Kick A-Z Home Inspections, LLC
720-726-7193
8181 Arista Place, Suite 100
Broomfield, CO 80021

123 anywhere
anywhere, CO 12345



Inspector: Drew Faulkenburg
Inspection Date: 5/20/2019

Date:	Time:	Report ID:
5/20/2019	8:04 AM	19052007DEF
Property: 123 anywhere anywhere, CO 12345	**Customer:** Your Name Your Spouse	**Real Estate Professional:** Your Agents Name

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Kick A-Z Home Inspections, LLC offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, dost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise

inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional

problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

COMMENT KEY OR DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or unit was visually observed, and, if no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI)= This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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

Standards of Practice	In Attendance	Type of Building
NACHI National Association	Customer and	Single Family (1 Story)

Temperature	Weather	Ground Soil Surface Condition
40-49	Light Rain	Wet

Radon Test	Water Test	Mold Screen
No	No	No

General Summary

8181 Arista Place, Suite 100 | Broomfield, CO 80021
720-726-7193

Customer
Your Name

Property Address:
123 anywhere
anywhere, CO 12345

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1 • Roofing/Chimney 1000000

1.08 Flashings - Ridge

Repair or Replace

1.08.1 • The ridge shingles used to protect areas of the roof from moisture intrusion had exposed nail heads in areas. A qualified roofing contractor should inspect and repair as necessary.

2 • Roof Structure and Attic 2000000

2.03 Insulation in Attic

Repair or Replace

2.03.1 • The blown fiberglass (1 inch = R2.5-R3.7) insulation in the attic was about eight inches thick. The insulation is thinner in areas and does not provide uniform coverage. A qualified contractor should evaluate and take corrective action as necessary.

Insulation levels are specified by R-Value. R-Value is a measure of insulation’s ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.

2.06 Vent Ducts

Repair or Replace

2.06.1 • Two bathroom exhaust fans vent duct terminated in the attic and did not vent to the exterior of property. A qualified contractor should evaluate and repair as necessary.

2.08 Whole House Attic Fan

Repair or Replace

2.08.1 • The whole-house fan has timer switch not operating properly . A qualified contractor should evaluate and repair or replace as necessary.

3 • Site Exterior 3000000

3.01 Wall Siding, Flashing and Trim Condition

Repair or Replace

3.01.1 • The siding at the front of the home has a swollen appearance due to moisture intrusion. A qualified contractor should evaluate and repair or replace as necessary.

3.02 Eaves. Soffits and Fascias

Repair or Replace

3.02.1 • The soffit panels is damaged in areas. A qualified contractor should evaluate and repair as needed. The eaves or overhangs, soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

3.09 Driveways

Repair or Replace

3.09.1 • The concrete driveway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. This is a trip hazard, and could result in injury. A qualified contractor should evaluate and repair or replace as necessary.

3.10 Walkways

Repair or Replace

3.10.1 • The concrete walkway at the front of the home had moderate cracks at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture. A qualified contractor should evaluate and repair or replace as necessary.

3.11 Grading and Drainage

Repair or Replace

3.11.1 • The property had areas of neutral or negative drainage around the property, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the property ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.

3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace

3.14.1 • The outside water faucet at the rear of the house drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.19 Exterior Foundation Wall

Repair or Replace

3.19.1 • The exterior poured concrete foundation wall at the front left corner had cracks at the corner. A qualified contractor should evaluate and repair or replace as necessary.

3.19.2 • The exterior poured concrete foundation wall around the property had vertical crack(s). A qualified contractor should evaluate and repair or replace as necessary.

3.21 Decks and Balconies

Repair or Replace

3.21.1 • The exterior deck floor was deteriorated in some areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.21.2 • The ledger board was was missing where the deck attaches to the house at the deck at the rear of the home. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace

3.23.1 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.24 Garage Door Exterior

Repair or Replace

3.24.1 • The exterior of garage door has peeling paint in some areas. Caulking and painting is needed to seal the door from moisture intrusion. A qualified contractor should evaluate and repair or replace as necessary.

4 • Garage 4000000

4.02 Occupant Door to Garage

Repair or Replace

4.02.1 • The door between the garage and the living space appeared to be fire resistive construction.
The door was self-closing to protect against fire and toxic fumes.
The door had a pet access door installed.
A qualified contractor should evaluate and repair or replace as necessary.

4.02.2 • The occupant door to the garage was damaged. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

4.05 Garage Floor

Repair or Replace

4.05.1 • Heaving and/or settlement has occurred in the garage floor. Cracks and vertical movement were evident in the concrete slab at the time of the inspection. A qualified contractor should evaluate and repair/replace as necessary.

4.09 Electrical Switches and Fixtures

Repair or Replace

4.09.1 • Outlet needs a cover plate

4.09.2 • Junction boxes need cover plates

7.1 • Interior Rooms 7001000

7.1.03 Floors

Repair or Replace

7.1.03.1 • The carpet floor in the basement office was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.1.05 Windows

Repair or Replace

7.1.05.1 • At the time of the inspection, the property did not have emergency escape and rescue openings which met generally-accepted current standards.

Egress opening requirements
For safety reasons, all sleeping room and basements greater than 200 square feet and new properties should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements:
1. Sill height shall not exceed 44 inches above the floor.
2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windows may have a minimum clear opening of 5 square feet.
3. Minimum net clear opening height shall be 24 inches.
4. Minimum net clear opening width shall be 20 inches.

7.1.06 Electrical Outlets

Repair or Replace

7.1.06.1 • One or more electrical outlet(s) in the basement bedroom was missing the cover plate(s). A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.1.06.2 • One or more electrical outlet(s) in the basement bedroom was broken or damaged. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.2 • Interior Rooms 7002000

7.2.01 Ceilings

Repair or Replace

7.2.01.1 • The drywall on the ceiling in the basement living room revealed a water stain indicating a leak did or still exists. A qualified contractor should evaluate and repair or replace as necessary.

7.2.03 Floors

Repair or Replace

7.2.03.1 • The carpet floor in the basement living room was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.2.06 Electrical Outlets

Not Inspected

7.2.06.1 • Couldn’t access all the outlets

7.4 • Interior Rooms 7004000

7.4.03 Floors

Repair or Replace

7.4.03.1 • The carpet floor was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.4.06 Electrical Outlets

Not Inspected

7.4.06.1 • Most outlets not accessible

7.5 • Interior Rooms 7005000

7.5.02 Walls

Repair or Replace

7.5.02.1 • The drywall on the interior wall(s) in the master bedroom hole. A qualified contractor should evaluate and repair or replace as necessary.

7.5.02.2 • Loose tv cable cover plate

7.5.03 Floors

Not Inspected

7.5.03.2 • Floors not fully visible, what i could see looked in good condition, carpet needs cleaned

7.5.06 Electrical Outlets

Not Inspected

7.5.06.1 • Inspected outlets that were accessible

7.6 • Interior Rooms 7006000

7.6.07 Electrical Fixtures and Switches

Repair or Replace

7.6.07.1 • The ceiling fan in the dining room may not be mounted properly. A qualified contractor should evaluate and repair or replace as necessary.

7.6.10 Carbon Monoxide Detectors

Not Present

7.6.10.1 • No carbon monoxide detectors were provided in the property. The inspector recommends installation of carbon monoxide detectors in appropriate locations.
Carbon monoxide is a poisonous gas that cannot be smelled or seen and can be deadly within minutes of exposure. Due to the increased use of fuel burning appliances, most incidents occur during the winter months. Approximately 83% of Colorado single-family properties use gas, wood, kerosene, coal or fuel as their main heat source, all of which emit carbon monoxide.
Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that are new or sold starting July 1, 2009 and pursuant to the Bill Summary states as follows:
Requires any existing or new single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes.

8.1 • Bathroom and Components 8001000

8.1.04 Walls

Repair or Replace

8.1.04.1 • The drywall in the basement bathroom was missing in areas. A qualified contractor should evaluate and repair or replace as necessary.

8.1.05 Floors

Repair or Replace

8.1.05.1 • The linoleum floor in the bathroom was damaged. A qualified contractor should evaluate and repair or replace as necessary.

8.1.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace

8.1.11.1 • The sink drain at the downstairs bath sink in the bathroom was leaking. A qualified contractor should evaluate and repair or replace as necessary.

8.1.14 Toilet

Repair or Replace

8.1.14.1 • The toilet in the bathroom won't flush unless the lever is held down briefly. A qualified contractor should evaluate and repair or replace as necessary.

8.3 • Bathroom and Components 8003000

8.3.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace

8.3.11.1 • The flex drain line at the master bath sink in the master bathroom can clog, leak, or fail. A qualified contractor should evaluate and repair or replace as necessary.

8.3.13 Plumbing Fixtures

Inspected

8.3.13.2 • Steam shower appears to be in good operable condition

10 • Water Heater 10000000

10.02 Water Heater Age

Repair or Replace

10.02.1 • The water heater was approximately 15 years old and at or past its warranty and/or expected service life.

According to the U.S. Department of Energy, these major appliances are intended to run for between 10 and 15 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of maintenance, volume of water utilized, size of tank, brand and quality of water heater.

Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.

10.07 Exhaust Flue

Repair or Replace

10.07.1 • The gas-fired water heater exhaust flue had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

10.19 Water Temperature

Repair or Replace

10.19.1 • The water temperature was higher than the acceptable range of 120-130 degrees. Recommend adjusting the water heater thermostat.

11 • Electrical System 11000000

11.01 Electric Meter

Repair or Replace

11.01.1 • The electric meter was located rear of home.
The meter was installed at a proper height, with the center of the meter measuring between 4 feet and 6 feet
above the walking surface.
The electric meter was securely fastened to the home.
The electric meter electrical grounding could not be verified.
The electric company security tag was missing.
A qualified contractor should evaluate and repair or replace as necessary.

12 • Cooling System 12000000

12.06 Cooling System Operation

Not Inspected

12.06.1 • The air conditioning system was not tested because the outside temperature was below 65° F at the time of the inspection. Testing the air conditioning in these conditions risks damaging the compressor. In addition, the temperature differentials will not be accurate in these conditions. The system should be serviced at the beginning of every cooling season.

13 • Heating System 13000000

13.04 Cabinet Exterior and Interior

Repair or Replace

13.04.1 • The furnace cabinet was corroded or rusted in some areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

13.10 Air Filter

Repair or Replace

13.10.1 • The disposable (24x24) air filter is located in the right side of the blower chamber. The filter was dirty. Replacement or cleaning of the filter was needed.

14 • Fireplaces 14000000

14.01 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Not Inspected

14.01.2 • Wood burning stove located in garage, unable to inspect due to inaccessibility

16 • Structural Crawl Space 16000000

16.04 Crawl Space Soil Vapor Barrier

Not Present

16.04.1 • No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth and deterioration of structural components. A qualified contractor should evaluate and install a soil cover as necessary.

16.05 Crawl Space Moisture Intrusion

Repair or Replace

16.05.1 • Efflorescence (white powdery substance) on the wall indicates moisture is in contact with the concrete or masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the wall if necessary. Efflorescence is found on many properties without water intrusion occurring inside the property. But, it should alert you to the possibility that future steps may be needed. A qualified contractor should evaluate and repair as necessary.

16.09 Crawl Space Foundation Wall

Not Inspected

16.09.1 • There were several cracks in the crawlspace foundation wall. These cracks should be sealed to prevent moisture intrusion, and monitored for further movement. Further analysis by a licensed structural engineer is recommended.

16.10 Crawl Space Insulation

Repair or Replace

16.10.1 • The crawl space insulation has fallen and areas are not properly covered. A qualified contractor should evaluate and repair or replace as necessary.

Property inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1 • Roofing/Chimney





It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. The inspector makes no warranty as to the remaining life of this roof or related components. Any verbal estimates as to the remaining life of this roof are only opinion of the inspector.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof-covering material will wear differently relative to the following lifespan factors:

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: south-facing roofs will have shorter lifespans.
- Degree of roof slope: flatter roofs will have shorter lifespans.
- Climate (snow & rain): harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: darker roofs absorb more heat which shortens roof lifespan.
- Elevation: homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Orientation: roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: poor ventilation shortens roof lifespans.
- Quality of maintenance

Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. This membrane can be split by movement, or deteriorated through time. Although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

However, what remains true of all roofs is that, whereas their condition 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 service.

Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, 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 insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

The home inspector shall observe: roof covering; roof drainage systems (gutters and downspouts); vents; flashings; skylights, chimneys, and other roof penetrations; and signs of' leaks or abnormal condensation on building components.

The home inspector shall: describe the type of roof covering materials; and report the methods used to observe the roofing.

The home inspector is not required to: walk on any roof surface; predict the service life expectancy; inspect underground downspout diverter drainage pipes; remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces; observe attached accessories including but not limited to solar systems, antennae, lightning arrestors, or similar attachments.

1.01 Method of Evaluation

Inspected

1.01.1 • The roof and its components were inspected by walking the roof.

1.02 Roof Configuration

Inspected

1.02.1 • The property has a gabled roof.

1.03 Number of Layers

Inspected

1.03.1 • The roof had one layer of roof covering material installed at the time of the inspection.



1.04 Membrane

Inspected

1.04.1 • The roof had felt paper installed as a water-resistant membrane beneath roof-covering materials. Most of this membrane was hidden beneath roof-covering materials.

1.05 Flashings - Edge
Inspected

1.05.1 • All edge flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.

1.06 Roof Covering Materials
Inspected

1.06.1 • The roof was covered with composition asphalt shingles. Composition shingles are composed of asphalt-impregnated fiberglass mat. Mineral granules are embedded in the surface to protect the mat by reflecting the deteriorating ultraviolet (UV) rays of the sun.

1.07 Roof Covering Condition
Inspected

1.07.1 • Although the asphalt composition shingles covering the roof of this property had visible granule loss and areas in which hairline cracks were visible, they appeared to be adequately protecting the underlying property structure at the time of the inspection.





1.08 Flashings - Ridge
Repair or Replace

1.08.1 • The ridge shingles used to protect areas of the roof from moisture intrusion had exposed nail heads in areas. A qualified roofing contractor should inspect and repair as necessary.



1.09 Flashings - Wall
Inspected

1.09.1 • All wall flashing, which is used to protect areas of the roof from moisture intrusion, appeared to be properly installed and in serviceable condition at the time of the inspection.



1.10 Flashings - Vent

Inspected

1.10.1 • All vent flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.



1.11 Flashings - Valley

Not Present

1.11.1 • The roof design did not include valleys.



1.12 Plumbing Vents

Inspected

1.12.1 • All rubber boot flange seals at vent pipe(s) used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.





1.13 Flue Pipes

Inspected

1.13.1 • The combustion appliance exhaust flue and flue flashing appeared to be properly installed and in serviceable condition at the time of the inspection.



1.14 Skylights

Not Present

1.14.1 • The property did not have skylights.

1.15 Chimney

Not Present

1.15.1 • The property did not have a chimney installed.

1.16 Roof Ventilation

Inspected

1.16.1 • The property appeared to have proper ventilation and roof vents appeared to be installed correctly and in serviceable condition at the time of the inspection.



1.17 Mounting Penetrations
Inspected

1.17.1 • Fastener and mounting penetrations for any roof-mounted equipment appeared to be installed correctly and in serviceable condition at the time of the inspection. These areas will need periodic inspection and maintenance to prevent water penetration.

1.18 Roof Structure (Exterior)
Inspected

1.18.1 • All visible roof structural components appeared to be in serviceable condition at the time of the inspection. Exterior roof inspection typically includes examination of the visible roof framing including the ridge, rafters and sheathing.

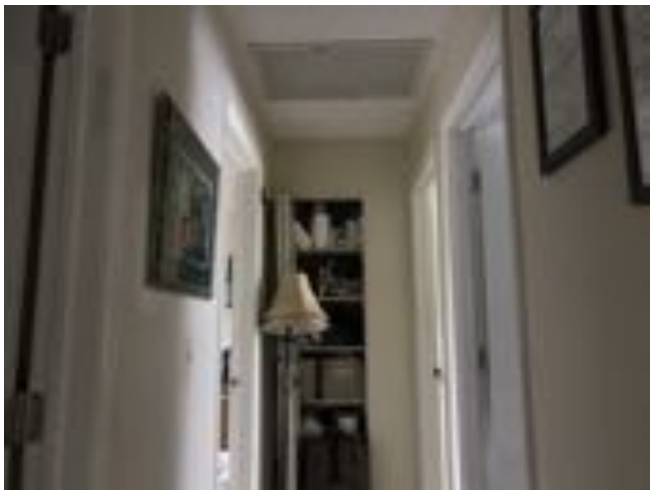
1.19 Roof Drainage Systems - Gutters
Inspected

1.19.1 • The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property foundation. The roof drainage system appeared to be in serviceable condition at the time of the inspection. The gutters appear intact, but due to the lack of recent rain, determining if gutters leak at seams or spill water was not possible at the time of the inspection.



The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2 • Roof Structure and Attic





The inspector shall observe: insulation in unfinished spaces, ventilation of attic spaces, mechanical ventilation systems, signs of' leaks or abnormal condensation on building components.

The inspector shall: report on the general absence or lack of insulation.

The inspector is not required to: enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion; move, touch, or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels and covers; identify the composition of or the exact R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring; determine adequacy of ventilation.

2.01 Roof Structure Description

Inspected

2.01.1 • The attic was observed from the entry. (The attic is not walked if the attic or the attic opening does not allow an adult to move about freely or, in the inspector's opinion, doing so would compromise the ceiling below or would otherwise be unsafe for the inspector or the property). The roof structure was constructed with engineered wood trusses and Plywood sheathing. The ceiling was constructed with 2x4 ceiling joists.







2.02 Roof Structure Condition
Inspected

2.02.1 • The visible roof framing and structural components were in serviceable condition at time of inspection.

2.03 Insulation in Attic
Repair or Replace

2.03.1 • The blown fiberglass (1 inch = R2.5-R3.7) insulation in the attic was about eight inches thick. The insulation is thinner in areas and does not provide uniform coverage. A qualified contractor should evaluate and take corrective action as necessary.

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.







2.04 Attic Ventilation
Inspected

2.04.1 • The attic ventilation appeared to be satisfactory, and was provided by static roof vents ("turtle vents") and gable vents.




2.05 Visible Electric Wiring in Attic
Inspected

2.05.1 • All visible electric wiring was properly installed and in serviceable condition.

2.06 Vent Ducts
Repair or Replace

2.06.1 • Two bathroom exhaust fans vent duct terminated in the attic and did not vent to the exterior of property. A qualified contractor should evaluate and repair as necessary.




2.07 Attic Ventilation Fans
Not Present

2.07.1 • There was not a powered attic vent fan in the attic. These fans are an upgrade component to the property and are not present in most properties.

2.08 Whole House Attic Fan
Repair or Replace

2.08.1 • The whole-house fan has timer switch not operating properly . A qualified contractor should evaluate and repair or replace as necessary.




2.09 Attic Moisture Intrusion

Not Present

2.09.1 • No visible signs of water intrusion were present at the time of the inspection.

2.10 Attic Access Location

Inspected

2.10.1 • Attic access was provided by an opening located at the ceiling in the hallway upstairs . The hatch cover was insulated.







3 • Site Exterior





At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and re-fasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then re-fastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary.

The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall: describe wall cladding materials; operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration is suspected.

The home inspector is NOT required to observe: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door operator remote control transmitters; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or condition of buried fuel storage tanks.

The home inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

3.01 Wall Siding, Flashing and Trim Condition

Repair or Replace

3.01.1 • The siding at the front of the home has a swollen appearance due to moisture intrusion. A qualified contractor should evaluate and repair or replace as necessary.



3.02 Eaves. Soffits and Fascias

Repair or Replace

3.02.1 • The soffit panels is damaged in areas. A qualified contractor should evaluate and repair as needed. The eaves or overhangs, soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.



3.03 Doors

Inspected

3.03.1 • The exterior doors appeared to be in serviceable condition at the time of the inspection. Inspection of door exteriors typically includes examination of the following: door exterior surface condition, weather-stripping condition, presence of an effective sweep, jamb condition, threshold condition, moisture-intrusion integrity, handle and lock hardware.

3.04 Door Bell

Inspected

3.04.1 • The doorbell was operable and responded to the button next to the front door.

3.05 Fixtures (exterior)

Inspected

3.05.1 • Light fixtures mounted on the exterior walls of the residence responded to the switches and appeared to be in serviceable condition at the time of the inspection.

3.06 Outlets (exterior)

Inspected

3.06.1 • Exterior electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, enclosed in weather-resistant covers, responded to testing and appeared to be in serviceable condition at the time of the inspection.



3.07 Windows

Inspected

3.07.1 • Window exteriors appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of the visible and accessible exterior sash and sill condition, flashing above window (presence and condition), steel lintels (where applicable), moisture-intrusion integrity.

3.08 Window Wells

Not Present

3.08.1 • There were no window wells present at the property. This property either did not have basement windows or windows were above grade level.

3.09 Driveways

Repair or Replace

3.09.1 • The concrete driveway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. This is a trip hazard, and could result in injury. A qualified contractor should evaluate and repair or replace as necessary.



3.10 Walkways

Repair or Replace

3.10.1 • The concrete walkway at the front of the home had moderate cracks at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture. A qualified contractor should evaluate and repair or replace as necessary.



3.11 Grading and Drainage

Repair or Replace

3.11.1 • The property had areas of neutral or negative drainage around the property, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the property ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.



3.12 Vegetation

Inspected

3.12.1 • The vegetation around the property appeared to be in satisfactory condition and not adversely affecting the properties condition. Evaluating trees lies beyond the scope of the general property inspection.

3.13 Sprinkler System Supply Line

Inspected

3.13.1 • Inspection of the lawn sprinkler system is beyond the scope of this home inspection. The inspector only noted components as to presence and not operation, design or configuration. The sprinkler system supply line is located at the front of the house. There was an anti-siphon valve installed. The exterior isolation valves were in the on position. The sprinkler system valves were not operated or activated.



3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace

3.14.1 • The outside water faucet at the rear of the house drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



3.15 Sump Pump Discharge Pipe

Not Present

3.15.1 • There was not a sump pump discharge pipe visible at the exterior of property at time of inspection.

3.16 Gas Meter / Main Gas Shut Off

Inspected

3.16.1 • The condition and placement of the gas meter were acceptable at the time of the inspection. The main fuel shut off is located at the gas meter at the front left corner.



3.17 Gas Piping

Inspected

3.17.1 • The gas supply pipes were in acceptable condition. The gas supply pipes were properly installed and supported and no evidence of leakage was detected at any of the exposed gas piping.

3.18 Vent Covers

Inspected

3.18.1 • The exterior vent covers were secured to wall, not obstructed, and in generally serviceable condition at time of inspection.

3.19 Exterior Foundation Wall

Repair or Replace

3.19.1 • The exterior poured concrete foundation wall at the front left corner had cracks at the corner. A qualified contractor should evaluate and repair or replace as necessary.





3.19.2 • The exterior poured concrete foundation wall around the property had vertical crack (s). A qualified contractor should evaluate and repair or replace as necessary.





3.20 Additional Structures

Not Inspected

3.20.1 •



3.21 Decks and Balconies

Repair or Replace

3.21.1 • The exterior deck floor was deteriorated in some areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.21.2 • The ledger board was was missing where the deck attaches to the house at the deck at the rear of the home. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.22 Exterior Wall Covering Material

Inspected

3.22.1 • Exterior walls of the property were covered with composite siding. Composite siding is composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue. These mixtures are heated and compressed into composite wood products. When these composites are intended for use as siding, an embossed overlayment is often added to simulate the look of wood. Inspection of composite siding typically includes visual examination of installation practices and condition.

3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace

3.23.1 • Downspout(s) around the property are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.24 Garage Door Exterior

Repair or Replace

3.24.1 • The exterior of garage door has peeling paint in some areas. Caulking and painting is needed to seal the door from moisture intrusion. A qualified contractor should evaluate and repair or replace as necessary.





The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4 • Garage





The inspector shall: inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control; report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door; report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.

The inspector is not required to: inspect or operate equipment housed in the garage except as otherwise noted; verify or certify safe operation of any auto reverse or related safety function of a garage door.

4.01 Garage Description

Not Inspected

4.01.1 • The property had a(n) attached, two-car garage, accessible from the front of the home.





4.02 Occupant Door to Garage

Repair or Replace

4.02.1 • The door between the garage and the living space appeared to be fire resistive construction.
The door was self-closing to protect against fire and toxic fumes.
The door had a pet access door installed.
A qualified contractor should evaluate and repair or replace as necessary.



4.02.2 • The occupant door to the garage was damaged. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



4.03 Garage Ceilings

Inspected

4.03.1 • The ceilings in the garage were unfinished and visible structure appeared to be in serviceable condition.



4.04 Garage Walls

Not Inspected

4.04.1 • The garage walls were partially or completely covered with stored or installed items at the time of the inspection, and could not be properly evaluated.



4.05 Garage Floor

Repair or Replace

4.05.1 • Heaving and/or settlement has occurred in the garage floor. Cracks and vertical movement were evident in the concrete slab at the time of the inspection. A qualified contractor should evaluate and repair/replace as necessary.



4.06 Garage Vehicle Door(s)

Inspected

4.06.1 • The garage had one automatic wood overhead vehicle door(s). Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition, mounting brackets, track and rollers, manual disconnect, lock and door springs. The garage door(s) were operated and appeared to be in serviceable condition at the time of the inspection.



4.07 Garage Door Operator(s)

Inspected

4.07.1 • The garage had one automatic garage door operator(s). The manufacturer of the garage door operator(s) was Chamberlain. The garage door operator(s) functioned properly to raise and lower the door. The auto-reverse sensors are in place (within 6 inches of the floor), and operated properly to stop and reverse the direction of the door when an object is in its path.





4.08 Electrical Outlets

Inspected

4.08.1 • Garage electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected and responded to testing and appeared to be in serviceable condition at the time of the inspection.



4.09 Electrical Switches and Fixtures

Repair or Replace

4.09.1 • Outlet needs a cover plate



4.09.2 • Junction boxes need cover plates



4.10 Garage Steps

Inspected

4.10.1 • The steps in the garage were secure. Step treads and risers met depth and height requirements. All guard/hand rail components, if needed, were in serviceable condition.

4.11 Garage Windows

Not Present

4.11.1 • There were no windows in the garage.

5 • Kitchen Components and Appliances





The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently-installed dishwasher, through its normal cycle; range, cook top, and permanently-installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently-installed microwave oven.

The home inspector is not required to observe: clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units.

The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

5.01 Doors

Inspected

5.01.1 • Interior sliding door doors and hardware in the kitchen appeared to be in serviceable condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

5.02 Ceilings

Inspected

5.02.1 • The drywall ceilings in the kitchen appeared to be in satisfactory condition at the time of the inspection.

5.03 Walls

Inspected

5.03.1 • The tile walls in the kitchen appeared to be in satisfactory condition at the time of the inspection.



5.04 Windows

Inspected

5.04.1 • The window(s) in the kitchen appeared to be in satisfactory condition. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

5.05 Floors

Inspected

5.05.1 • The wood floor in the kitchen appeared to be in satisfactory condition at the time of the inspection.

5.06 Counters

Inspected

5.06.1 • The kitchen countertops appeared to be properly installed, secured properly and in generally satisfactory condition.

5.07 Cabinets

Inspected

5.07.1 • The cabinets/shelves at the kitchen appeared to be properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

5.08 Plumbing Drain and Vent Systems

Inspected

5.08.1 • The visible drain, waste and vent piping material for the kitchen was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.









5.09 Plumbing Faucets and Fixtures

Inspected

5.09.1 • All functional plumbing fixtures at kitchen were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended.

5.10 Plumbing Water Supply and Shutoff Valves

Inspected

5.10.1 • The visible water supply piping for the kitchen was in satisfactory condition and was functioning as designed and intended. The water shutoff valves for the kitchen sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



5.11 Food Waste Disposer

Inspected

5.11.1 • The Badger food waste disposer was operational, securely installed, electrical wiring is properly secured with Romex connector, drain lines are installed properly with no leaks at time of inspection.





5.12 Electrical Outlets

Inspected

5.12.1 • Kitchen electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, responded to testing and appeared to be in serviceable condition at the time of the inspection.



5.13 Electrical Fixtures

Inspected

5.13.1 • Light fixtures mounted at the kitchen responded to the switches and appeared to be in serviceable condition at the time of the inspection.

5.14 Dishwasher

Inspected

5.14.1 • The Whirlpool dishwasher was operated and no leaks were visible at time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope for a general home inspection. However, as a courtesy to our clients we will operate the dishwasher to confirm that it is working and there are no visible leaks during the time of the inspection. This operation of the dishwasher does not serve as a certification that the dishwasher is properly installed up to current codes/standards, but is meant to give the client additional information that the dishwasher operated and no leaks were visible at the time of the inspection. It is common for appliances to fail over time and the dishwasher should be monitored as needed to ensure proper operation in the future. If the client would like a more intensive inspection of the dishwasher or any other appliance they should contact a qualified contractor to further evaluate before the inspection objection deadline.







5.15 Ranges/Ovens/Cook Tops

Inspected

5.15.1 • The property had a Whirlpool freestanding gas range installed. All elements/burners were tested and were operational at the time of the inspection.











5.16 Range Hood

Not Present

5.16.1 • There is not a ventilation fan installed for the cook top at the kitchen.

5.17 Microwave

Inspected

5.17.1 • The General Electric freestanding microwave was installed securely, was tested and operational at time of inspection.



5.18 Refrigerator

Inspected

5.18.1 • The Whirlpool refrigerator was operational at time of inspection.







5.19 Trash Compactor

Not Present

5.19.1 • The property did not have a trash compactor installed at time of inspection.

5.20 Presence of Installed Heat Source

Inspected

5.20.1 • The heating system was turned on using normal operating controls and the kitchen has an installed heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked the supply register in the kitchen for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6 • Laundry Room/Closet





The home inspector is not required to operate: washing machines or dryers; appliances in use; or any appliance that is shut down or otherwise inoperable.

6.01 Doors

Not Present

6.01.1 • There were no interior doors present in the laundry room/area.

6.02 Ceilings

Inspected

6.02.1 • The drywall ceiling in the laundry area appeared to be in satisfactory condition at the time of the inspection.

6.03 Walls

Inspected

6.03.1 • The drywall walls in the laundry area appeared to be in satisfactcory condition at the time of the inspection.

6.04 Floors

Inspected

6.04.1 • The tile floors in the laundry area appeared to be in satisfactory condition at the time of the inspection.

6.05 Windows

Not Present

6.05.1 • The laundry room/area did not have any openable windows.

6.06 Counters, Cabinets, Shelves

Inspected

6.06.1 • The cabinets/shelves in the laundry area were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

6.07 Exhaust Fan

Not Present

6.07.1 • There was no exhaust fan in the laundry area. Normally an exhaust fan or an openable window is needed for proper ventilation, but one is not required.

6.08 Electrical Fixtures

Inspected

6.08.1 • Light fixtures mounted in the laundry area responded to the switches and appeared to be in serviceable condition at the time of the inspection.

6.09 220 Volt Dyer Outlet

Not Inspected

6.09.1 • The 220-volt dryer outlet was not accessible at the time of inspection and it could not be inspected. (If present, the dryer was operated briefly in order to verify that electricity was provided to the outlet.)

6.10 110 Volt Washer Outlet

Not Inspected

6.10.1 • The 110-volt washer outlet was not accessible at the time of inspection, and could not be inspected. (If present, the washer was operated briefly in order to verify that electricity was provided to the outlet.)

6.11 Dryer Gas Connection

Not Inspected

6.11.1 • The presence of a dryer gas connection could not be verified at the time of the inspection.

6.12 Dryer Vent Piping

Inspected

6.12.1 • A flexible foil dryer vent connection was installed in the laundry area. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.



6.13 Washer Drain

Not Inspected

6.13.1 • The majority of the washer drain system was not visible and could not be inspected for proper operation. Inspection of the washing machine is beyond the scope of this inspection. The washing machine was not operated and the inspector is unable to determine if there are any deficiencies with the washer drain system.



6.14 Washer Plumbing Supply
Inspected

6.14.1 • The plumbing supply lines for the washing machine appeared to be in serviceable condition. The inspection of the washing machine is beyond the scope of this inspection and the shut off valves were not operated. The washing machine was not operated and the inspector is unable to determine if there are any deficiencies with the shut off valves or any supply piping that is not visible. No corrosion or leaking was evident at time of inspection. The washer supply lines were attached and we do not disconnect supply lines or turn on valves during the inspection.



6.16 Presence of Installed Heat Source
Not Present

6.16.1 • The laundry area did not have a heat source. According to current standards heating the laundry area is not required.



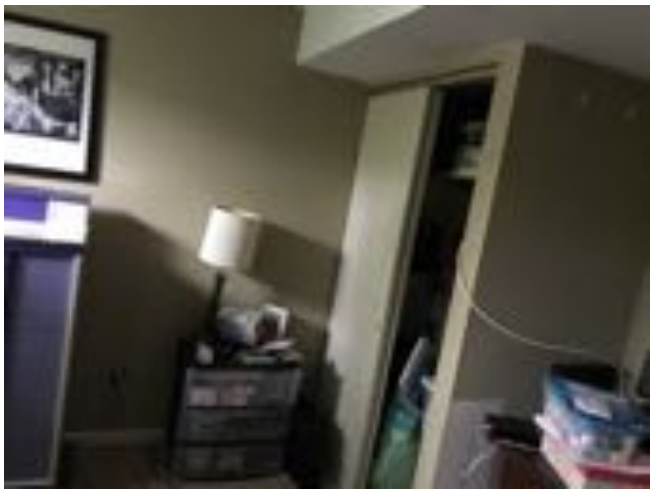
6.17 Laundry Area Description/Location
Inspected

6.17.1 • The laundry area is located in the lower level.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7.1 • Interior Rooms





Be aware that if the subject property is furnished, there are limitations pertaining what we may able to inspect during the engagement. In accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, move or remove stored items, clear clutter, nor do we remove or rearrange items within closets and cabinets.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. Nationally recognized home inspection standards require testing a minimum of one window, door, switch and outlet in every room, where accessible. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies.

We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks may be a consequence of movement, such as wood shrinkage, common settling, or 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. Similarly, there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service but which can become equally contentious.

In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Additional information about "broken" window seals: Calling window seals “damaged” or “failed” is a little bit misleading. The thinking that there is an airtight seal between thermal window panes is incorrect. Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by “solar pumping". When sunshine hits a double pane window, the air or gas inside heats up significantly, causing the sealed window unit to expand and pushing air out through the semi-permeable seals. In the evening, the window cools and contracts, drawing air—and humidity—with it. Day after day, year after year, this cyclical expansion and contraction occurs, stressing the window seals and filling the air space with moisture. Windows

on the sunny side of a home will experience larger temperature swings, resulting in greater amounts of thermal pumping, seal stress and failure rates. Manufacturers expect and plan for solar pumping. Built into every thermal pane window frame is silica desiccant to absorb the small amounts of moisture inevitably drawn into the window. The desiccant, however, has a limited capacity and lifespan. Windows are manufactured with a specific moisture absorption life span (i.e., 5 years, 20 years etc) that is based on solar pumping activity. The cause of condensation or cloudy appearance in thermal pane windows is not so much due to a loss of seal, as it is to a failure of desiccant placed within the units to absorb moisture.

NOTE: During the course of a home inspection, we attempt to be as thorough as possible related to the identification of window seal issues. However, the buyer should **NOT** solely rely on this report (related to window issues), as a compromised barrier/seal may not manifest itself by cloudiness or condensation in or on the glazings of glass at the time of inspection. Condensation may be present in the morning but not in the evenings, and vice versa. Additionally, condensation on or in window glazings may not be evident if the outside temperature is within 10-15 degrees of the temperature inside the home. Identification of a compromised thermal seal can be made impossible when dealing with windows that are dirty or not fully cleaned immediately prior to our inspection.

The inspector shall: open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways, and railings; report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: inspect paint, wallpaper, window treatments or finish treatments; inspect central vacuum systems; inspect safety glazing; inspect security systems or components; evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises; move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; move drop ceiling tiles; operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards; operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices; operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights; inspect microwave ovens or test leakage from microwave ovens; operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices; inspect elevators; inspect remote controls; inspect appliances; inspect items not permanently installed; examine or operate any above-ground, movable, freestanding, or otherwise non- permanently installed pool/spa, recreational equipment or self-contained equipment; come into contact with any pool or spa water in order to determine the system structure or components; determine the adequacy of spa jet water force or bubble effect; determine the structural integrity or leakage of a pool or spa.

7.1.01 Ceilings

Inspected

7.1.01.1 • The drywall ceilings in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.1.02 Walls

Inspected

7.1.02.1 • The drywall walls in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.1.03 Floors

Repair or Replace

7.1.03.1 • The carpet floor in the basement office was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.1.04 Doors

Inspected

7.1.04.1 • Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

7.1.05 Windows

Repair or Replace

7.1.05.1 • At the time of the inspection, the property did not have emergency escape and rescue openings which met generally-accepted current standards.

Egress opening requirements
For safety reasons, all sleeping room and basements greater than 200 square feet and new properties should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements:
1. Sill height shall not exceed 44 inches above the floor.
2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windows may have a minimum clear opening of 5 square feet.
3. Minimum net clear opening height shall be 24 inches.
4. Minimum net clear opening width shall be 20 inches.





7.1.06 Electrical Outlets

Repair or Replace

7.1.06.1 • One or more electrical outlet(s) in the basement bedroom was missing the cover plate(s). A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.1.06.2 • One or more electrical outlet(s) in the basement bedroom was broken or damaged. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.1.07 Electrical Fixtures and Switches

Inspected

7.1.07.1 • Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of the inspection.

7.1.08 Steps, Stairways, Balconies and Railings

Not Present

7.1.08.1 • There were no interior stairs at this property.

7.1.09 Smoke Detectors

Not Present

7.1.09.1 • There were no smoke detectors installed at the time of the inspection. A qualified person should install as needed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

7.1.10 Carbon Monoxide Detectors

Inspected

7.1.10.1 • Carbon monoxide detector(s) were provided in the property in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping.
Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.



7.1.11 Presence of Installed Heat Source

Inspected

7.1.11.1 • The heating system was turned on using normal operating controls and all interior rooms had a heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked a representative number of registers throughout the property for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



7.2 • Interior Rooms





7.2.01 Ceilings

Repair or Replace

7.2.01.1 • The drywall on the ceiling in the basement living room revealed a water stain indicating a leak did or still exists. A qualified contractor should evaluate and repair or replace as necessary.



7.2.02 Walls

Inspected

7.2.02.1 • The drywall walls in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.2.03 Floors

Repair or Replace

7.2.03.1 • The carpet floor in the basement living room was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.2.04 Doors

Not Present

7.2.04.1 •

7.2.05 Windows

Inspected

7.2.05.1 • The windows appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.
(Windows in this home may have damaged thermal seals but they may not have been evident at the time of this inspection. Many factors can interfere with accurate evaluation of thermal seals. Dirt on the windows, the presence of window screens, exterior and interior lighting. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of the thermal seals, the inspector recommends that the windows be professionally cleaned, and then re-inspected by a professional window contractor.)

7.2.06 Electrical Outlets

Not Inspected

7.2.06.1 • Couldn’t access all the outlets





7.2.07 Electrical Fixtures and Switches

Inspected

7.2.07.1 • Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of the inspection.

7.2.08 Steps, Stairways, Balconies and Railings

Inspected

7.2.08.1 • The guard/hand rail for the interior stairs is secure, and balusters, if present, had a maximum of 4-inch spacing. The rail was installed at an acceptable height greater than 32 inches. Step treads and risers meet depth and height requirements. All stairway components are in serviceable condition.



7.2.09 Smoke Detectors

Not Present

7.2.09.1 • There were no smoke detectors installed at the time of the inspection. A qualified person should install as needed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

7.2.10 Carbon Monoxide Detectors

Inspected

7.2.10.1 • Carbon monoxide detector(s) were provided in the property in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping.
Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.



7.2.11 Presence of Installed Heat Source

Inspected

7.2.11.1 • The heating system was turned on using normal operating controls and all interior rooms had a heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked a representative number of registers throughout the property for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.





7.3 • Interior Rooms





7.3.01 Ceilings

Inspected

7.3.01.1 • The drywall ceilings in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.3.02 Walls

Inspected

7.3.02.1 • The drywall walls in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.3.03 Floors

Inspected

7.3.03.1 • The carpet tiles floors in the interior rooms appeared to be in satisfactory condition at the time of the inspection.



7.3.04 Doors

Inspected

7.3.04.1 • Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

7.3.05 Windows

Inspected

7.3.05.1 • The windows appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.
(Windows in this home may have damaged thermal seals but they may not have been evident at the time of this inspection. Many factors can interfere with accurate evaluation of thermal seals. Dirt on the windows, the presence of window screens, exterior and interior lighting. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of the thermal seals, the inspector recommends that the windows be professionally cleaned, and then re-inspected by a professional window contractor.)

7.3.06 Electrical Outlets

Inspected

7.3.06.1 • Electrical outlets in the property appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. A representative number of accessible outlets were inspected.





7.3.07 Electrical Fixtures and Switches

Inspected

7.3.07.1 • Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of the inspection.

7.3.08 Steps, Stairways, Balconies and Railings

Not Present

7.3.08.1 • There were no interior stairs at this property.

7.3.09 Smoke Detectors

Not Present

7.3.09.1 • There were no smoke detectors installed at the time of the inspection. A qualified person should install as needed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

7.3.10 Carbon Monoxide Detectors

Inspected

7.3.10.1 • Carbon monoxide detector(s) were provided in the property in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping.
Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.



7.3.11 Presence of Installed Heat Source

Inspected

7.3.11.1 • The heating system was turned on using normal operating controls and all interior rooms had a heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked a representative number of registers throughout the property for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



7.4 • Interior Rooms





7.4.01 Ceilings

Inspected

7.4.01.1 • The drywall ceilings in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.4.02 Walls

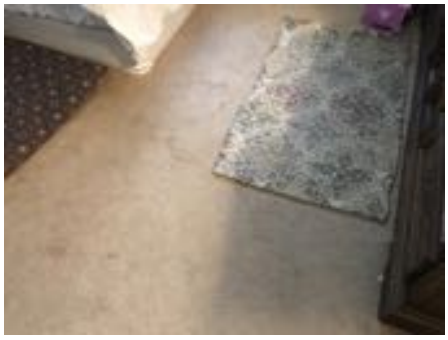
Inspected

7.4.02.1 • The drywall walls in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.4.03 Floors

Repair or Replace

7.4.03.1 • The carpet floor was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



7.4.04 Doors

Inspected

7.4.04.1 • Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

7.4.05 Windows

Inspected

7.4.05.1 • The windows appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.
(Windows in this home may have damaged thermal seals but they may not have been evident at the time of this inspection. Many factors can interfere with accurate evaluation of thermal seals. Dirt on the windows, the presence of window screens, exterior and interior lighting. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of the thermal seals, the inspector recommends that the windows be professionally cleaned, and then re-inspected by a professional window contractor.)

7.4.06 Electrical Outlets

Not Inspected

7.4.06.1 • Most outlets not accessible





7.4.07 Electrical Fixtures and Switches

Inspected

7.4.07.1 • Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of the inspection.

7.4.08 Steps, Stairways, Balconies and Railings

Not Present

7.4.08.1 • There were no interior stairs at this property.

7.4.09 Smoke Detectors

Not Present

7.4.09.1 • There were no smoke detectors installed at the time of the inspection. A qualified person should install as needed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

7.4.10 Carbon Monoxide Detectors

Inspected

7.4.10.1 • Carbon monoxide detector(s) were provided in the property in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping.
Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.



7.4.11 Presence of Installed Heat Source

Inspected

7.4.11.1 • The heating system was turned on using normal operating controls and all interior rooms had a heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked a representative number of registers throughout the property for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



7.5 • Interior Rooms





7.5.01 Ceilings

Inspected

7.5.01.1 • The drywall ceilings in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.5.02 Walls

Repair or Replace

7.5.02.1 • The drywall on the interior wall(s) in the master bedroom hole. A qualified contractor should evaluate and repair or replace as necessary.



7.5.02.2 • Loose tv cable cover plate



7.5.03 Floors

Not Inspected

7.5.03.1 •

7.5.03.2 • Floors not fully visible, what i could see looked in good condition, carpet needs cleaned



7.5.04 Doors

Inspected

7.5.04.1 • Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

7.5.05 Windows

Inspected

7.5.05.1 • The windows appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.
(Windows in this home may have damaged thermal seals but they may not have been evident at the time of this inspection. Many factors can interfere with accurate evaluation of thermal seals. Dirt on the windows, the presence of window screens, exterior and interior lighting. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of the thermal seals, the inspector recommends that the windows be professionally cleaned, and then re-inspected by a professional window contractor.)

7.5.06 Electrical Outlets

Not Inspected

7.5.06.1 • Inspected outlets that were accessible



7.5.07 Electrical Fixtures and Switches

Inspected

7.5.07.1 • Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of the inspection.

7.5.08 Steps, Stairways, Balconies and Railings

Not Present

7.5.08.1 • There were no interior stairs at this property.

7.5.09 Smoke Detectors

Not Present

7.5.09.1 • There were no smoke detectors installed at the time of the inspection. A qualified person should install as needed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

7.5.10 Carbon Monoxide Detectors

Inspected

7.5.10.1 • Carbon monoxide detector(s) were provided in the property in appropriate locations within 15 feet from each sleeping area where they can wake occupants from sleeping.
Additional detectors on every level and in every bedroom of a property provides extra protection. Property owners should remember not to install carbon monoxide detectors directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up. A detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.



7.5.11 Presence of Installed Heat Source

Inspected

7.5.11.1 • The heating system was turned on using normal operating controls and all interior rooms had a heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked a representative number of registers throughout the property for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.





7.6 • Interior Rooms





7.6.01 Ceilings

Inspected

7.6.01.1 • The drywall ceilings in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.6.02 Walls

Inspected

7.6.02.1 • The drywall walls in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.6.03 Floors

Inspected

7.6.03.1 • The wood floors in the interior rooms appeared to be in satisfactory condition at the time of the inspection.

7.6.04 Doors

Inspected

7.6.04.1 • Interior glass and wood doors and hardware appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

7.6.05 Windows

Inspected

7.6.05.1 • The windows appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.
(Windows in this home may have damaged thermal seals but they may not have been evident at the time of this inspection. Many factors can interfere with accurate evaluation of thermal seals. Dirt on the windows, the presence of window screens, exterior and interior lighting. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of the thermal seals, the inspector recommends that the windows be professionally cleaned, and then re-inspected by a professional window contractor.)

7.6.06 Electrical Outlets

Inspected

7.6.06.1 • Electrical outlets in the property appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. A representative number of accessible outlets were inspected.





7.6.07 Electrical Fixtures and Switches

Repair or Replace

7.6.07.1 • The ceiling fan in the dining room may not be mounted properly. A qualified contractor should evaluate and repair or replace as necessary.



7.6.08 Steps, Stairways, Balconies and Railings

Inspected

7.6.08.1 • The guard/hand rail for the interior stairs is secure, and balusters, if present, had a maximum of 4-inch spacing. The rail was installed at an acceptable height greater than 32 inches. Step treads and risers meet depth and height requirements. All stairway components are in serviceable condition.



7.6.09 Smoke Detectors

Not Present

7.6.09.1 • There were no smoke detectors installed at the time of the inspection. A qualified person should install as needed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

7.6.10 Carbon Monoxide Detectors

Not Present

7.6.10.1 • No carbon monoxide detectors were provided in the property. The inspector recommends installation of carbon monoxide detectors in appropriate locations.
Carbon monoxide is a poisonous gas that cannot be smelled or seen and can be deadly within minutes of exposure. Due to the increased use of fuel burning appliances, most incidents occur during the winter months. Approximately 83% of Colorado single-family properties use gas, wood, kerosene, coal or fuel as their main heat source, all of which emit carbon monoxide.
Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that are new or sold starting July 1, 2009 and pursuant to the Bill Summary states as follows:
Requires any existing or new single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes.

7.6.11 Presence of Installed Heat Source

Inspected

7.6.11.1 • The heating system was turned on using normal operating controls and all interior rooms had a heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked a representative number of registers throughout the property for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.





The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8.1 • Bathroom and Components





8.1.01 Door(s)

Inspected

8.1.01.1 • The hollow core doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

8.1.02 Exhaust Fan

Inspected

8.1.02.1 • The fan only exhaust fan in this basement bathroom operated properly and appeared to be in serviceable condition at the time of the inspection.



8.1.03 Ceilings

Not Present

8.1.03.1 •



8.1.04 Walls

Repair or Replace

8.1.04.1 • The drywall in the basement bathroom was missing in areas. A qualified contractor should evaluate and repair or replace as necessary.



8.1.05 Floors

Repair or Replace

8.1.05.1 • The linoleum floor in the bathroom was damaged. A qualified contractor should evaluate and repair or replace as necessary.



8.1.06 Windows

Inspected

8.1.06.1 • The windows in this bathroom appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

8.1.07 Electrical Outlets

Inspected

8.1.07.1 • Bathroom electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, responded to testing, and appeared to be in serviceable condition at the time of the inspection.



8.1.08 Electrical Fixtures and Switches

Inspected

8.1.08.1 • Light fixtures mounted in this bathroom responded to the switches and appeared to be in serviceable condition at the time of the inspection.

8.1.09 Counters

Inspected

8.1.09.1 • The countertops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

8.1.10 Cabinets

Inspected

8.1.10.1 • The cabinets/shelves in this bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

8.1.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace

8.1.11.1 • The sink drain at the downstairs bath sink in the bathroom was leaking. A qualified contractor should evaluate and repair or replace as necessary.



8.1.12 Plumbing Water Supply and Shut-Off Valves

Inspected

8.1.12.1 • The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



8.1.13 Plumbing Fixtures

Inspected

8.1.13.1 • The visible water supply piping in this bathroom was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended. (Evaluation of extra features is outside the scope of the inspection.)

8.1.14 Toilet

Repair or Replace

8.1.14.1 • The toilet in the bathroom won't flush unless the lever is held down briefly. A qualified contractor should evaluate and repair or replace as necessary.





8.1.15 Water Supply Functional Flow

Inspected

8.1.15.1 • The overall water pressure was good and had acceptable "functional flow." This is determined by viewing the functional flow in two fixtures operated simultaneously.





8.1.16 Fixture Valve Installation and Temperature

Inspected

8.1.16.1 • The water supply valves and supply lines at fixtures in this bathroom were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.





8.1.17 Installed Heat Source

Not Present

8.1.17.1 • There was no heat source in the basement bathroom.



8.1.18 Whirlpool Jetted Bathtub

Not Present

8.1.18.1 • There was not a whirlpool jetted bathtub present in this bathroom.

8.2 • Bathroom and Components





8.2.01 Door

Inspected

8.2.01.1 • The hollow core doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

8.2.02 Exhaust Fan

Inspected

8.2.02.1 • The fan only exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of the inspection.



8.2.03 Ceilings

Inspected

8.2.03.1 • The drywall ceilings in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.2.04 Walls

Inspected

8.2.04.1 • The drywall and tile walls in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.2.05 Floors

Inspected

8.2.05.1 • The tile floor in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.2.06 Windows

Not Present

8.2.06.1 • This bathroom did not have windows.

8.2.07 Electrical Outlets

Inspected

8.2.07.1 • Bathroom electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, responded to testing, and appeared to be in serviceable condition at the time of the inspection.



8.2.08 Electrical Fixtures and Switches

Inspected

8.2.08.1 • Light fixtures mounted in this bathroom responded to the switches and appeared to be in serviceable condition at the time of the inspection.

8.2.09 Counters

Inspected

8.2.09.1 • The countertops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

8.2.10 Cabinets

Inspected

8.2.10.1 • The cabinets/shelves in this bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

8.2.11 Plumbing Drain, Waste and Vent Systems

Inspected

8.2.11.1 • The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.





8.2.12 Plumbing Water Supply and Shut-Off Valves

Inspected

8.2.12.1 • The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



8.2.13 Plumbing Fixtures

Inspected

8.2.13.1 • The visible water supply piping in this bathroom was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended. (Evaluation of extra features is outside the scope of the inspection.)

8.2.14 Toilet

Inspected

8.2.14.1 • The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet(s) emptied in a reasonable amount of time.

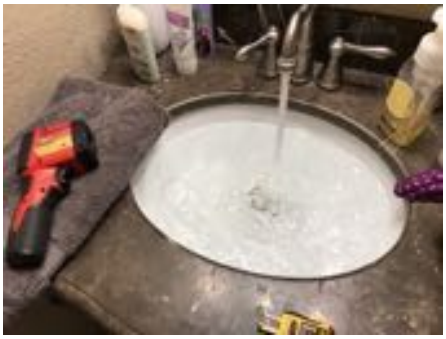


8.2.15 Water Supply Functional Flow

Inspected

8.2.15.1 • The overall water pressure was good and had acceptable "functional flow." This is determined by viewing the functional flow in two fixtures operated simultaneously.





8.2.16 Fixture Valve Installation and Temperature

Inspected

8.2.16.1 • The water supply valves and supply lines at fixtures in this bathroom were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.





8.2.17 Installed Heat Source

Inspected

8.2.17.1 • The heating system was turned on using normal operating controls and this bathroom has an installed heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked the supply register in the this bathroom for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



8.2.18 Whirlpool Jetted Bathtub

Not Present

8.2.18.1 • There was not a whirlpool jetted bathtub present in this bathroom.

8.3 • Bathroom and Components





8.3.01 Door

Inspected

8.3.01.1 • The hollow core doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation and condition.

8.3.02 Exhaust Fan

Inspected

8.3.02.1 • The fan only exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of the inspection.



8.3.03 Ceilings

Inspected

8.3.03.1 • The tile ceilings in this bathroom appeared to be in satisfactory condition at the time of the inspection.



8.3.04 Walls

Inspected

8.3.04.1 • The tile walls in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.3.05 Floors

Inspected

8.3.05.1 • The tile floor in this bathroom appeared to be in satisfactory condition at the time of the inspection.

8.3.06 Windows

Inspected

8.3.06.1 • The windows in this bathroom appeared to be in satisfactory condition at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

8.3.07 Electrical Outlets

Inspected

8.3.07.1 • Bathroom electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected, responded to testing, and appeared to be in serviceable condition at the time of the inspection.



8.3.08 Electrical Fixtures and Switches

Inspected

8.3.08.1 • Light fixtures mounted in this bathroom responded to the switches and appeared to be in serviceable condition at the time of the inspection.

8.3.09 Counters

Inspected

8.3.09.1 • The countertops in this bathroom were properly installed, secured properly and in generally satisfactory condition.

8.3.10 Cabinets

Inspected

8.3.10.1 • The cabinets/shelves in this bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

8.3.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace

8.3.11.1 • The flex drain line at the master bath sink in the master bathroom can clog, leak, or fail. A qualified contractor should evaluate and repair or replace as necessary.





8.3.12 Plumbing Water Supply and Shut-Off Valves

Inspected

8.3.12.1 • The water shut-off valves for this bathroom sink appeared to be in serviceable condition at the time of the inspection. They were not operated but were visually inspected.



8.3.13 Plumbing Fixtures

Inspected

8.3.13.1 • The visible water supply piping in this bathroom was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present, and were functioning as designed and intended. (Evaluation of extra features is outside the scope of the inspection.)

8.3.13.2 • Steam shower appears to be in good operable condition







8.3.14 Toilet

Inspected

8.3.14.1 • The visible components of the toilet in this bathroom were in satisfactory condition and were functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and toilet(s) emptied in a reasonable amount of time.



8.3.15 Water Supply Functional Flow

Inspected

8.3.15.1 • The overall water pressure was good and had acceptable "functional flow." This is determined by viewing the functional flow in two fixtures operated simultaneously.









8.3.16 Fixture Valve Installation and Temperature

Inspected

8.3.16.1 • The water supply valves and supply lines at fixtures in this bathroom were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.





8.3.17 Installed Heat Source

Inspected

8.3.17.1 • The heating system was turned on using normal operating controls and this bathroom has an installed heat source. Inspection of air flow and/or distribution is beyond the scope of this inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client, the inspector checked the supply register in the this bathroom for heat when the heating system was operated. This does not determine whether a heating system can properly supply heat to any room. For additional information, the inspector recommends further evaluation by a qualified HVAC contractor.



8.3.18 Whirlpool Jetted Bathtub

Not Present

8.3.18.1 • There was not a whirlpool jetted bathtub present in this bathroom.

9 • Plumbing System





The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and sump pumps.

The home inspector shall describe: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and location of main water supply shutoff device.

The home inspector shall operate: all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; observe: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials.

9.01 Main Water Shut-Off Device

Inspected

9.01.1 • The main water shutoff is the red knob on the valve that was located at the rear of the crawlspace . It appeared to be in serviceable condition, but testing the operation of this valve is not within the scope of a property inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.





9.02 Main Water Supply Line Material

Inspected

9.02.1 • The main water supply line material was copper (where visible). There was no surface corrosion or leakage at the exposed and accessible portions of the piping.



9.03 Interior Water Supply Line Material

Inspected

9.03.1 • The visible supply piping for this property was copper. The exposed and accessible supply piping was in acceptable condition.



9.04 Plumbing Water Supply System Condition

Inspected

9.04.1 • The visible water supply piping was in satisfactory condition and was functioning as designed and intended. All functional plumbing fixtures were operated during the inspection, and specific inspection details for each fixture can be found in the corresponding room sections of this report.

9.05 Plumbing Water Pressure

Inspected

9.05.1 • The property water supply pressure was 75 psi, as measured at the exterior hose bib. Property water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection.



9.06 Plumbing Drain, Waste and Vent Systems

Inspected

9.06.1 • The ABS visible drain, waste and vent piping material was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during this inspection, and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.



9.07 Gas Piping

Inspected

9.07.1 • The interior gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing is considered beyond the scope of a property inspection.

9.08 Sump Pump

Not Present

9.08.1 • The property did not have a sump pit or sump pump installed.

9.09 Sewage Ejector Pump

Not Present

9.09.1 • A sewage ejector pump was not installed and was not needed in this property at time of inspection. Typical examples of situations requiring a sewage ejector pump are properties with finished basements and hillside properties with city sewer lines higher than the lower level drain lines.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10 • Water Heater





10.01 Water Heater Description

Inspected

10.01.1 • The property is equipped with 1 40-gallon gas water heater(s). The water heater(s) was manufactured by Bradford-White.

Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the property exterior. The life span of water heaters depends upon the following:
- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 125 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.



10.02 Water Heater Age

Repair or Replace

10.02.1 • The water heater was approximately 15 years old and at or past its warranty and/or expected service life.

According to the U.S. Department of Energy, these major appliances are intended to run for between 10 and 15 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of maintenance, volume of water utilized, size of tank, brand and quality of water heater.

Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.



10.03 Water Heater Location

Inspected

10.03.1 • The water heater was located in the the laundry room.

10.04 Water Shut-Offs

Inspected

10.04.1 • The water heater was equipped with a cold water supply shutoff valve with a red lever. The valve was not operated during the inspection; however, it should be "exercised" periodically so that it will remain functional when the need arises.



10.05 Water Pipe Connections

Inspected

10.05.1 • Water pipe fittings connected to the water heater appeared to be in serviceable condition at the time of the inspection.



10.06 Draft Diverter

Inspected

10.06.1 • The draft diverter of the gas-fired water heater had proper clearance to allow for proper uptake of cool air, was properly aligned and secured. Water heater venting systems are designed to moderate vent temperatures and control exhaust velocity by mixing room-temperature air with hot exhaust gasses.



10.07 Exhaust Flue

Repair or Replace

10.07.1 • The gas-fired water heater exhaust flue had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



10.08 Temperature & Pressure Relief Valve

Inspected

10.08.1 • The water heater was equipped with a T&P (Temperature and Pressure) relief valve and a properly-configured T&P relief valve discharge pipe which was connected to the T&P relief valve and terminated within 6 inches from the floor. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection. No adverse conditions were observed.





10.09 Water Heater Leakage

Not Present

10.09.1 •

10.10 Exterior Condition

Inspected

10.10.1 • The water heater was properly supported, level and appeared to be in serviceable condition at time of inspection.

10.11 Water Heater Gas Supply

Inspected

10.11.1 • The gas supply piping included a shutoff valve in the vicinity of the heater for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.



10.12 Water Heater Ignition System

Inspected

10.12.1 • The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close if the pilot light is extinguished. The pilot light is lit by activating an electronic spark ignitor. This system was in acceptable condition.



10.13 Combustion Air Supply

Inspected

10.13.1 • The combustion air supply for this appliance consisted of open to the house air, which appeared to be adequate.
Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.



10.14 Burn Chamber

Not Inspected

10.14.1 • The water heater was "F.V.I.R." (Flammable Vapor Ignition Resistant) compliant and had a sealed burn chamber that was not visible for inspection.



10.15 Operation and Response to Controls

Inspected

10.15.1 • The water heater responded to the demand for hot water.





10.16 Drain Valve

Not Inspected

10.16.1 •

10.17 Drip Pan

Not Present

10.17.1 • The water heater was not equipped with a drip pan. Drip pans are not required on all water heater installations, but are recommended when damage to the property will result from a water heater leak.

10.18 Expansion Tank

Not Present

10.18.1 • The water heater did not have an expansion tank installed. Expansion tanks are not required on all water heater installations.

10.19 Water Temperature

Repair or Replace

10.19.1 • The water temperature was higher than the acceptable range of 120-130 degrees. Recommend adjusting the water heater thermostat.



11 • Electrical System





The home inspector shall observe: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters; and smoke detectors. **The home inspector shall describe:** service amperage and voltage; service entry conductor materials; service type as being overhead or underground; and location of main and distribution panels. **The home inspector shall report:** any observed aluminum branch circuit wiring. **The home inspector shall report on:** presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. **The home inspector is not required to:** insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or observe: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment.

11.01 Electric Meter

Repair or Replace

11.01.1 • The electric meter was located rear of home.
The meter was installed at a proper height, with the center of the meter measuring between 4 feet and 6 feet
above the walking surface.
The electric meter was securely fastened to the home.
The electric meter electrical grounding could not be verified.
The electric company security tag was missing.
A qualified contractor should evaluate and repair or replace as necessary.





11.02 Main Distribution Panel

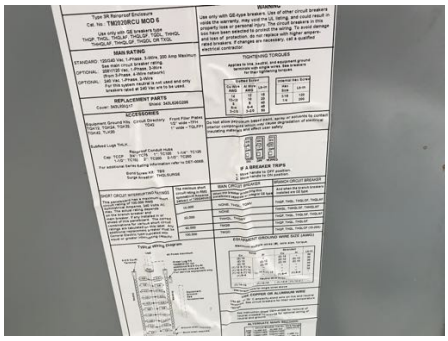
Inspected

11.02.1 • The manufacturer of the main distribution panel is General Electric, and it was located at the exterior rear of the home. The panel was in acceptable condition with circuitry installed and protected correctly.

11.03 Manufacturer's Label

Inspected

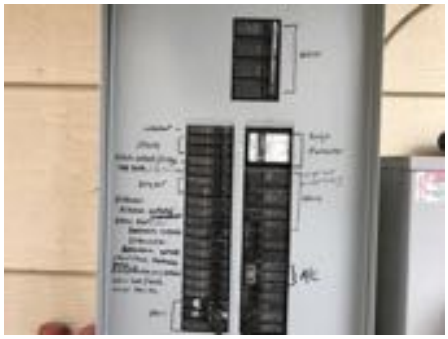
11.03.1 • The manufacturer's label was present at the main electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model.



11.04 Circuit Label

Inspected

11.04.1 • The circuit label for the main electrical service panel is shown in the photo. Circuits in the main service panel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.



11.05 Service Entrance Conductors

Inspected

11.05.1 • The 120-240 volts service entrance conductors were 2/0 copper rated at 200 amps. The service entrance conductors appeared to be in satisfactory condition at the time of the inspection.





11.06 Main Disconnect

Inspected

11.06.1 • The main electrical disconnect was rated at 200 amps. The function of the main disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection.



11.07 Electrical Service Capacity

Inspected

11.07.1 •

11.08 Electrical Conductor Material

Inspected

11.08.1 • The non-metallic sheathed cable (Romex) conductor material for the 120-volt circuits in the main electrical service panel was copper. The conductor material for the 240-volt circuits rated above 30 amps was copper or aluminum. Solid core or stranded aluminum for a dedicated 240v-30amp circuit or above is standard accepted. .





11.09 Electrical Circuit Breakers

Inspected

11.09.1 • Circuit breakers in the main electrical service panel appeared to be in serviceable condition at the time of the inspection.



11.10 Electrical Branch Circuitry

Inspected

11.10.1 • Accessible branch circuit conductors were examined and were in acceptable condition and amperage and voltage were compatible.

11.11 Electrical Grounding

Not Inspected

11.11.1 • The system and equipment grounding were not visible and could not be inspected.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator, for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12 • Cooling System





The inspector shall inspect: the cooling system using normal operating controls.

The inspector shall describe: the location of the thermostat for the cooling system; and the cooling method.

The inspector shall report as in need of repair: any cooling system that did not operate; and if the cooling system was deemed inaccessible.

The inspector is not required to: determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system; inspect portable window units, through-wall units, or electronic air filters; operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment; inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks; examine electrical current, coolant fluids or gases, or coolant leakage.

12.01 AC Cooling System Description

Inspected

12.01.1 • The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the property's exterior so that the heat collected inside the property could be released to the outside air. Evaporator coils designed to collect heat from the property interior were located inside a duct at the furnace.

12.02 AC Label Information

Inspected

12.02.1 • Information from the air-conditioner data plate is shown in the photo. The air-conditioner was manufactured by Carrier and approximate year of manufacture appeared to be 2015.



12.03 AC Electrical Disconnect

Inspected

12.03.1 • The electrical disconnect was located at the condensing unit. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.



12.04 AC Refrigerant Lines

Inspected

12.04.1 • The visible air-conditioner refrigerant lines appeared to be in serviceable condition.



12.05 AC Compressor Cabinet

Inspected

12.05.1 • The air-conditioner compressor housing exterior appeared to be in serviceable condition at the time of the inspection.



12.06 Cooling System Operation

Not Inspected

12.06.1 • The air conditioning system was not tested because the outside temperature was below 65º F at the time of the inspection. Testing the air conditioning in these conditions risks damaging the compressor. In addition, the temperature differentials will not be accurate in these conditions. The system should be serviced at the beginning of every cooling season.



12.07 Thermostat and Normal Operating Controls

Not Inspected

12.07.1 • The thermostat for the air conditioning system was not tested because the outside temperature was below 65 degrees F and to test it would risk damaging the compressor. The system should be serviced at the beginning of every cooling season.

12.08 AC Evaporative Coils

Not Inspected

12.08.1 • The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.



13 • Heating System





A WORD ABOUT THE INSPECTION OF HEATING AND COOLING SYSTEMS

As prescribed in the Inspection Agreement and according to the NACHI Standards of Practice, this inspection of the heating and cooling systems is a visual inspection only using the normal operating controls for the system. This also includes the inspection of small heating units (thru-wall, heat pumps, and thru-wall air conditioning units. The inspection of the heating and cooling system is general and not technically exhaustive, and represents the operation of these systems at the date and time of the inspection only. Where ambient temperatures are below 65 degrees Fahrenheit, air conditioning systems cannot be activated or operated, as a real risk of compressor damage can occur. An examination and evaluation of the interior components of the heating system and cooling system is also beyond the scope of an inspection. Due to the design of these systems, only a very small view can be gained of any interior components, and any inspection of the interior components of the heating and cooling system can only be gained by dismantling the unit.

The home inspector shall observe permanently installed heating and cooling systems, including: heating equipment; cooling equipment that is central to home; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

The home inspector shall describe: energy source; and heating equipment and distribution type.

The home inspector shall operate the systems using normal operating controls.

The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or observe: the interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms.

13.01 Heating Description

Inspected

13.01.1 • The heating system included one gas-fired, mid-efficiency (80% -85%), forced-air furnace(s).





13.02 Heating Label Information

Inspected

13.02.1 • Information from the furnace data plate is shown in the photo. The furnace was manufactured by Trane. The approximate year of manufacture was 2003.



13.03 Location and Accessibility

Inspected

13.03.1 • The heating system was located in the crawlspace.

13.04 Cabinet Exterior and Interior

Repair or Replace

13.04.1 • The furnace cabinet was corroded or rusted in some areas. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



13.05 HVAC Electrical Shut-Off

Inspected

13.05.1 • The visible and accessible wiring for the electrical supply for this unit was in acceptable condition. The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing. The local disconnect was properly installed and in acceptable condition.



13.06 Fuel Supply and Shut-Off

Inspected

13.06.1 • The gas supply piping included a shutoff valve in the vicinity of the furnace for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.



13.07 Combustion Air Supply

Inspected

13.07.1 • The combustion air supply for this appliance consisted of two fresh air ducts, which appeared to be adequate.
Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.



13.08 Exhaust Venting

Inspected

13.08.1 • The furnace exhaust flue pipe appeared to be in serviceable condition at the time of the inspection.



13.09 Plenum, Supply and Return Ducts

Inspected

13.09.1 • The visible portions of the distribution ducts were generally properly installed and in acceptable condition.

13.10 Air Filter

Repair or Replace

13.10.1 • The disposable (24x24) air filter is located in the right side of the blower chamber. The filter was dirty. Replacement or cleaning of the filter was needed.



13.11 Thermostat and Operating Controls

Inspected

13.11.1 • The heating system was controlled by one programmable thermostat(s). The thermostat(s) was installed at a location in the property which appears to be adequate to operate the heating system efficiently. The thermostat(s) was fastened securely to the wall, activated the heating system and appeared to be in serviceable condition. The inspector takes two pictures of the thermostat. The first picture is to show all of the settings on the thermostat before the inspector operates it and the second picture shows that the inspector has reset the thermostat back to the original settings after operation.





13.12 Ignition and Controls

Inspected

13.12.1 • The furnace had an electronic or standing pilot system which operated normally. The gas pressure regulator and control valve were functional and in acceptable condition. The burners were inspected and found to be in good working order.



13.13 Heating System Operation

Inspected

13.13.1 • The furnace did fire and appeared to be in serviceable condition at the time of the inspection.



13.14 Blower

Not Inspected

13.14.1 • The furnace blower was enclosed in a sealed compartment and was not visible for inspection.



13.15 Condensate and Drain Components

Inspected

13.15.1 • The condensation drain components for the HVAC system was in serviceable condition at time of inspection.



13.16 Humidifier

Not Present

13.16.1 • The heating system did not have a humidifier installed at the time of the inspection. A humidifier is an upgrade component on the heating system and is not installed on every unit.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14 • Fireplaces





The inspector shall inspect: readily accessible and visible portions of the fireplaces and chimneys; lintels above the fireplace openings; damper doors by opening and closing them, if readily accessible and manually operable; and cleanout doors and frames.

The inspector shall describe: the type of fireplace.

The inspector shall report as in need of repair: evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close; the lack of a smoke detector in the same room as the fireplace; the lack of a carbon-monoxide detector in the same room as the fireplace; and cleanouts not made of metal, pre-cast cement, or other non-combustible material.

The inspector is not required to: inspect the flue or vent system; inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels; determine the need for a chimney sweep; operate gas fireplace inserts; light pilot flames; determine the appropriateness of any installation; inspect automatic fuel-fed devices; inspect combustion and/or make-up air devices; inspect heat-distribution assists, whether gravity-controlled or fan-assisted; ignite or extinguish fires; determine the adequacy of drafts or draft characteristics; move fireplace inserts, stoves or firebox contents; perform a smoke test; dismantle or remove any component; perform a National Fire Protection Association (NFPA)-style inspection; perform a Phase I fireplace and chimney inspection.

14.01 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Not Inspected

14.01.1 • The chimney flue was inaccessible and was not inspected. Improperly lined or damaged flues may allow the toxic products of combustion to enter the living space or corrosive gasses to damage the chimney structure. Consider consulting with a qualified contractor. Dirty flues are potential fire hazards and should be cleaned by a professional. Recommend having the chimney evaluated by a C.S.I. (Chimney Safety Institute) -qualified chimney sweep. I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.



14.01.2 • Wood burning stove located in garage, unable to inspect due to inaccessibility



14.02 Gas/LP Firelogs and Fireplaces

Not Present

14.02.1 • The property did not have a gas fireplace installed.

15 • Structural Basement

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the property, is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the foundation (interior elements and exterior elements) for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

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 liquify and become unstable during seismic activity. Others can become unstable through the freeze-thaw cycle, or from site drainage issues. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with the NACHI Standards of Practice, we identify foundation types and look for any evidence of structural deficiencies, within the scope of our profession, but not within the scope of the practice of architecture of professional engineering. However, cracks or deteriorated surfaces in foundations 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 ones 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 or less 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.

Modern foundations vary considerably from older ones. Newer foundations may have a moisture barrier under them and reinforcing steel within them, as compared to older ones that may have neither. Our inspection of foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement.

Significantly, many foundations are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slab floors are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, 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 (again) this should not deter you from seeking the opinion of any such expert.

There is no way for the inspector to know if hydrostatic pressure exists, or if moisture intrusion is, or was ever a problem with regard to the foundation or any foundation element. Where finished walls are installed, the possibility always exists that moisture intrusion occurred, and that mold may exist in hidden areas. Foundational components were generally dry on the day of the inspection. Monitor as necessary.

The home inspector shall observe: structural components including foundations, floors, walls, columns or piers, ceilings and roof.

The home inspector shall describe: the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure.

The home inspector shall: probe structural components where deterioration is suspected; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Not Present

.1 • The property did not have a basement.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16 • Structural Crawl Space





The inspector shall describe: the type of foundation; and the location of the access to the under-floor space.

The inspector shall report as in need of repair: observed indications of wood in contact with or near soil; observed indications of active water penetration; observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

The inspector is not required to: enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to the inspector; move stored items or debris; operate sump pumps with inaccessible floats; identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems; provide any engineering or architectural service; report on the adequacy of any structural system or component.

16.01 Crawl Space Method of Inspection

Inspected

16.01.1 • The crawlspace was inspected from the inside by crawling.

16.02 Crawl Space Access Location

Inspected

16.02.1 • The crawl space was accessed through a foundation hatch located in the basement wall.



16.03 Crawl Space Floor
Inspected

16.03.1 • The crawlspace has a dirt floor.

16.04 Crawl Space Soil Vapor Barrier
Not Present

16.04.1 • No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help reduce the chances for mold growth and deterioration of structural components. A qualified contractor should evaluate and install a soil cover as necessary.



16.05 Crawl Space Moisture Intrusion
Repair or Replace

16.05.1 • Efflorescence (white powdery substance) on the wall indicates moisture is in contact with the concrete or masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the wall if necessary. Efflorescence is found on many properties without water intrusion occurring inside the property. But, it should alert you to the possibility that future steps may be needed. A qualified contractor should evaluate and repair as necessary.



16.06 Crawl Space Floor Structure Configuration
Inspected

16.06.1 • Floor framing visible in the crawlspace consisted of 2x8 floor joists rested on top of and was supported by poured concrete foundation walls and was supported by girders which rested in pockets in poured concrete foundation walls.





16.07 Crawl Space Floor Structure Condition

Inspected

16.07.1 • The visible floor structure in the crawlspace appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Inspection of the floor structure typically includes examination of the condition and proper installation of the following: Joist condition, Joists supporting structures and members, Connections and fasteners, Floor sheathing.

16.08 Crawl Space Structural Supports

Inspected

16.08.1 • The crawl space structural supports were in serviceable condition at time of inspection.



16.09 Crawl Space Foundation Wall

Not Inspected

16.09.1 • There were several cracks in the crawlspace foundation wall. These cracks should be sealed to prevent moisture intrusion, and monitored for further movement. Further analysis by a licensed structural engineer is recommended.





16.09.2 • Most of the walls in the crawl space were not visible or accessible at the time of the inspection. There were no obvious problems in the visible sections of the crawlspace foundation wall.





16.10 Crawl Space Insulation

Repair or Replace

16.10.1 • The crawl space insulation has fallen and areas are not properly covered. A qualified contractor should evaluate and repair or replace as necessary.





16.11 Crawl Space Ventilation

Not Present

16.11.1 • The best approach to venting crawl spaces has recently been the subject of controversy. It is generally agreed that a ventilation design which works well in one climate may perform poorly in another. The Inspector recommends that the crawl space should be ventilated according to recommendations for the climate zone in which the property is located.

16.12 Crawl Space Electrical

Inspected

16.12.1 • All visible electrical components in the crawl space were in serviceable condition at time of inspection.



16.13 Crawl Space Plumbing

Inspected

16.13.1 • The plumbing in the crawl space appeared to be in serviceable condition at time of inspection.



17 • Limited Mold Inspection

A WORD ABOUT MOLD AND OTHER TOXINS
As stated in the Inspection Agreement, and acknowledged by the Client, the parties agree that all buildings contain some amount of mold, and that the inspector is held harmless from any claim arising from the presence of any level or species of mold, which may exist in, or on, the structure or property either at the time of the inspection, or identified or discovered anytime thereafter. Mold can occur at any time, and for a variety of reasons, including water penetration or elevated moisture content. It may also remain hidden from view, or return at any time after cleaning if root cause for the mold growth was not identified and corrected. As the inspection is visual only, and therefore noninvasive, it is virtually impossible for inspector to identify all conditions which could result in mold growth, and is also impossible for inspector to reasonably identify area of mold growth. The Client further acknowledged and agreed that the inspector is not responsible for the discovery of toxins of any type, either inside or outside the subject structure and/or property.

The general home inspection does not include confirmation of the presence of molds of any type. Many types of molds exist to which different people show widely varying levels of sensitivity. Testing for molds requires a specialist inspection. The inspector recommends that you have specialist testing performed if molds are a concern to you.

The inspector offers limited mold testing as an ancillary inspection.

Not Inspected

.1 • The Inspector has advised client that the subject property may be subject to contamination of mold. There is no way to determine if there is mold and if it is a health hazard without testing. No mold testing was performed at the time of the inspection. If the client decides to have any mold testing performed, it should be done by a qualified mold inspector prior to their inspection objection deadline. The inspector does offer mold inspections as an ancillary service. -

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