



Home Inspection Report

Prepared for: Jack & Jill Homeowner



1234 Your St
Colorado Springs, CO 80901



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Summary of Items Needing Repair or Evaluation

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. (Please review the section in this report entitled "General Notes", this section includes information on issues in our geographic area, information on permits and an explanation that the inspection performed on this home was a functionality/safety inspection and not a code enforcement inspection.)

Overall, the home was considered habitable with workmanship consistent with the time the building was built. However, in accordance with your real estate purchase agreement, we suggest that the items listed below as "Action Items" and possibly others, should be addressed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. Items that are no longer functioning, are health and/or safety issues or could be costly to repair are listed below. (Pictures of items listed below may also be found within the body of the report)

1234 Your St
Colorado Springs, CO 80901

1. Recommend a licensed roofing contractor evaluate the roof and repair items listed below:
 - a. Over all the roof appears to be in good shape (in fact the soft metal on top of both flue pipes at roof level shows almost no signs of hail damage at all) but there are signs of possible minor hail damage on a few of the shingles in the form of granular loss on edges. Recommend a licensed roofer evaluate the roof and if replacement is not necessary then certify the roof.
2. Recommend a licensed contractor evaluate and/or repair items listed below:
 - a. We observe the following issues with the wood deck on the back of the home. We recommend a licensed deck contractor evaluate our findings and the deck itself and make all necessary repairs to ensure it is structurally sound and safe:
 1. Screws have been used to attach some of the joist hangers to the ledger board and rim joists under the back deck, these are the newer sections of deck. Screws do not have the shear strength to properly support the load on the deck. There are also several nails missing in some of these same hangers. Recommend these screws be removed and hot dip galvanized joist hanger nails be used instead and all nail holes filled. This may require removing some of the joists as some of the hangers do not have exposed nail flanges.
 2. There is dry rot developing on a few of the back deck joists in the older section of deck. Recommend a licensed contractor evaluate the entire deck, remove and replace any dry rotted material and make any other repairs they deem necessary.
 - b. The stairs leading down to the basement are missing a guardrail. This is a falling hazard so we recommend for safety that a guardrail be installed.
3. Recommend a licensed plumbing contractor evaluate and/or repair items listed below:
 - a. We recommend that a cold water shut off be installed right before the water heater cold water inlet. This will allow you to turn water off to the water heater in case of an emergency without having to turn off the water to the rest of the house. (If a permit had been pulled this would have been required)
4. Recommend a licensed HVAC contractor evaluate and/or repair items listed below:



Summary of Items Needing Repair or Evaluation (Continued)

Recommend a licensed HVAC contractor evaluate and/or repair items listed below: (continued)

a. During the inspection the furnace for about half an hour then turned itself off immediately went through its start up procedure again. The diagnostic lights indicated "Limit Switch Is Open". Recommend this furnace be serviced (even though it recently was) by a licensed HVAC contractor.

5. Recommend a licensed electrician evaluate and/or repair items listed below:

a. During the inspection we could not find the GFCI outlet or reset for the master bathroom whirlpool tub. This tub must be GFCI protected for safety and this GFCI outlet or breaker must be accessible. Recommend a licensed electrician evaluate and either provide the necessary protection or make the reset accessible.

6. Recommend a professional garage door repair/service technician evaluate and/or repair items listed below:

a. The garage door openers pressure reverse needs to be adjusted. When an 1 3/4" obstacle was placed under the center of the doors path it did not reverse. This adjustment is done on the garage door opener itself using the close force and open force screw adjustments. (We test the pressure reverse by placing a wood masonry ruler (1 3/4 inches tall) under the garage door. The door is lowered and if, when it closes on the ruler, it does not reverse then it needs to be adjusted)

7. General recommendations (These may be done personally by the seller or a qualified handyman):

a. The CO detector on the second floor was chirping 4 times every few minutes during the inspection. This could be a malfunction (we tried resting the detector but it still chirped) or it could mean it is time to replace the detector. Recommend a working CO detector be installed here that will not be a nuisance to the buyers.

b. During the inspection the following outlets, switches and/or junction boxes were found to be missing their cover plates (Recommend installing cover plates for safety):

1. Two outlets in the garage are missing cover plates.

c. There is no anti-tip bracket installed on the stove. These brackets have been a safety requirement since 1991. For safety we would recommend installing one.

8. Potential upcoming costs:

Items listed below were functioning properly during the inspection but are getting older and may need to be replaced soon. Because they are still functional they will generally not be replaced by the seller:

a. The central air conditioning, though completely functional during the inspection, is at the end of its "approximate" life expectancy (10 to 15 years based on a 2007 study done by the National Association of Home Builders) and may need replacement anytime. It is now more important than ever to have it serviced by a licensed HVAC contractor annually.



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Functional	Appears functional at the time of inspection with no obvious signs of defects.
Unable to Inspect	We were unable to inspect noted items due to factors beyond our control such as outside temperature or accessibility.
Maintenance	Appears to be functional but shows signs of wear and/or may require maintenance, repair or servicing in the future.
Action Item	Does not appear to be functional and in our opinion will require repair or servicing and should be evaluated by a licensed contractor in the appropriate field.

Color Coding Explanation

1. **Functional:** Green applies to anything we deemed functional during the inspection.
2. **Maintenance Items:** Blue applies to anything we deemed a maintenance item during the inspection. This may be something that needs actual maintenance or it may just be a heads up about an aspect of the home.
3. **Action Item:** Red applies to anything we deemed an action item during the inspection. This may be a potentially costly repair, a health or safety issue, something not working or something not installed correctly.
4. **Unable to Inspect:** Magenta applies to anything we were unable to inspect during the inspection. It may be something hidden, simply not found or winterized.
5. **General Information:** Brown applies to general information about the function of a particular item or explanations of things we may comment on. (For example, someone may not know what we are referring to when we comment on a TPR valve so there is an explanation of what this valve is and why it is there.)



General Information

Property Information

Property Address: 1234 Your St
City: Colorado Springs State: CO Zip: 80901

Client Information

Client Name: Jack & Jill Homeowner

Inspection Company

Inspector Name Dylan Margerum
Company Name Peak Home Inspections
Inspection Company Address: P.O. Box 2322
Inspection Company City: Colorado Springs State: CO Zip: 80901
Inspection Company Phone: 719-495-0042
Inspection Company E-Mail: Dylan@YourColoradoHomeInspector.com

Conditions

Electric On: Yes
Gas/Oil On: Yes
Water On: Yes
Temperature: 29
Weather: Fair Soil Conditions: Dry
Building Type: Single family Garage: Attached
Front Of The Home Faces: East
Home Currently Occupied? No **The home was empty during the inspection.**
Year Home Was Built: 2000
Basement Finished? No

According to the county's assessors office the basement in this home is not finished.

Additions/Modifications: See picture -

To view the permit history of this home follow the steps listed below:

- 1. Go to pprbd.org**
- 2. Just above the picture of the regional building departments office you will see a tab on the left that says "Permits".**
- 3. After clicking the "Permits" button scroll half way down the page and find "Lookup an Existing Permit" then click "Search Permits By Address".**
- 4. Enter the address in the spaces provided. You will next see this homes permit history going back to the early 1980's.**
- 5. To view notes on individual permits you**

Address: 5670 MERCER DR , COLORADO SPRINGS, 80918;
Residential Certificate of Occupancy issued 5/25/2001

[View](#)

Roof Truss P/SF: 30 (Elevation: 6,569 Feet)

Details Plan Image View Map Export

Permits: 3

Drag a column here to group by:

Permit	Image	Code	Project Description	Issued	Fee	S	Contractor	D
E34149		434	ADD A/C	6/14/2002	30	F	QUEST ELECTRIC	E
E31198		434	ADD A/C	4/22/2002	45	F	ROBBINS HTG & AIR COND INC	H
D60030	PDF	101	RESIDENCE	11/13/2000	360.75	F	KELLER HOMES INC	D

General Information (Continued)

Additions/Modifications: (continued)

can click on the permit number.

Permits Obtained After Residency: Electrical, HVAC
(www.pprbd.org)

How Verified: Regional Building Website

Roof

Although not required too, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

ALTHOUGH ROOF CONDITIONS CAN BE EVALUATED, IT IS VIRTUALLY IMPOSSIBLE FOR ANYONE TO DETECT A LEAK EXCEPT AS IT IS OCCURRING OR BY SPECIFIC WATER TESTS, WHICH ARE BEYOND THE SCOPE OF OUR SERVICES.

Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from a licensed local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennas, and lightening arrestors.

If the roof in question has T-Lock asphalt shingles installed, it is a good idea to contact your insurance company to see if they will cover this type of shingle. This shingle is no longer manufactured so repairing this type of roof in most cases is not possible; it will have to be replaced.

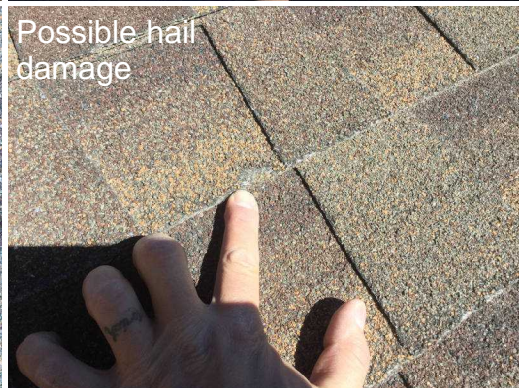
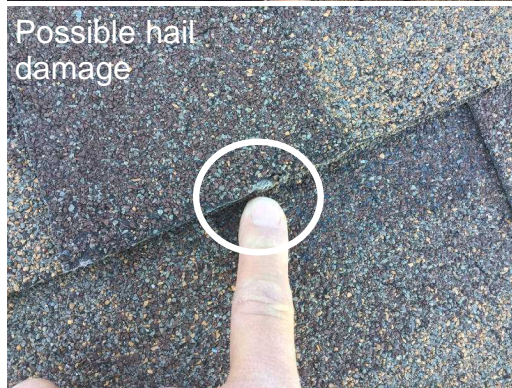
1. Last Reroof Permit Pulled: 2000 (No reroof permits pulled since residency)
2. Roof Structure Type: Hip
3. Method of Inspection: On roof



Roof (Continued)

4. Action Item

Type of Roofing Material/Shingles: Architectural asphalt shingle - **a. Over all the roof appears to be in good shape (in fact the soft metal on top of both flue pipes at roof level shows almost no signs of hail damage at all) but there are signs of possible minor hail damage on a few of the shingles in the form of granular loss on edges. Recommend a licensed roofer evaluate the roof and if replacement is not necessary then certify the roof.**



- 5. Functional
- 6. Functional
- 7. Functional
- 8. Functional
- 9. Maintenance

Roof Flashing Material: Metal
Roof Valley Material: Rolled metal
Plumbing Vents: PVC
Gutters & Downspouts: Aluminum

Downspout Extensions: Appears functional - **a. Some of the gutter downspouts empty into rain leaders (underground gutter drains). Inspecting these underground drains is beyond the scope of our visual inspection but there is no evidence these have backed up. Recommend cleaning your gutters regularly so these drains do not become clogged.**

Exterior, Lots & Grounds

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds, stables, and we do not conduct water testing or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a licensed structural engineer.

1. Functional

Driveway Type: Concrete - a. There is a decent amount of pitting on the driveways concrete. This is generally cause by using salts as a de-icer. This is cosmetic in nature and does not affect the concretes performance.

2. Functional

Sidewalks Type: Concrete

3. Functional

Front Porch/Stoop: Concrete

4. Maintenance

Siding Material: Stucco & Brick Veneer - Functional:

a. Hairline cracks in the stucco are to be expected. These are generally cosmetic issues only and can be caused by the home settling. (Cracks that you can fit a dime into and bigger need to be evaluated by a licensed contractor and there were none that big observed on this house during the inspection)

Maintenance Item:

a. Vines growing on siding, though aesthetically pleasing, can do major damage. They can penetrate siding, leading to moisture build up on the sub structure and on structural members. We would highly recommend removing the vines from the side of the home. (Please note that this is a visual inspection, we do not know what the siding looks like behind these vines)



5. Functional

Trim Material: Wood & Styrofoam Covered in Stucco

6. Functional

Fascia/Soffit/Eaves: Wood & Masonite Hardboard

7. Functional

Exterior Stairs: Concrete

Exterior, Lots & Grounds (Continued)

8. Action Item

Deck Type: Painted wood - a. We observe the following issues with the wood deck on the back of the home. We recommend a licensed deck contractor evaluate our findings and the deck itself and make all necessary repairs to ensure it is structurally sound and safe:

1. Screws have been used to attach some of the joist hangers to the ledger board and rim joists under the back deck, these are the newer sections of deck. Screws do not have the shear strength to properly support the load on the deck. There are also several nails missing in some of these same hangers. Recommend these screws be removed and hot dip galvanized joist hanger nails be used instead and all nail holes filled. This may require removing some of the joists as some of the hangers do not have exposed nail flanges.

2. There is dry rot developing on a few of the back deck joists in the older section of deck. Recommend a licensed contractor evaluate the entire deck, remove and replace any dry rotted material and make any other repairs they deem necessary.



Exterior, Lots & Grounds (Continued)

9. Functional

Soil Grading & Drainage: Moderate slope - a. We observed positive soil slope away from the foundation on all sides of the home.



10. Maintenance

Window Screens: Vinyl mesh - a. Some of the window screens are damaged and/or missing.



11. Functional

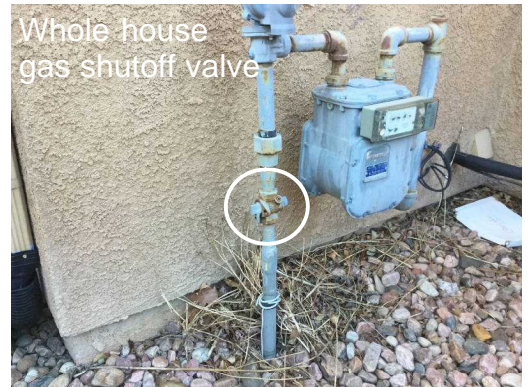
Window Wells: Uncovered but hard to fall into

Exterior, Lots & Grounds (Continued)

12. Unable to Inspect Lawn Sprinklers: Water turned off to the system - a. Water was turned off to the sprinkler system during the inspection so we were unable to test the system (we also do not have any information on if the system was properly or professionally winterized so we recommend asking the sellers if this was done). Recommend, when the weather permits, having a professional sprinkler company de-winterize and inspect the system.



13. Functional Gas Meter: Exterior surface mount on the side of the home



Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shutoff valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds 80 pounds per square inch (PSI) a regulator is recommended, which typically comes factory preset between 45 and 65 PSI. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes are equally varied, and range from modern PVC (Polyvinyl chloride) and ABS (Acrylonitrile Butadiene Styrene) or older ones made of cast-iron, galvanized steel, clay, and even cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older pipes are subject to damage through decay and root movement, whereas the more modern PVC and ABS pipes are virtually impervious to damage, although some rare batches have been alleged to be defective.

However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at the drains. Nonetheless, blockages will occur in the life of ANY system, but blockages in drainpipes, and particularly the main drainpipes that lead from the house to the street, can be expensive to repair, and for this reason we recommend having them video-scanned especially in older homes where mature trees are in the area.

This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Plumbing (Continued)

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be properly checked, the house must have been occupied within the last 30 days.

If the water system to your new property is a well system then it should be inspected by a licensed well company. This will ensure you are getting the proper gallons per minute needed to support everyday life. The well system is not inspected during the home inspection.

1. Functional
2. Functional

Main Potable Water Service Line: Copper
Main Water Supply Meter: Owned By
Water Authority - If this meter every begins
to leak, contact your water company and they
will repair or replace it.



3. Functional

Main Water Shutoff Located In The:
Basement utility area next to the water
heater - See picture. You can use this
valve in an emergency situation, for
example you come home to find a water
leak but can not discover the source.



4. Functional
5. Water Supply Pipes Bonded? Yes The water supply pipes appear to be properly bonded to the electrical ground.
6. Functional

Water Supply Pipes: Copper

Waste Drain Pipes: PVC

Plumbing (Continued)

7. Functional

Main Sewer Cleanout: Accessible - See picture. This cap can be removed and the cleanout can be used to snake the main sewer line from the house to the street.



8. Plumbing Drain Inspection:

Though we saw no evidence of slow drains throughout the home we ALWAYS recommend (regardless of the age of the home) having the sewer line from the house to the street video scoped for any evidence of damage like broken pipes, tree roots or past owner neglect. The comments in this report refer only to the visual drain pipes in this home. A significant portion of the drainpipes leading from this home to the street are concealed and we can only infer their condition by observing the draw at the drains. Blockages will occur in the life of ANY system, but blockages in drainpipes, and particularly the main drainpipes that lead from the house to the street can be expensive to repair.

9. Functional

Hose Bibs: All functioning properly during the inspection, no repairs or replacements necessary at this time.

10. Functional

Toilets: All flushed properly during the inspection and were tight to the floor

11. Functional

Sinks: All functioning properly during the inspection, no cracks noted

12. Functional

Faucets: All functioning properly during the inspection, none leaking or in need of repair

13. Action Item

Tubs/Showers: All holding and draining water properly, no loose tile or surrounds noted - a. During the inspection we could not find the GFCI outlet or reset for the master bathroom whirlpool tub. This tub must be GFCI protected for safety and this GFCI outlet or breaker must be accessible. Recommend a licensed electrician evaluate and either provide the necessary protection or make the reset accessible.



14. Functional

Traps/Drains: All draining properly during the inspection, no leaks noted

15. Functional

Gas Supply Pipes: Cast iron, Corrugated stainless steel tubing (CSST) - a. The gas piping is bonded to the electrical ground in the home that we could see. This is important to note because the CSST gas line leading to the laundry requires bonding.



Plumbing (Continued)

16. Unable to Inspect Sump Pump: None installed in the home

Water Heater

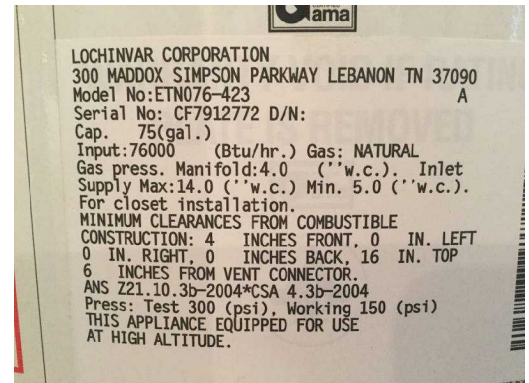
Gas fired and electric water heaters have a life expectancy of 8 to 12 years. It is very possible for them to last longer than this but is also just as possible for them to fail sooner. The comments below refer to the condition of the water heater on the day of the inspection. There is no way to determine the exact time a water heater will fail.

Water Heater

1. Water Heater Location: Basement Utility Area

2. Action Item Water Heater Operation: Still working but may need replacement soon -
Maintenance Item:
a. The water heater, though functional during the inspection, is nearing the end of its "approximate" life expectancy (8 to 12 years based on a 2007 study done by the National Association of Home Builders) and may need replacement anytime within the next several years.
Action Item:
a. We recommend that a cold water shut off be installed right before the water heater cold water inlet. This will allow you to turn water off to the water heater in case of an emergency without having to turn off the water to the rest of the house. (If a permit had been pulled this would have been required)

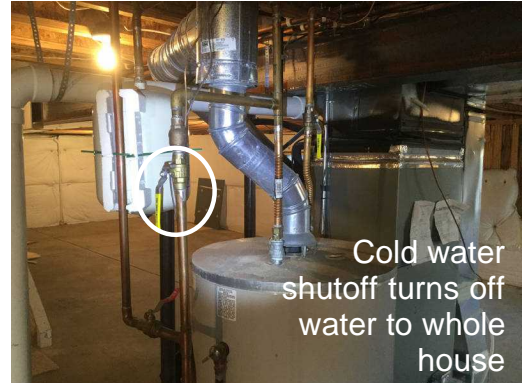
3. Manufacturer: Lochinvar



4. Fuel Type: Natural gas Capacity: 75 Gal.
5. Year of Manufacture: 2006 Area Served: Whole building
6. Permit Pulled: Yes **Original with the home so permitted with residency**
7. General Life Expectancy of a Water Heater: 8 to 12 years

Water Heater (Continued)

8. Cold Water Shut Off: Yes **See action item note above.**



9. Gas Shut Off: Yes **See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.**



10. Functional

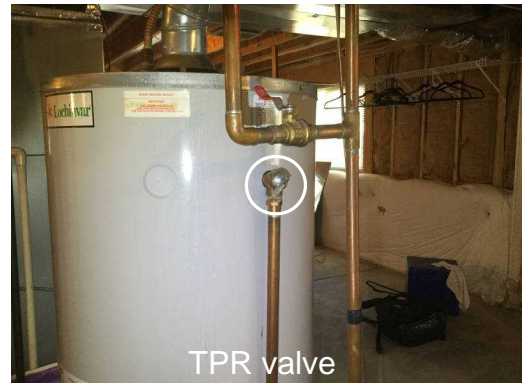
Flue Pipe: Single wall to double wall where the flue pipe enters the wall

11. Functional

Combustion Air: Unfinished basement - **a. Gas fired appliances require proper air circulation to burn gas effectively and efficiently. From what we observed during the inspection the combustion air being supplied to the utility area is adequate.**

12. Functional

TPR Valve and Drain Tube: Brass valve & copper drain line



13. TPR Valve Info: **Definition: Temperature Pressure Relief Valve (TPR valve). This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the water heater tank gets too high. If this ever begins to leak you should call a plumber and have it fixed.**



Heating System

We can only open accessible panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspection. The inspector is not equipped to inspect furnace heat exchanges for evidence of cracks, holes, or inspect concealed portions of evaporator and condensing coils.

The heat exchange or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers can only be inspected by dismantling the unit. This 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 the structure cannot be addressed by a visual 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. We perform a conscientious evaluation of the system, but we are not licensed HVAC technicians. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendation we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

Normal service and maintenance is recommended on a yearly basis.

Determining the presence of asbestos materials commonly used in older heating systems can only be performed by laboratory testing and is beyond the scope of this inspection. 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

1. Heating System Location: Basement Utility Area

2. Action Item Heating System Operation: Recommend servicing -

Maintenance Item:

a. The furnace, though functional during the inspection, is at the beginning of the end of its "approximate" life expectancy (15 to 25 years based on a 2007 study done by the National Association of Home Builders) and may need replacement anytime in the next several years. It is now more important than ever to have it serviced by a licensed HVAC contractor annually.

Action Item;

a. During the inspection the furnace for about half an hour then turned itself off immediately went through its start up procedure again. The diagnostic lights indicated "Limit Switch Is Open". Recommend this furnace be serviced (even though it recently was) by a licensed HVAC contractor.

Heating System (Continued)

3. Manufacturer: Rheem

RHEEM AIR CONDITIONING DIVISION
PORT SMITH, ARKANSAS

MODEL NO.: RGPH-12EARJR
SERIAL NO.: FD5D307F380009315

ED AIR FURNACE FOR INDOOR INSTALLATION ONLY,
CONSTRUCTED ON-SITE.

- 4. Type: Forced air Capacity: 125,000 BTUHR
- 5. Area Served: 1st floor and basement Year of Manufacture: 2000
- 6. Permit Pulled: Yes **Original with the home so permitted with residency**
- 7. General Life Expectancy of a Forced Air Furnace: 15 to 25 years
- 8. Fuel Type: Natural gas
- 9. Emergency Shut Off: Yes **See picture. Use this switch when doing any work inside the furnace.**



- 10. Gas Shut Off: Yes **See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.**



11. Functional

Combustion Air: Unfinished basement - a. Gas fired appliances require proper air circulation to burn gas effectively and efficiently. From what we observed during the inspection the combustion air being supplied to the utility area is adequate.

Heating System (Continued)

12. Unable to Inspect Heat Exchanger: 5 Burner



13. Due to most furnace designs the visible portion of the heat exchanger is very small, between 0% to 20%. Home inspections are visual by nature and we do not dismantle any appliances including furnaces. The comments in this report only reflect what we observed during the inspection.

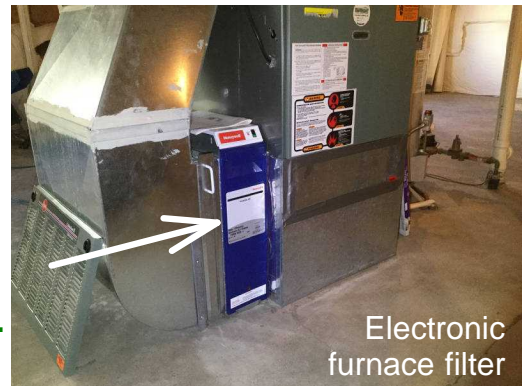
(It is very important, regardless of the age of your furnace, to have working carbon monoxide detectors within 15 feet of any sleeping area at all times.)

14. Amount of Heat Exchanger we were Unable to Inspect: 95%

15. Functional

Furnace Filter Type: Electronic - a. We recommend having your electronic furnace filter cleaned and serviced every year when you have your furnace cleaned and serviced.

b. When your electronic furnace filter is on and working correctly you will hear relatively loud pops and snaps coming regularly from it. This is normal operation.



16. Functional

HVAC Distribution: Metal duct

17. Functional

HVAC Registers: Heating system register

18. Functional

Flue Pipe: Single wall to double wall where the flue pipe enters the wall

19. Functional

Furnace Humidifier: April-Aire - a. The furnace humidifier was operating correctly during the inspection. We recommend the humidifiers antimicrobial water panel evaporator pad (filter) be replaced and it be cleaned and serviced by a licensed HVAC contractor once a year.

Heating System (Continued)

Furnace Humidifier: (continued)



20. If your furnace has a humidifier we recommend the following:

1. The water panel evaporator (filter) inside the humidifier should be replaced every year. This will become clogged with mineral deposits and not work/begin to leak eventually if this pad is not replaced.
2. We recommend it be used in the winter but turned off in the summer if central AC is also installed. AC draws moisture from the air to help it stay cool inside the home so the humidifier will only counteract this if on.
3. The humidifier controls should have a guide printed on it recommending humidity levels to choose that correspond to exterior temperatures. If you ever see condensation on the inside of your windows we recommend turning the humidity levels down to avoid damaging interior trim and paint at the window sills.

21. Functional Thermostats: Programmable
___ Heating System

22. Heating System Location: Attic

23. Functional Heating System Operation: Adequate - **a. The second floor furnace was clean and functioning properly during the inspection. We recommend having the furnace cleaned and serviced at least once a year.**

24. Manufacturer: Rheem



25. Type: Forced air Capacity: 50,000 BTUHR

26. Area Served: 2nd floor only Year of Manufacture: 2001

27. Permit Pulled: Yes **Original with the home so permitted with residency**

Heating System (Continued)

28. General Life Expectancy of a Forced Air Furnace: 15 to 25 years

29. Fuel Type: Natural gas

30. Emergency Shut Off: Yes **See picture. Use this switch when doing any work inside the furnace.**



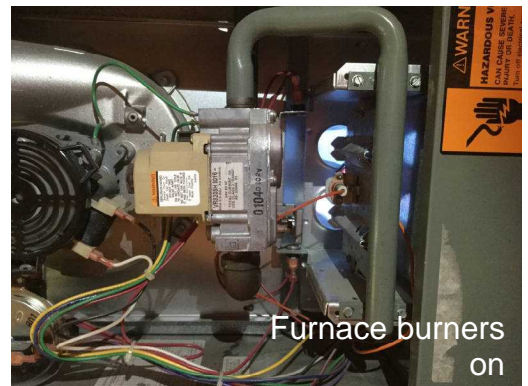
31. Gas Shut Off: No **See picture. You can turn the handle a quarter turn to shut off the valve. When the handle is in line with the pipe it is on and when it is perpendicular with the pipe it is off.**



32. Functional

Combustion Air: Furnace is in the vented attic - **a. Gas fired appliances require proper air circulation to burn gas effectively and efficiently. From what we observed during the inspection the combustion air being supplied to the utility area is adequate.**

33. Unable to Inspect Heat Exchanger: 2 Burner



34. **Due to most furnace designs the visible portion of the heat exchanger is very small, between 0% to 20%. Home inspections are visual by nature and we do not dismantle any appliances including furnaces. The comments in this report only reflect what we observed during the inspection.**

(It is very important, regardless of the age of your furnace, to have working carbon monoxide

Heating System (Continued)

detectors within 15 feet of any sleeping area at all times.)

35. Amount of Heat Exchanger we were Unable to Inspect: 95%

36. Functional Furnace Filter Type: Disposable - **See picture. We recommend changing the filter monthly when the furnace is being used.**



37. Functional

HVAC Distribution: Metal duct

38. Functional

HVAC Registers: Heating system register

39. Functional

Flue Pipe: Single wall to double wall where the flue pipe enters the wall

40. **If your furnace has a humidifier we recommend the following:**

1. The water panel evaporator (filter) inside the humidifier should be replaced every year. This will become clogged with mineral deposits and not work/begin to leak eventually if this pad is not replaced.

2. We recommend it be used in the winter but turned off in the summer if central AC is also installed. AC draws moisture from the air to help it stay cool inside the home so the humidifier will only counteract this if on.

3. The humidifier controls should have a guide printed on it recommending humidity levels to choose that correspond to exterior temperatures. If you ever see condensation on the inside of your windows we recommend turning the humidity levels down to avoid damaging interior trim and paint at the window sills.

41. Functional

Thermostats: Programmable

42. Functional

Space Heater: Electric - **a. The electric fireplace space heater in the master bedroom was tested and was working during the inspection.**

Air Conditioning

If weather and outside temperatures permit we will run the air conditioning system to see if its main components are in working condition. We do not test gas lines and freon levels as these are well beyond the scope of a home inspection. We recommend as part of your yearly home maintenance that the furnace and air conditioning systems be inspected by a licensed contractor.

AC System

1. Maintenance

A/C System Operation: Unable to test/inspect due to the outside temperature -

Unable to inspect:

a. According to most central cooling system manufacturers, operation of an electric-gas compression air conditioning system when the outdoor temperatures have not been at least 65 degrees for at least 48 hours prior, can result in possible serious damage to the compressor. (In winter, the coldest spot in a refrigeration circuit is the compressor crankcase, sitting outside in the chill. Refrigerant inside the crankcase can condense into a liquid and mingle with the oil. If the compressor is suddenly started with the oil in this state, the refrigerant will either suddenly flash off and take oil with it, leaving critical lubrication surfaces high and dry, or it will enter the compression chamber as a big liquid slug, possibly damaging that chamber since compressors aren't meant to pump liquid.) Conditions at the time of the inspection were not appropriate for the operation of the AC system. Inspection and evaluation of the performance of the system is recommended when conditions improve.

Maintenance Item:

a. The central air conditioning, though completely functional during the inspection, is at the end of its "approximate" life expectancy (10 to 15 years based on a 2007 study done by the National Association of Home Builders) and may need replacement in the next 5 years. It is now more important than ever to have it serviced by a licensed HVAC contractor annually.

2. Functional

Evaporator Coil Condensate Removal: PVC

3. Condensate drain lines can become clogged occasionally due to the small amount of moisture they carry and due to the intermittent nature of the moisture emissions. We suggest that these drain lines be cleaned as part of a regular air conditioner maintenance program every 2-3 years and monitored carefully in between service.

4. Functional

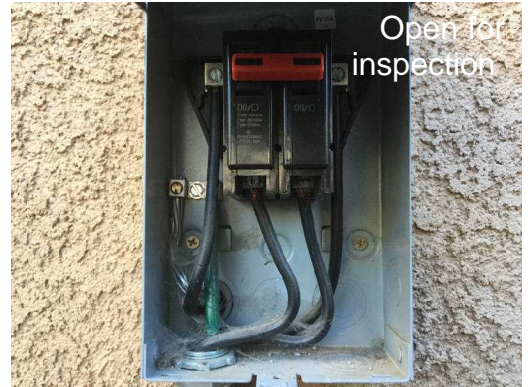
Exterior Condenser Unit: Pad mounted

5. Manufacturer: Trane



Air Conditioning (Continued)

- 6. Type: Central A/C Capacity: 3 Ton
- 7. Area Served: Whole building Year of Manufacture: 2002
- 8. Permit Pulled: Yes **The appropriate permits were pulled.**
- 9. General Life Expectancy of a Central AC System: 10 to 15 years
- 10. Functional Visible Exterior Condenser Coil: Copper core with aluminum fins
- 11. Functional Refrigerant Lines: Serviceable condition
- 12. Functional Exterior AC Electrical Disconnect:
Breaker disconnect



- 13. Maintenance Interior Service Panel Breaker: 40 Amp - **a. The breaker for the AC unit is slightly bigger than the data plate recommends but this installation was approved by regional building so we assume they believed the wire size was still not too large for the unit.**

Electrical System

We are not electricians and in accordance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations they we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

Though no longer common, 120 VAC single strand ALUMINUM wiring requires periodic inspections and maintenance by a licensed electrician. See "120 VAC Branch Circuits" for the type of wiring used in this home. (Multi strand aluminum wiring on the other hand does not require the same inspection and maintenance as single strand and is commonly used today for 240 VAC circuits and main service wiring)

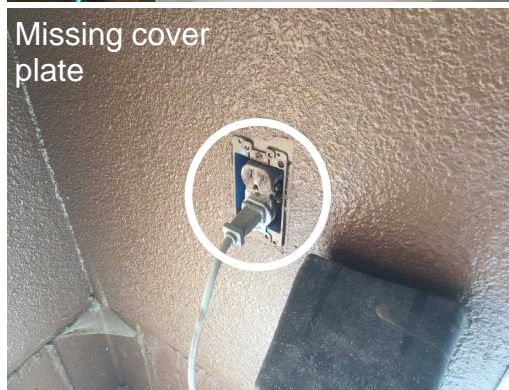
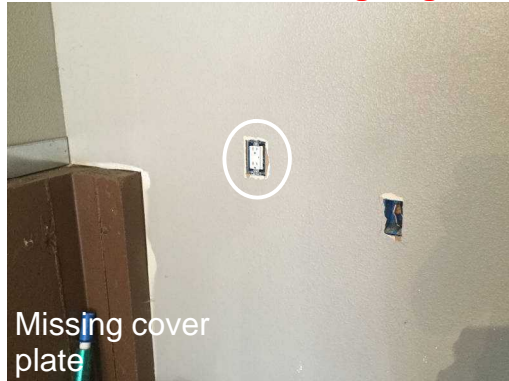
Operation of time clock motors are not verified. Inoperative light fixtures often lack bulbs or have burnt out bulbs. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection, but may be mentioned for informational purposes only. Some of the systems not evaluated are including but not limited to low voltage systems, security systems devices, heat detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Electrical System (Continued)

1. Action Item

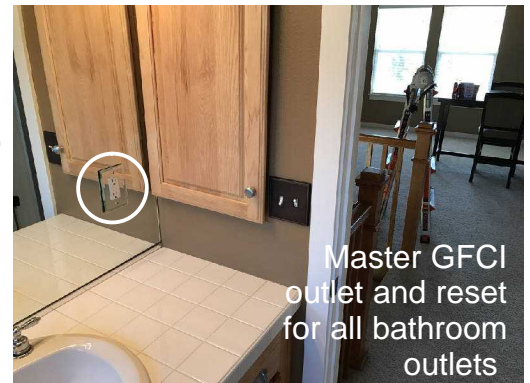
Outlets & Switches: Repairs recommended - a. During the inspection the following outlets, switches and/or junction boxes were found to be missing their cover plates (Recommend installing cover plates for safety):

1. Two outlets in the garage are missing cover plates.



2. Functional

GFCI Outlets: Serviceable at time of inspection - a. All bathroom outlets are GFCI protected and their master outlet is located in the second floor hall bathroom.



3. GFCI Info: Definition: GFCI (ground fault circuit interrupter) protection is designed to help prevent electric shock. GFCI Breakers and receptacle GFCI Breakers function to de-energize a receptacle when a surge of power exists which could cause a shock.

Manufacturers recommend testing these devices on a monthly basis.

4. Functional

Interior Lighting: Serviceable at time of inspection - a. If you come across light switches that don't seem to do anything check the room for outlets that have been installed upside down (ground prong facing up). More than

Electrical System (Continued)

Interior Lighting: (continued)

- 5. Functional
- 6. Maintenance

likely the switch will control one of the receptacles in that outlet.

Ceiling Fans: Operational

Smoke Detectors: Hard wired with battery backup - a. The smoke alarms throughout the home look older than 10 years old. We recommend replacing all smoke alarms every 8 to 10 years so would recommend replacing these.



- 7. **Smoke Detector Info & Maintenance:** There are two different types of smoke alarms available on the market, ionization and photoelectric. Ionization alarms are better at detecting open or "fast flame" fires so we recommend they be used in kitchens and garages. Photoelectric alarms are better at detecting smoldering fires so we recommend they be used in bedrooms and hallways. We highly recommend, despite the age of the home, bringing the home up to current fire safety standards and installing smoke detectors in every bedroom and common room if they are not already installed.

Maintenance of smoke detectors is also essential for the safety of you and your family.

1. Test each smoke detector monthly.
 2. The battery in every detector should be replaced at least once per year.
 3. The entire smoke detector unit should be replaced every 8-10 years (or per manufacturers instructions).
- 8. **Action Item** CO Detectors: Plug in with battery backup - a. The CO detector on the second floor was chirping 4 times every few minutes during the inspection. This could be a malfunction (we tried resting the detector but it still chirped) or it could mean it is time to replace the detector. Recommend a working CO detector be installed here that will not be a nuisance to the buyers.
 - 9. **Carbon Monoxide (CO) Detector Info and Maintenance:** Carbon monoxide (CO) is a deadly, colorless, odorless and poisonous gas that on average claims about 170 lives in the United States every year. Yearly maintenance of gas burning appliances such as furnaces and chimney inspections can greatly reduce the risk of CO poisoning. Working CO detectors are also essential for the safety of you and your family. Working CO detectors, according to Colorado real estate law, are required to be installed within 15 feet of any sleeping area and we recommend the following maintenance be done to them:
 1. Test each CO detector monthly.
 2. The battery in every detector should be replaced at least once per year.
 3. The entire CO detector unit should be replaced every 5 to 6 years (or per manufacturers instructions).

Electrical System (Continued)

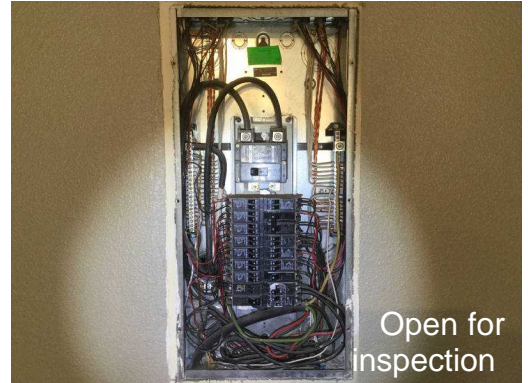
- 10. Functional Exterior Lighting: Serviceable at time of inspection
- 11. Functional Exterior Electric Outlets: 110 VAC GFCI - **a. All exterior outlets are GFCI protected and the master for these can be found in the garage.**

Electrical Service & Main Service Panel

- 1. Functional Electrical Service: Underground (Multi-Strand Aluminum Wire)
- 2. Service Size Amps: 150 Volts: 120-240 VAC

Garage Electric Panel

- 3. Functional Manufacturer: Cutler-Hammer - **a. During the inspection we observed no evidence of overloading at breakers or overheating on wires inside this electrical panel.**



- 4. Maximum Capacity: 200 Amps
- 5. Functional Main Breaker Size: 150 Amps



- 6. Functional 120 VAC Branch Circuits: Copper
- 7. Functional 240 VAC Branch Circuits: Multi strand aluminum & Single strand copper - **a. Multi strand aluminum wire (8 gauge or bigger) is safe to use and does not have the same issues as older single strand aluminum branch wiring (installed from the mid 60's to late 70's). If your insurance company asks what kind of wiring is in this home your answer should be copper because what they are concerned with is the older above mentioned single strand aluminum branch wiring.**
- 8. Unable to Inspect Main Panel Grounding: Unable to visually verify - **a. Although we were unable to view the entire length of the grounding electrode, we were able to see the attachment of the ground feed wire to the ground buss in the main electrical**

Electrical Service & Main Service Panel (Continued)

Main Panel Grounding: (continued)

service panel. We observed no adverse conditions at the time of our inspection.

9. Unable to Inspect AFCI Breakers: None installed

10. AFCI Info: **Definition: An Arc Fault Circuit Interrupter (AFCI) is a circuit breaker designed to prevent fires by detecting an unintended electrical arc and disconnecting the power before the arc starts a fire.**

Manufacturers recommend testing these devices on a monthly basis.

11. Unable to Inspect GFCI Breakers: None installed

12. GFCI Info: **Definition: GFCI (ground fault circuit interrupter) protection is designed to help prevent electric shock. GFCI Breakers and receptacle GFCI Breakers function to de-energize a receptacle when a surge of power exists which could cause a shock.**

Manufacturers recommend testing these devices on a monthly basis.

13. Is the panel bonded? Yes

Garage

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate the garage, particularly with slab on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formation on the concrete. You may want to have any living space above the garage insulated.

1. Functional

Garage Floors: Concrete

2. Functional

Garage Doors: Hardboard

3. Functional

Garage Door Opener: Craftsman

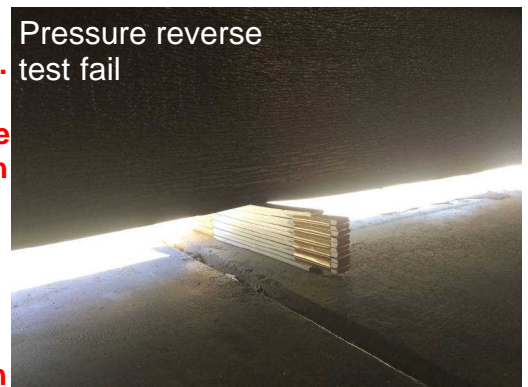
4. Functional

Garage Door Operation: Mechanized - a. The garage door was raised and lowered during our inspection process and was operating as intended and designed.

5. Action Item

Garage Door Safety Devices: Photo-Eye Safety Sensor, Auto Pressure Reverse - a. The garage door openers pressure reverse needs to be adjusted. When an 1 3/4" obstacle was placed under the center of the doors path it did not reverse. This adjustment is done on the garage door opener itself using the close force and open force screw adjustments. (We test the pressure reverse by placing a wood masonry ruler (1 3/4 inches tall) under the garage door. The door is lowered and if, when it closes on the ruler, it does not reverse then it needs to be adjusted)

Pressure reverse test fail



6. Functional

Service Door Leading From the Garage to the Living Space: Solid core - a. The correct fire rated door was installed leading from the garage to the living space.

Garage (Continued)

7. Functional Separation Wall Between the Garage and Living Space: Drywall - **a. The required separation wall between the garage and the living space was satisfactory based on our limited visual observations.**
8. The separation wall (and ceiling if there is living space above) between your garage and living space should be solid drywall with no holes or penetrations. This drywall should be periodically inspected, holes should be patched and penetrations should be fire caulked. Over time drywall tape seams can fail (crack or fall apart) and when they do they should be repaired. This wall serves two purposes, the first and most important is to give you time to exit the home in case a fire breaks out and the second is to keep the carbon monoxide off gasses from your cars out of the home.

Kitchen/Laundry

We may test kitchen appliances for basic functionality, but we cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected; free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in-toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

We may test laundry appliances for basic functionality, but we cannot evaluate them for their performance nor for the variety of their settings or cycles. Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless ones that are much more dependable. You should be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which could cause the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned on.

1st Floor Kitchen

1. Functional Refrigerator: LG - **a. The water and ice door dispenser was tested and did work during the inspection.**



Kitchen/Laundry (Continued)

2. Functional

Dishwasher: LG - a. During the inspection we ran the dishwasher through a rinse and drain cycle. From what we observed it functioned correctly and did not leak.



3. Functional

Dishwasher Drain: Drains into its own standpipe under the kitchen sink

4. Functional

Stove & Oven: General Electric - a. The oven and stove were turned on during the inspection. The stove top burners/elements all heated up properly. The oven burner/element got hot (comments are for on off functionality only, we obviously do not bake anything in the oven).



Kitchen/Laundry (Continued)

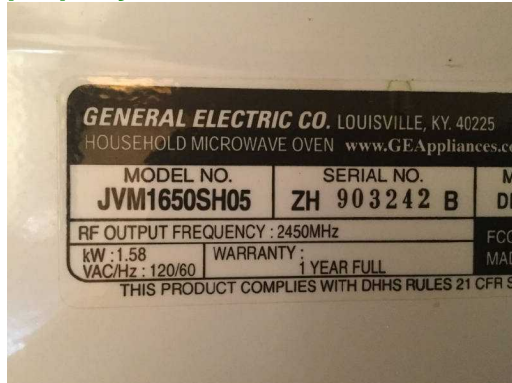
5. Action Item

Stove & Oven Anti-Tip Device: None Installed - a. There is no anti-tip bracket installed on the stove. These brackets have been a safety requirement since 1991. For safety we would recommend installing one.



6. Functional

Microwave: General Electric - a. During the inspection we tested the microwave with a microwave tester. The test showed it was functioning properly.



7. Functional

Disposal: Badger In-Sinkerator - a. Go to http://www.ehow.com/way_5373156_not-put-garbage-disposal.html to learn about what not to put in you garbage disposal.

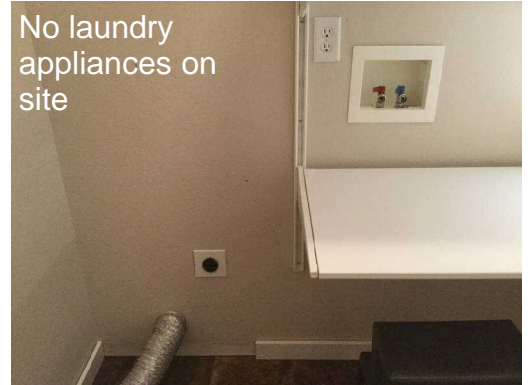
8. Are the kitchen outlets GFCI protected: Yes In working order (all outlets that were required to be GFCI protected according to code when this home was built were protected).

1st Floor Laundry Room/Area

Kitchen/Laundry (Continued)

9. Unable to Inspect Washing Machine: No washing machine on site

No laundry appliances on site



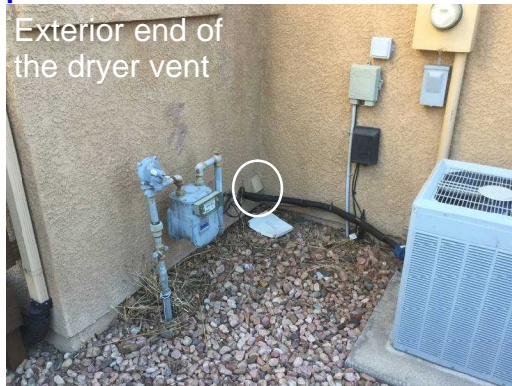
10. Unable to Inspect Dryer: No clothes dryer on site

11. Functional Washer Hose Bib: Functional - **a. The hose bibs were tested and functional with no leaks.**

12. Functional Washer and Dryer Electrical: 110-240 VAC

13. Functional Dryer Vent: Flex line to Rigid metal - **a. Recommend the dryer vent line leading to the exterior of the house be cleaned regularly to avoid lint build up and potential fire hazards.**

Exterior end of the dryer vent



Inside the dryer vent



14. Functional Laundry Tub: Porcelain

15. Unable to Inspect Dryer Gas Line: None installed

16. Appliance Life Expectancy: **It should be mentioned that, unlike the larger appliances like the furnace and water heater, we can often not determine the age of kitchen and laundry appliances. All appliances will wear out eventually and require replacement. During the inspection we can test them to make sure their basic functions work but we cannot estimate how long these appliances will last.**

Fireplace/Wood Stove

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.

First Floor Family Room Fireplace

1. Functional Fireplace Construction: Direct vent prefabricated gas fireplace - **a. The fireplace was lit during the inspection and in working condition.**



2. Type: Gas log
3. Functional Fireplace Insert: Standard, no blower fan
4. Functional Smoke Chamber Constructed out of: Metal
5. Functional Flue Material: Metal
6. Functional Hearth: Raised

Interior Features

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and 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.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate.

Colorado has a high concentration of Radon gas. Radon is a colorless, odorless and tasteless gas produced by the decay of uranium and radium. Long term exposure to radon can cause lung cancer. The only way to know if your house has Radon gas is to have it tested. We recommend that Radon gas test be conducted with every real estate transaction within the state of Colorado. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow

1. Functional Ceilings: Drywall
2. Functional Walls: Drywall - **a. Hairline cracks caused by seasonal expansion and contraction of the framing members in the walls and ceilings throughout the home are to be expected. These are generally cosmetic issues and not indications of structural problems.**

Interior Features (Continued)

- | | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Functional | Floors: Carpet, Hardwood, Tile, Vinyl floor covering |
| 4. Functional | Bathroom Ventilation: Electric ventilation fan and/or window |
| 5. Functional | Counters/Cabinets: Appear serviceable |
| 6. Cabinet Water Damage: | It should be mentioned that, unless a sink cabinet is brand new and has never been used there is almost always evidence of previous water damage. Evidence of water damage does not always mean the sink or faucet is currently leaking. We check all sinks and faucets thoroughly and if we observe any leaks during the inspection they will be noted in the plumbing section of this report. |
| 7. Functional | Closets: Shelves & Poles |
| 8. Functional | Interior Doors: Hollow core - a. The interior doors opened and closed correctly during the inspection. |
| 9. Functional | Exterior Doors: Metal Clad Solid Core Door(s) & Vinyl Sliding Glass Door(s)
- a. The exterior doors opened, closed, locked and functioning correctly during the inspection. |
| 10. Functional | Windows: Vinyl single hung & vinyl slider - a. The windows tested were in acceptable condition as far as a visual observation could indicate. We operated every window in the home that was accessible during the inspection. |
| 11. Action Item | Stairs/Handrails: Manufactured wood frame - a. The stairs leading down to the basement are missing a guardrail. This is a falling hazard so we recommend for safety that a guardrail be installed. |



- | | |
|----------------|--------------------------------------|
| 12. Functional | Door Bell: Working during inspection |
|----------------|--------------------------------------|

Attic

Loose fill insulation in the attic obscures the joists and prevents safe access. Therefore, the inspection of the attic and its components may be limited to what is visible from the attic access. See "Method of inspection" below for how this inspection was preformed.

1. Method of Inspection: From the attic access on the first floor, In the attic on the second floor
2. Amount of Attic we were Unable to Inspect: 40%
3. Functional Attic Access Located in the: Garage Ceiling, Master Bedroom Closet Ceiling, Second Floor Bedroom Ceiling
4. Functional Roof Framing Type: Engineered Truss
5. Functional Roof Sheathing Material: Oriented strand board (OSB)
6. Functional Attic Ventilation: Roof vents & soffit vents

Attic (Continued)

7. Functional

8. Functional

Insulation Type: Loose fill fiberglass

Insulation Depth: 0" above the garage, 12" above the living area

Attic above
garage



Attic above the
master bedroom
closet



Attic above
second floor



Structure

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable when wet. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease resulting in the raising and lowering slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not all the same and will conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundation are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide cracks called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible.

However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

1. Functional

The structural inspection of this home is limited to what is visible during the inspection. Though most structural members are not visible we look for tell tale signs of structural issues. We check for large or displaced cracks in drywall,



Structure (Continued)

396 (continued)

sloping floors and sagging roof lines. None of these were apparent during our inspection of this home.

- | | |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Functional | Structure Type: Wood frame |
| 3. Functional | Foundation Type: Poured Concrete Walls (all areas finished so it was not possible to determine exactly what type of foundation wall it is) |
| 4. Functional | Floor Joists: Manufactured Wood I-Beam |
| 5. Functional | Structural Piers/Posts: Poured piers and steel posts |
| 6. Functional | Floor/Slab: Composite wood & Poured Slab |
| 7. Functional | Beams: Steel I-Beam |

Optional Testing/Inspections:

Below is a list of optional testing or inspections that you could have done on this home before your purchase. We are not implying by this list that we are concerned with any of these items but they are beyond the scope of a regular home inspection. For example radon testing in our area often shows high levels so we highly recommend testing for that but we are in an arid climate so mold testing is not always necessary unless evidence of mold is discovered during the inspection or if you are concerned because of known allergies you may have to different types of mold. Wood destroying organisms are uncommon in our region but pests like mice, skunk and raccoons are very common. We offer this list simply to show you what your options are before purchasing a home.

1. Plumbing Drain Inspection (Sewer Scope):

Though we saw no evidence of slow drains throughout the home we ALWAYS recommend (regardless of the age of the home) having the sewer line from the house to the street video scoped for any evidence of damage like broken pipes, tree roots or past owner neglect. The comments in this report refer only to the visual drain pipes in this home. A significant portion of the drainpipes leading from this home to the street are concealed and we can only infer their condition by observing the draw at the drains. Blockages will occur in the life of ANY system, but blockages in drainpipes, and particularly the main drainpipes that lead from the house to the street can be expensive to repair.

2. Radon Test:

Radon is a naturally occurring radioactive gas produced by the breakdown of uranium in soil, rock, and water. Radon is estimated to cause tens of thousands of lung cancer deaths each year. In fact, the Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. If you smoke and your home has high radon levels, your risk of lung cancer is especially high.

3. Mold Test:

Molds are part of our natural environment. Outside molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees and are necessary to our ecosystem but indoors mold growth could lead to allergies or more serious health issues. We live in a relatively arid climate so molds inside a home are not as big of an issue as in other wetter parts of the country but we can not guarantee that mold is not in the air at harmful levels inside this home without performing an air quality test.

4. Wood Destroying Organisms Inspection:



Optional Testing/Inspections: (Continued)

Wood Destroying Organisms Inspection: (continued)

A Wood Destroying Organism (WDO) inspection is an inspection focused on identifying the presence of wood destroying organisms. A wood destroying organism is an organism that has that ability to compromise the wooden structure of a home. Termites, carpenter ants, and wood decay fungi are examples of WDOs.

5. Gas Fireplace & Flue Pipe Inspection:

Because we can only observe a small section of the chimney flue during the inspection we can only report on the visible sections of that flue pipe. You can have what is called a level 2 fire safety code inspection done by a certified Chimney Sweep. They video scope the inside of the fireplace flue pipe and inspect it for damage or disconnects. As always having working CO detectors throughout your home is essential to the safety of you and your family.

General Notes

1. Deferred Maintenance:

While we strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to compile an exhaustive or definitive list of every cosmetic defect in the home due to the time-limited nature of a home inspection.

If the home inspected is occupied during the inspection then furniture, wall coverings, window treatments or owners belongings may be hiding damage.

Renovation of this property, or any part of this property, may expose additional defects, which were not noted or were not visible at the time of the inspection.

2. Limitations: Some problems can only be discovered by living in a house. They cannot be discovered during a few hours of a home inspection. For example, some shower stalls leak when people use the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist (frozen ground, wind driven rain, etc). Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

3. Expansive Soils: Colorado is home to expansive soil, commonly bentonite. The leading cause of foundation damage in this type of soil is uneven moisture. Drying soil can shift and crack the foundation as it shrinks. When moisture is applied the resulting swelling can crumble the foundation. If your basement is not properly framed then heaving and settling of the basement slab can affect the walls inside the home.

Most foundations in Colorado are made to float on the expanding and contracting soil. If the moisture is even around the entire foundation the expansion and contraction will be uniform. The foundation will float as a single unit and remain undamaged. If one section expands, lifting the house, while the rest doesn't, the foundation can break.

Make sure the dirt slopes away from all sides of the house and all gutters and downspouts are in working condition. Be sure sprinklers don't spray against the foundation or side of the house. You should inspect the area around your home at least once a year and make adjustments to the landscaping when necessary.



General Notes (Continued)

4. **Permits:** We can not guarantee the integrity of any structure or component that was built or installed without permits or where permits may have been pulled but appear not to have been closed properly according to the information on regional buildings website, and which could include latent defects.

5. **Code Enforcement:**

It is very important that you as the client understand that we do not perform building code inspections. When inspecting used homes current building code is not referenced because building codes are always changing/improving, for example a home built even 1 year ago likely will have some aspects that are not up to this years code. It is vitally important for you to understand that we are functionality and safety inspectors and have not inspected this home for code violations.



Inspection Agreement

This Agreement is made and entered into by and between Peak Home Inspections, LLC, address is PO Box 2322 Colorado Springs Colorado 80901 referred to as inspector, and Jack & Jill Homeowner referred to as Client. In consideration of the promise and terms of this agreement, the parties agree as follows:

1. The client will pay the sum agreed upon which can be found in the "Invoice" section of this report for the inspection of the property, being the residence, and garage or carport, if applicable, located at 1234 Your St. The fee for this inspection is due at the time of the inspection. If the Client does not attend the inspection, the **FEE IS DUE UPON RECEIPT OF THE REPORT**. If the Client has not signed this Agreement, then the delivery or use of this Report, and/or closing on the purchase of the subject property, constitute acceptance and agreement with all of the terms of this Agreement.
2. The Inspector will perform a Limited VISUAL INSPECTION (if the inspector can see it he can inspect it.) and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. The client should read the entire report. The summary page is reserved for major ticket items and safety concerns. There may be other deficiencies identified throughout the report. **THE INSPECTOR IS A GENERALIST AND IS NOT ACTING AS AN EXPERT IN ANY CRAFT OR TRADE**. If the Inspector recommends further evaluation by a specialized expert, it is up to the Client to do so at the Clients expense. This report cannot be sold to any other client without the expressed written consent of Peak Home Inspections.
3. The parties agree that the **STANDARDS OF PRACTICE** from the **AMERICAN SOCIETY OF HOME INSPECTORS, INC. (ASHI)** shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is available upon request or by visiting www.ashi.org. The report is an opinion of the condition of the property on the date of the inspection based on the visual inspection of the readily accessible features of the building. The inspection is not technically exhaustive and all-encompassing. Without dismantling the house or its systems, there are limitations. The inspector is not required to move personal property, debris, furniture, equipment, carpeting, or like materials that may impede access or limit visibility. Crawl spaces will not be entered if there is less than three feet of clearance or inspector feels endangered. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that while we can substantially reduce the risk, we cannot eliminate it.
4. Pressure gauges are not used to test air conditioners, water lines, or gas lines. Garbage disposals are checked for on and off operation only. Only the dishwashers ability to fill and drain without obvious leaks is checked. Dishwashers, ranges, ovens, microwave ovens and like appliances are checked for on and off operations only, their timers and other ancillary



Inspection Agreement (Continued)

controls or elements are not checked. Comments in the report concerning appliances refer only to their functionality on the day of the inspection. Self-cleaning ovens are not operated, inspected, or tested. Remote controls for garage doors or any other appliances or systems are not checked. Electrical outlets are randomly checked. A sampling of windows and doors will be operated.

5. The parties understand and agree that the Inspector assumes **NO LIABILITY OR RESPONSIBILITY** for the cost of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the inspector the required notice (within 72 hours of discovery in writing), the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection. The Client must give Peak Home Inspections an opportunity to revisit the property so that we may evaluate and respond to your concerns. The Client further agrees to hold Peak Home Inspections harmless and will release Peak Home Inspections from any claim for damages, and/or costs that the Client may incur where: (1) The Client fails to notify Peak Home Inspections in advance and allows Peak Home Inspections an opportunity to revisit the property; or (2) the Property Seller failed to fully and properly disclose existing defects. Some problems can only be discovered by living in a house. They cannot be discovered during a few hours of a home inspection. For example, some shower stalls leak when people use the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist (frozen ground, wind driven rain, etc). Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

6. Exclusions: Systems, items, and conditions which are not within the scope of the building inspection and will not be reported on include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi or other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; heat exchangers; solar heating systems; sprinkler systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, or ordinances, statutes and covenants. Client understands that these systems, items and conditions are exception from this inspection. Any general comments about these systems, items and conditions and the comment section of the written report are informal only and **DO NOT** represent an inspection. **SPRINKLER SYSTEMS AND AIR CONDITIONING SYSTEMS (AC WILL NOT BE OPERATED IF THE OUTSIDE TEMPERATURE IS BELOW 60 DEGREES) WILL NOT BE OPERATED IN WINTER CONDITIONS FOR FEAR OF PERMANENT DAMAGE.**



Inspection Agreement (Continued)

7. **Roof Limitations:** Nationally recognized Standards of Practice provide that a roof may be inspected from grade level in order to avoid possible damage to the roofing materials and/or a safety risk to the Inspector. Clients are advised that it is virtually impossible to detect and confirm an active roof leak unless there has been recent heavy rain activity. Therefore a roof leak condition may go undetected by the Inspector unless it is actually raining at the time of the inspection.

8. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or system inspected. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR A PARTICULAR USE, CONDITION, MERCHANTABILITY, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.** In addition, Peak Home Inspections do not tacitly endorse or guarantee the integrity of any structure or component that was built or installed without permit, and which could include latent defects, or any item that may have been subject to a manufacturers recall.

9. The Inspection and report are performed and **PREPARED FOR THE SOLE AND EXCLUSIVE USE AND POSSESSION OF THE CLIENT.** No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such claims.

10. The inspector assumes **NO RESPONSIBILITY OR LIABILITY** for any items that may work during the inspection but for whatever reason do not work thereafter.

11. The inspection will **NOT INCLUDE AN APPRAISAL OF THE VALUE OR A SURVEY.** The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

12. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. **THE CLIENT FURTHER AGREES THAT THE INSPECTOR IS LIABLE ONLY UP TO THE COST OF THE INSPECTION AND ONLY IF THERE HAS BEEN A COMPLETE FAILURE TO FOLLOW THE STANDARDS OF PRACTICE. FURTHERMORE, ANY LEGAL ACTION MUST BE BROUGHT WITHIN ONE (1) YEAR FROM THE DATE OF THE INSPECTION OR WILL BE DEEMED WAIVED AND FOREVER BARRED.**

13. **IT IS UNDERSTOOD THAT IF THE INSPECTOR IS ASKED TO DE-WINTERIZE A HOUSE BEFORE CONDUCTING THE INSPECTION THAT THE INSPECTOR WILL ASSUME NO**



Inspection Agreement (Continued)

RESPONSIBILITY IF DAMAGE OCCURS. MOST HOMES ARE WINTERIZED BY A LICENSED PLUMBER AND SHOULD BE DE-WINTERIZED BY A LICENSED PLUMBER.

14. If Client will co-own the property or is married, Client represents that the payment obligation contained in paragraph 1 is an obligation of all owners or family, as an obligation incurred in the interest of such co-owner(s) or family.

15. This agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This agreement shall be amended only by written agreement signed by both parties. This agreement shall be construed and enforced in accordance with the laws of the STATE OF COLORADO.

16. CLIENT HAS READ THIS ENTIRE AGREEMENT AND ACCEPTS AND UNDERSTANDS THIS AGREEMENT AS HEREBY ACKNOWLEDGED. IF CLIENT IS NOT PRESENT DURING INSPECTION TO SIGN THIS AGREEMENT OR IS RECEIVING THIS ELECTRONICALLY, THEN THE DELIVERY OR USE OF THIS REPORT, AND/OR CLOSING ON THE PURCHASE OF THE PROPERTY, SHALL CONSTITUTE ACCEPTANCE AND AGREEMENT WITH ALL OF THE TERMS AND CONDITIONS OF THIS AGREEMENT.



Invoice

Peak Home Inspections
P.O. Box 2322
Colorado Springs, CO 80901

Client: Jack & Jill Homeowner

Property Inspected: 1234 Your St, Colorado Springs, CO 80901

Services Performed	Amount Due
Home Inspection	\$0.00
Sewer Scope	\$0.00
Total Paid	\$0.00

Balance Owed	\$0.00
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THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision. If you have any questions about your home inspection, please call us at 719-495-0042.



Final Comments

PREVENTIVE MAINTENANCE TIPS (From the American Society of Home Inspectors)

Maintaining your home:

Why take chances, when a regular maintenance schedule can eliminate most of those expensive emergency repairs while helping to safeguard your family and the value of your home?

With a basic understanding of your homes system and components you will be able to do regular maintenance inspections identifying problems in the making and taking preventative measures to rectify potential unsafe conditions and to help avoid possible costly future repairs.

Traditionally maintenance inspections are done in the spring and fall to access the wear and tear of the harsher seasons, winter and summer. Some components may need to be checked more or less often. See below for general guidelines, keeping in mind that climate, building materials, number of occupants, personal opinion about appearance, updating and other factors will influence your home maintenance decisions. Below is a general list, some items may not be applicable to your home.

1. FOUNDATION AND MASONRY: Basements, Exterior Walls: To prevent seepage and condensation problems.

- a. Check basement for dampness and leakage after wet weather. (Periodically)
- b. Check foundation walls, steps, retaining walls, sidewalks, patios, driveways, garage floors etc. for cracks, heaving and crumbling. (In the spring)
- c. Check chimneys, look for deteriorated chimney caps and loose and missing mortar if the chimney is brick. (In the spring and fall)
- d. Maintain grading (soil level around the home) and make sure it is sloped away from foundation walls. (Annually)
- e. Keep under-floor crawlspace vents open as weather and climate permit.

2. ROOFS AND GUTTERS: To prevent roof leaks, condensation, seepage and decay problems.

- a. Check for damaged, loose or missing shingles, blisters. (In the spring and fall)
- b. Check for leaking, misaligned or damaged gutters, downspouts (leaders), hangers (straps), gutter guards and strainers. (In the spring and fall)
- c. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts and their extensions direct water away from foundation 4 to 6 feet. (Periodically)
- d. Cut back tree limbs growing close to or touching the roof. (In the fall or when noticed)
- e. Check flashing around roof stacks, vents, skylights and chimneys as sources of leakage. (In the spring and fall)
- f. Check vents, louvers and chimneys for birds nests, squirrels, insects. (In the spring and



Final Comments (Continued)

fall)

g. Check fascias and soffit for paint flaking, leakage and decay. (In the spring)

3. EXTERIOR WALLS: To prevent paint failure, decay and moisture penetration problems.

a. Check painted surface for paint flaking or paint failure. (In the spring)

b. Check siding, shingles and trim for damage, looseness, warping and decay.

(Periodically)

c. Check exterior masonry walls for cracks, looseness, missing or broken mortar. (In the spring)

d. Cut back and trim shrubs away from the exterior walls. (In the spring and fall)

4. DOORS AND WINDOWS: To prevent air and weather penetration problems.

a. Check caulking for decay around doors, windows, corner boards, joints. Re-caulk as needed. (In the fall)

b. Check glazing, putty around windows. (In the fall)

c. Check weather stripping. (In the fall)

d. Check garage doors and safety devices on openers for proper operation. (Monthly)

5. ELECTRICAL: For safe electrical performance.

a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.

b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage. (Periodically)

c. Mark and label each circuit breaker in the electrical panel.

d. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear. (Periodically)

e. Check any exposed wiring for wear or damage. (Annually)

f. If fuses blow or breakers trip frequently have a licensed electrician determine the cause.

g. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

6. PLUMBING: For preventive maintenance.

a. Check faucets, hose bibs and valves for leakage. (Periodically)

b. Drain exterior water lines, hose bibs, sprinklers and pool equipment in the fall.

c. Check for leaks at sinks, traps and sewer clean outs. (Periodically)

d. Draw off sediment in water heaters every 6 months or per manufacturers instructions.

e. Have septic tank cleaned every 2 to 5 years depending on tank size and use.

7. HEATING AND COOLING: For comfort, efficiency, energy conservation and safety.

a. Change or clean furnace filters, clean air conditioning condenser units and electronic filters regularly.



Final Comments (Continued)

- b. Clean and service humidifier. (Periodically and annually)
 - c. Have gas and oil burning equipment serviced annually.
 - d. Clean around heating and cooling equipment, removing leaves, dust, overgrown shrubbery and debris. (Periodically)
8. INTERIOR: General house maintenance.
- a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below. (Periodically)
 - b. Close crawl vents in winter and open in summer.
 - c. Check underside of roof for water stains, leaks, dampness and condensation, particularly in attics and around chimneys. (In the spring and fall)
 - d. Keep attic louvers and vents open all year round. Check louver screening.
9. Know the location of:
- a. Main water shutoff valve.
 - b. Main electrical disconnect or breaker.
 - c. Main emergency shutoff switches for the heating system.

Remember, preventative maintenance usually extends the life of equipment and materials and generally proves to be less expensive than replacing these components of the home.