES & SHRUBS

Overall Area (unless specified)

Description:

Established trees/shrubs.

Accessibility:

Appears generally accessible.

OBSERVATIONS:

"A Higher Standard in Home Inspections"



Appears generally serviceable.



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS/SIDING:

Overall Area (unless specified)

Description:

Siding is a hardboard pressed wood siding type.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Bees/Wasp/Hornets nests noted around exterior maintain.

Closed vent at south side deck - evaluate further.

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Further Evaluation: Based on readily visible conditions and within the scope of a general inspection further evaluation by an appropriate person is recommended in order to reach a conclusion of the system or component's safety or serviceable condition.



Sealed Vent

TRIM-FASCIA-SOFFIT:



Overall Area (unless specified)

Description:

Solid wood material.
Vinyl siding material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

WINDOWS

Exterior Overall Area (unless specified)

Description:

Vinyl clad metal windows. Casement (crank) style. Double hung pane style.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Damaged/tear window screen(s). - repair

Deep window well without fall protection. Installing safety covers or grates can reduce fall risk. - upgrade

Some weep holes painted closed - improper.

Recommendations:

Upgrade: We recommend upgrading the system/material to current standards, which should improve the safety and/or serviceable condition.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems.

Repair: We recommend repairing the condition for proper operation.

DOORS

Exterior Overall Area (unless specified)

Description:

Heavy steel/metal.
Standard door.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



Deadbolt at sun room door does not fully engage (extend) into receiver. This prevents the deadbolt from engaging its locking mechanism that prevents the bolt from sliding back to an unlock position - The receiver appears to need adjust (cut deeper) to enable full deadbolt operation.

Door bell at front entrance appears serviceable.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

FOUNDATION - BASEMENT/CRAWL SPACE:

BASEMENT:

Description:

Poured concrete foundation wall.
Basement is partially finished.

Accessibility:

Appears generally accessible.
Inspection is limited due to wall and floor coverings obstructing access and visibility.

Observations:

Appears generally serviceable.
Apparent Non-original work construction (e.g., framing/electrical/plumbing/HVAC/etc.) - Recommend further evaluation for permits and building inspection report to verify building code compliance of upgrades/remodeling. - evaluate further
Floor drain at exterior sublevel basement door entry appears serviceable. Drains in this area are required to properly drain rain and water runoff. Some debris - maintain clear drain.
Evidence of vermin intrusion. - maintain
Styrofoam insulated exterior foundation wall-wear noted - maintain
Enclosed walkout space under south deck - roofing systems not viewed - no observed evidence of leaks - monitor
Enclosed walkout space under south deck high humidity , windows noted -maintain - no visible floor drain.,

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.



BEAMS:

Description:

Material/type undetermined.

Accessibility:

Inspection is limited due to wall and ceiling coverings obstructing access and visibility.

Observations:

Appears generally serviceable.

FLOOR JOISTS:

Description:

Engineered joists, such as TJI type, with flange and web.

Accessibility:

Appears generally accessible.

Inspection is limited due to wall ceiling coverings obstructing access and visibility.

Observations:

Appears generally serviceable.

COLUMNS/SUPPORTS:

Description:

Material/type undetermined.

Accessibility:

Inspection is limited due to wall and ceiling coverings obstructing access and visibility.

Observations:

Appears generally serviceable.

FLOOR:

NOTE: Although every site's conditions vary, expansive (moisture sensitive) soils are generally present in the Colorado front range area. Where applicable, movement of the house floating slab should be expected during excessively wet or dry periods of weather. Per



current standards all walls, pipes, utilities, and other fixed components/systems should be installed/constructed to accommodate movement of floor.

Also see related Grounds Grading, Roof Gutters & Downspout and Plumbing comments as they may apply to area drainage and moisture control.

Description:

14 of 45

See the Property Inspection Agreement for Full Terms, Conditions and Limitations of this Report and Inspection.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all the provisions of the Property Inspection Contract and its Terms and Conditions, which are attached to and form a part of this Inspection Report.



Concrete slab floor.

Accessibility:

Appears generally accessible.

Inspection is limited due to floor coverings obstructing access and visibility.

Observations:

Appears generally serviceable.

Finished walls do not appear to be constructed to allow for slab movement from native expansive soils (see previous comments on expansive soils). For example, "floating wall" construction, which is a current standard practice. - Consider obtaining further information from a qualified contractor or structural engineer on options to correct if warranted and advice on how to respond should slab movement occur. Monitor for movement, maintain proper foundation drainage (see additional Grounds and Roof, Gutters and Downspouts comments, if any) and monitor for plumbing leaks/failure.

Wall framing appears to have non-treated or non-rot resistant wood in contact with concrete.

Concrete will release moisture, properly treated wood or rot-resistant wood will minimize risk of related moisture and wood contact problems.- Improper

Recommendations:

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

DRAINAGE:

Description:

Material/type if any undetermined.

Accessibility:

Inspection is limited due to floor coverings obstructing access and visibility.

Appears generally accessible.

Observations:

No apparent visible sump basket.

Floor drain appears serviceable.

Recommendations: **Monitor:** We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.



ROOF SYSTEM & ATTIC

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

GUTTERS & DOWNSPOUTS:

Overall Area

Description:

Full system.
Aluminum.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.
Downspout extension missing/
raised/loose/not fully extended. Adding/dropping/repairing/extending downspouts further away from the building can improve drainage around foundation.

Gutter system appears to be leaking or likely to leak over south side upper deck. - Repair.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

Repair: We recommend repairing the condition for proper operation. We suggest the work be performed by an appropriate person/company and obtaining competitive bids with consideration to proper corrective options. If applicable, work permit(s) and building code inspection(s) should be obtained.



Gutter Condition Views

ROOF:

DESCRIPTION:

Style & Type:

Gable and Hip style roof.
Composition type shingles roof cover.



ACCESS:

Roof Inspection Access:

Walked on roof for inspection.

Inspector did not walk the upper roof deck due to height/pitch/weather/type of material and unnecessary risk of inspector safety and/or roof damage. Roof viewed from ground with binoculars.

OBSERVATIONS & RECOMMENDATIONS:

Designs

Observations:

Roof design appears generally appears serviceable.

General

Observations:

Appears generally serviceable West side showing signs of weathering/cracking - monitor

Some exposed (non-hidden) nails observed without caulk/sealant.

Caulking/

sealing exposed nails is common and recommend practice to reduce the risk of moisture penetration.

Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.



Roof Views



CHIMNEY:

DESCRIPTION:

Metal furnace/water heater chimney.

ACCESS:

Roof Chimney Inspection Access:

Walked on roof for inspection.

Inspector did not walk the upper roof deck due to height/pitch/weather/type of material and unnecessary risk of inspector safety and/or roof damage. Roof viewed from ground with binoculars.

OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.

Chimney cap observed - This is a proper condition.



EXPOSED FLASHINGS:

DESCRIPTION:

Metal material.

ACCESS:

Roof Flashing Inspection Access:

Walked on roof for inspection.

Inspector did not walk the upper roof deck due to height/pitch/weather/type of material and unnecessary risk of inspector safety and/or roof damage. SOME Flashing viewed from ground with binoculars.



OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.
Roof and siding interface area at west side does not appear to have kickout flashing - generally improper/unfavorable. Kickout flashing will help prevent moisture from running behind/under the siding boards.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.



ROOF PENETRATIONS:

DESCRIPTION:

Metal , Rubber and Plastic material.

ACCESS:

Roof Flashing Inspection Access:

Walked on roof for inspection.
Inspector did not walk the upper roof deck due to height/pitch/weather/type of material and unnecessary risk of inspector safety and/or roof damage. Some penetrations viewed from ground with binoculars.

OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.
Rubber boot around drain waste vent cracked/deteriorated. - maintain proper seal

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.



ATTIC:

ATTIC DESCRIPTION:

Attic is full size.
Engineered truss framing.

ACCESSIBILITY:

Accessibility:
Appears generally accessible.
Inspection observations limited by low head space.

ATTIC OBSERVATIONS & COMMENTS:

Observations:

Appears generally serviceable.
Ventilation is provided - Proper
Evidence of rodent intrusion over garage area - maintain.
Sheet of plastic over area of in insulation under furnace/water heater flue - no observed evidence of current or past leaking - there may have been an isolated occurrence of moisture around flue - consult seller on history monitor



INSULATION DESCRIPTION:

Fiberglass- Blown.



INSULATION OBSERVATIONS & COMMENTS:

Observation:

Appears generally serviceable. Generally - 12 to 13 inches, R-Factor ~32 to 34. Ideally an R-32 to 36 rating should be used in Colorado front range area per Department of Energy guidelines.

Some insulation over garage noted.

Areas of insulation is uneven/disturbed and no longer provides an even thermal barrier. Significant areas at eaves where insulation appears to have been blow back and clear from full ceiling coverage - unfavorable/improper - recommend re establishing proper insulation



coverage with consideration to soffit vent baffles to possible minimize wind impact on blown insulation - batt insulation may also be considered to manage wind blown insulation

Recommendations: **Improper/Unfavorable Condition:** The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewall is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

GARAGE/OUT BUILDING:

DESCRIPTN

Attached_2 Car.

ACCESS

Accessibility:

Appears generally accessible.
Inspection observations limited by storage/debris.

GENERAL OBSERVATIONS

General Observations:

Appears generally serviceable.
wall stains noted - appear to be dry surface stains -monitor.

GARAGE FLOOR

Floor Observations:

Appears generally serviceable.
Moderate cracks/gaps/joint separation with potential for moisture penetration. Proper caulking/sealing will help maintain floor.
Appears to have heaved and/or settled. Surface displacements that reach about 1/4 inch or more should be addressed to minimize trip and fall hazards. Trip and fall hazards are considered to be a homeowners biggest area of liability.

Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

FIRE WALL

Fire Wall Observations:

The garage is considered a fire space with the fire wall provides fire rating protection between the garage and dwelling.

Appears generally serviceable.

The door between the garage and home is not auto closing or properly functioning. The fire door generally will have a self-closing spring-loaded hinge to maintain the fire rating integrity.

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems.

See the Property Inspection Agreement for Full Terms, Conditions and Limitations of this Report and Inspection.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all the provisions of the Property Inspection Contract and its Terms and Conditions, which are attached to and form a part of this Inspection Report.

"A Higher Standard in Home Inspections"



GARAGE ROOF

Same as house. See Roof report.

GARAGE DOOR(S)

Door Observations:

Appears generally serviceable.

Automatic door opener(s)- operational.

Automatic reverse feature operational.

appears to need closing force adjustment to insure safe conditions.

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

GARAGE/OUT BUILDING #2:

DESCRIPTN

Detached_2 Car.

GENERAL OBSERVATIONS

not inspected.

GARAGE/OUT BUILDING #3:

DESCRIPTN

Detached_pole barn.

GENERAL OBSERVATIONS

not inspected.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE ENTRANCE CONDUCTORS/CABLES/RACEWAYS/DROP/GROUNDING:

DESCRIPTION:

Underground service cables.

ACCESS

Accessibility:

Secondary Grounding rod and cable not observed.

Primary ground at water meter observed

OBSERVATIONS

General Observations:

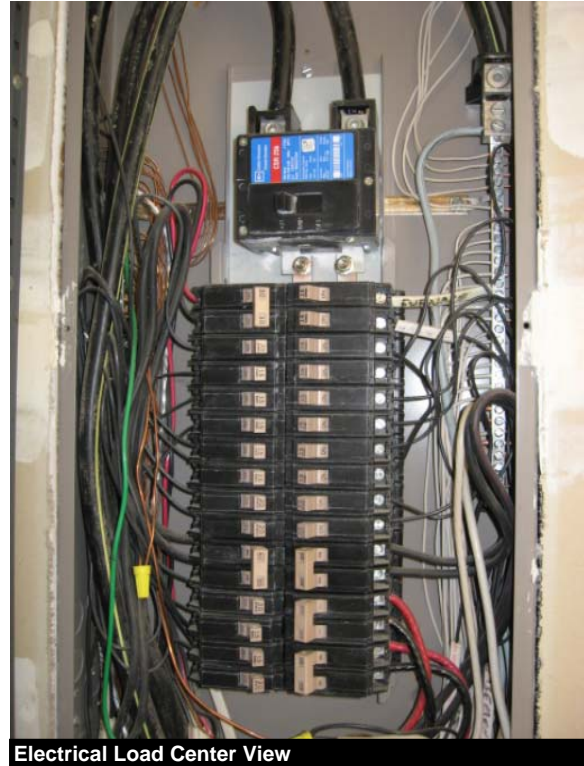
Appears generally serviceable.

ELECTRICAL PANELS:

MAIN DISCONNECT LOCATION:

Within the garage.

SERVICE PANEL LOCATION:
with main disconnect panel.



SUB PANEL DISCONNECT LOCATION(S):
At air conditioning condensing unit.
Within the garage, out buildings not inspected.

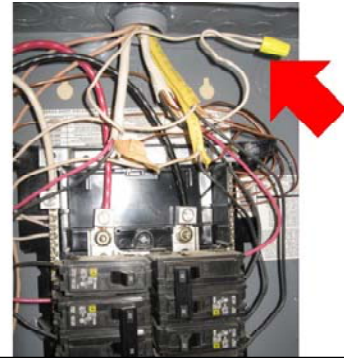
ELECTRICAL SERVICE DESCRIPTION:
Circuit breaker system.
Voltage Rating- 120/240 volts (three-wire service), Amperage Rating- 150 amps.

PANEL(S) ACCESS
Accessibility:
Appears generally accessible.



SERVICE & MAIN DISCONNECT EQUIPMENT OBSERVATIONS

Appears generally serviceable.
Limited breaker labeling - improper
Missing strain relief clamp. - improper
Subpanel appears bonded (neutral and ground bus bars connected to each other). - improper
Subpanel does not appear to be bonded to the box - - improper- evaluate further



Electrical Panel Condition Views

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids. **Further Evaluation:** We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.

Note: Inspector understands an electrician was quickly contacted to address electrical defects - consult seller on corrections.

PANEL WIRING DESCRIPTION:

Wiring Methods - Non-metallic sheathed cable (Romex).
Copper, Aluminum (220 volt OK),
Solid aluminum wiring? Aluminum solid (110 volt) conductors, known to be a latent fire and safety hazard - **None observed.**

PANEL WIRING OBSERVATIONS

Appears generally serviceable.
Two neutral conductors wire nutted together and do not appear to be connected to neutral bus bar - evaluate further.

Recommendations:

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.



GENERAL WIRING OVERVIEW:

OBSERVATIONS

Observations and comments of general wiring is based on readily accessible wiring only. Such as, wiring in open view that is generally in unfinished basement areas, crawlspace, attic and garage areas.

Exterior extension chord at pond appears to be set-up for permanent service - generally improper/unfavorable - recommend improving with a proper permanent exterior electrical service.

Exposed electrical conductor in basement enclosed room under deck, - evaluate further - for purpose or proper abandonment



Loose Exposed Conductor

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.



LIGHTING FIXTURES/SWITCHES/RECEPTACLES:

OBSERVATIONS

Loose chord at south side of pond.
Open switch/receptacle boxes, missing cover plates in basement bathroom, basement room under deck and storage room
Loose exterior west side light fixture and missing top cover/lid at south side
Electrical receptacle appears to have an open ground (not properly grounded) at laundry utility sink - improper



Open Recptacle & Junction Boxes

Recommendations:

Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.



GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):

OBSERVATIONS

Where installed, appears generally serviceable.

Reset locations in: garage. exterior receptacle(s). main floor bathroom. master bathroom. second floor bathroom. basement bathroom.

Basement bath GFCI also on light circuit - generally improper - GFCI receptacles are generally on a dedicated circuit.

GFCI protection is not provided at laundry sink area - improper - also see previous comments on open ground.

Evaluate water fall circuit further to ensure on GFCI

GFCI at north side porch does not appear to be working properly. - evaluate/repair

Recommendations:

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable.

We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.

Repair: We recommend repairing the condition for proper operation. We suggest the work be performed by an appropriate person/company and obtaining competitive bids with consideration to proper corrective options. If applicable, work permit(s) and building code inspection(s) should be obtained.

Further Evaluation: We recommend further evaluation by an **appropriate person** in order to reach a more complete conclusion of the system/material's safety and/or serviceable condition. Additionally, as needed further assess the condition with respect to corrective options or maintenance or monitoring requirements.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN WATER LINE and VALVE:

DESCRIPTION:

Copper, Main line is 3/4 inch diameter.

ACCESS:

Water main valve is located north side storage closet.

GENERAL OBSERVATIONS and COMMENTS:

Appears generally serviceable.

Valve observed - Not Tested.

Water pressure appears serviceable, measured at approximately __55__ psi at faucet.

SUPPLY LINES:

MATERIAL:

Copper, , where visible.

CONDITION:

Appears generally serviceable, where visible.

WASTE LINES:

MATERIAL:

Plastic, , where visible.



GENERAL OBSERVATIONS and COMMENTS:

Note: The integrity of the sewer line is not inspected within the scope of a general home inspection. External clues of possible related sewer line integrity problems are generally considered within the scope. However, many potential problems can only be identified with a qualified sewer line scope inspection. In order to reasonably know the condition of the sewer line we recommend having a qualified sewer line scope inspection.

Appears generally serviceable, where visible.
Plumbing vents appear serviceable,
Sewage Ejector system noted - When waste drain pipes are below the level of the main building sewer drain these systems will collect the lower level waste water & sewage into an enclosed sump basket and lift the waste sewage to a level suitable for gravity drainage into the main sewer line.

Recommendations:

Monitor: We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

HOSE FAUCETS (HOSE BIBS):

OBSERVATIONS & COMMENTS:

Sample operated, appeared serviceable, Suggest providing a faucet splash block.

WATER HEATER:

TYPE & AGE:

Note: Water heater may be near end of typical serviceable life.
Natural Gas (methane)

StateSelect
m/n: PRV 50 NBRTO D
s/n: A97244846
estimated at 10 yrs old.

SIZE:

50 Gallons.

LOCATION:

Basement, Utility room, Closet.



ACCESSIBILITY:

Appears generally accessible.

OBSERVATIONS:

Appears generally serviceable

Flue: Appears Generally Serviceable:

Valve: A water supply shutoff valve is installed within reach of water heater - proper.



Temperature Pressure Relief (TPR) Valve: Temperature Pressure Relief (TPR) valve noted - not tested.

Combustion air (fresh air make-up): Unit appears to have serviceable combustion air supply except where dryer vent appears to be run through one of two combustion air vents - improper. Note: Precise measurements, manufacture requirements verification or local building code determinations are not made within the scope of the general home inspection.

Note: Systems are allowed to properly heat up (establish proper stable temperature for exhaust venting) prior to inspecting with gas detector(s).

Scorching is observed around burner access panel, further indicating a roll out of past exhaust fumes. - Combustion gas detector did not identify fugitive exhaust leak at time of inspection - monitor.

Gas line plumbing/installation (rigid/fixed piping) does not allow for slab movement from expansive soils - Recommend further evaluation by a qualified technician and consider installing flexible gas line.

Drain valve appears sealed - improper/evaluate further

RECOMMENDATIONS

Recommendations: **Monitor:** We recommend monitoring the condition for further development and subsequent maintenance and/or repair needs to sustain the system/material for normal or expected use.

Improper/Unfavorable Condition: The apparent condition appears improper or unfavorable. We recommend correcting/improving the situation to minimize the risk of potential related safety and/or serviceable problems. An **appropriate person** may need to be consulted for corrective options and competitive bids.



OTHER

COMMENTS

Under ground sprinkler system not inspected - outside scope of inspection. General observations of visible plumbing conditions are made within the scope of this inspection. System appears winterized. - Proper condition for seasonal maintenance.

Recommendations:

Consult Seller: We recommend consulting the seller for information of the issue to gain a better understanding of system/material's safety and/or serviceable condition.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM:

Location:

Basement, Utility Area, Closet.

Description:

Forced Air, Natural Gas
York
m/n: P2MPD16N09601G
s/n: EEEM188092
120,000 btu input.

Accessibility:

Appears generally accessible.



Observations:

Combusted gas leak (exhaust fumes) detected with TIFF 8800 gas detector at induction fan interface seal with cabinet - evaluate further - safety hazard

Estimated age of system: 10 yrs
dirty



Detected Exhaust

PUMP/BLOWER FAN:

Appears Serviceable, System lacks cleaning. Fan compartment is dirty.

BURNERS/HEAT EXCHANGERS:

Burners appear serviceable. Burner Flame(s) appear typical,
The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit for periodic maintenance and servicing.

dirty.

COMBUSTION AIR:

Combustion air (fresh air make-up): Unit appears to have serviceable combustion air supply except where dryer vent appears to be run through one of two combustion air vents - improper.
Note: Precise measurements, manufacture requirements verification or local building code determinations are not made within the scope of the general home inspection.

VENTING:

Appears serviceable.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

Size, 16x25x1 Very Dirty Filter - Suggest cleaning/changing filter. A clean filter is required to maintain proper furnace operation and avoid hazardous and premature failure conditions.
filter facing wrong direction for proper air flow. Filter should face direction with indicated arrow pointing toward blower chamber.

NORMAL CONTROLS:

Appear serviceable.



GENERAL SUGGESTIONS:

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

RECOMMENDATIONS:

Recommendations: Maintenance: We recommend maintaining the system/material. Routine or expected maintenance will help sustain or preserve normal and expected use. The system/material manufacture may need to be consulted for proper maintenance requirements.

Safety Concern: We consider the observed condition to be a health and safety risk that should be addressed immediately or as soon as possible with proper precautions. We recommend consulting an **appropriate person** to further assess the condition with respect to corrective options and obtaining competitive bids.

HEATING SYSTEM #2:

Location:

Floor, Sun room.

Description:

heated tiles.

Observations:

not operated.

HEATING SYSTEM #3:

Location:

Floor, Sun room.

Description:

Baseboard, Electric

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

NORMAL CONTROLS:

Appear serviceable.



AIR CONDITIONING:

TYPE:

Central Air Conditioning, Appears operational,
York
m/n: H1DB048906B
s/n: EGEM266475

POWER SOURCE:

220 Volt, Electrical disconnect present, manufactured max breaker rating is 45_ amps and the min circuit ampacity rating is _30.5_ amps. The apparent AC breaker in electrical service box is 40 amps. The condition appears serviceable

COMPRESSOR AGE IN YEARS:

Estimated Age (+/-5 yrs): undetermined.

RETURN AIR TEMPERATURE:

74.

SUPPLY AIR TEMPERATURE:

55.

AIR TEMPERATURE DROP:

19.

CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

Appear serviceable.

SYSTEM CONDITION:

Appears serviceable.

DUCTWORK:

TYPE:

Sheet Metal.

DUCTS/AIR SUPPLY:

Appears generally serviceable.

AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Appears generally accessible.

Observations:

Also See Exterior Door Observations.

Appears generally serviceable.

OTHER EXTERIOR DOORS:

Observations:

Also See Exterior Door Observations.

Appears generally serviceable.

Dead Bolt is not operational at sun room door- receiver misaligned

Recommendations: **Repair:** We recommend repairing the condition for proper operation.

INTERIOR DOORS:

Appears generally accessible.

Observations:

Appears generally serviceable.

Master bedroom door rubs/sticks

Some Missing door stops noted

2nd floor NW bedroom door does not easily latch, closet door needs adjustment to fully close.



WINDOWS:

OBSRV

Representative sample evaluated, General condition appears serviceable, Window over tub labeled as Tempered glass - proper.
No glass noted at interior door and wall to sun room.

INTERIOR WALLS & STRUCTURE:

MATERIAL, OBSERVATIONS & RECOMMENDATIONS:
Drywall, General condition appears serviceable.

CEILINGS:

MATERIAL, OBSERVATIONS & RECOMMENDATIONS:
Drywall, Appears generally serviceable.
Some discolored areas observed at 2nd floor ceiling near exterior walls - appears to be from cold/hot spots in attic where insulation is blown back.

FLOORS:

MATERIAL, OBSERVATIONS & RECOMMENDATIONS:
Carpet, Wood, Tile, Appears generally serviceable.

STAIRS & HANDRAILS:

OBSERVATIONS:
Interior stairs appear generally serviceable, Stair handrail appears generally serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:
Location #1: Family Room

Type: Direct Vent Gas Fireplace, Heat-n-Glow Direct Vent Gas Fireplace

Observations: Enclosed venting system.
Fire box generally appears serviceable, Gas valve noted - not tested. Gas valve in lower access panel appears serviceable.



SMOKE / FIRE DETECTOR:

Overall Area

Observations:

Smoke alarm(s) responded to test button operation removed/missing unit in master closet/SE bedroom.

Recommendations: **Repair:** We recommend repairing the condition for proper operation.



BATHS

BASEMENT HALL BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.

BATH VENTILATION:

Appears serviceable.

MAIN FLOOR HALL BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

BATH VENTILATION:

Appears serviceable.

SECOND FLOOR HALL BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable.



BATH VENTILATION:

Appears serviceable.

SECOND FLOOR MASTER BATHROOM:

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable, jetted tub ok
grounding wire not observed-evaluate further.

SHOWER DOOR:

Appears Serviceable.

BATH VENTILATION:

Appears serviceable.



KITCHEN - APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

Description:

Porcelain.

Observations:

Appears generally serviceable.

Faucet is serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Appears generally serviceable.

RANGE/STOVE VENTILATION:

TYPE AND CONDITION:

Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Appears serviceable.



DISHWASHER:

CONDITION:

Appears serviceable, Air gap device or high-loop is present on drain line- Proper.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable, Wiring appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Floor covering wood, Floor appears serviceable.

WINDOWS/DOORS:

Appear serviceable.

SWITCHES/FIXTURES/OUTLETS:

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Laundry Room near: Garage.



OBSERVATION:

Plumbing appears serviceable, 220 Volt Service-
observed - not tested,
No gas service viewed,
Flexible metal dryer vent tube through floor/wall
and out combustion air vent - improper - should
be smooth walled tube at dedicated vent

utility sink not operated due to storage.

COMMENTS:

Improper/Unfavorable Condition: The
apparent condition appears improper or
unfavorable and may be an avoidable safety,
health or expense risk if conditions are
improved/corrected. We suggest consideration
be given to correcting/improving the situation.
An **appropriate person** may need to be consulted.



WASHER AND DRYER:

CLOTHES WASHER:

Appears serviceable.

CLOTHES DRYER:

Electric, Appears serviceable.