



# BOULDER HOME INSPECTOR

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<https://boulderhomeinspector.com>



## RESIDENTIAL REPORT

1234 Main St.  
Louisville CO 80027

Buyer Name

02/25/2019 9:00AM



Inspector

**Brett Duryea**

InterNACHI Certified, InterNACHI  
Certified Radon Tester, AHIT Certified,  
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Agent

**Agent Name**

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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Have a qualified contractor evaluate and repair/replace the systems, items and conditions in this report prior to settlement to reduce the risk of personal injury or property damage. Have the contractor evaluate the entire system or components listed that require repair to ensure that no hidden damage exists. See the introduction section of this report for a more complete explanation of how inspections are performed and how to read this report.

The inspection report lists Defects as described in the InterNACHI Standards of Practices.

The body of the inspection report describes the type of components inspected and lists whether or not a component has been inspected. Additional comments are typed for some components inspected and make reference to required or recommended maintenance tips, repairs or corrections required. If this inspection report or sellers disclosure indicates any areas of prior or current moisture intrusion, moisture staining, efflorescence, moisture penetration, leaks or any other condition relating to moisture the buyer is advised to request a mold inspection/test as mold inspections and testing are specifically excluded from home this inspection report as stated in the Visual Inspection Agreement. The fact that a component is at or near the end of its designed

life does not require the replacement of the component unless the item is listed as damaged or is listed on the Report Commentary.

Even though the body of this Inspection Report lists primarily maintenance tips to the buyer there may still be items of significant importance listed and it is recommended that the buyer read the entire report.

Have a qualified contractor evaluate and repair or replace as needed the items and conditions that are going to be addressed in this report to reduce the risk of personal injury and/or property related damage. Have the contractor evaluate the entire system that the repair and/or correction was performed on to ensure proper operation. Obtain all documentation that the work has been completed prior to settlement. Re-check all appliances, HVAC systems, bathtubs, sinks, showers, windows, doors and walls at walk through to ensure no changes have occurred since the inspection.

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

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

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

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

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

### **Exclusions and Limitations**

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

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

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

The following items are also excluded for the scope of the inspection, and deviations to the InterNACHI and AHIT standards are hereby noted:

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

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

The inspector is NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

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

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

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

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

### **Comment Key**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendation by the inspector or marginal or poor rating or to repair,replace,

or maintain suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** - The item, component or unit was visually observed, and, if not other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

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

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

**Deficiencies (D)** - The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor.

**Satisfactory** - Indicates the component is functionally consistent with its original purpose (may show signs or

normal wear and tear and deterioration).

**Marginal** - Indicates the component is not fully functioning and/or will probably require repair or replacement in the

near future.

**Poor** - Indicates the component will need repair or replacement now.

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

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# SUMMARY

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ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

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-  3.2.1 Roof - Roof Drainage Systems: Downspouts Missing
-  5.5.1 Electrical - GFCI & AFCI: Additional GFCI Needed
-  5.7.1 Electrical - Carbon Monoxide Detectors: Add Additional Carbon Monoxide Detectors
-  5.7.2 Electrical - Carbon Monoxide Detectors: Add Additional Carbon Monoxide Detectors

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client

**Occupancy**

Furnished

**Type of Building**

Single Family

**Outside Temperature  
(approximate)**

75 Fahrenheit (F)

**Weather Conditions**

Clear

## 2: EXTERIOR

		IN	NI	NP	O
2.1	Siding, Flashing & Trim	X			
2.2	Exterior Doors	X			
2.3	Walkways, Patios & Driveways	X			
2.4	Decks, Balconies, Porches & Steps	X			
2.5	Vegetation, Grading, Drainage & Retaining Walls	X			
2.6	Sprinkler System		X		
2.7	Window Well	X			

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### Information

**Siding, Flashing & Trim: Flashing Material**

Aluminum

**Siding, Flashing & Trim: Siding Style**

Clapboard

**Siding, Flashing & Trim: Siding Material**

Engineered Wood

**Siding, Flashing & Trim: Trim Material**

Wood

**Exterior Doors: Exterior Entry Door**

Wood

**Walkways, Patios & Driveways: Driveway Condition**

Satisfactory

**Walkways, Patios & Driveways: Driveway Material**

Concrete

**Walkways, Patios & Driveways: Patio Condition**

Satisfactory

**Walkways, Patios & Driveways: Patio Material**

Trex, Wood

**Walkways, Patios & Driveways: Walkway Condition**

Satisfactory

**Walkways, Patios & Driveways: Walkway Material**

Concrete

**Decks, Balconies, Porches & Steps: Appurtenance**

Deck, Covered Porch

**Decks, Balconies, Porches & Steps: Condition**

Satisfactory

**Decks, Balconies, Porches & Steps: Deck Material**

Concrete

**Decks, Balconies, Porches & Steps: Existing Hazards**

Not Applicable

**Decks, Balconies, Porches & Steps: Exterior Steps**

Satisfactory

**Vegetation, Grading, Drainage & Retaining Walls: Retaining Walls**

Present, Satisfactory

**Vegetation, Grading, Drainage & Retaining Walls: Vegetation**

Satisfactory

**Condition**

Satisfactory

Exterior siding is considered a "water shed" system. Monitor seasonally for areas where weather could enter. Seal, Caulk, Paint or repair as needed to prevent water entry.

**Vegetation, Grading, Drainage & Retaining Walls: Grading**

Satisfactory

Ideally, surface grading should drain away from the dwelling. Some adjustment of the grading at the foundation could be beneficial; if it is determined that moisture is intruding into the basement as a result of improper grading. The proactive approach would be to establish a positive grade away from the house.

**Window Well: Number of Window Wells**

2

The purpose of a window well is to protect interior and exterior aspects of the basement windows from damage, reduce the potential for water penetration of the building, accommodate sudden changes in grade and to encourage surface water to naturally drain away from the foundation.

**Limitations**

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General

**SPRINKLER SYSTEM WAS NOT INSPECTED**

Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, this system was not inspected. We recommend consultation with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the sprinkler system.

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Sprinkler System

**SPRINKLER SYSTEM WAS NOT INSPECTED**

Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, this system was not inspected. We recommend consultation with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the sprinkler system.

# 3: ROOF

		IN	NI	NP	O
3.1	Coverings	X			
3.2	Roof Drainage Systems	X			
3.3	Flashings	X			
3.4	Chimneys & Other Roof Penetrations	X			
3.5	Eaves, Soffits & Fascia	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Inspection Method

Binoculars, Ground, Ladder, Window

### Roof Type/Style

Hip

### Visability

Partial

### Coverings: Condition

Satisfactory

### Coverings: Material

Asphalt

### Roof Drainage Systems:

#### Attachment

Satisfactory

### Roof Drainage Systems:

#### Downspouts

Should be 6' away from the house, Satisfactory

### Roof Drainage Systems: Gutter

#### Material

Aluminum

### Roof Drainage Systems: Leaking

No Apparent Leaks

### Flashings: Trim Material

Aluminum

### Flashings: Flashing Material

Satisfactory

### Chimneys & Other Roof

#### Penetrations: Chimney

Natural Gas Burning

### Chimneys & Other Roof

#### Penetrations: Chimney

#### Condition

Satisfactory

### Chimneys & Other Roof

#### Penetrations: Rain Cap/Spark

#### Arrestor

Yes

### Eaves, Soffits & Fascia: Soffit

#### Condition

Satisfactory

### Coverings: Number of Layers

- 1
- 1 Layer - will allow you to add a potential second layer if needed in the future.
- 2 Layers - Will probably need to remove both layers to add a new layer

### Roof Drainage Systems: Condition

Satisfactory

The roof drainage system is an important part of your home. It insures that all rainwater and snowmelt will be directed off your roof and away from the house and foundation. Gutters are the components that run along the eaves of the house, downspouts direct the water from the gutters to ground level; and extensions or splash blocks direct water away from the foundation and concrete flatwork. Failure to properly divert water may result in long-term erosion of the soil around your house and damage to the foundation or other areas. Retention of moisture around the house may also lead to growth of certain organic substances.

**Eaves, Soffits & Fascia: Eave Condition**

Satisfactory

The eaves or overhangs are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

**Observations**

## 3.2.1 Roof Drainage Systems



Recommendation

**DOWNSPOUTS MISSING**

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.



# 4: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
4.1	Attic Insulation	X			
4.2	Vapor Retarders (Crawlspace or Basement)	X			
4.3	Ventilation	X			
4.4	Exhaust Systems	X			

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## Information

### Dryer Power Source

110 Volt

### Dryer Vent

Metal (Flex)

### Inspection Method

Attic Access

### Exhaust Systems: Exhaust Fans

Fan Only

### Attic Insulation: Insulation Type

Loose-fill & Blown-in

Attic insulation is extremely important as it prevents most heat loss from your home during the winter months. The recommended amount of insulation present has increased over the years.

To choose the best insulation for your home from the many [types of insulation](#) on the market, you'll need to know [where you want or need to install](#) the insulation, and what R-value you want the installation to achieve. Other considerations may include indoor air quality impacts, life cycle costs, recycled content, embodied energy, and ease of installation, especially if you plan to do the installation yourself. Some insulation strategies require professional installation, while homeowners can easily handle others.

Source - [Energy.gov](http://Energy.gov)

Type	Material	Where Applicable	Installation Methods	Advantages
<b>Blanket batts and rolls</b>	Fiberglass	Unfinished walls, including foundation walls	Fitted between studs, joists, and beams.	Do-it-yourself. Suited for standard stud and joist spacing that is relatively free from obstructions. Relatively inexpensive.
	Mineral (rock or slag) wool			
	Plastic fibers	Floors and ceilings		
	Natural fibers			
<b>Foam board or rigid foam</b>	Polystyrene	Unfinished walls, including foundation walls	Interior applications: must be covered with 1/2-inch gypsum board or other building-code approved material for fire safety.	High insulating value for relatively little thickness. Can block thermal short circuits when installed continuously over frames or joists.
	Polyisocyanurate	Floors and ceilings		
	Polyurethane	Unvented low-slope roofs	Exterior applications: must be covered with weatherproof facing.	
<b>Loose-fill and</b>	Cellulose	Enclosed existing wall or open new wall cavities	Blown into place using speci	Good for adding insulation to existin
	Fiberglass			

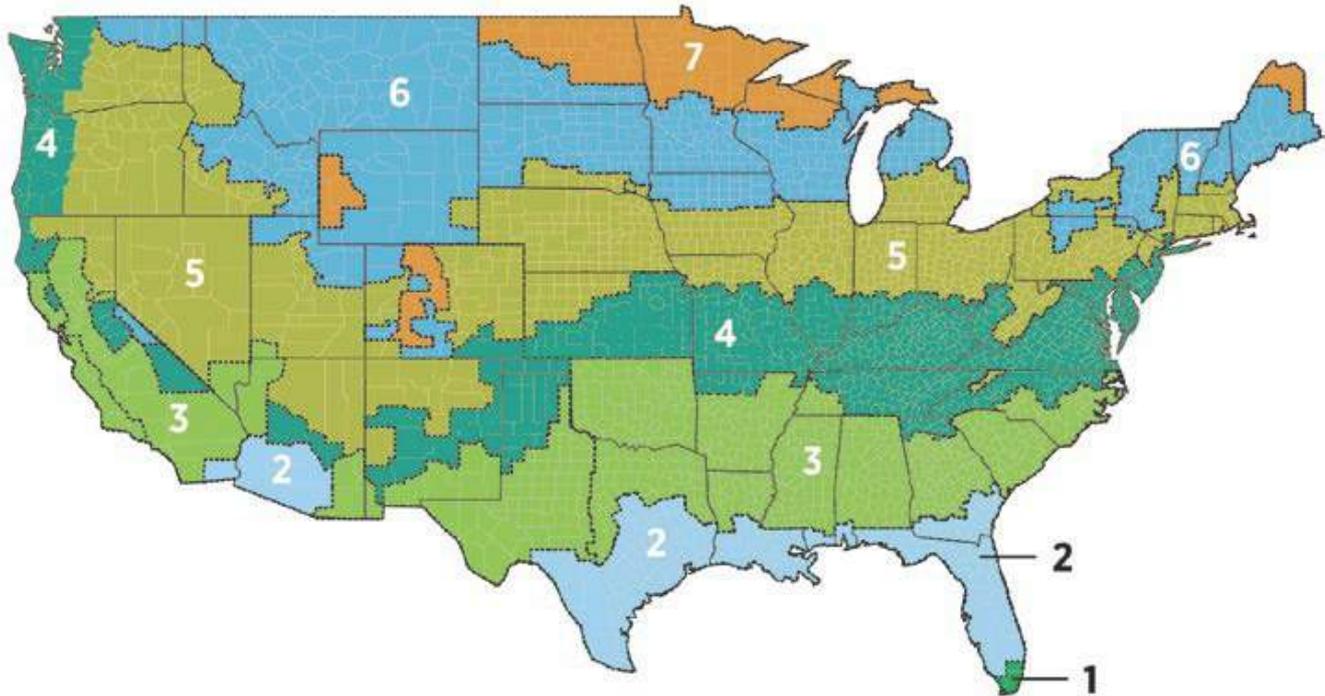
blown-in Type	Material	Where Applicable	Installation Methods	Advantages
Reflective system	Foil-faced kraft paper, plastic film, polyethylene bubbles, or cardboard	Unfinished walls, ceilings, and floors	Foils, films, or papers fitted between wood-frame studs, joists, rafters, and beams.	Do-it-yourself. Suitable for framing at standard spacing. Bubble-form suitable if framing is irregular or if obstructions are present. Most effective at preventing downward heat flow, effectiveness depends on spacing.
Rigid fibrous or fiber insulation	Fiberglass Mineral (rock or slag) wool	Ducts in unconditioned spaces Other places requiring insulation that can withstand high temperatures	HVAC contractors fabricate the insulation into ducts either at their shops or at the job sites.	Can withstand high temperatures.
Sprayed foam and foamed-in-place	Cementitious Phenolic Polyisocyanurate Polyurethane	Enclosed existing wall Open new wall cavities Unfinished attic floors	Applied using small spray containers or in larger quantities as a pressure sprayed (foamed-in-place) product.	Good for adding insulation to existing finished areas, irregularly shaped areas, and around obstructions.
Structural insulated panels (SIPs)	Foam board or liquid foam insulation core Straw core insulation	Unfinished walls, ceilings, floors, and roofs for new construction	Construction workers fit SIPs together to form walls and roof of a house.	SIP-built houses provide superior and uniform insulation compared to more traditional construction methods; they also take less time to build. <a href="http://energy.gov">Energy.gov</a>

**Attic Insulation: R-value**

42

An insulating materials resistance to conductive heat flow is measured or rated in terms of its thermal resistance or R-value -- the higher the R-value, the greater the insulating effectiveness. The R-value depends on the type of insulation, its thickness, and its density. The R-value of some insulations also depends on temperature, aging, and moisture accumulation. When calculating the R-value of a multilayered installation, add the R-values of the individual layers.

Installing more insulation in your home increases the R-value and the resistance to heat flow. In general, increased insulation thickness will proportionally increase the R-value. However, as the installed thickness increases for loose-fill insulation, the settled density of the product increases due to compression of the insulation under its own weight. Because of this compression, loose-fill insulation R-value does not change proportionately with thickness. To determine how much insulation you need for your climate, consult a local [insulation contractor](#).



According to energy.gov

Colorado is located in Insulation zone 4,5,6,7

Whenever exterior siding is removed on an uninsulated wood-frame wall in Zones 5-8: Add R5 to R6 insulative wall sheathing beneath the new siding.

**Add Insulation to Attic**

Zone	Uninsulated Attic	Existing 3-4 Inches of Insulation	Floor
4	R38 to R60	R38	R25 to R30
5	R49 to R60	R38 to R49	R25 to R30

Information and Photo Credit to energy.gov,  
Source Energy Star

**Ventilation: Ventilation Type**

Soffit Vents, Ridge Vents

Proper ventilation is another important aspect of your attic. Without ventilation, moisture has an opportunity to become trapped in your attic. Over the long term, this may reduce the effectiveness of your insulation and become premature decay of roof sheathing and wood construction members. Excessive moisture accumulation may also result in the growth of microbial substances.

# 5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
5.3	Branch Wiring Circuits, Breakers & Fuses	X			
5.4	Lighting Fixtures, Switches & Receptacles	X			
5.5	GFCI & AFCI	X			
5.6	Smoke Detectors	X			
5.7	Carbon Monoxide Detectors	X			

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## Information

**Condition**  
Satisfactory

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Exterior

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
Unknown

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Milbank

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Capacity**  
Unknown



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Location**  
Exterior

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Manufacturer**  
Milbank

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

**GFCI & AFCI: GFCI**  
Not Present

**Smoke Detectors: Smoke Detector present**  
Basement, First Floor, Second Floor

**Carbon Monoxide Detectors:**  
**Carbon Monoxide Detector**  
**present**

Basement

**Service Entrance Conductors: Electrical Service Conductors**

Exterior North

Below Ground



**Limitations**

Main & Subpanels, Service & Grounding, Main Overcurrent Device

**BREAKER BOX LOCKED AND INACCESSIBLE**

There was a lock on the Breaker Box with no key or way to open and inspect the panel.

**Observations**

5.5.1 GFCI & AFCI

 Safety Hazard

**ADDITIONAL GFCI NEEDED**

BATHROOM

One or more outlets throughout the home is not a GFCI. I would recommend upgrading these outlets in the required areas to meet current electrical standards.

Recommendation

Contact a qualified electrical contractor.



5.7.1 Carbon Monoxide Detectors

 Maintenance Item

**ADD ADDITIONAL CARBON MONOXIDE DETECTORS**

It is best to have a Carbon Monoxide detector on every floor as well as in the room where there are combustible gases. I would recommend adding detectors to other areas.

Recommendation

Contact a qualified professional.

5.7.2 Carbon Monoxide Detectors

 Maintenance Item

**ADD ADDITIONAL CARBON MONOXIDE DETECTORS**

It is best to have a Carbon Monoxide detector on every floor as well as in the room where there are combustible gases. I would recommend adding detectors to other areas.

Recommendation

Contact a qualified professional.

# 6: HEATING

		IN	NI	NP	O
6.1	Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			
6.5	Presence of Installed Heat Source in Each Room	X			

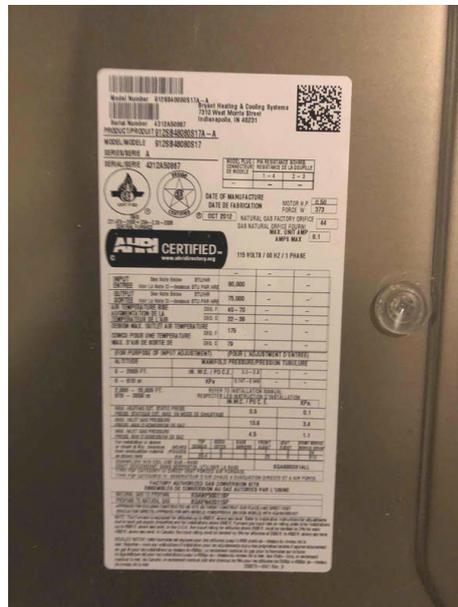
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## Information

**When turned on by thermostat**  
Fired, Not Tested

**Equipment: Brand**  
Bryant

**Equipment: Serial #**  
4312A50867



**Equipment: Energy Source**  
Natural Gas

**Equipment: Filter Type**  
Standard

**Equipment: Carbon Monoxide**  
Not Tested

**Equipment: Fireplace**

Living Room  
Unknown



**Equipment: Gas shut off valve**

Yes

**Equipment: Heat Type**

Forced Air

**Normal Operating Controls:**

**Brand of Thermostat**

1st Floor  
Honeywell



**Distribution Systems: Ductwork**

Not Visible

**Distribution Systems: Radiant**

Flooring  
Water

**Vents, Flues & Chimneys: Flue Piping**

Satisfactory

**Vents, Flues & Chimneys: Vent Piping**

To exterior

**Vents, Flues & Chimneys: Chimney Material**

Unknown

Equipment: Model #  
912SB48080517



# 7: COOLING

		IN	NI	NP	O
7.1	Cooling Equipment	X			
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

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## Information

**AC Unit**

Exterior House Unit

**Condition**

Satisfactory

**Cooling System Type**

Central System

**Cooling Equipment: Brand**

N/A

**Cooling Equipment: Condensate Lines/Drain**

Other

**Cooling Equipment: Energy Source/Type**

Electric

**Cooling Equipment: Location**

Exterior North

**Cooling Equipment: Model**

CA13NAD35 - C

**Cooling Equipment: Serial #**

0513X69794

**Distribution System: Configuration**

Central

# 8: PLUMBING

		IN	NI	NP	O
8.1	Main Water Shut-off Device	X			
8.2	Drain, Waste, & Vent Systems	X			
8.3	Water Supply, Distribution Systems & Fixtures	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	

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## Information

### Filters

None

### Flow

Satisfactory

### Water Source

Public

### Drain, Waste, & Vent Systems:

#### Drain Flow

Satisfactory

### Drain, Waste, & Vent Systems:

#### Drain Size

1 1/2"

### Drain, Waste, & Vent Systems:

#### Material

PVC

### Drain, Waste, & Vent Systems:

#### Vent Systems

Present

### Drain, Waste, & Vent Systems:

#### Waste Flow

Satisfactory

### Water Supply, Distribution

#### Systems & Fixtures: Water

#### Supply Material

Unknown

### Hot Water Systems, Controls, Flues & Vents: Capacity

Endless On-Demand

### Hot Water Systems, Controls, Flues & Vents: Location

Basement

### Hot Water Systems, Controls, Flues & Vents: Model #

N/A

### Hot Water Systems, Controls, Flues & Vents: Serial #

N/A

### Hot Water Systems, Controls, Flues & Vents: Combustion

#### Venting

Satisfactory

### Hot Water Systems, Controls, Flues & Vents: Power

#### Source/Type

Natural Gas

### Hot Water Systems, Controls, Flues & Vents: Pressure Release Valve

Extension Present

### Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter

### Sump Pump: Location

None

### Main Water Shut-off Device: Location

Basement

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

### Water Supply, Distribution Systems & Fixtures: Distribution Material

PVC

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

Rinnai

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

# 9: INTERIOR, DOORS & WINDOWS

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			
9.7	Tiling	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

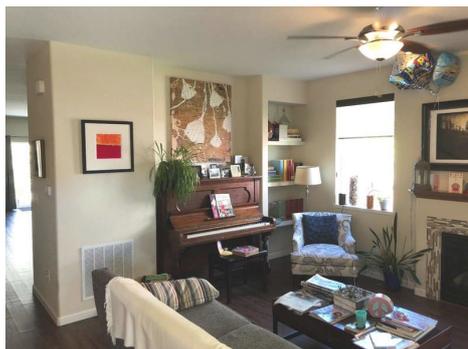
### Windows: Window Manufacturer    Windows: Window Type

Unknown

Single-hung

### Floors: First Floor Coverings

Carpet, Engineered Wood, Laminate



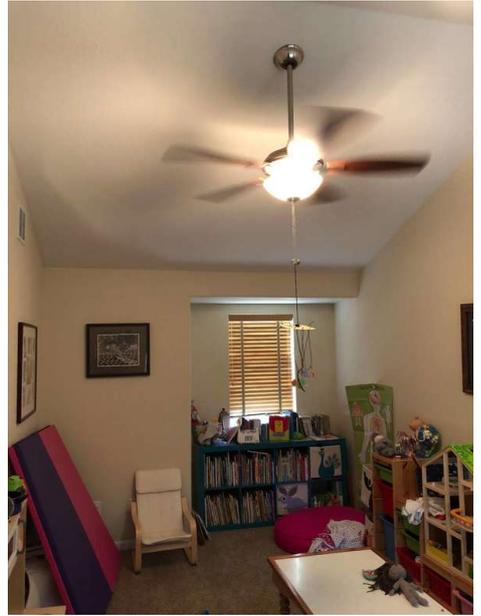
**Walls: Wall Material**

Drywall



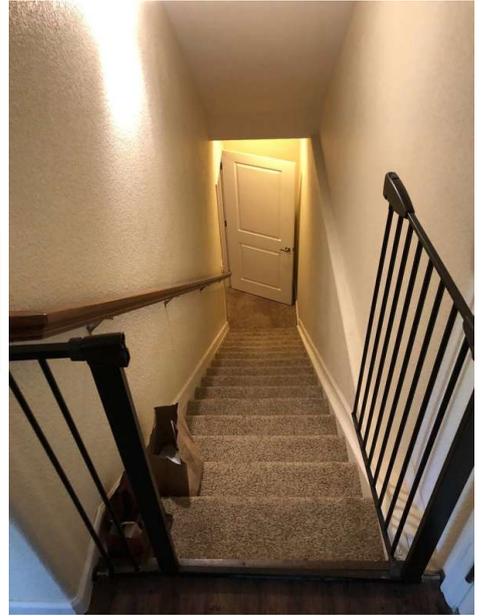
**Ceilings: Ceiling Material**

Drywall



**Steps, Stairways & Railings: Stairs**

Satisfactory



**Tiling: Bathroom Tile**

Yes

It is important to make sure there is a good seals, caulking, and grout both inside and outside the shower and bath areas.



# 10: KITCHEN, BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Countertops & Cabinets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Dishwasher: Brand**

Whirlpool

**Dishwasher: Model #**

WDF310PAAS2

**Dishwasher: Serial #**

F31444800

**Refrigerator: Brand**

Kitchen Aide

**Refrigerator: Model #**

KFXS25RYMS4

**Refrigerator: Serial #**

K31510202

**Range/Oven/Cooktop:**

**Range/Cooktop Fuel Source**

Natural Gas

**Range/Oven/Cooktop: Oven**

**Brand**

GE

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Re-circulate

**Range/Oven/Cooktop: Model #**

PGB995SFT2SS

**Range/Oven/Cooktop: Serial #**

FA127453P

**Range/Oven/Cooktop: Oven Fuel**

**Source**

Natural Gas

**Garbage Disposal: Garbage**

**Disposal**

Other

**Garbage Disposal: Model #**

1-87

**Garbage Disposal: Serial #**

13012038731

**Countertops & Cabinets:**

**Cabinetry**

Wood

**Countertops & Cabinets:**

**Countertop Material**

Granite

# 11: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
11.1	Foundation	X			
11.2	Basements & Crawlspace	X			
11.3	Floor Structure	X			
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Basement Type**

Finished Basement

**Inspection Method**

Visual

**Foundation: Foundation Condition**

Not evaluated

**Foundation: Material**

Concrete

**Basements & Crawlspace: Basement Window Material**

Vinyl

**Basements & Crawlspace: Crawlspace Floor**

N/A

**Basements & Crawlspace: Insulation Present**

Walls

**Floor Structure: Basement/Crawlspace Floor**

Not Visible

**Floor Structure: Material**

Not Visible

**Floor Structure: Sub-floor**

Inaccessible

**Ceiling Structure: Girders/Beams**

Not Visible

## Limitations

Ceiling Structure

**UNABLE TO VISUALLY INSPECT**

BASEMENT

Ceiling was covered with drywall or other materials that would not allow me to see the underlying structure.

# 12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Occupant Door (From garage to inside of home)	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Garage Opener Brand**

Genie Pro

**Garage Type**

Attached, 2-Car

**Floor: Condition**

Satisfactory

**Floor: Material**

Concrete

**Garage Door: Condition**

Satisfactory

**Garage Door: Garage Door Operation**

Operable

**Garage Door: Material**

Aluminum

**Garage Door: Type**

Sliding

**Occupant Door (From garage to inside of home): Fire Door**

Satisfactory

**Occupant Door (From garage to inside of home): Self Closure**

Satisfactory



# 14: EXISTING RADON MITIGATION

		IN	NI	NP	O
14.1	Fan Operation	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Fan Operation: Extended Above Roofline**  
Yes

**Fan Operation: Fan Operation**  
Yes

**Fan Operation: Manometer**  
Yes

# STANDARDS OF PRACTICE

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## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C.

remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

### Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

### Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

### Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

In accordance with accepted professional home inspection standards, your Inspector will only operate during the

course of your inspection, those valves (or faucets) which would normally be operated by the occupants of the home in their daily use of the plumbing system. Thus, we will usually avoid operating:

1. The main water supply shutoff (although we will report on its existence and location)
2. The temperature pressure relief valve on the water heater (although we will note its existence and proper installation)
3. Any boiler relief valves
4. The water heater tank supply or drain valves
5. Any stop valves supplying water to plumbing fixtures
6. The laundry supply shutoff valves

Any valve that is not operated on a daily basis will tend to experience drying and embrittlement of the washer and packing and accumulation of corrosion and sediment. Operating these valves will often result in their not shutting off completely and/or excessive dripping from the disturbed packing. If you feel that operating these valves is important to your comfortable occupancy of the home, then we encourage you to operate them jointly with the seller shortly before you close on your purchase perhaps as a part of the Pre-Closing Walkthrough. If the seller is not going to be available for this exercise, then we recommend that you have a licensed plumber present so that any repairs or replacements resulting from this operation can be made.

### **Interior, Doors & Windows**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

### **Kitchen, Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or turn on the operation of every control and feature of an inspected appliance.

### **Basement, Foundation, Crawlspace & Structure**

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.