



## Confidential Property Inspection Report of:



**2962 Spring Mtn Dr, Loveland, CO**

**For: Stephanie Kirkland**

**Inspected on: 10/27/2005**



10/28/2005

Re: General Inspection of 2962 Spring Mtn Dr, Loveland, CO

Dear Stephanie Kirkland:

At your request, a visual inspection of the above referenced property was conducted on 10/27/2005 at 08:00 AM by Jon 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 SUMMARY

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 a summary 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 Summary is intended only as a guide to help you organize and prioritize observed items and recommendations. Additional details and recommendations such as Consult Seller, Upgrades, Monitor, Maintenance or Improper conditions and photos are presented in the main body of this report. 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.



## 2962 Spring Mtn Dr, Loveland Summarized Priority Observations

### ELECTRICAL SYSTEM

#### GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):

##### OBSERVATIONS

GFCI protection is not provided at an exterior deck outlet - improper.

GFCI in \_kitchen\_ does not appear to be working properly.

##### Comments:

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

### KITCHEN - APPLIANCES - LAUNDRY

#### LAUNDRY:

##### CONDITION:

##### Observations:

Flexible vinyl dryer vent tube has been determined to be a potential a fire hazard - Recommend replacing with metal.

##### Comments:

**Safety Concern:** We consider the observed vinyl vent condition to be a health and safety risk that should be addressed immediately.



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.

### 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.



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## INSPECTION INFORMATION & CONDITIONS

### Services Ordered

Type of Services  
Full General Inspection.

### Client & Site Information:

File #:  
1585-102705.  
Date of Inspection:  
**October 27, 2005.**  
Time of Inspection:  
**08:00 AM.**  
Client Name:  
**Stephanie Kirkland.**  
Client Address:  
5401 Stone Creek Circle.  
Client City/State/ZIP:  
Loveland, CO 80538.  
Client Phone #:  
HM: WK: 970-679-1575 Cell:  
Client Fax #:

Inspection Site:  
**2962 Spring Mtn Dr.**  
Inspection Site City/State/ZIP:  
**Loveland, CO 80538.**  
Inspection Site Phone #:

Site Access  
Appears Accessible.



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### **Climate Conditions:**

Weather:

Partly Cloudy.

Soil Conditions:

Damp, Frost.

Approx. Outside Temp. (F):

38.

### **Building Characteristics:**

Main Entry Faces:

South.

Estimated Age of House (yrs.):

10 (1995)

Building Type:

Wood Frame.

Stories:

2.

Space Below Grade:

Basement.

### **Utility Services:**

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

### **Other Information:**

Area:

Town.

Units Occupied?

Yes.

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Confidential Report Prepared For **Stephanie Kirkland**

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Client Present:

Yes.

People Present:

Homeowner, Seller's agent.



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## 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:

South Side

Description:

Material is poured concrete. Material is a paved asphalt.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with observed typical 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.

### SIDEWALKS:

East Side

Description:

Material is flagstone.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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West Side

Description:

Material is flagstone.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

**RETAINING WALLS:**

East Side

Description:

Built-up wood timber/plank material.

Accessibility:

Appears generally accessible.

Observations:

The wall appears to be leaning. The situation should be evaluated further to determine if corrective action is needed and/or monitor the condition and address as needed. "Dead man" anchors in railroad tie retaining wall help secure the wall against overburden pressure and subsidence. No apparent dead man anchors to assist in maintaining the integrity of the retaining wall from subsidence or failure. This is an improper condition.

Comments:

**Maintenance:** We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

**GRADING:**

North Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

South Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.



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East Side

Accessibility:

Appears generally accessible.

Observations:

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

Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable, but stable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

West Side

Accessibility:

Appears generally accessible.

Observations:

Grade and drainage at foundation generally appears serviceable.

**PORCH/PATIO/STEPS:**

South Side

Description:

Material is poured concrete.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

East Side

Description:

Material is of a brick/paver or masonry type of tile.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable with an apparent poor slope. No evidence of moisture buildup or infiltration observed at the time of inspection.

Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable, but stable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.



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## **DECKS:**

### North Side

Description:

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

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

## **TREES & SHRUBS**

### Overall Area

Description:

Few trees/shrubs.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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## 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 built up brick system. Siding is a hardboard siding type.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Minor gaps/joint separation with potential for moisture penetration. Proper caulking/sealing will help maintain siding and protect the wall interior.

Comments:

**Maintenance:** We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

### TRIM-FASCIA-SOFFIT:

Overall Area (unless specified)

Description:

Solid wood board siding material.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Minor gaps/joint separation with potential for moisture penetration. Proper caulking/sealing will help maintain siding and protect the wall interior.

Comments:

**Maintenance:** We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and



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expected use.

## **WINDOWS**

Exterior Overall Area (unless specified)

Description:

Wood based windows. Vinyl clad metal windows. Sliding style. Casement (crank) style.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

## **DOORS**

Exterior Overall Area (unless specified)

Description:

Wood. Glass. Sliding door.

Standard door.

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

## **BASEMENT/CRAWL SPACE:**

BASEMENT:

Description:

Poured concrete foundation wall. Basement is unfinished.

Accessibility:

Appears generally accessible. Inspection observations limited by storage covering access area.

BEAMS:

Description:

Steel beam support(s) and Micro laminated wood beam support(s).

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.



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FLOOR JOISTS:

Description:

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

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Two Joist(s) appear to be improperly cut for plumbing/heating/ventilation penetrations. Although improper, this is a fairly common construction defect.

Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable, but stable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

COLUMNS/SUPPORTS:

Description:

Steel post support(s). Solid wood post support(s).

Accessibility:

Appears generally accessible.

Observations:

Appears generally serviceable.

Support post/column not secured to beams/footing - improper. Although improper, this is a fairly common construction defect.

Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable, but stable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

FLOOR:

***Although every site's conditions vary, expansive (sensitive) soils are generally present in this area. Movement of the house structure/slab should be expected during excessively wet or dry periods of weather. All walls, pipes, utilities, and other fixed components/systems should be installed/constructed to accommodate movement of floor, per current standards.***

***Reconstruction/corrections may not be practical in all situations. And, risk and risk***



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**management are individual considerations with respect to costs. There are other or additional approaches that can be used to minimize or reduce related soil expansion risks, short of complete reconstruction, such as moisture alarms and controls, site specific soil analysis, etc. - Consider further evaluation/consultation by a qualified engineer or contractor familiar with expansive soils, construction techniques and mitigation measures.**

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

Description:

Concrete slab floor.

Observations:

Appears generally serviceable.

Stair wall appear to be "floated" to accommodate expansive soils - proper.

Some drain pipes penetrate floating concrete slab without proper stress relief, should the floating slab move - improper.

Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

**DRAINAGE:**

Description:

Sump system.

Accessibility:

Appears generally accessible.

Observations:

Sump pit without installed pump generally appears serviceable.

Water collection is a proper function of a sump pit. If standing water is observed a pump should be installed to provide complete and proper function top discharge water away from foundation. Water volumes and levels will change over time with changing climate and drainage conditions. These conditions should be monitored as normal home ownership maintenance.



**Water in Sump View**

Note: A builder will often only install a pit and perimeter drain, at construction phase, and leave the installation of a pump to the homeowner to address as needed.

Standing water observed or stains from past water collection. A pump is recommended. Floor drain appears serviceable.

Comments:

**Upgrade:** We suggest upgrading the system/components to improve the safety and/or serviceable condition.



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## 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.

Subsurface drains noted. The integrity of the system is not tested within the scope of inspection -

It's important to identify the termination point and ensure proper flow and system condition for proper drainage with respect to site.

Comments:

**Maintenance:** We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.

### ROOF:

#### DESCRIPTION:

Style & Type:

Gable style roof. Composition type shingles roof cover.

#### ACCESS:

Roof Inspection Access:

Walked on roof for inspection.



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**OBSERVATIONS & COMMENTS:**

Designs Observations:

Roof design appears Generally appears serviceable.

General Observations:

Appears generally serviceable with typical aging signs of weathering/cracking/curling. 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.



Comments:

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

**Maintenance:** We recommend maintaining the system/material to minimize increased deterioration. Routine or expected maintenance will help sustain or preserve normal and expected use.



Roof Views, Exposed Nails

**CHIMNEY:**

**ACCESS:**

Roof Chimney Inspection Access:

Walked on roof for inspection.

**OBSERVATIONS & COMMENTS:**

None noted - all vented appliance are direct vent and high efficiency types with bi-directional venting and combustion are (make-up air) supply through the exterior wall, not roof.



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## **EXPOSED FLASHINGS:**

DESCRIPTION:

Metal material.

ACCESS:

Roof Flashing Inspection Access:

Walked on roof for inspection.

OBSERVATIONS & COMMENTS:



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Observations:  
Appears generally serviceable.



**Flashed Area Views**



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## **ATTIC:**

### ATTIC DESCRIPTION:

Attic is partial, does not extend over entire roof area. Some areas are enclosed within roof and ceiling. Engineered truss framing.

### ACCESSIBILITY:

#### Accessibility:

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



**Attic Views**



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**ATTIC OBSERVATIONS & COMMENTS:**

Observations:

Appears generally serviceable.  
Apparent bathroom vent terminated at attic vent monitor  
Ventilation is provided.



**Attic Views**

**INSULATION DESCRIPTION:**

Fiberglass batts. Fiberglass- Blown.

**INSULATION OBSERVATIONS & COMMENTS:**

Observation:

Appears generally serviceable.  
Observed over garage area - 5 to 6 inches, R-Factor ~13 to 16. Ideally an R-32 to 36 rating should be used in Colorado front range area. Batt's over house not measured - low head space/ access.



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## 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:

#### DESCRIPTN

Attached\_2 Car.

#### ACCESS

##### Accessibility:

Appears generally accessible.

Inspection observations limited by storage/debris.

#### GENERAL OBSERVATIONS

##### General Observations:

Appears generally serviceable.

Crack in ceiling, appears to be along sheetrock seam.

#### GARAGE FLOOR

##### Floor Observations:

Appears generally serviceable.

#### FIRE WALL

##### Fire Wall Observations:

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

Appears generally serviceable.

Breach in firewall from home living space to garage at wood covered cable junction box next to electrical service panel and crack in ceiling - creates improper seam. - . Per current standards the garage is considered a firespace with a dedicated firewall between the garage space and the dwelling space. Openings should be constructed with approved materials to maintain the fire rating integrity.

##### Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable. We suggest consideration be given to correcting the situation. An **appropriate person** may need to be consulted.



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**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.



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## 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:

Appears generally accessible.

Inspection observations limited by Grounding rod and cable not observed.

Screws are used to secure the access panel closed - Ready access for fire department and emergency shut off should be maintained - Improper.

#### OBSERVATIONS

##### General Observations:

Appears generally serviceable except for limited accessibility.

##### Comments:

**Improper/Unfavorable:** The apparent condition appears improper or unfavorable, but stable. We suggest monitoring and consideration be given to correcting the situation. An **appropriate person** may need to be consulted.

### ELECTRICAL PANELS:

#### MAIN DISCONNECT LOCATION:

Exterior of building, South side.



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SERVICE PANEL LOCATION:  
Within the garage.



**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.

Unused 15 amp breaker noted.

**PANEL WIRING DESCRIPTION:**

Wiring Methods - Non-metallic sheathed cable (Romex). Copper,

Aluminum solid (110 volt) conductors, known to be a latent fire and safety hazard. - **None observed.**

**PANEL WIRING OBSERVATIONS**

Appears generally serviceable.

**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.*

Appears generally serviceable.



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## **LIGHTING FIXTURES/SWITCHES/RECEPTACLES:**

### OBSERVATIONS

Based on random representative sample, appears generally serviceable.  
Some Light(s) inoperable - may be bulb(s). Further evaluation is needed to determine actual condition.

## **GROUND FAULT CIRCUIT INTERRUPTERS (GFCI):**

### OBSERVATIONS

Reset locations in: garage. kitchen. main floor bathroom. laundry sink

GFCI protection is not provided at an exterior deck outlet - improper.  
GFCI in \_kitchen\_ does not appear to be working properly.

### Comments:

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



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## 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:**

Accessibility:

Appears generally accessible.

**GENERAL OBSERVATIONS and COMMENTS:**

Appears generally serviceable.

Valve observed - Not Tested. Water pressure appears serviceable, measured at ~ 58 psi at faucet.



Water Main Valve

### **SUPPLY LINES:**

**MATERIAL:**

Copper.

**CONDITION:**

Appears serviceable, , where visible.



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## **WASTE LINES:**

### MATERIAL:

Plastic.

### CONDITION:

#### Observations:

Appears serviceable, , where visible.

## **HOSE FAUCETS (HOSE BIBS):**

### OPERATION:

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

## **WATER HEATER:**

### TYPE & AGE:

Natural Gas (methane)

American Water Heater Group

Direct Vent

m/n: DUG52-50T42-N

s/n: 94123042000

estimated at 11 yrs old.

### SIZE:

50 Gallons.

### LOCATION:

Basement.

### CONDITION:

#### Observations:

Appears serviceable,

Water heater may be near end of its serviceable life.

Pressure relief valve noted, not tested.

Flue vent intact. Unit appears to have serviceable combustion air supply. Note: Precise measurements, manufacturing requirement verification or local building code determinations are not made within the scope of the general home inspection.

A water shutoff valve is installed.

Rigid pipe system with water heater sitting on expansive soil movable slab. Recommend flexible pipe be inserted to reduce risk of water damage.

Gas pipe lacks a drip leg - improper

Gas line plumbing/installation (rigid/fixed piping) does not allow for slab movement from expansive soils - Consider installing flexible gas line. \_

#### Comments:

**Unfavorable Condition:** The apparent condition may pose an unnecessary safety, health or expense risk if not addressed. We suggest consideration be given to correcting the situation. An



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**appropriate person** may need to be consulted.

## **FUEL SYSTEM:**

### METER/TANK LOCATION-CONDITION:

Meter located at exterior, System appears serviceable.

## **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 does not appear winterized. To avoid potential freezing and water damage the system should be properly winterized for the season.



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## 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.

**Description:**

Forced Air, Natural Gas,  
Heil  
m/n: NUGM100EHA1  
s/n: L944539140  
100,000 btu input.  
High Efficiency.

**Accessibility:**

Appears generally accessible.

**Observations:**

Appears generally serviceable.  
Estimated age of system: 11  
Electronic ignition is provided, 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. Condensate reservoir and pump appear serviceable.



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**PUMP/BLOWER FAN:**

Appears Serviceable.

**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.

**COMBUSTION AIR:**

Unit appears to have serviceable combustion air supply.

Note: Precise measurements, manufacturing requirement verification or local building code determinations are not made within the scope of the general home inspection.

**VENTING:**

Appears serviceable.

**AIR PLENUM:**

Appears serviceable, apparent duct tape cover of holes in plenum - generally unfavorable seal/cover as it does not hold up very well over time- monitor/improve.

**AIR FILTERS:**

Appear serviceable, Size, 16x25x1.

**NORMAL CONTROLS:**

Appear serviceable.

**Comments:**

**Maintenance:** We recommend maintaining the heating system per manufacture recommendations. Routine or expected maintenance will help sustain or preserve normal and expected use.

**DUCTWORK:**

**TYPE:**

Sheet Metal.

**DUCTS/AIR SUPPLY:**

Appears generally serviceable, except no observed register in living room - maybe behind furniture - evaluate further.



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## 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:

Generally appears serviceable.

#### OTHER EXTERIOR DOORS:

##### Observations:

Appears generally serviceable.

#### INTERIOR DOORS:

##### Observations:

Appears generally serviceable, except..

Master bedroom door difficult to latch

Second floor den door appears out of plumb, unable to close.

### WINDOWS:

#### Interior Window Observations

Representative sample evaluated, General condition appears serviceable, Some basement windows are hard to open/close.



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## **INTERIOR WALLS:**

### MATERIAL & CONDITION:

Drywall, General condition appears serviceable.

## **CEILINGS:**

### TYPE & CONDITION:

Drywall, General condition appears serviceable.

## **FLOORS:**

### TYPE & CONDITION:

Carpet, Vinyl, Wood, General condition appears serviceable.

## **STAIRS & HANDRAILS:**

### CONDITION:

Interior stairs serviceable, Stair handrail serviceable.

## **FIREPLACE/WOOD BURNING DEVICES:**

### LOCATION - TYPE - CONDITION #1:

Location #1: Family Room,  
Type: Heat n Glow Direct Vent Gas Fireplace,  
Observations:  
Enclosed venting system.  
Fire box generally appears serviceable,  
Gas valve appears serviceable,  
Gas valve in lower access panel appears serviceable.

## **SMOKE / FIRE DETECTOR:**

### Overall Area

#### Observations:

Smoke alarm(s) responded to test button operation



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## BATHS

### **MAIN 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.

**SHOWER DOOR:**

Appears Serviceable.

**BATH VENTILATION:**

Appears serviceable.

### **SECOND FLOOR MASTER BEDROOM 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:**

Enclosure appears serviceable.

**SHOWER DOOR:**

Appears Serviceable.

**BATH VENTILATION:**

Appears serviceable.



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## **KITCHEN - APPLIANCES - LAUNDRY**

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:

Corian type.

Observations:

Appears generally serviceable.

Faucet is serviceable,

Hand sprayer is serviceable.

### **RANGE/COOK TOP AND OVEN:**

TYPE/CONDITION:

Gas, Appears serviceable.

### **RANGE/STOVE VENTILATION:**

TYPE AND CONDITION:

Downdraft,

Observations:

Appears generally serviceable.

### **REFRIGERATOR:**

TYPE AND CONDITION:

Appears serviceable.



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## **DISHWASHER:**

### CONDITION:

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

## **GARBAGE DISPOSAL:**

### CONDITION:

Appears serviceable, Wiring appears serviceable.

## **INTERIOR COMPONENTS:**

### COUNTERS AND CABINETS:

Counters are Corian type, 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:

bad GFCI.

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.

### CONDITION:

#### Observations:

Plumbing appears serviceable,  
220 Volt Service-observed - not tested,

No gas service viewed,

Laundry sink is provided,

Dryer venting is provided,

Flexible vinyl dryer vent tube has been determined to be a potential a fire hazard - Recommend replacing with metal.

#### Comments:

**Safety Concern:** We consider the observed vinyl vent condition to be a health and safety risk that should be addressed immediately.



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**WASHER AND DRYER:**

CLOTHES WASHER:

Washer was not operated at the time of inspection.

CLOTHES DRYER:

Dryer was not operated at the time of inspection.