



*Residential Property
Inspection Services*

Protect Your Family and Your Investment

Inspection Report

John Doe

Property Address:

1000 Rock River Rd
Denver CO 80000



Cozy Home Inspection Services LLC

**Cliff Knight
628 Darby Court
Castle Rock, CO 80104
720.341.0852**

Hello John:

At your request, a visual inspection of the above referenced property was conducted on 1/1/2016. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting

the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information and photographs of concern to the client. **You are strongly encouraged to read the entire Inspection Report.** The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions. It is also a good practice and recommended that you investigate with the municipal entity that proper permits were applied for and subsequent inspections were performed and passed during the original construction or when any updates to the home were performed.

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Date: 1/1/2016	Time: 08:00 AM	Report ID: Sample
Property: 1000 Rock River Rd Denver CO 80000	Customer: John Doe	Real Estate Professional: No Agent

Report Limitations

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

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

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from The environmental Protection Agency website, <http://www.epa.gov/iaq/pubs/>.

Mold is one such contaminant. It is a micro-organism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/mold/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency (EPA) and the Consumer Product Safety Commission (CPSC) distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material (ACM), we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at <http://www.epa.gov/radon/>, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of the building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

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

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

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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 or immediate attention.

Defer or Observe (DO) = The item or component may be of less immediate concern; not requiring immediate attention; will eventually require attention.

Request Information (RI) = The item or component attracts attention due to apparent change, update, replacement. You may want to request additional information on the item or component from the current home owner, real estate agent, or specialist..

In Attendance: Vacant (inspector only)	Type of building: Single Family (1 story), with Basement	Age of Building: Over 10 Years
Temperature: Below 32 (F) = 0 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Precipitation in last 3 days: No	Radon Test: Yes	

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and 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 the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:	Viewed roof covering from:	Sky Light(s):
3-Tab fiberglass Architectural	Walked roof	None
Chimney (exterior):		
Wood		

Items

1.0 Roof Coverings

Comments: Inspected

The roof covering material is in a condition that is consistent with its age and method of installation, showing no major deficiency or cause for immediate concern.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

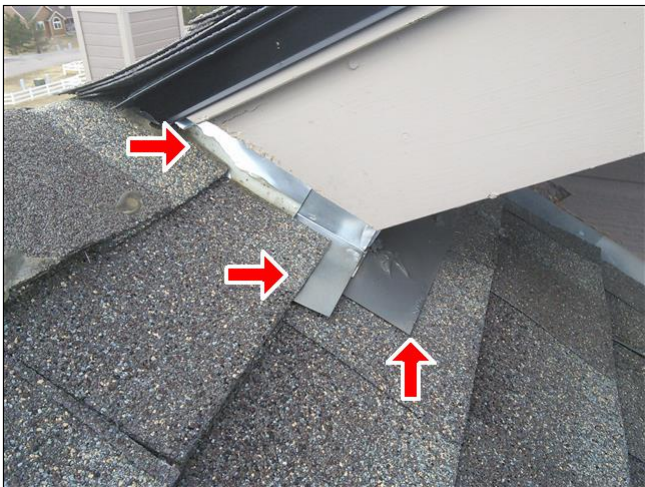
1.1 Flashings

Comments: Inspected

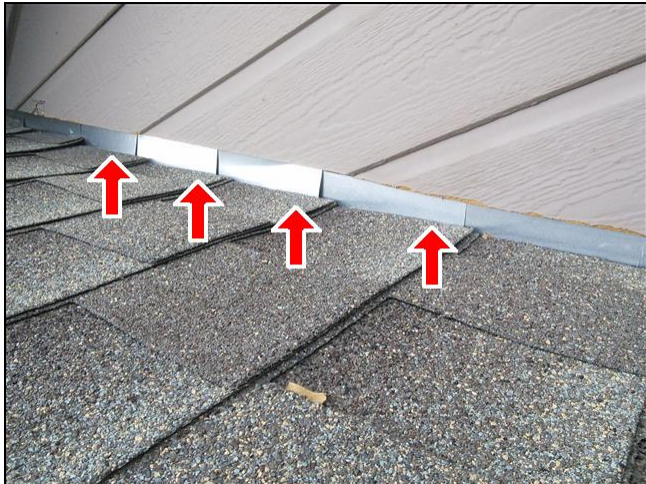
(1) Appropriate step flashing, trim flashing, and fascia flashing was present and appeared to be in serviceable condition.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

🏠 (2) There are areas that would benefit from kickout flashing installation. (see the image titled "Example of kickout flashing" below) Kickout flashings are recommended where a roof and exterior wall intersect so as to divert water away from the wall cladding and into a gutter. When properly installed they can provide excellent protection against the penetration of water into the building envelope. It is recommended to consult with a roofing specialist with regard to evaluation and installation of this flashing material.



1.1 Item 5(Picture)



1.1 Item 6(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

The roof penetration flashing appear to be in place, caulked and watertight as observed from the roof.



1.2 Item 1(Picture)

1.3 Roof Drainage Systems

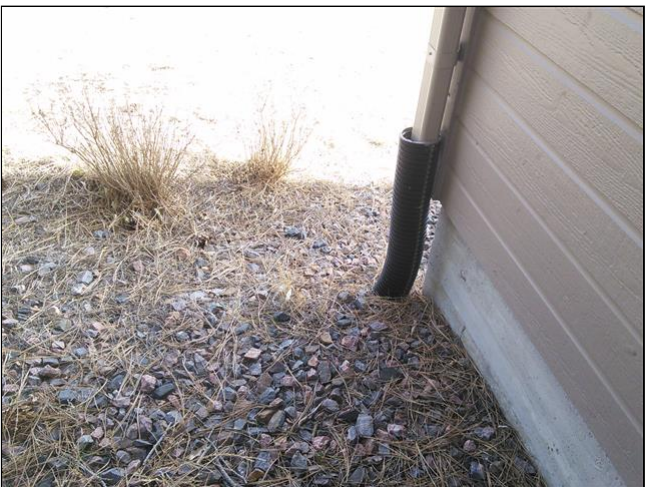
Comments: Inspected

 (1) The gutter system on the roof edge appears to be functional and appear adequately sloped to carry the water to the downspouts.

Note: Downspouts that terminate underground, presumable draining to daylight, were not fully visible making it impossible to determine if drains will function properly under load.




1.3 Item 1(Picture)



1.3 Item 2(Picture)



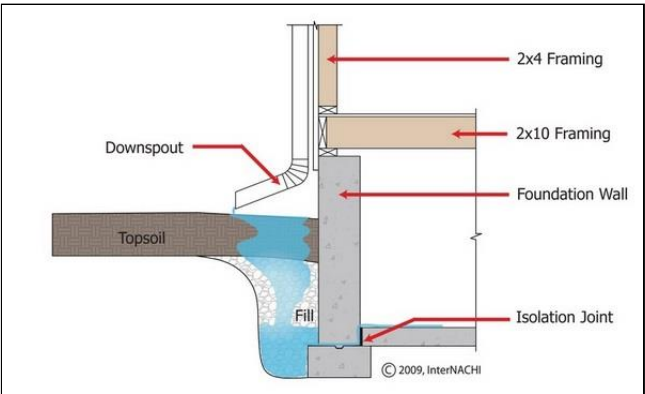
1.3 Item 3(Picture)

 (2) At least one downspout extension is disconnected and should be serviced. All downspouts should be extended well away from the foundation. Recommend a qualified person install missing downspout extensions.

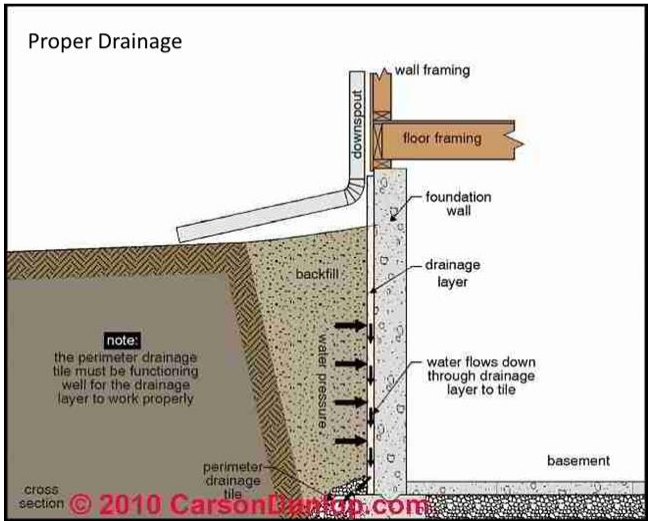
Please note the cross-section images of a typical foundation wall. These images helps to illustrate the importance of directing water away from the foundation to protect the integrity of the structure.



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)

(3) The gutter system is in need of cleaning as some existing debris may slow the flow of water to the downspouts.



1.3 Item 7(Picture)

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. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; 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; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; 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.

Styles & Materials

Siding Style:	Siding Material:	Exterior Entry Doors:
Lap	Composite board	Steel
		Hollow core
		Insulated glass
Appurtenance:	Driveway:	
Deck	Concrete	
Patio	Gravel	

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

 (1) The wall cladding, flashing, and trim appeared satisfactory and in serviceable condition.

Portions of the home will require painting in the not too distant future, particularly on the east side of the home. There is evidence of oxidization, peeling, and failing caulk. Other areas of the home appear to have been repainted more recently.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

(2) The wall cladding, flashing, and trim appeared satisfactory and in serviceable condition. The trim work including the window trim was installed by the builder without the recommended Z-flashing. It is recommended that as part of a routine maintenance procedure this trim work be inspected, caulked, primed and painted as needed to ensure maximum life span of the materials.



2.0 Item 4(Picture)

2.1 Doors (Exterior)

Comments: Inspected

🔑 (1) The door from the master bedroom to rear deck does not lock as expected. It is recommend to repair or replace the lock on this door by a qualified technician for security.

🏠 (2) Weather stripping at the rear of home, the basement office door, is in need replacement or adjustment to more adequately seal out weather.



2.1 Item 1(Picture)

2.2 Windows

Comments: Inspected

The windows as viewed from the exterior of the home appeared satisfactory and in serviceable condition, although a few windows would benefit from exterior sealing, prime, and paint..



2.2 Item 1(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

📍 (1) The deck at the west side of the structure had a post in direct contact with soil. This is commonly done if the wood member is a pressure treated type that can withstand moisture. It was not possible to ascertain if this wood was pressure treated or not. It might be recommended to inquire of the current resident as to the type of material used when installing this structural member.



2.3 Item 1(Picture)

🏠 (2) The rear porch had some cracking and settlement, but was in usable condition. Ensuring proper drainage as well as appropriate sealing of cracks would be beneficial and is recommended.



2.3 Item 2(Picture)

🏠 (3) The deck at the rear of home, accessible from master bedroom and kitchen area, appears to be somewhat unstable when lateral forces are exerted on it. The ledger board attachment cannot be confirmed as typical anchors are not visible. Additionally, the guardrail around this deck appears to be inadequate to protect individuals from potential fall hazard. It is recommend that this deck be evaluated and repaired, replaced, or reinforce by qualified contractor.



2.3 Item 3(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

🏠 (1) The gravel driveway appears to be in adequate condition, appropriately graded to move water away from the drive.

An area of note is the concrete slab in front of the single car garage door which has settled 2-3 inches. This is a common problem in the Denver area as we have expansive soils. This can be alleviated to some degree by ensuring that water drains away from the home and that no downspouts are depositing water in the area.

This is a condition that may be observed over time to determine if action needs to be taken.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)




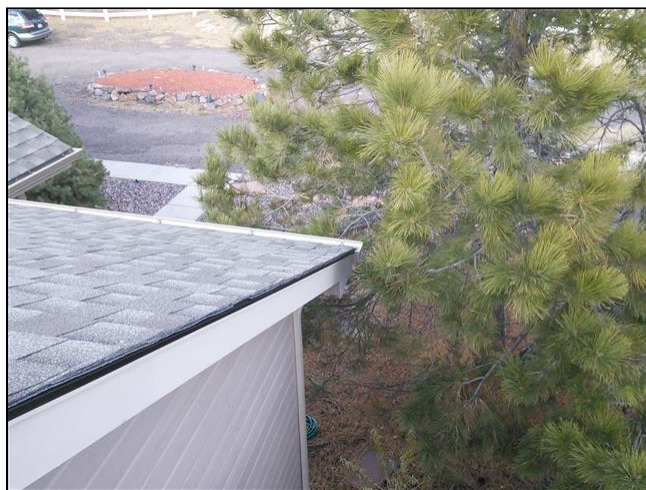
2.4 Item 4(Picture)

(2) Common cracks (1/4-inch or less) were visible in the front porch. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the concrete surface due to freezing moisture. Some modest movement of the soil beneath the front porch may be indicated. It is important to ensure that water from downspouts and run-off be directed away from the perimeter of the porch to help alleviate further settling.



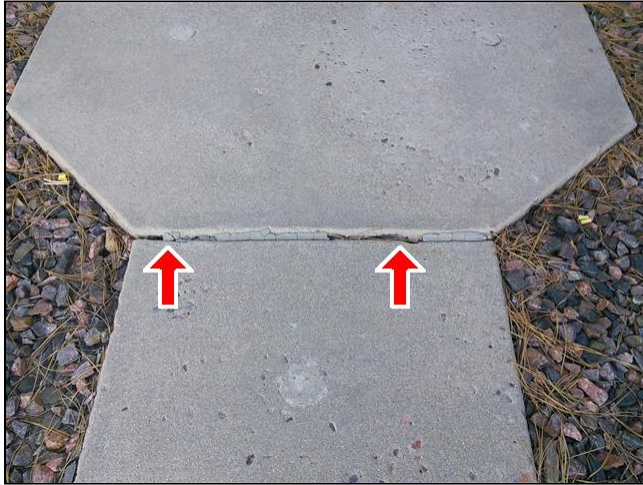
2.4 Item 5(Picture)

 (3) Vegetation is typically not commented on by home inspectors unless there is a apparent or possible damage to the structure due to its location. It was noted that some trees are in contract or close proximity to roofing and/or siding materials which, particularly under windy conditions, could result in damage to roofing or siding. It is recommended that this be part of a routine maintenance program for trimming to ensure that it does not damage the structure.

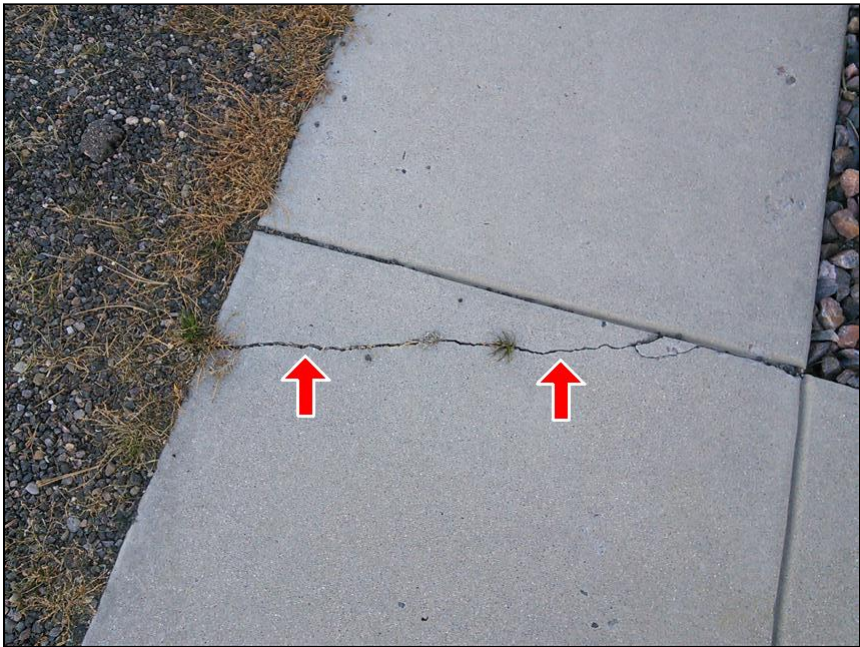


2.4 Item 6(Picture)

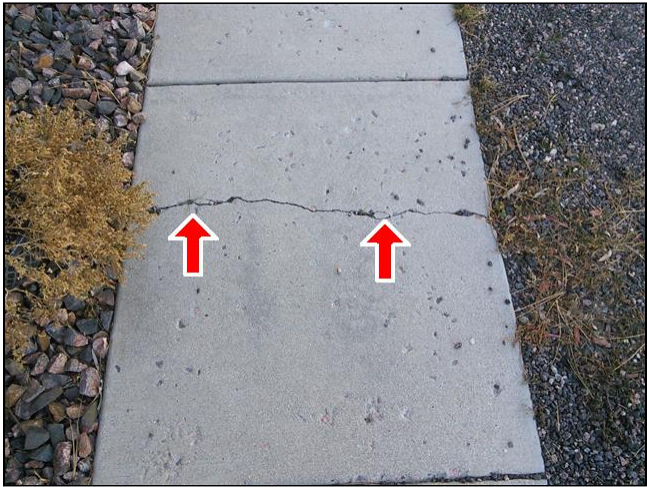
🏠 (4) Some settling of the walk way was noted. Settling of this nature (flat work) is typically not structural in nature. When these cracks are 1/4 inch or greater is is recommended to fill them with an appropriate sealant by a qualified technician.




2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)

 (5) By enlarge the drainage around the perimeter of the home appears to be adequate to move water away from the foundation. An area to observe over time is at the front of the home along side the garage. This area may have potential to hold moisture.

Also an area which may require more immediate attention is at the south side of the home by the back door in the south east corner. This area appears to allow moisture to collect and settle. The grading in this area can be improved to move water away. Also, there is a downspout with no extension at the same south east corner of the home. This should be extended to ensure water is not deposited in this area. (See section 1.3 #2 for further details)



2.4 Item 10(Picture)



2.4 Item 11(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

The eaves, soffits, and fascias appeared satisfactory and in serviceable condition.

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.

3. Garage

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Insulated	LIFT-MASTER
Two automatic	Metal	

Items

3.0 Garage Ceilings

Comments: Inspected

The garage ceiling appears to be in serviceable condition with no apparent breaches to the firewall.



3.0 Item 1(Picture)

3.1 Garage Walls (including Firewall Separation where applicable)

Comments: Inspected

The walls appear to be in serviceable condition, some ceilings structures are obscured by building materials or items stored in the area making it impossible to perform a complete inspect of all surfaces. Do a careful check at final walk through.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 Garage Floor

Comments: Inspected

The garage floor that is visible appears to be in serviceable condition although some portions are obscured with materials stored in the garage making it impossible to perform a complete inspect of all surfaces. Do a careful check at final walk through.



3.2 Item 1(Picture)

3.3 Garage Door(s)

Comments: Inspected

The general condition of the garage door(s) appeared to be in serviceable condition at the time of inspection.

3.4 Occupant Door (from garage to inside of home where applicable)

Comments: Inspected



The occupant door from inside the garage to inside the home was is a fire rated door and has a tag with official markings to indicate a standard 20 minute rating.

This same door was NOT fully adjusted to close and latch at the time of inspection. It is important that this door be adjusted or repaired to perform this function to ensure that the integrity of the fire wall is maintained as well as impede the flow of potential carbon monoxide into the living area. It is recommended that a qualified person perform this repair.

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The garage door(s) opener(s) are working satisfactorily, both the photo eye and the door force reverse settings appear to be working as expected.

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; 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 observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Carpet Tile Wood
Interior Doors: Hollow core Wood	Window Types: Double-hung Crank Thermal/Insulated	Window Manufacturer: UNKNOWN
Cabinetry: Wood Veneer	Countertop: Laminate	

Items

4.0 Ceilings

Comments: Inspected

The ceilings appear to be in serviceable condition showing only minor defects consistent with the age of the home.

4.1 Walls

Comments: Inspected

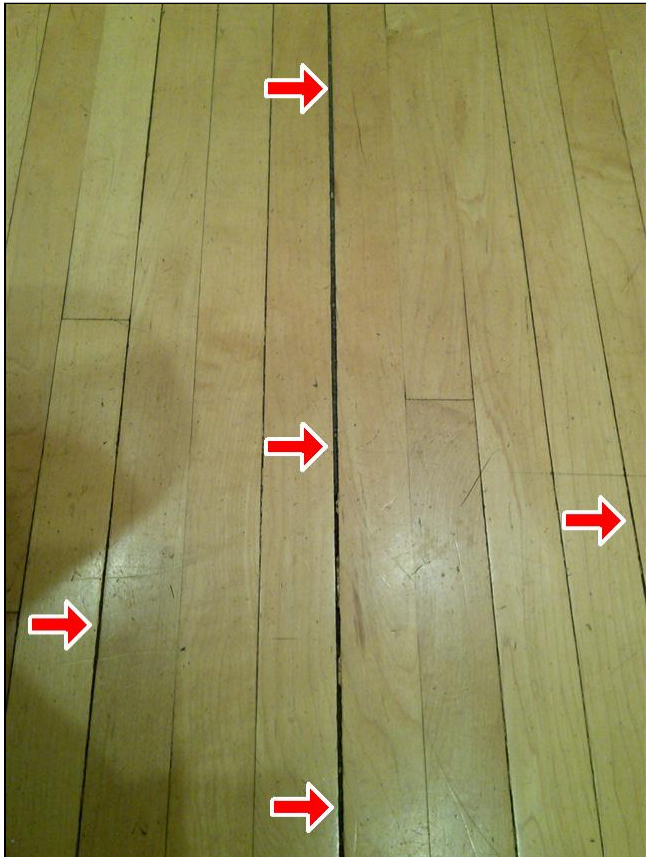
Walls appear to be in serviceable condition showing minor defects consistent with the age of the home.

4.2 Floors

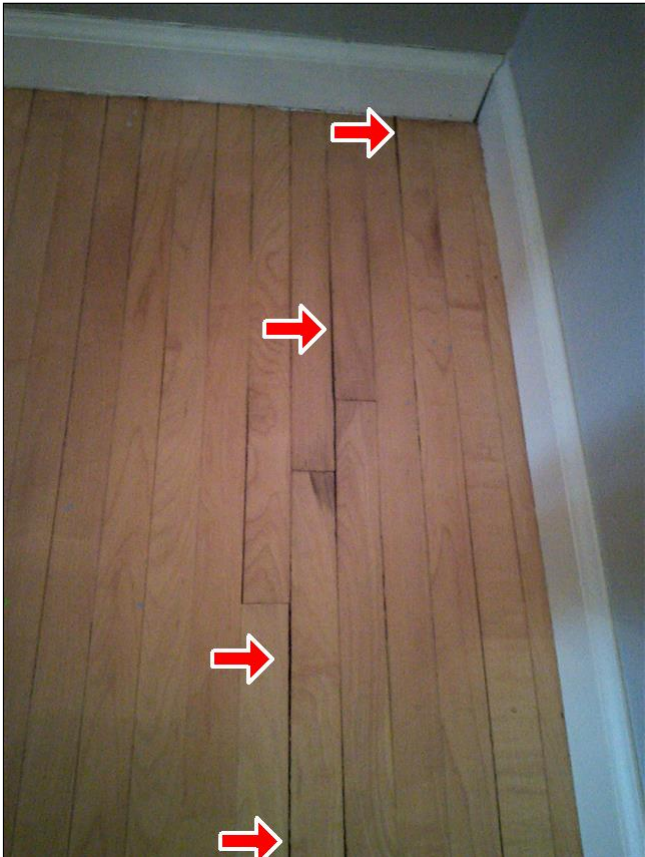
Comments: Inspected

🏠 (1) At the time of the inspection, wood floors in various locations exhibited areas of moderate surface wear. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

The wood floor in various locations had gaps visible at the time of the Inspection. This is usually due to shrinkage after installation and may be a sign of poor installation.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)

 (2) The carpet at the 3rd bedroom on the first floor was damaged as shown in the adjacent image. It is recommended to repair as desired.



4.2 Item 4(Picture)

4.3 Steps, Stairways, Balconies and Railings
Comments: Inspected

Steps, stairway, and handrail appear to be sound and in serviceable condition.

4.4 Counters and Cabinets (representative number)

Comments: Inspected

(1) The kitchen countertop appears to be in serviceable conditions. An apparent repair or non-standard installation was noted as indicated in image #2

The counter in the hall bath is missing grout in some areas and would benefit from caulking maintenance as illustrated in images #3 and #4



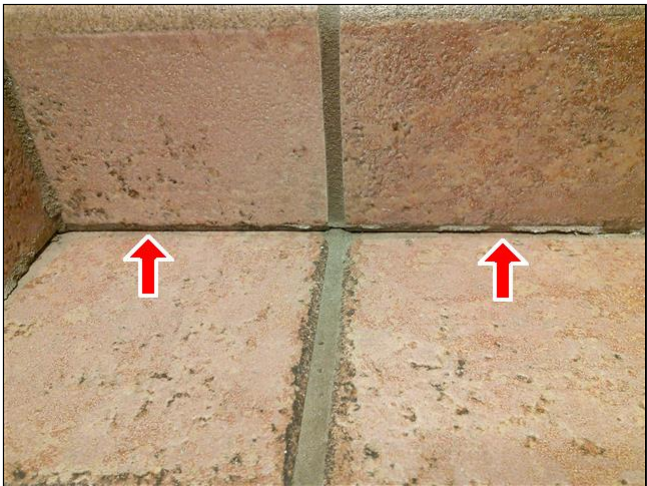
4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)

🏠 (2) The counters and cabinets appeared to be in serviceable condition although they have both cosmetic and functional issues as outlined below.

Several cabinet doors and drawers are in need of adjustment or repair. Some areas are in need of refinishing to protect the wood beneath. The carousel in the upper cabinet is beginning to wear and may need repair or replacement in the not too distant future.

You may want to consider consulting with a cabinet repair professional for information as to the cost of repair for these items prior to closing on the property.




4.4 Item 6(Picture) Damaged finish

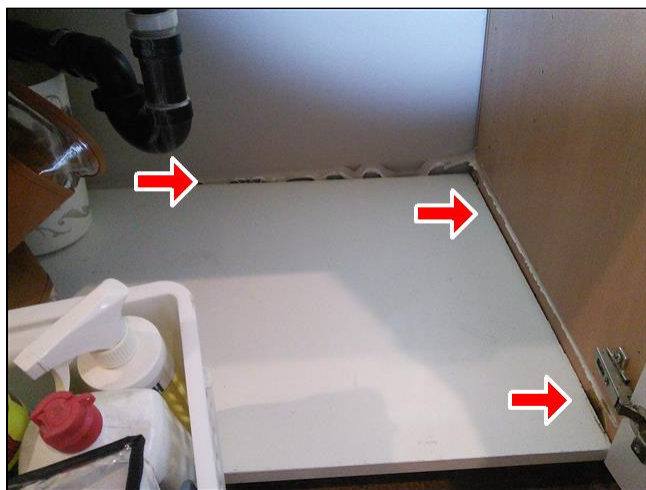


4.4 Item 7(Picture) Non standard drawer repair



4.4 Item 8(Picture) Warped and loose drawer front

 (3) The sink base cabinets in the laundry area is in need of repair or reinforcement. The base of the cabinet has come loose from the body. It is recommended to consult a cabinet repair professional for recommendations and cost of repair.

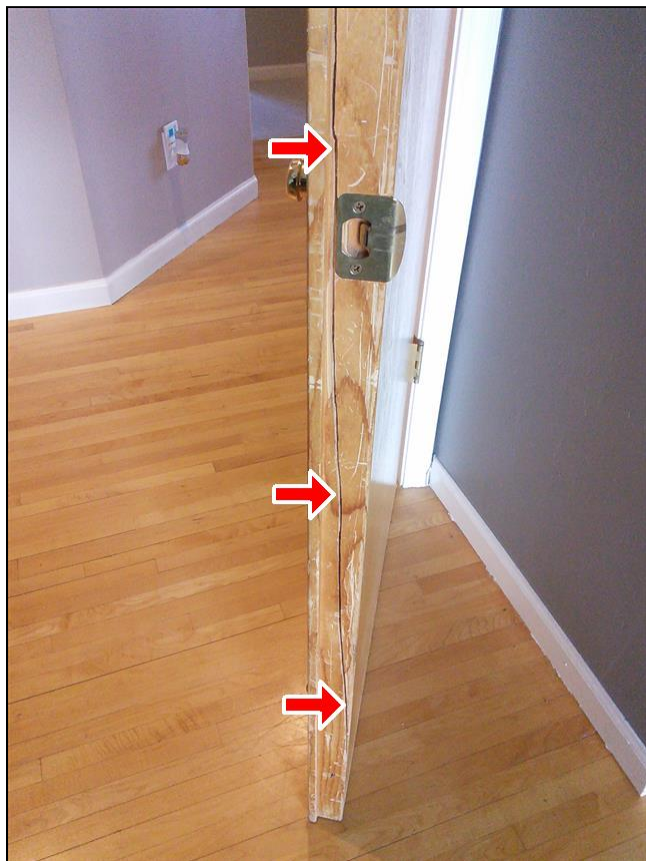


4.4 Item 9(Picture)

4.5 Doors (representative number)

Comments: Inspected

🏠 (1) The door at the master bedroom is damaged and in need of repair, note the crack noted by the arrows. It is recommended to consult with a qualified professional for repair or replacement.



4.5 Item 1(Picture)

(2) Some doors, particularly in the bathrooms will need eventual refinishing.



4.5 Item 2(Picture)

🏠 (3) Some interior doors in the home are in need of adjustment to close and operate smoothly. For example, the door to the basement is not properly adjusted for close and latch, also the door to the basement bedroom and office are not properly adjusted for close and latch . It is recommended to adjust these doors as needed to properly operate.

🏠 (4) The door to the basement bedroom appears to have had some damage and a non standard repair was made. It is recommended to repair or replace as desired.



4.5 Item 3(Picture)

4.6 Windows (representative number)

Comments: Inspected

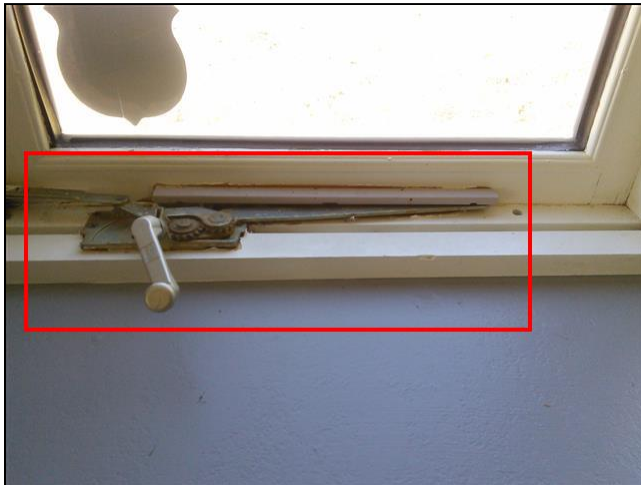
🏠 (1) The window at kitchen sink did not lock or latch as designed. It is recommend that these windows be adjusted and repaired by a qualified professional.

🏠 (2) Windows at the master bedroom are in need of adjustment and or repair due to upper sash return spring being weak or inoperable as well as possible warping of the window frame making normal operation difficult.

These conditions were apparent sporadically throughout the house, This is not an uncommon condition with double hung wood windows as they are susceptible to moisture and sun exposure.

🏠 (3) The window in the basement office on the west wall is missing the crank mechanism enclosure, as well the crank on the right window was not operable at time of inspection. These windows were also missing screens.

It is recommended to inquire of a window professional as to the cost of these repairs prior to closing.



4.6 Item 1(Picture)

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.

5. Structural Components

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; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Wood joists
Wall Structure: Wood	Columns or Piers: Parially Visible Steel lally columns	Ceiling Structure: Engineered Wood Trusses
Roof Structure: Engineered wood trusses	Roof-Type: Cross-Gable	Method used to observe attic: Walked
Attic info: Scuttle hole		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

The visible portions of the structural walls appear to be sound showing no evidence of recent movement or evidence of water intrusion at time of inspection. Due to limited visibility, some portions of the foundation is blocked from view by building materials and cannot be observed or commented on.

5.1 Walls (Structural)

Comments: Inspected

The visible portions of the foundation walls appeared to be in serviceable condition.
Some portions of the foundation wall are not visible due to wall coverings on the finished basement.

5.2 Columns or Piers

Comments: Inspected

The support posts in the basement are not fully visible. No readily visible problems were found in the visible section at the time of the inspection.

5.3 Floors (Structural)

Comments: Inspected

The exposed portions of the floor framing and ceiling joist members are in satisfactory condition. Also the exposed and visible portions of the basement slab appears to be in satisfactory condition. The inspection refers to the exposed ceiling/floor framing and concrete members as this is a visual inspection and therefore cannot comment on unexposed areas.

5.4 Ceilings (Structural)

Comments: Inspected

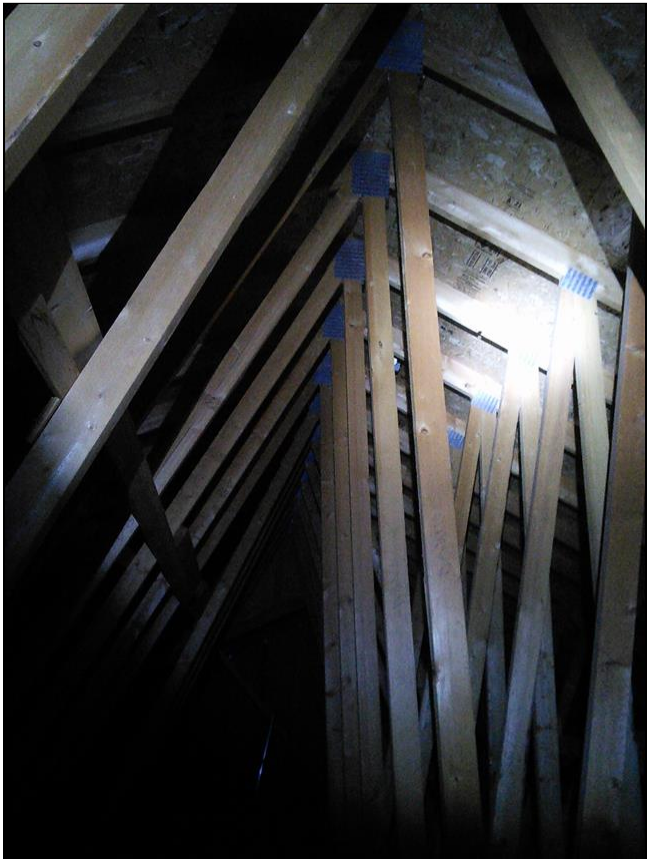
The visible ceiling framing appears to be in serviceable condition with no apparent defect visible.

5.5 Roof Structure and Attic

Comments: Inspected

The attic structure showed no signs of water penetration at time of inspection and appears to be serviceable, however, the inspector is unable to see the entire rafter framing due to the insulation and/or accessibility.

The attic cavity is not useable for any storage due to size, framing, or insulation.



5.5 Item 1(Picture)

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.

6. 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.

Styles & Materials

Water Source: Community well	Water Filters: Sediment filter (We do not inspect filtration systems)	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: Not visible	Plumbing Waste: ABS
Water Heater Power Source: Propane (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Manufacturer: A.O. SMITH
Water Heater Location: Basement		

Items

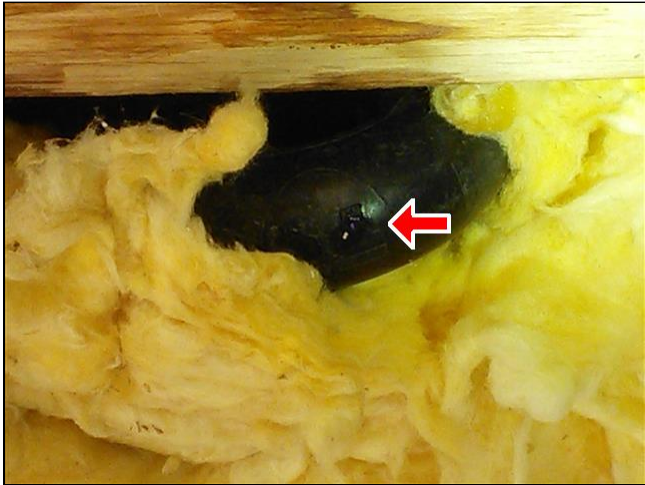
6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

🏠 (1) Plumbing drain and venting appears to be in serviceable condition with no visible problems at the time of the inspection. Due to the fact that the underground waste lines cannot be seen, it is always a good recommendation to have the sewer lines scoped for cracks, blockages, and bellies before closing on the property. The water was run for 30 minutes with no visible problems.

🏠 (2) The drain for the jacuzzi tub at the master bathroom appeared to be leaking at the time of inspection. Note the moisture on the P-trap in image #1 as viewed from unfinished portion of the basement, also signs of previous water on the concrete floor, as well as active moisture. It is recommended to have this condition repaired by a qualified licensed plumber.

Note: See section 6.1 #2 as this condition did not allow for full inspection of the jacuzzi tub.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures
Comments: Inspected

🏠 (1) The water supply valve at the basement bathroom shower appears to be leaking as is indicated by the calcium buildup in the shower pan and continuously present moisture.

Also, caulk or grout repair is indicated at the basement shower to reduce possibility of water infiltration outside of the shower pan.

It is recommended to consult with a licensed plumber for repair



6.1 Item 1(Picture)



6.1 Item 2(Picture)

🏠 (2) It was not possible to test the jacuzzi tub at the master bathroom. This was due to the tub drain which appeared to be leaking as noted in section 6.0 #2.

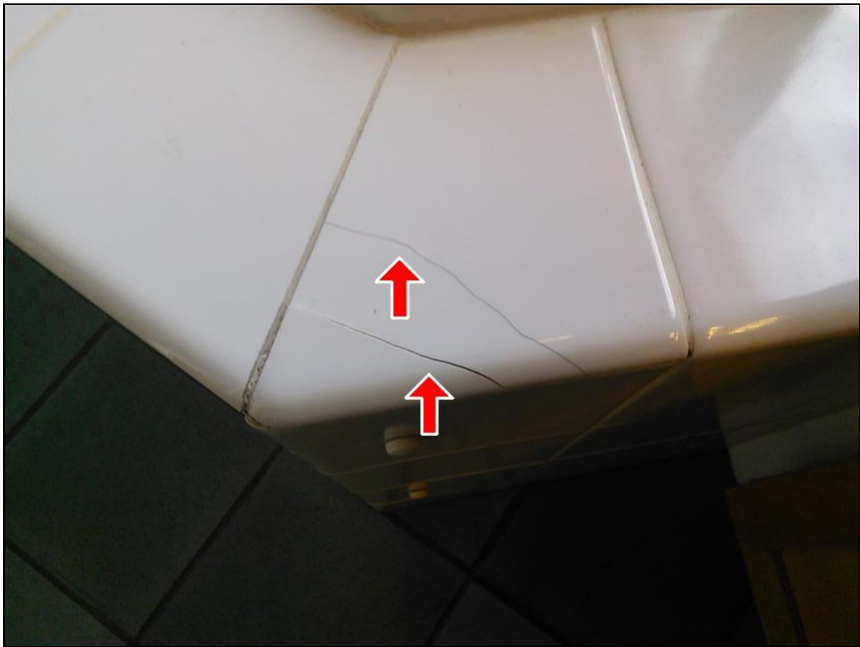
Jacuzzi tubs typically have access to the pump and motor normally stored within the enclosure. It appeared as if this access was there, but due to broken tiles at it's perimeter, the inspector did not feel that this access panel could be removed without risk of further damaging these tiles.

It was also noted that the tub drain stopper was not operational at the time of inspection.

It is recommended that this condition be repaired by a licensed plumber and the jacuzzi tub operation be validated.



6.1 Item 3(Picture)



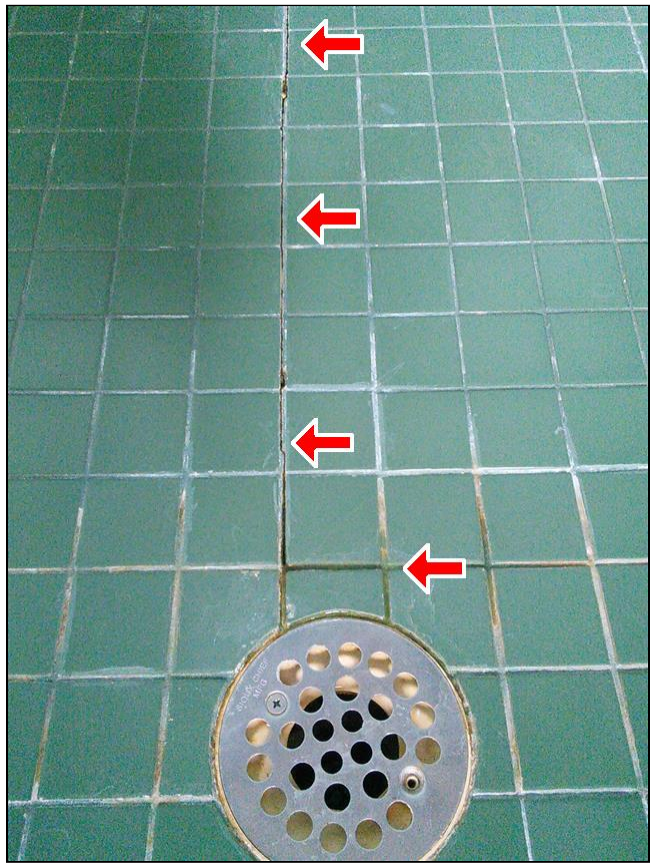
6.1 Item 4(Picture)



6.1 Item 5(Picture)

 (3) Missing tile grout was noted at the shower stall in the master bathroom.

It is recommend to repair or preplace as needed to avoid water damage.



6.1 Item 6(Picture)



6.1 Item 7(Picture)

🏠 (4) Signs of an active leak was noted at the hallway bathroom tub/shower. An active drip was observed and build up of minerals on the tub surface. In addition the tile enclosure had areas of grout and caulk that were in need of repair.

It is recommended that a qualified technician repair this leak and repair grout/caulk to prevent damage as needed.



6.1 Item 8(Picture)



6.1 Item 9(Picture)



6.1 Item 10(Picture)

🏠 (5) The toilet at the basement bathroom is not securely fastened to the floor. Small amounts of moisture was noted at the base presumably from the toilet drain. It is recommended that a qualified technician securely mount the toilet and ensure that there are no leaks.



6.1 Item 11(Picture)

🏠 (6) The water pressure as tested from an exterior hose bib is in excess of commonly accepted range of 40psi to 80psi. Excessively high water pressure can reduce the life of the water system including the fragile valves in dishwashers causing them to fail. It is recommended to adjust the water regulator if equipped or install a water regulator in the main incoming water line.



6.1 Item 12(Picture)


(7) Vertical copper piping is typically supported every 10 feet minimally. The vertical line in the unfinished portion of the basement as it enter the home would benefit from an additional support.



6.1 Item 13(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

 The conventional water heater, also referred to as a "naturally aspirating" water heater, appeared to be in serviceable condition.

Water heater data plate:

Manufactured: July, 2014

The serial number is noted in the adjacent image.

Hot water temperature appears to be adequate and within reasonable expectations. Measurements indicated over 100 degrees at the fixtures.

It is recommended by most water heater manufacturers to drain one gallon of water per month out of the unit and perform a complete drain of the unit once each year to prevent buildup of corrosive materials in the tank. Consult the operations manual for your water heater for specific details for performing this maintenance.

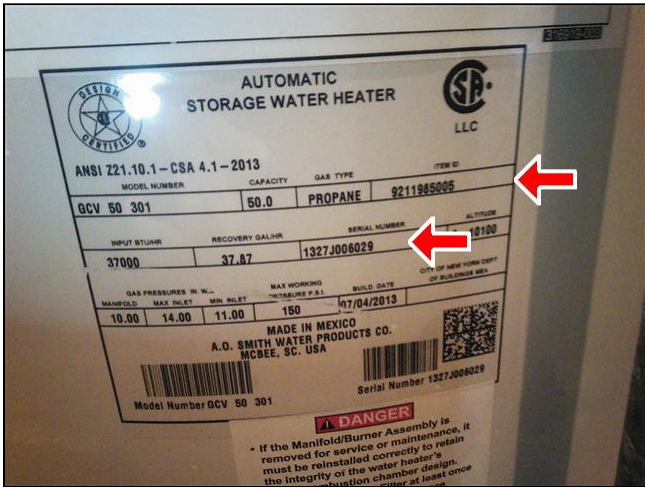
Water temperature was more than adequate. It is typically recommended to keep water temperatures at or below 120 degrees to avoid injury. This is especially important when there are children in the home. Recommend adjusting water heater temperature to more modest level.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



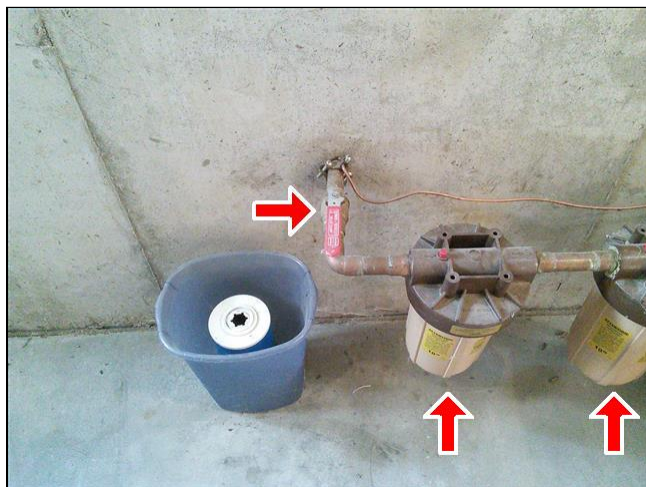
6.2 Item 3(Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut-off is located in the crawl space on the north wall. Noting the location of the main incoming water valve is important in the event of a plumbing emergency requiring rapid shut down of water flow into the home.

Also note that the main incoming water line has an inline sediment filter installed. The adjacent image shows the filter canisters. Most sources recommend replacing the filter ever 3 to 6 months. This is important particularly considering the home is heated by a hydronic system and keeping the boiler and distribution lines clean is important. (see recommendation on section 8.3 #2)



6.3 Item 1(Picture)

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

🏠 It appears as if the fuel source for the residence is propane and that an underground propane tank has been installed. Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

Propane tanks are sometimes privately owned and transfer with ownership of the property. They are sometimes leased and new lease arrangements must be made at the time of sale.

It is recommended that you should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

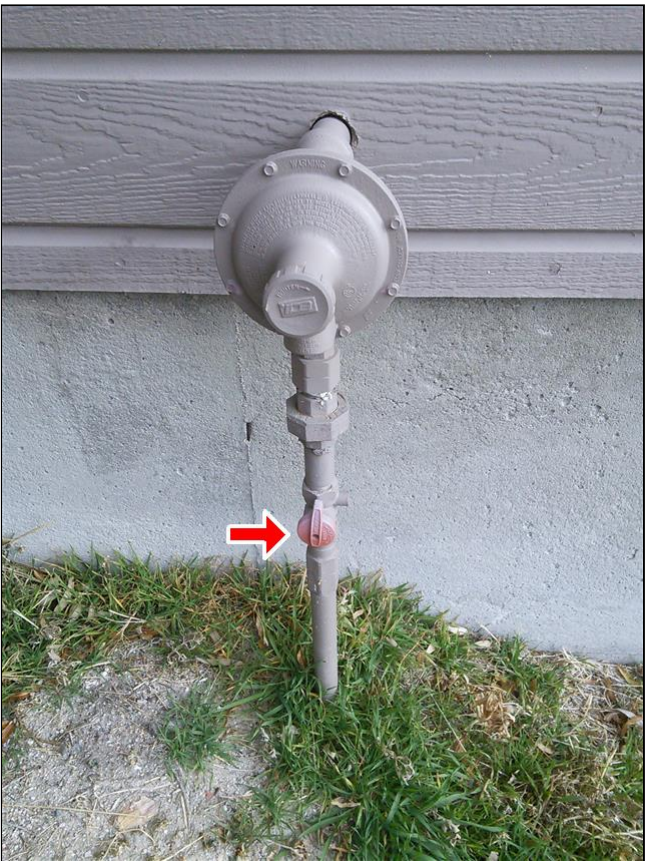
6.5 Main Fuel Shut-off (Describe Location)
Comments: Inspected

The main propane shut-off valve is located outside on the west side of the structure. Noting the location of the main shut off valve is important in the event of a fuel related emergency requiring rapid shut down of fuel flow into the home. It also a good idea to have a appropriate wrench near by for such an emergency.

(LEGAL DISCLAIMER: Most municipalities will advise you NOT to turn off the the fuel source unless absolutely necessary. More importantly, a home owner should NEVER turn the fuel back on themselves, but should wait for a qualified representative of the local propane company or a qualified inspector to so.)



6.5 Item 1(Picture)



6.5 Item 2(Picture)

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. The condition of waste and drainpipes pipes usually directly related to their age. However, since as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, **blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned.** This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. 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.

7. 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.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Underground lateral	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
GENERAL ELECTRIC	Copper	Romex

Items

7.0 Service Entrance Conductors

Comments: Inspected

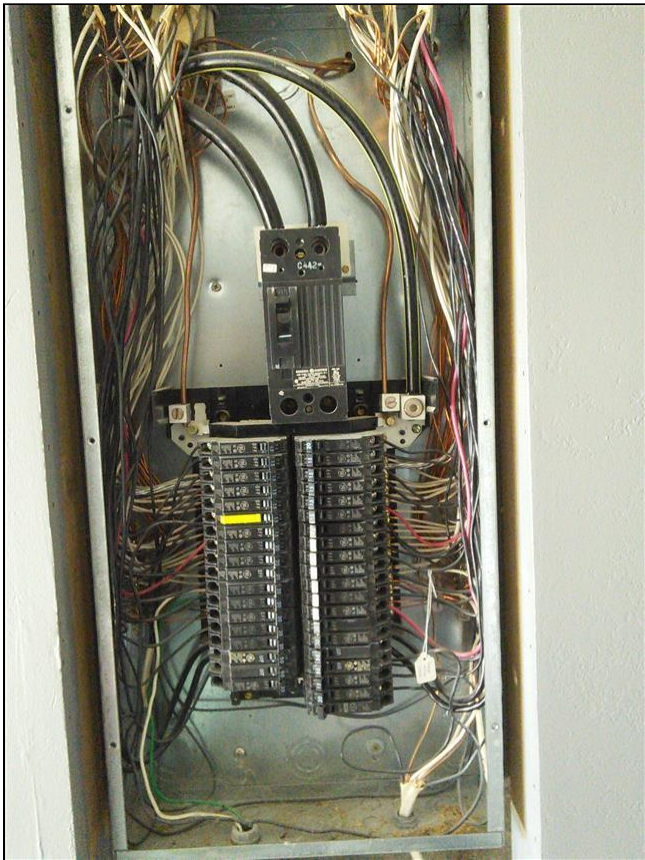
Conductors supplying electricity to the home were buried underground and not visible for inspection.

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

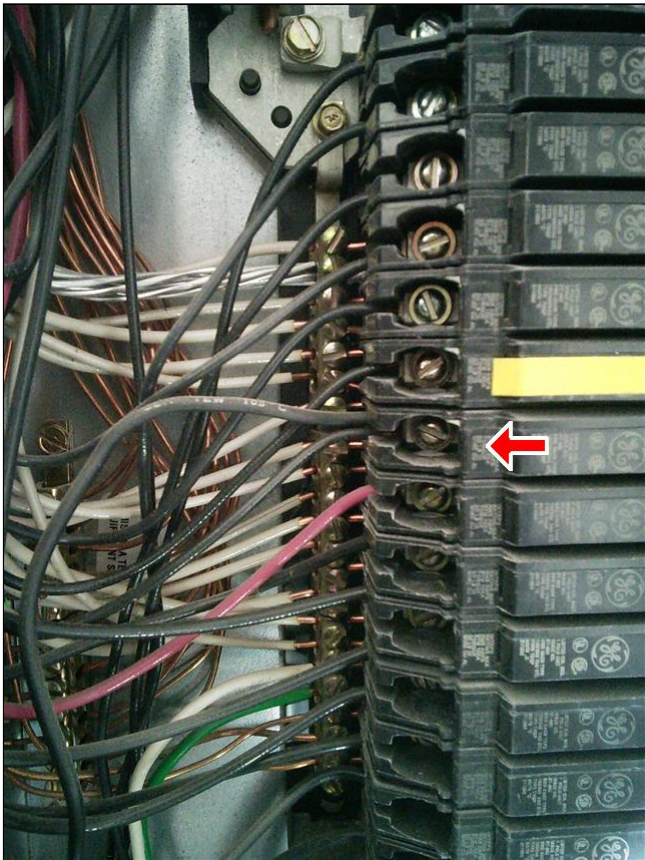
Comments: Inspected

 The main distribution panel appears to be in serviceable condition with the exception noted below.

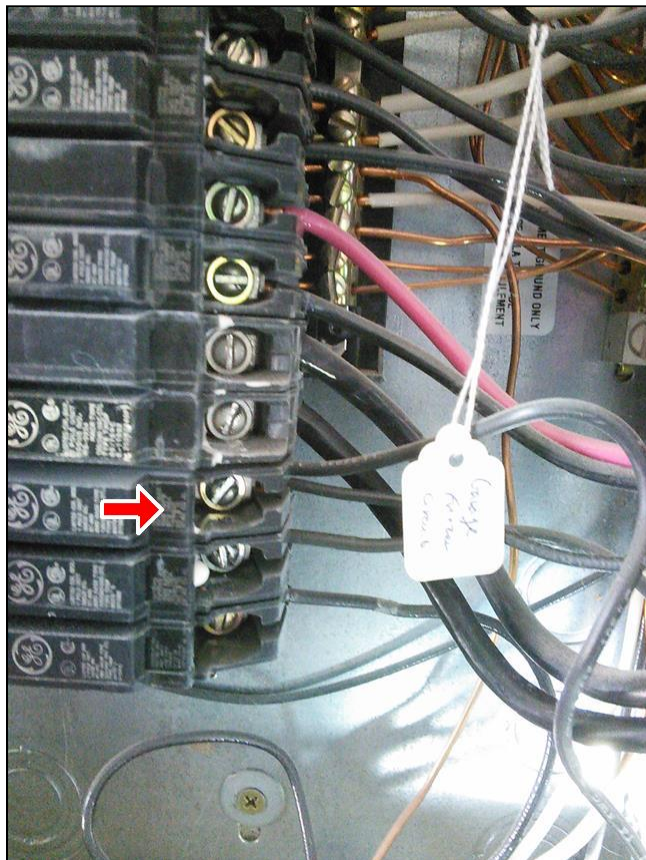
In the panel, two wires were connected to a single breaker designed for only one wire. This is known as a "double-tapping" or "double-lugging" and is a condition that should be corrected by a qualified electrical contractor.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture) Driven rod grounding system.

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

The branch circuit and breakers appear be of correct size for wire gauge in use.

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

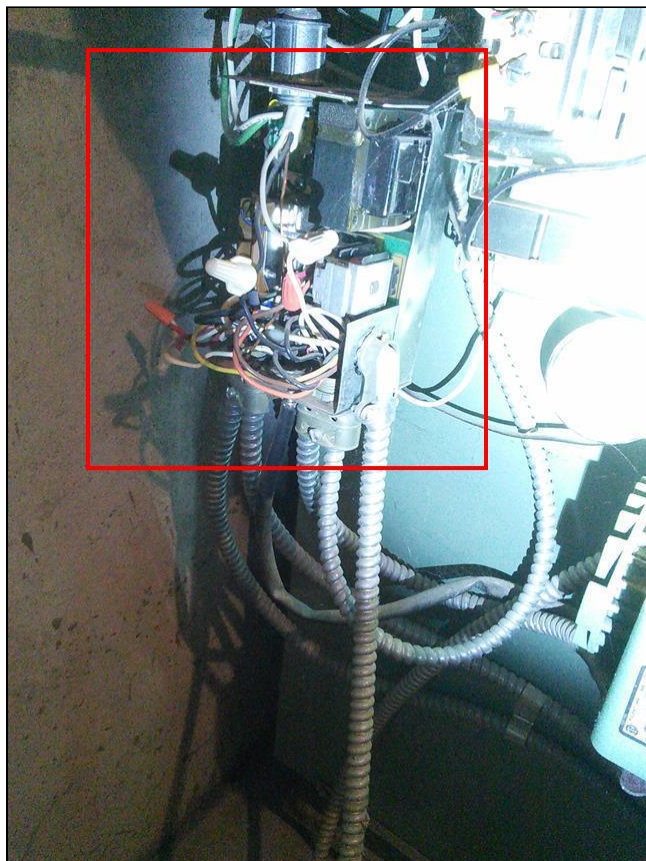
🏠 (1) A fluorescent light fixture at the garage was inoperable at time of inspection. It is recommended to consult with a qualified progressional to ascertain the source of the problem and repair.

🏠 (2) A recessed lights at the master bathroom was inoperable at time of inspection. Due to its design it was not possible to access the bulb to validate it's condition. It is recommended to inquire of the current owner as to its true condition and recommend repair.

🏠 (3) An electrical switch at basement living area was taped to the on position. It is recommend to inquire of the current residents as to the purpose of this configuration.

In this same location an electrical switch was not functional. This is potentially a 3-way switch (light switch allowing operation from two locations) that is improperly wired. It is recommend to inquire of the current residents as to the purpose of this light switch and repair as needed by a qualified licensed electrician.

🏠 (4) Some exposed electrical connections were noted at the boiler in the unfinished portion of the basement. As this could cause electrical shock injury, it is recommended that the proper enclosure cover be installed at these locations by a licensed system repair professional.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

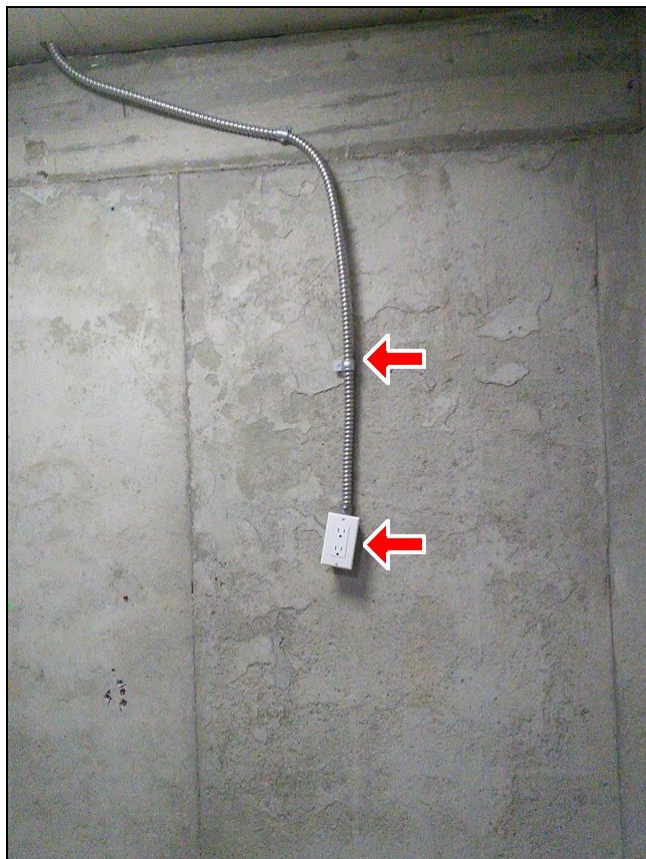
Comments: Inspected

🏠 (1) The electrical receptacle enclosure at the exterior, south east corner of the home was damaged and in need of repair. It is recommended to consult with a qualified electrician for repair or replacement.




7.4 Item 1(Picture)

🏠 (2) A poorly mounted electrical receptacle was noted in the basement in what appears to be a safe room. It is recommended to have a qualified technician properly mount this fixture.



7.4 Item 2(Picture)


 (3) An ungrounded receptacle was noted in the exercise room/office in basement. It is recommended to have this condition evaluated and repaired by a licensed electrician.



7.4 Item 3(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

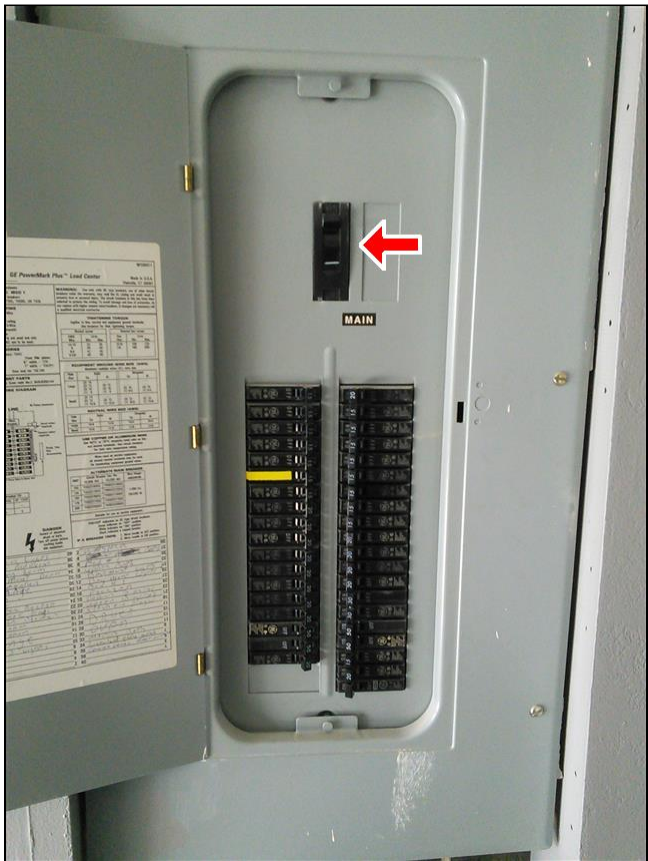
 (1) The GFCI receptacle was not operable at the master bathroom. It recommended to have a GFCI receptacle(s) installed or repaired at this location(s) by a licensed electrician.

 (2) No GFCI receptacle was installed at the exterior balcony deck. It recommended to have a GFCI receptacle(s) installed at this location(s) by a licensed electrician.

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main distribution panel and main disconnect is located at the in the basement on the west wall. Noting the location of the electrical box is important in the event of an electrical emergency requiring rapid shut down of the system.



7.6 Item 1(Picture)


7.7 Smoke Detectors

Comments: Inspected

Smoke detectors are present on each floor and in or near each bedroom.
The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.8 Carbon Monoxide Detectors

Comments: Inspected

 As of July 1st, 2009, carbon monoxide detectors are required in Colorado within 15 feet of the entrance to any bedroom. We noted that the detector in the main level hallway was not operational at the time of inspection. To be in full compliance, this carbon monoxide detector needs to be installed or repaired.



7.8 Item 1(Picture)

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.

8. Heating / Central Air Conditioning


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/permitted 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.

Styles & Materials

Heat Type: Hydronic	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Manufacturer: PEERLESS	Ductwork: N/A	Filter Type: N/A
Filter Size: N/A	Types of Fireplaces: Conventional	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: None	Cooling Equipment Energy Source: N/A
Central Air Manufacturer: NONE	Number of AC Only Units: None	

Items

8.0 Heating Equipment
Comments: Inspected

 (1) The structures heating source is hydronic with hot water provided by a propane fired boiler located in the mechanical room in the basement. Water is circulated through radiant baseboard radiators by means of a pump.

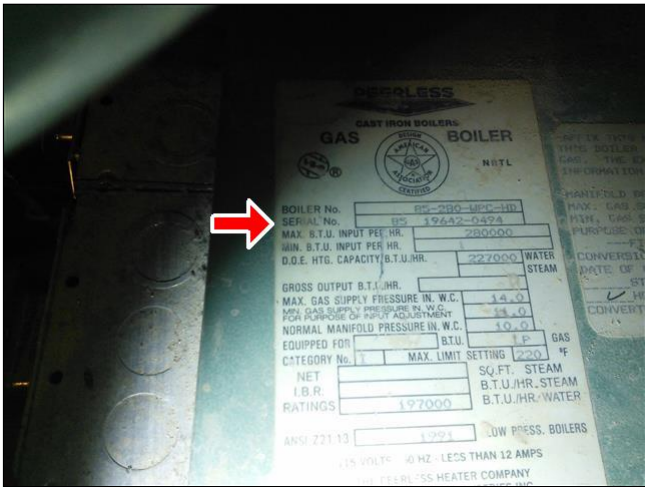
Furnace data plate:
Manufactured: April, 1994

Additionally, some areas of the home, particularly the basement, appear to be heated by radiant floor heating, fluid heated by the boiler and circulated through pipes installed in the floor structure. This is surmised by noting the water heater manifold located in the unfinished portion of the basement (see image #10) and the floor temperature differential particularly noted in the basement wet bar area and the basement bathroom (see images #6-8)

Hydro-thermal heating systems are an uncommon heating source and is typically beyond the scope of a standard home inspection. As this is a specialized system, and that a potential issue was noted with the kitchen baseboard heater, it is recommended that this system (boiler, venting, and distribution) undergo a full inspection by a qualified HVAC contractor that specializes in hydro-thermal heating systems prior to closing on the property. (see sections 7.3 #4, section 8.3 #1 & #2, section 8.4 #2)



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture) Basement bathroom before heat



8.0 Item 7(Picture) Basement bathroom after heat



8.0 Item 8(Picture) Basement kitchen before heat



8.0 Item 9(Picture) Basement kitchen after heat



8.0 Item 10(Picture) Manifold temperature

🏠 (2) Electrical outlets above baseboard heaters is typically not a good practice as electrical cords plugged into these outlets could be damaged by the heat of the baseboard heater. this condition was noted at the front door. It is recommended that this receptacle be removed, the wires capped off and a blank cover be installed at this location by a licensed electrician.



8.0 Item 11(Picture)

8.1 Normal Operating Controls

Comments: Inspected

The HVAC operation controls appear to be functional and in serviceable condition.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 Automatic Safety Controls

Comments: Inspected

The boiler service disconnect was present, operational and in serviceable condition at the time of inspection.

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

🏠 (1) At the time of the inspection, the Inspector observed few deficiencies in the condition or response of baseboard heaters in the home. Notable exceptions will be listed in this report.

One exception was the baseboard heater at the kitchen/dinning area. It appeared to be operated by the thermostat located on the dining room wall. Attempting to operate this baseboard heater appeared not to respond to the controls. This is often due to an inoperable zone valve.

It is recommended to either have the current owner demonstrate appropriate operation of this baseboard heater,or consult with a HVAC specialist to validate its functionality.

🏠 (2) Hydronic heating systems are a closed system that require period flushing to ensure that the water lines are clear and to alleviate the effects of corrosion. It is recommended that a hydronic heating HVAC specialist be consulted to perform this periodic maintenance.

8.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) Draft Hood, Vent Connector, Chimney or Vent

Comments: Inspected

(1) The furnace and fireplace flue is not fully visible, due the limited access, and cracks or disconnections may occur causing a fire hazard. Therefore, it is always advisable to have a complete evaluation by and specialist and, if necessary, repairs by a certified qualified technician.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

🏠 (2) The boiler exhaust flue termination may not extend far enough above the roof. This condition could cause inadequate drafting which could allow the toxic products of combustion to enter the living space due to backdrafting. Exhaust flue termination heights are specified by the manufacturer and local jurisdictions. The Inspector recommends contacting the boiler manufacturer or a HVAC specialist to confirm proper exhaust flue termination height and clearances. Additionally, a carbon monoxide detector installed near the boilers location is recommended.

Note: A common standard for the top of the vent cap on the roof is that it should be at least two feet above anything within a ten-foot radius of the chimney.



8.4 Item 3(Picture)



8.4 Item 4(Picture)

8.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Inspected

(1) At the time of the inspection, the Inspector observed no deficiencies in the condition of the wood-burning fireplace. It was not operated.

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- adequate hearth
- firebox condition
- operable damper;
- visible flue condition;
- spark barrier; and
- exterior condition.

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>



8.5 Item 1(Picture)

(2) The hearth at the wood burning fireplace had missing areas of grout. It is recommended to repair as desired.



8.5 Item 2(Picture)

8.6 Cooling and Air Handler Equipment

Comments: Inspected

No air conditioning equipment was installed in the home.

The home did have a whole-house fan installed. Whole house fans are typically large fans with diameters in the 24 to 30-inch range. They are usually installed in the ceiling of the top floor of a home, often above a stairway. They are designed to pull cool air into the home through open lower floor windows and exhaust hot

air to the home exterior through attic ventilation devices such as roof, soffit, gable or ridge vents. While whole-house fans can be effective at removing heat from a home at a relatively low cost compared to other types of cooling equipment, but they can be somewhat noisy. During the heating season, the opening in the ceiling can be sealed with an insulated cover to reduce heat loss, this type of cover was not present at the time of inspection.

IMPORTANT: While the whole-house fan is in use, it is important that windows be partially opened to avoid depressurizing the home, a condition which can pull toxic exhaust gases from combustion appliances into indoor air.



8.6 Item 1(Picture)

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.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:	Ventilation:	Exhaust Fans:
Blown	Soffit Vents	None
Fiberglass	Passive / Static	
Dryer Power Source:	Dryer Vent:	Floor System Insulation:
220 Electric	Flexible Metal	Batts
	Metal	Partially visible

Items

9.0 Insulation in Attic

Comments: Inspected

The attic insulation appears to be adequate and properly installed. It appears to have an R-value of approximately R-19 While R-38 may be recommended, the current insulation is consistent with the age of the home and standards at time of construction.



9.0 Item 1(Picture)

9.1 Insulation Under Floor System

Comments: Inspected

At the areas where the under floor framing was visible, insulation was present.

9.2 Vapor Retarders (in Crawlspce or basement)

Comments: Inspected

No crawlspace, not applicable.


9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

Ventilation in the attic was provided by static and soffit vents and appeared to provide adequate ventilation.

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

 The bathroom exhaust fans that terminates in the attic space should be vented to the exterior of the building to help reduce moisture levels in the attic space. It is recommended that a qualified contractor extend the vent ducts to the exterior of the structure or up to the static roof vents.



9.4 Item 1(Picture)

The insulation and ventilation 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. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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. Built-In Kitchen 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.

Styles & Materials

Dishwasher Brand: WHIRLPOOL	Disposer Brand: BADGER	Exhaust/Range hood: KITCHEN AIDE
Range/Oven: DAYCOR GENERAL ELECTRIC	Built in Microwave: NONE	Refrigerator: KENMORE

Items

10.0 Dishwasher

Comments: Inspected

(1) The dishwasher was run through a partial cycle to check for general operation including hot and cold water use, soap tray operation, discharge pump operation, and existence of leaks. No leaks were detected, access to the underside of the equipment was limited allowing for limited visibility. The timing mechanism of the dishwasher cannot be thoroughly checked. It is recommended to request the sellers to disclose if they are working properly.

Note the serial number in the adjacent image.

(serial numbers are provided for as many utilities as possible to ensure that the same equipment inspected is in place after closing.)



10.0 Item 1(Picture)



10.0 Item 2(Picture)

🏠 (2) The air gap as shown in the adjacent image allowed water to flow onto the counter when the dishwasher evacuated water. This can sometime happen when the gap leaks and is normally due to a kink or blockage in the tube from the air gap to the tail piece (drain line) below the sink.

It is recommended to inquire of a qualified licensed plumber to resolve this issue to avoid potential water damage.



10.0 Item 3(Picture)

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

🏠 (1) The range burners were in need of cleaning or adjustment, particularly the front left burner. Lighting each individual burner operated as expected but turning the burner to the lowest setting resulted in the flame

blowing out on that particular burner. It is recommended to clean and/or adjust the gas flow as needed for safe operation by a qualified technician.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

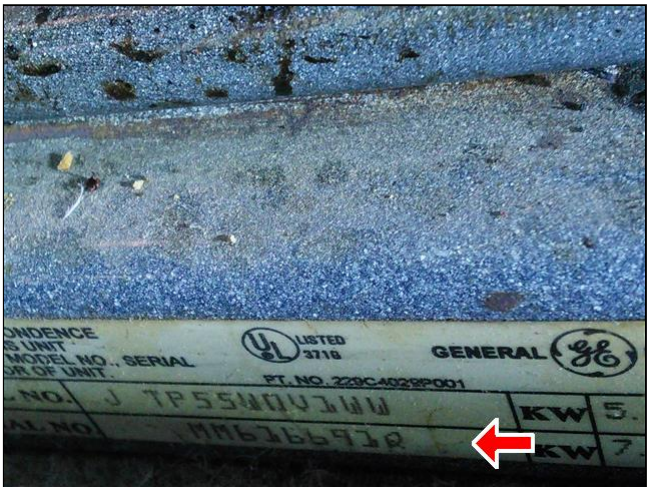
(2) The oven, broiler and bake elements appear to be in serviceable condition and the convection fan operated. It is impossible to test every feature of modern complex ovens, but primary elements are tested.

Both ovens were in need of cleaning.

Note the serial number in the adjacent image.
(serial number are provided for as many utilities as possible to ensure that the same equipment inspected is in place after closing.)



10.1 Item 3(Picture)



10.1 Item 4(Picture)



10.1 Item 5(Picture) Upper oven broiler element



10.1 Item 6(Picture) Upper oven bake element



10.1 Item 7(Picture) Lower oven broiler element



10.1 Item 8(Picture) Lower oven bake element

10.2 Range Hood (s)

Comments: Inspected

The externally vented range hood was in serviceable condition at the time of inspection.



10.2 Item 1(Picture)

10.3 Food Waste Disposer

Comments: Inspected

The food waste disposer was in serviceable condition at time of inspection.

Food waste disposer data plate:
Manufactured: April, 2012

Note the model or serial number of the unit in the adjacent image.
(serial numbers are provided for as many utilities as possible to ensure that the same equipment inspected is in place after closing.)



10.3 Item 1(Picture)

10.4 Microwave Cooking Equipment

Comments: Not Inspected, Not Present

Not Present

10.5 Refrigerator

Comments: Inspected

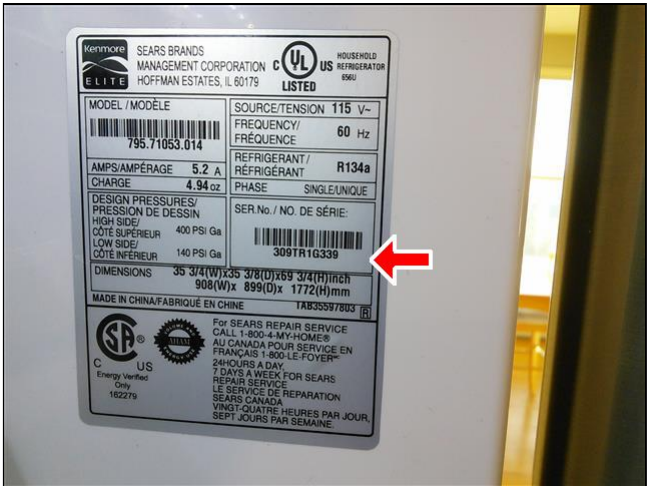
(1) The refrigerator and freezer appear to be in serviceable condition as noted by the adequate cooling temperatures.

Note the model and/or serial number of the unit in the adjacent image.

(serial numbers are provided for as many utilities as possible to ensure that the same equipment inspected is in place after closing.)



10.5 Item 1(Picture)



10.5 Item 2(Picture)



10.5 Item 3(Picture)



10.5 Item 4(Picture)

🏠 (2) The refrigerator has a water filter installed. (Testing of water filtration is not part of standard home inspection).

It is recommend to replace this filter after closing on the property.



10.5 Item 5(Picture)

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.

11. Radon Test

Items

11.0 Radon Testing

Comments: Inspected

The radon report is attached toward the end of the inspection report. Please see this section to determine the radon levels specific to the property at the time of inspection.

Summary Part 1: Items Recommending Action (Repair or Replace)



Cozy Home Inspection Services LLC

628 Darby Court
Castle Rock, CO 80104
720.341.0852

Customer
John Doe


Address
1000 Rock River Rd
Denver CO 80000

The items or discoveries in the following summary section(s) 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**. The summary section(s) 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 section(s) 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.

2. Exterior


2.1 Doors (Exterior)

Inspected

-  (1) The door from the master bedroom to rear deck does not lock as expected. It is recommend to repair or replace the lock on this door by a qualified technician for security.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings


Inspected

-  (3) The deck at the rear of home, accessible from master bedroom and kitchen area, appears to be somewhat unstable when lateral forces are exerted on it. The ledger board attachment cannot be confirmed as typical anchors are not visible. Additionally, the guardrail around this deck appears to be inadequate to protect individuals from potential fall hazard. It is recommend that this deck be evaluated and repaired, replaced, or reinforce by qualified contractor.

3. Garage

3.4 Occupant Door (from garage to inside of home where applicable)

Inspected

- 


The occupant door from inside the garage to inside the home was is a fire rated door and has a tag with official markings to indicate a standard 20 minute rating.

This same door was NOT fully adjusted to close and latch at the time of inspection. It is important that this door be adjusted or repaired to perform this function to ensure that the integrity of the fire wall is maintained as well as impede the flow of potential carbon monoxide into the living area. It is recommended that a qualified person perform this repair.

4. Interiors

4.2 Floors

Inspected

- 


(1) At the time of the inspection, wood floors in various locations exhibited areas of moderate surface wear. Before the expiration of your Inspection Objection Deadline you may wish to consult with a qualified contractor to discuss options and costs for repair.

The wood floor in various locations had gaps visible at the time of the Inspection. This is usually due to shrinkage after installation and may be a sign of poor installation.


6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Inspected

- 

(1) Plumbing drain and venting appears to be in serviceable condition with no visible problems at the time of the inspection. Due to the fact that the underground waste lines cannot be seen, it is always a good recommendation to have the sewer lines scoped for cracks, blockages, and bellies before closing on the property. The water was run for 30 minutes with no visible problems.




(2) The drain for the jacuzzi tub at the master bathroom appeared to be leaking at the time of inspection. Note the moisture on the P-trap in image #1 as viewed from unfinished portion of the basement, also signs of previous water on the concrete floor, as well as active moisture. It is recommended to have this condition repaired by a qualified licensed plumber.

Note: See section 6.1 #2 as this condition did not allow for full inspection of the jacuzzi tub.

6.1 Plumbing Water Supply, Distribution System and Fixtures


Inspected

- 

(1) The water supply valve at the basement bathroom shower appears to be leaking as is indicated by the calcium buildup in the shower pan and continuously present moisture.

Also, caulk or grout repair is indicated at the basement shower to reduce possibility of water infiltration outside of the shower pan.

It is recommended to consult with a licensed plumber for repair



(2) It was not possible to test the jacuzzi tub at the master bathroom. This was due to the tub drain which appeared to be leaking as noted in section 6.0 #2.


Jacuzzi tubs typically have access to the pump and motor normally stored within the enclosure. It appeared as if this access was there, but due to broken tiles at it's perimeter, the inspector did not feel that this access panel could be removed without risk of further damaging these tiles.

It was also noted that the tub drain stopper was not operational at the time of inspection.


It is recommended that this condition be repaired by a licensed plumber and the jacuzzi tub operation be validated.

-  (3) Missing tile grout was noted at the shower stall in the master bathroom.

It is recommend to repair or preplace as needed to avoid water damage.

-  (4) Signs of an active leak was noted at the hallway bathroom tub/shower. An active drip was observed and build up of minerals on the tub surface. In addition the tile enclosure had areas of grout and caulk that were in need of repair.

It is recommended that a qualified technician repair this leak and repair grout/caulk to prevent damage as needed.

-  (5) The toilet at the basement bathroom is not securely fastened to the floor. Small amounts of moisture was noted at the base presumably from the toilet drain. It is recommended that a qualified technician securely mount the toilet and ensure that there are no leaks.


7. Electrical System

- 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Inspected


-  The main distribution panel appears to be in serviceable condition with the exception noted below.


In the panel, two wires were connected to a single breaker designed for only one wire. This is known as a "double-tapping" or "double-lugging" and is a condition that should be corrected by a qualified electrical contractor.

- 7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Inspected


-  (4) Some exposed electrical connections were noted at the boiler in the unfinished portion of the basement. As this could cause electrical shock injury, it is recommended that the proper enclosure cover be installed at these locations by a licensed system repair professional.

- 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)
Inspected

-  (1) The GFCI receptacle was not operable at the master bathroom. It recommended to have a GFCI receptacle(s) installed or repaired at this location(s) by a licensed electrician.

-  (2) No GFCI receptacle was installed at the exterior balcony deck. It recommended to have a GFCI receptacle(s) installed at this location(s) by a licensed electrician.

- 7.8 Carbon Monoxide Detectors
Inspected

-  As of July 1st, 2009, carbon monoxide detectors are required in Colorado within 15 feet of the entrance to any bedroom. We noted that the detector in the main level hallway was not operational at the time of inspection. To be in full compliance, this carbon monoxide detector needs to be installed or repaired.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected



(1) The structures heating source is hydronic with hot water provided by a propane fired boiler located in the mechanical room in the basement. Water is circulated through radiant baseboard radiators by means of a pump.

Furnace data plate:
Manufactured: April, 1994

Additionally, some areas of the home, particularly the basement, appear to be heated by radiant floor heating, fluid heated by the boiler and circulated through pipes installed in the floor structure. This is surmised by noting the water heater manifold located in the unfinished portion of the basement (see image #10) and the floor temperature differential particularly noted in the basement wet bar area and the basement bathroom (see images #6-8)

Hydro-thermal heating systems are an uncommon heating source and is typically beyond the scope of a standard home inspection. As this is a specialized system, and that a potential issue was noted with the kitchen baseboard heater, it is recommended that this system (boiler, venting, and distribution) undergo a full inspection by a qualified HVAC contractor that specializes in hydro-thermal heating systems prior to closing on the property. (see sections 7.3 #4, section 8.3 #1 & #2, section 8.4 #2)

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected



(1) At the time of the inspection, the Inspector observed few deficiencies in the condition or response of baseboard heaters in the home. Notable exceptions will be listed in this report.

One exception was the baseboard heater at the kitchen/dinning area. It appeared to be operated by the thermostat located on the dining room wall. Attempting to operate this baseboard heater appeared not to respond to the controls. This is often due to an inoperable zone valve.

It is recommended to either have the current owner demonstrate appropriate operation of this baseboard heater, or consult with a HVAC specialist to validate its functionality.



(2) Hydronic heating systems are a closed system that require period flushing to ensure that the water lines are clear and to alleviate the effects of corrosion. It is recommended that a hydronic heating HVAC specialist be consulted to perform this periodic maintenance.

8.4 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) Draft Hood, Vent Connector, Chimney or Vent

Inspected



(2) The boiler exhaust flue termination may not extend far enough above the roof. This condition could cause inadequate drafting which could allow the toxic products of combustion to enter the living space due to backdrafting. Exhaust flue termination heights are specified by the manufacturer and local jurisdictions. The Inspector recommends contacting the boiler manufacturer or a HVAC specialist to confirm proper exhaust flue termination height and clearances. Additionally, a carbon monoxide detector installed near the boilers location is recommended.

Note: A common standard for the top of the vent cap on the roof is that it should be at least two feet above anything within a ten-foot radius of the chimney.

Home 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. Home 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Cliff Knight

Summary Part 2: Items To Give Attention To



Cozy Home Inspection Services LLC

628 Darby Court
Castle Rock, CO 80104
720.341.0852


Customer
John Doe

Address
1000 Rock River Rd
Denver CO 80000

1. Roofing


1.1 Flashings

Inspected


-  (2) There are areas that would benefit from kickout flashing installation. (see the image titled "Example of kickout flashing" below) Kickout flashings are recommended where a roof and exterior wall intersect so as to divert water away from the wall cladding and into a gutter. When properly installed they can provide excellent protection against the penetration of water into the building envelope. It is recommended to consult with a roofing specialist with regard to evaluation and installation of this flashing material.

1.3 Roof Drainage Systems

Inspected

-  (1) The gutter system on the roof edge appears to be functional and appear adequately sloped to carry the water to the downspouts.

Note: Downspouts that terminate underground, presumable draining to daylight, were not fully visible making it impossible to determine if drains will function properly under load.

-  (2) At least one downspout extension is disconnected and should be serviced. All downspouts should be extended well away from the foundation. Recommend a qualified person install missing downspout extensions.

Please note the cross-section images of a typical foundation wall. These images helps to illustrate the importance of directing water away from the foundation to protect the integrity of the structure.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected

- 
- (1) The wall cladding, flashing, and trim appeared satisfactory and in serviceable condition.

Portions of the home will require painting in the not too distant future, particularly on the east side of the home. There is evidence of oxidization, peeling, and failing caulk. Other areas of the home appear to have been repainted more recently.


2.1 Doors (Exterior)

Inspected

- 
- (2) Weather stripping at the rear of home, the basement office door, is in need replacement or adjustment to more adequately seal out weather.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

- 
- (2) The rear porch had some cracking and settlement, but was in usable condition. Ensuring proper drainage as well as appropriate sealing of cracks would be beneficial and is recommended.


2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected


- 
- (1) The gravel driveway appears to be in adequate condition, appropriately graded to move water away from the drive.

An area of note is the concrete slab in front of the single car garage door which has settled 2-3 inches. This is a common problem in the Denver area as we have expansive soils. This can be alleviated to some degree by ensuring that water drains away from the home and that no downspouts are depositing water in the area.

This is a condition that may be observed over time to determine if action needs to be taken.

- 
- (3) Vegetation is typically not commented on by home inspectors unless there is a apparent or possible damage to the structure due to its location. It was noted that some trees are in contract or close proximity to roofing and/or siding materials which, particularly under windy conditions, could result in damage to roofing or siding. It is recommended that this be part of a routine maintenance program for trimming to ensure that it does not damage the structure.

- 
- (4) Some settling of the walk way was noted. Settling of this nature (flat work) is typically not structural in nature. When these cracks are 1/4 inch or greater is is recommended to fill them with an appropriate sealant by a qualified technician.


- 
- (5) By enlarge the drainage around the perimeter of the home appears to be adequate to move water away from the foundation. An area to observe over time is at the front of the home along side the garage. This area may have potential to hold moisture.

Also an area which may require more immediate attention is at the south side of the home by the back door in the south east corner. This area appears to allow moisture to collect and settle. The grading in this area can be improved to move water away. Also, there is a downspout with no extension at the same south east corner of the home. This should be extended to ensure water is not deposited in this area. (See section 1.3 #2 for further details)

4. Interiors

4.2 Floors


Inspected

- 

(2) The carpet at the 3rd bedroom on the first floor was damaged as shown in the adjacent image. It is recommended to repair as desired.
- 4.4


Counters and Cabinets (representative number)

Inspected



(2) The counters and cabinets appeared to be in serviceable condition although they have both cosmetic and functional issues as outlined below.


Several cabinet doors and drawers are in need of adjustment or repair. Some areas are in need of refinishing to protect the wood beneath. The carousel in the upper cabinet is beginning to wear and may need repair or replacement in the not too distant future.

You may want to consider consulting with a cabinet repair professional for information as to the cost of repair for these items prior to closing on the property.
- 


(3) The sink base cabinets in the laundry area are in need of repair or reinforcement. The base of the cabinet has come loose from the body. It is recommended to consult a cabinet repair professional for recommendations and cost of repair.
- 4.5

Doors (representative number)


Inspected



(1) The door at the master bedroom is damaged and in need of repair, note the crack noted by the arrows. It is recommended to consult with a qualified professional for repair or replacement.




(3) Some interior doors in the home are in need of adjustment to close and operate smoothly. For example, the door to the basement is not properly adjusted to close and latch, also the door to the basement bedroom and office are not properly adjusted to close and latch. It is recommended to adjust these doors as needed to properly operate.




(4) The door to the basement bedroom appears to have had some damage and a non standard repair was made. It is recommended to repair or replace as desired.
- 4.6

Windows (representative number)

Inspected




(1) The window at kitchen sink did not lock or latch as designed. It is recommended that these windows be adjusted and repaired by a qualified professional.



(2) Windows at the master bedroom are in need of adjustment and/or repair due to upper sash return spring being weak or inoperable as well as possible warping of the window frame making normal operation difficult.

These conditions were apparent sporadically throughout the house, This is not an uncommon condition with double hung wood windows as they are susceptible to moisture and sun exposure.



(3) The window in the basement office on the west wall is missing the crank mechanism enclosure, as well the crank on the right window was not operable at time of inspection. These windows were also missing screens.


It is recommended to inquire of a window professional as to the cost of these repairs prior to closing.

6. Plumbing System

- 6.1

Plumbing Water Supply, Distribution System and Fixtures


Inspected



(6) The water pressure as tested from an exterior hose bib is in excess of commonly accepted range of 40psi to 80psi. Excessively high water pressure can reduce the life of the water system including the fragile valves in dishwashers causing them to fail. It is recommended to adjust the water regulator if equipped or install a water regulator in the main incoming water line.
- 6.2

Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected



The conventional water heater, also referred to as a "naturally aspirating" water heater, appeared to be in serviceable condition.

Water heater data plate:
Manufactured: July, 2014

The serial number is noted in the adjacent image.

Hot water temperature appears to be adequate and with in reasonable expectations. Measurements indicated over 100 degrees at the fixtures.

It is recommended by most water heater manufacturers to drain one gallon of water per month out of the unit and preform a complete drain of the unit once each year to prevent buildup of corrosive materials in the tank. Consult the operations manual for your water heater for specific details for performing this maintenance.


Water temperature was more than adequate. It is typically recommended to keep water temperatures at or below 120 degrees to avoid injury. This is especially important when their are children in the home. Recommend adjusting water heater temperature to more modest level.

7. Electrical System


- 7.3

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected




(1) A fluorescent light fixture at the garage was inoperable at time of inspection. It is recommended to consult with a qualified progressional to ascertain the source of the problem and repair.




(2) A recessed lights at the master bathroom was inoperable at time of inspection. Due to its design it was not possible to access the bulb to validate it's condition. It is recommended to inquire of the current owner as to its true condition and recommend repair.
- 7.4

Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure


Inspected



(1) The electrical receptacle enclosure at the exterior, south east corner of the home was damaged and in need of repair. It is recommended to consult with a qualified electrician for repair or replacement.



(2) A poorly mounted electrical receptacle was noted in the basement in what appears to be a safe room. It is recommended to have a qualified technician properly mount this fixture.




(3) An ungrounded receptacle was noted in the exercise room/office in basement. It is recommended to have this condition evaluated and repaired by a licensed electrician.

8. Heating / Central Air Conditioning

- 8.0

Heating Equipment

Inspected



(2) Electrical outlets above baseboard heaters is typically not a good practice as electrical cords plugged into these outlets could be damaged by the heat of the baseboard heater. this condition was noted at the front door. It is recommended that this receptacle be removed, the wires capped off and a blank cover be installed at this location by a licensed electrician.

9. Insulation and Ventilation

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected



The bathroom exhaust fans that terminates in the attic space should be vented to the exterior of the building to help reduce moisture levels in the attic space. It is recommended that a qualified contractor extend the vent ducts to the exterior of the structure or up to the static roof vents.

10. Built-In Kitchen Appliances

10.0 Dishwasher

Inspected



(2) The air gap as shown in the adjacent image allowed water to flow onto the counter when the dishwasher evacuated water. This can sometime happen when the gap leaks and is normally due to a kink or blockage in the tube from the air gap to the tail piece (drain line) below the sink.

It is recommended to inquire of a qualified licensed plumber to resolve this issue to avoid potential water damage.

10.1 Ranges/Ovens/Cooktops

Inspected



(1) The range burners were in need of cleaning or adjustment, particularly the front left burner. Lighting each individual burner operated as expected but turning the burner to the lowest setting resulted in the flame blowing out on that particular burner. It is recommended to clean and/or adjust the gas flow as needed for safe operation by a qualified technician.

10.5 Refrigerator

Inspected



(2) The refrigerator has a water filter installed. (Testing of water filtration is not part of standard home inspection).

It is recommend to replace this filter after closing on the property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Cliff Knight

Summary Part 3: Items You May Choose To Request Additional Information



Cozy Home Inspection Services LLC

628 Darby Court
Castle Rock, CO 80104
720.341.0852


Customer
John Doe

Address
1000 Rock River Rd
Denver CO 80000

2. Exterior

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings


Inspected

 (1) The deck at the west side of the structure had a post in direct contact with soil. This is commonly done if the wood member is a pressure treated type that can withstand moisture. It was not possible to ascertain if this wood was pressure treated or not. It might be recommended to inquire of the current resident as to the type of material used when installing this structural member.

6. Plumbing System

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)


Inspected

 It appears as if the fuel source for the residence is propane and that an underground propane tank has been installed. Evaluation of propane tanks lies beyond the scope of the general Home Inspection. The propane tanks can be evaluated by the contractor supplying the home with propane.

Propane tanks are sometimes privately owned and transfer with ownership of the property. They are sometimes leased and new lease arrangements must be made at the time of sale.

It is recommended that you should ask your agent to confirm the terms that apply to the propane tank supplying gas to this property.

7. Electrical System

- 7.3 **Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**
- Inspected
-  (3) An electrical switch at basement living area was taped to the on position. It is recommend to inquire of the current residents as to the purpose of this configuration.
- In this same location an electrical switch was not functional. This is potentially a 3-way switch (light switch allowing operation from two locations) that is improperly wired. It is recommend to inquire of the current residents as to the purpose of this light switch and repair as needed by a qualified licensed electrician.

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INVOICE

Cozy Home Inspection Services LLC
628 Darby Court
Castle Rock, CO 80104
720.341.0852
Inspected By: Cliff Knight

Inspection Date: 1/1/2016
Report ID: Sample

Customer Info:	Inspection Property:
John Doe Customer's Real Estate Professional: No Agent	1000 Rock River Rd Denver CO 80000

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 4,001 - 4,500	450.00	1	450.00
Radon test, continuous monitoring	125.00	1	125.00
			Tax \$0.00
			Total Price \$575.00



*Residential Property
Inspection Services*

Protect Your Family and Your Investment

Cozy Home Inspection Services LLC

**628 Darby Court
Castle Rock, CO 80104
720.341.0852**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.



Radon Test Results Report

Average radon level during test period:

2.0 pCi/l

Client: John Doe	
Test Address: 1000 Deer River Rd Parker CO 80000	
Weather Conditions: Clear	
Test Location: Basement Bedroom	
Start Date: 1/1/2018 Start Time: 8:30 AM	End Date: 1/3/2018 End Time: 1:30 PM
Test Technician: Cliff Knight	

PURPOSE OF THIS INSPECTION REPORT :

To provide a professional opinion of a structure's radon levels at the time of the test period, limited to the conditions identified in this report.

EPA EXPLANATION OF TEST RESULTS

Radon is the second leading cause of lung cancer, after smoking. **The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/l (picocuries per liter of air) or greater. Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced.** The national average indoor radon level is about 1.3 pCi/l while outdoor radon levels average 0.4 pCi/l. The higher a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems. You can call your state radon office to obtain information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem.

LIMITATIONS OF LIABILITY

Cozy Home Inspections cannot guarantee the necessary conditions were maintained during the test period. There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While we and our agents make every effort to maintain the highest possible quality control and include checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, for the consequences of erroneous test results. Cozy Home Inspections nor its employees or agents shall not be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, or expense of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any radon test.

RADON TEST DATA

On page two of this document is a copy of the actual test data taken from the testing device. This test was done with a *Sun Nuclear Model 1027 Continuous Radon Monitor*, an EPA approved testing device. The test was performed in accordance with the current standards and guidelines accepted for radon testing.

Please feel free to contact me with any questions you may have.

628 Darby Court Castle Rock, CO 80104
1.720.341.0852

Cozy Home Inspections

Professional
Radon Monitor

Start Date : 1/1/2018
Start Time : 8:30 AM
End Date : 1/3/2018
End Time : 1:30 PM
Serial # : 85643103
Location : Basement Bedroom

Data in pCi/l
Time Interval 1 Hr

1.1	2.0	2.4
0.7	0.3	0.7
0.3	0.7	3.6
2.4	0.7	2.0

2.4 2.4 3.2

4.0 2.4 1.1

2.0 1.5 2.0

1.1 0.0 2.4

1.1 2.8 1.1

2.0 2.0 2.8

3.6 2.8 5.6

2.0 2.8 3.2

2.4 1.1 2.0

2.0 2.4 1.5

1.1 2.0 4.0

4.8 1.5 1.1

2.4 1.5 2.4

2.0 1.5

Overall Avg.= 2.0

Cozy Home Inspection Services, LLC.

628 Darby Court, Castle Rock, CO 80104 | 720-341-0852 | cliff@cozyhomeinspections.com

INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE

PLEASE READ IT CAREFULLY

Property Address: 1000 Rock River Rd Denver CO 80000

Client: John DoeEmail: JohnDoe@MyEmail.com

Phone: 555-555-5555,Date of Inspection: 1/1/2016

Mailing Address:Total Inspection Fee: \$ 575.00

This Inspection Agreement contains the terms and conditions of your (the Client) contract with Cozy Home Inspection Services, LLC. (the Company) for an Inspection of the Property at the above address. This Inspection Agreement contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the Inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns client may have regarding the Inspection or Inspection Report. This Inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

LIQUIDATED DAMAGES – LIMITED LIABILITY CLAUSE

Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree to this provision.

X _____

By signing here, the client agrees to be bound by the provisions of this limitation of liability provision.

I have read, understand and agree to all the terms and conditions on all pages (three pages) of this contract and to pay the fee listed above.

X _____Date: _____

Signature (One signature binds all)

X _____Date: _____

Cozy Home Inspections Services Representative

ADDITIONAL TERMS AND CONDITIONS

1. INSPECTION AND DUTIES

The Company agrees to perform a limited visual Inspection of the systems and components included in the inspection as

they exist at the time of the inspection and for which the Client agrees to pay a fee. The Inspection will be performed in accordance with the Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement. You agree that if the Company recommends further evaluation of a condition noted in the Inspection Report that you will do so before the end of any inspection contingency and prior to closing.

2. DISCLAIMER OF WARRANTY

Client understands that the Inspection and Inspection Report do not, in any way, constitute a/an: (1) guarantee, (2) warranty of merchantability or fitness for a particular purpose, (3) express or implied warranty, or (4) insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

3. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten(10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection; failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen therefrom. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law.

4. ENVIRONMENTAL AND HEALTH ISSUES

The Client specifically acknowledges that a Property Inspection is NOT an Environmental Survey and is not intended to detect, identify, disclose or report on the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include but are not limited to asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCB's or other toxins; electro-magnetic fields; underground storage tanks; proximity to toxic waste sites; carbon monoxide. You agree to hold the Company and Inspector harmless for any injury, health risk or damage caused or contributed to by these conditions. Some testing is available for an additional fee from Cozy Home Inspection Services, LLC.

5. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or in any other fashion is excluded. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component installation or recalls.
- Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
- Termites or other wood destroying insects and or organisms, rodents or other pests, dry-rot or fungus; or damage from or relating to the preceding. Water membrane beneath roofs, balconies or shower pans.
- Private water, sewage systems, water softeners or purifiers, radiant heat systems or solar heating systems.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters. Low voltage lighting, cable and telephone systems, alarm systems, sprinkler systems, hermetic seals in double glazed windows,
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks.

- Furnace heat exchangers, supply and return ducts, inline duct motors or dampers, chimney flues.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property including but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, system or component life expectancy or adequacy or efficiency of any system or component.

6. GOVERNING LAW & SEVERABILITY

This Agreement shall be governed by Colorado law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

7. RECEIPT OF REPORT

The Company's agreement to perform the Inspection is contingent on Client's agreement to the provisions, terms, conditions and limitations of this Agreement. If this Agreement is not signed by Client prior to or at the time the written Inspection Report is provided to the Client and Client objects to any of the terms of this Agreement, Client shall return the written Inspection Report to the Company within seven (7) days and any fee that has been paid will be refunded to the Client. Failure to return the written Inspection Report and payment of the fee shall constitute the full acceptance of all of the terms of this Agreement by Client.

8. OTHER SERVICES

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

9. ENTIRE AGREEMENT, MODIFICATION & 3rd PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

10. DISPUTE RESOLUTION - ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.