



CHEYENNE HOME INSPECTIONS

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PRIMARY RESIDENTIAL REPORT

1234 Main St.
Colorado Springs CO 80920

Buyer Name

02/08/2018 9:00AM



Inspector

Tom George

InterNACHI Certified Home Inspector

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



MAINTENANCE / MONITORS



RECOMMENDATIONS

- Doors, Windows & Interior - Floors: Tile - Damaged Tile
- Doors, Windows & Interior - Windows: Caulk Maintenance
- Doors, Windows & Interior - Doors: Sticks
- Doors, Windows & Interior - Doors: Doesn't Latch / Lock
- Exterior - Soffits & Fascia: Wasp / Bee Nest
- Exterior - Windows: Window Well - Failure
- Exterior - Windows: Window Well - Replace Drainage Cap
- Exterior - Windows: Window Well - Failure
- Exterior - Walkways, Patios & Driveways: Expansion Joint - Repair / Replace Foam
- Exterior - Fence: Gate - Needs Adjustment or Repair
- Exterior - Vegetation, Grading, Drainage & Retaining Walls: Erosion
- Exterior - Exterior Doors: Patio Door - Damaged Screen
- Roof Coverings and Drainage - Roof Drainage Systems: Downspout - Draining Near Foundation
- Roof Coverings and Drainage - Roof Drainage Systems: Downspouts - Draining Near Foundation
- Cooling - Cooling Equipment: Erosion Under Condensor Pad
- Electrical - Branch Wiring Circuits, Breakers & Fuses: Exposed Wires
- Electrical - Lighting Fixtures, Switches & Receptacles: Light Fixture - Inoperable
- Insulation & Ventilation - Exhaust Systems: Dryer Vent Not Attached
- Plumbing - Fixtures: Tub/Shower- Drain Stop Needs Repair
- Plumbing - Fixtures: Tub/Shower Faucet - Seal
- Foundation and Structure - Floor Structure: Slab - Minor Cracking
- Foundation and Structure - Wall Structure: Framing - Modified / Improper
- Foundation and Structure - Foundation: Cracking - Minor
- Garage - Garage Door Opener and Safety: Resistance Settings - Need Adjustment

1: INSPECTION DETAILS

		IN	NI	NP	R
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IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

In Attendance

Client, Buyer Agent

Occupancy

Furnished, Occupied

Style of Home

Ranch

Utilities

Gas, Water, Electric

Weather

Clear

Temperature

48 F



Occupied / Furnished Disclaimer

Due to the home being furnished, all floor surfaces, wall surfaces, countertop surfaces, windows, and electrical receptacles could not be inspected or tested.

2: FOR YOUR INFORMATION

		IN	NI	NP	R
2.1	Electrical - Main Disconnect	X			
2.2	Gas - Main Shut Off Valve	X			
2.3	Water - Main Shut Off Valve	X			

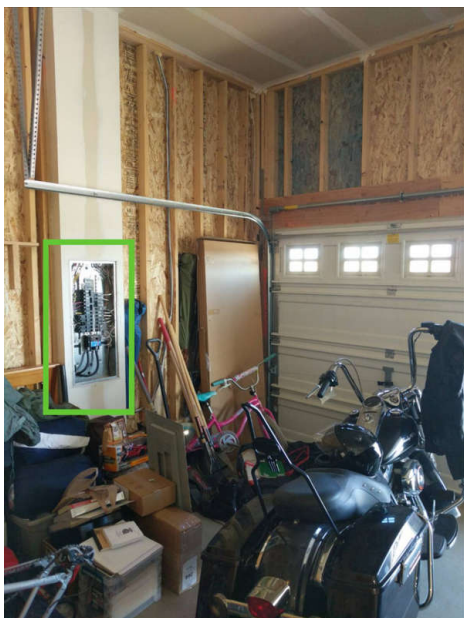
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Information

Electrical - Main Disconnect: Location

Garage

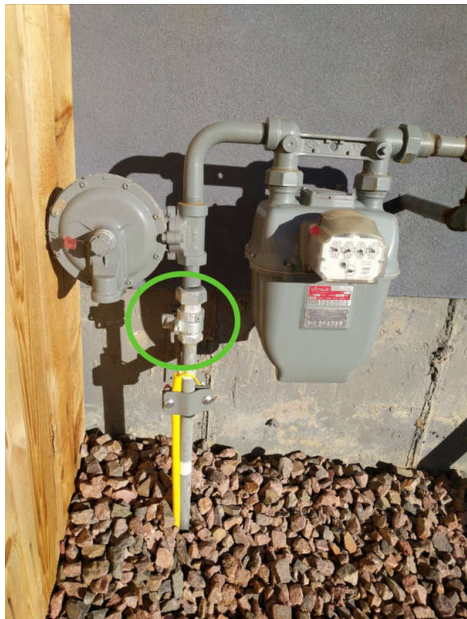
I recommend that everyone living in the home familiarizes themselves with the location of the electrical service panel and the disconnect used to shut off power to the whole house. Knowing the location of the panel may be beneficial to all members of the family, whether it's to reset a tripped breaker or to disconnect power in the event of an emergency.



Gas - Main Shut Off Valve: Location

At The Meter, South Side, Against an Exterior Wall

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the gas. If home renovations are being done, it may be necessary to locate and turn off the gas. In the event that natural gas was smelled in the home, it may be a good idea to locate and shut off the gas until the local utility company could evaluate the smell.



Water - Main Shut Off Valve: Location

Utility Room, Basement

I recommend that everyone living in the home familiarizes themselves with the location of the main shut off valve for the water. In the event of a plumbing emergency, knowing where it is and how to turn the water off can limit damage and save time, money and avoid costly repairs from water damage.



3: ROOF COVERINGS AND DRAINAGE

		IN	NI	NP	R
3.1	Coverings	X			
3.2	Roof Drainage Systems	X			X
3.3	Flashings	X			
3.4	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Roof

Roof Type / Style

Gable

Coverings: Material

Asphalt, Architectural

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Aluminum

Recommendations

3.2.1 Roof Drainage Systems

Maintenance / Monitor

DOWNSPOUT - DRAINING NEAR FOUNDATION

SOUTHWEST CORNER

While inspecting the exterior, I found that a downspout appears to be draining near the foundation. An extension is installed, but the ground near the connection is eroding so I suspect that the connection leaks. I recommend having the downspout properly drain the water away from the home. [Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



3.2.2 Roof Drainage Systems



Maintenance / Monitor

**DOWNSPOUTS - DRAINING
NEAR FOUNDATION**

While inspecting the exterior, I found that several of the downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil near the foundation, which can lead to foundation/structural movement. The home already has the extensions installed, I recommend keeping them in the down position in order to disperse the water away from the home.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



4: EXTERIOR

		IN	NI	NP	R
4.1	Siding, Flashing & Trim	X			
4.2	Exterior Doors	X			X
4.3	Walkways, Patios & Driveways	X			X
4.4	Decks, Balconies, Porches & Steps	X			
4.5	Soffits & Fascia	X			X
4.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
4.7	Fence	X			X
4.8	Windows	X			X

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Information

Inspection Method
Visual, Ladder, Roof

Siding, Flashing & Trim: Siding Material
Brick Veneer, Stucco

Siding, Flashing & Trim: Siding Style
N/A

Exterior Doors: Exterior Entry Doors
Sliding Glass Door

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Structure
Patio

Decks, Balconies, Porches & Steps: Material
Concrete

Recommendations

4.2.1 Exterior Doors

PATIO DOOR - DAMAGED SCREEN

BACK PATIO

When I inspected the sliding patio door, I observed that the screen was damaged. I recommend having the screen repaired or replaced.

Recommendation

Contact a handyman or DIY project





4.3.1 Walkways, Patios & Driveways

 Recommendation

EXPANSION JOINT - REPAIR / REPLACE FOAM

DRIVEWAY

The expansion joint in between the home and the driveway has a foam material that appears to be damaged. This material allows for expansion and contraction but also keeps debris and water out of the joint. I recommend having the foam repaired or replaced.

Recommendation

Contact a handyman or DIY project



4.5.1 Soffits & Fascia

 Recommendation

WASP / BEE NEST

While inspecting the soffit and fascia, it appeared that a wasp or bee nest was recently removed. I recommend contacting a Pest Control Professional if the pests return in the future.

Recommendation

Contact a qualified pest control specialist.



4.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

EROSION

Excessive erosion is occurring in one or more areas of grading around the home. Other homes in the area appear to have gravel along the perimeter of the home. I suspect this would help with the drainage of the South exterior side of the home. I recommend having the erosion evaluated and addressed in order to prevent further issues.

Recommendation

Contact a qualified landscaper or gardener.

4.7.1 Fence

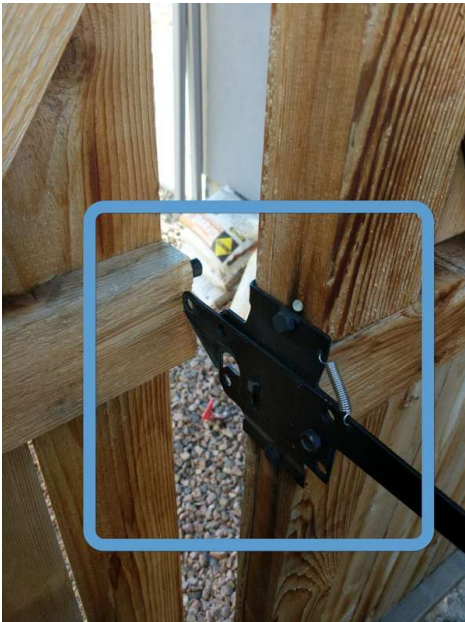
 Maintenance / Monitor

GATE - NEEDS ADJUSTMENT OR REPAIR

While inspecting the fence, the gate did not open or close properly. I recommend having the gate repaired or adjusted in order to allow for a smooth operation.

Recommendation

Contact a qualified handyman.



4.8.1 Windows

Recommendation

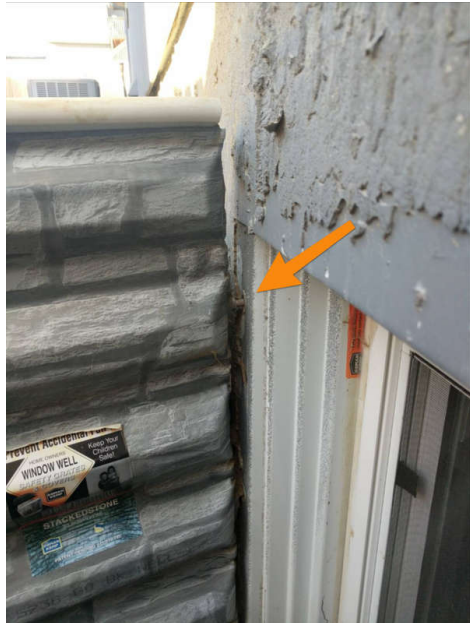
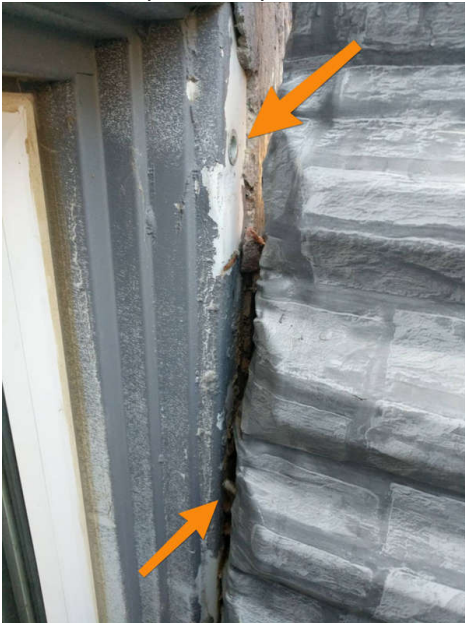
WINDOW WELL - FAILURE

SOUTHEAST CORNER

Window wells show signs of failure. The sides appear to be bowing in and the fasteners that secured the well to the home have failed. I recommend having evaluated by a professional for repair or replacement.

Recommendation

Contact a qualified professional.



4.8.2 Windows

Recommendation

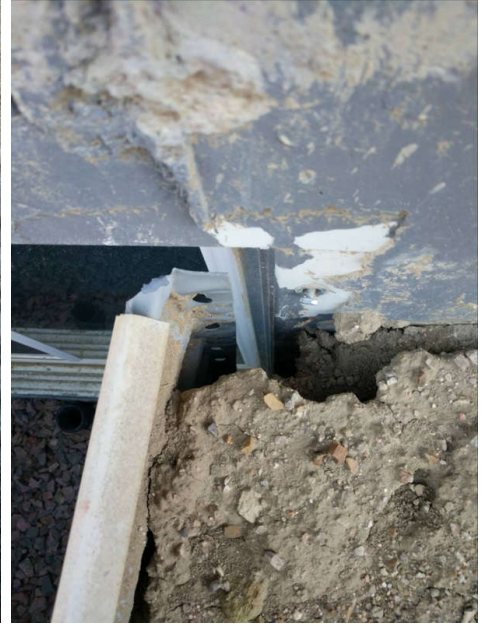
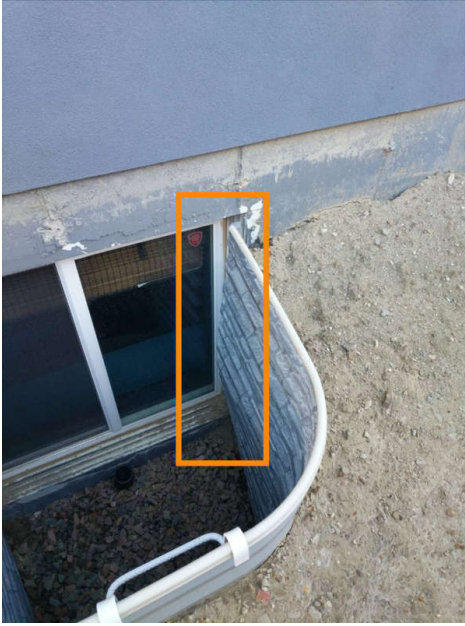
WINDOW WELL - FAILURE

SOUTHWEST CORNER

Window wells show signs of failure. The sides appear to be bowing in and the fasteners that secured the well to the home have failed. I recommend having evaluated by a professional for repair or replacement.

Recommendation

Contact a qualified professional.



4.8.3 Windows

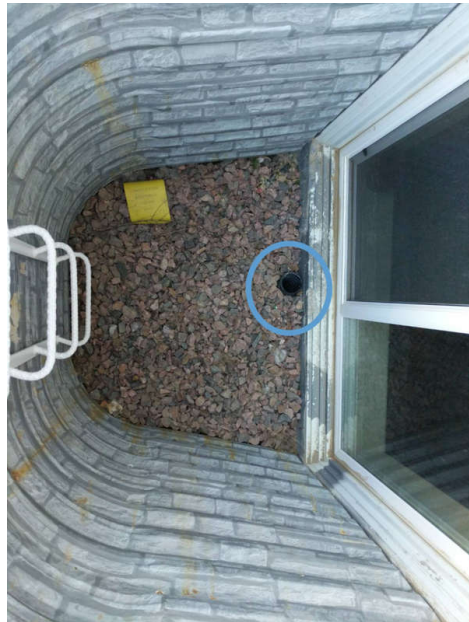
WINDOW WELL - REPLACE DRAINAGE CAP

 Maintenance / Monitor

The drainage systems installed in the window wells are missing caps in most of the wells. These caps allow water to enter the drain pipe but keep debris out. In order to maintain proper drainage, I recommend having new caps installed.

Recommendation

Contact a handyman or DIY project



5: GARAGE

		IN	NI	NP	R
5.1	Floor	X			
5.2	Wall & Ceiling	X			
5.3	Firewall	X			
5.4	Garage Door	X			
5.5	Garage Door Opener and Safety	X			X
5.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Floor: Material

Concrete

Garage Door: Material

Insulated, Fiberglass

Garage Door: Type

Up-and-Over, Automatic

Garage Door Opener and Safety: Resistance Settings

Needs Adjustment

Garage Door Opener and Safety: Sensor Height

Good

Garage Door Opener and Safety: Sensors

Functioning

Recommendations

5.5.1 Garage Door Opener and Safety



Recommendation

RESISTANCE SETTINGS - NEED ADJUSTMENT

The garage door does not automatically reverse when resistance is applied while it's coming down. This test is done to simulate if a child or pet were to be laying under the door so this is a safety hazard. I recommend having the resistance setting adjusted.

Recommendation

Recommended DIY Project



6: ELECTRICAL

		IN	NI	NP	R
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			X
6.4	GFCI & AFCI	X			
6.5	Lighting Fixtures, Switches & Receptacles	X			X
6.6	Smoke Detectors	X			
6.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
EATON

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Branch Wiring Circuits, Breakers & Fuses: Branch Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Recommendations

6.3.1 Branch Wiring Circuits, Breakers & Fuses



Recommendation

EXPOSED WIRES

SOUTH EXTERIOR

While inspecting the irrigation system, a wire that runs from the control module to the sprinkler zone valves appears to be exposed and is susceptible to damage. I recommend having the wire enclosed inside of conduit in order to protect the wire from any damage.

Recommendation

Contact a qualified electrical contractor.



6.5.1 Lighting Fixtures, Switches & Receptacles

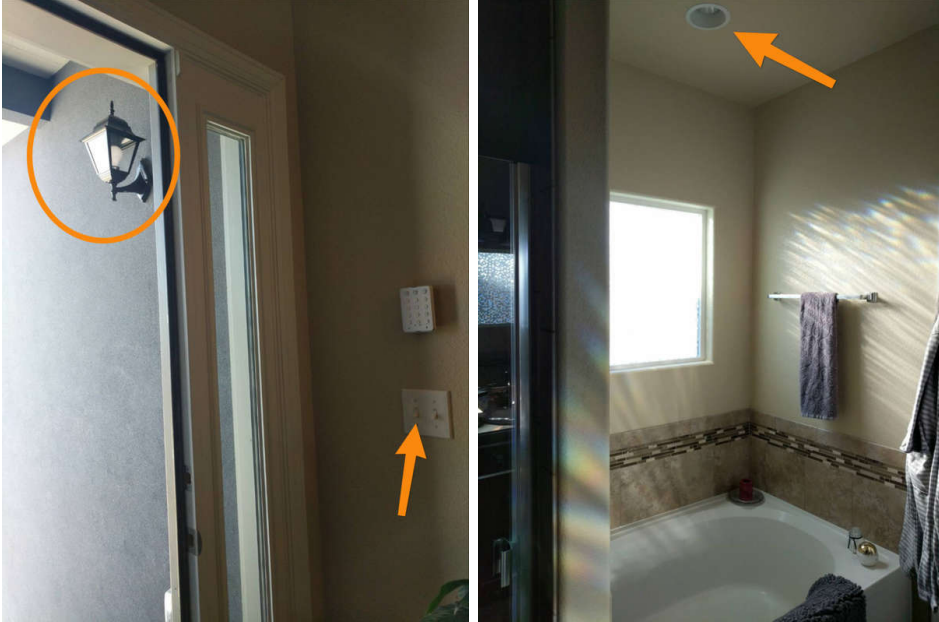
**LIGHT FIXTURE - INOPERABLE**

FRONT PORCH, MASTER BATHROOM

One or more lights were not operating during the inspection. It could be just a defective light bulb, however I recommend having the circuit evaluated to ensure that it does function,

Recommendation

Contact a handyman or DIY project



7: FOUNDATION AND STRUCTURE

		IN	NI	NP	R
7.1	Foundation	X			X
7.2	Floor Structure	X			X
7.3	Wall Structure	X			X
7.4	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Visual

Foundation: Material

Concrete

Foundation: Style

Basement

Floor Structure: Material

TJIs

Floor Structure: Sub-floor

OSB

Floor Structure: Basement/Crawlspace Floor

Concrete

Insulated / Finished Walls Disclaimer

Foundation basement or crawlspace walls were finished and/or insulated at the time of inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

Recommendations

7.1.1 Foundation

CRACKING - MINOR

SOUTHWEST CORNER

 Recommendation

While inspecting the foundation, I observed minor cracking in the foundation. As concrete ages, shrinkage and minor surface cracking is normal. I recommend monitoring the areas and having them further evaluated if cracking worsens.

Recommendation

Recommend monitoring.



7.2.1 Floor Structure

SLAB - MINOR CRACKING

 Recommendation

While inspecting the concrete slab in the home, I observed minor cracking. This is very typical in this area and is due to soil movement. I would consider these cracks purely cosmetic but I do recommend using a sealant to prevent water intrusion. Then monitor and maintain as necessary.

Recommendation

Recommend monitoring.



7.3.1 Wall Structure

FRAMING - MODIFIED / IMPROPER

BASEMENT UTILITY ROOM

An area of an interior wall appears to have been improperly modified in order to have a tub drain installed. I recommend having the framing evaluated to and repaired if deemed necessary by a professional.

Recommendation

Contact a qualified professional.



Recommendation



8: HEATING

		IN	NI	NP	R
8.1	Equipment	X			
8.2	Normal Operating Controls	X			
8.3	Distribution Systems	X			
8.4	Vents, Flues & Chimneys	X			
8.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Brand

Lennox

Equipment: Energy Source

Natural Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-observable

Presence of Installed Heat

Source in Each Room: Location

Wall, Floor Surface

Presence of Installed Heat

Source in Each Room: Type

Register

AFUE Rating

NA

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

9: COOLING

		IN	NI	NP	R
9.1	Cooling Equipment	X			X
9.2	Normal Operating Controls	X			
9.3	Distribution System	X			
9.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Cooling Equipment: Brand

Armstrong

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Exterior South

Cooling Equipment: SEER Rating

NA

Distribution System: Configuration

Central

Unable to Test Functionality Due to Temperature Being Below 65 Degrees F

Testing an Air Conditioning system when temperatures are 65 degrees or below can actually cause damage to the system. I recommend requesting that the AC is fully operational during the final walk through.

Recommendations

9.1.1 Cooling Equipment

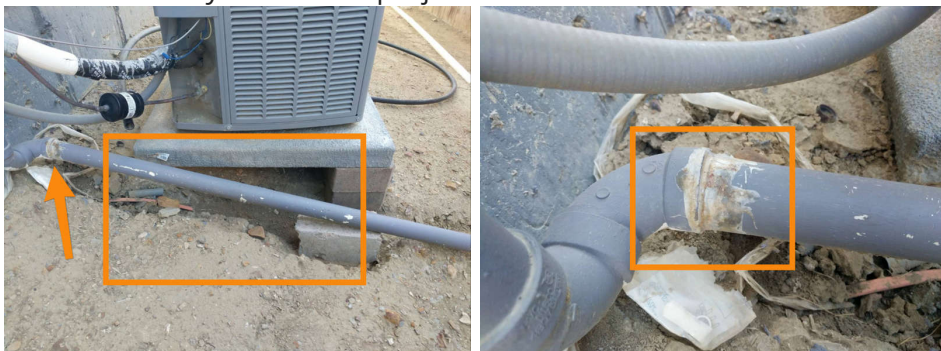
 Recommendation

EROSION UNDER CONDENSOR PAD

The concrete pad supporting the AC condenser appears to have major corrosion around it. I recommend monitoring the AC system for leaks that could be causing the erosion, then making any necessary repairs.

Recommendation

Contact a handyman or DIY project



10: PLUMBING

		IN	NI	NP	R
10.1	Main Water Shut-off	X			
10.2	Drain, Waste, & Vent Systems	X			X
10.3	Water Supply	X			X
10.4	Water Heater	X			
10.5	Gas Supply	X			
10.6	Fixtures	X			X
10.7	Sump Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Filters

None

Water Source

Public

Main Water Shut-off: Location

Basement, Utility

Drain, Waste, & Vent Systems: Material

PVC

Water Supply: Distribution Material

Pex

Water Supply: Water Supply Material

Copper

Water Heater: Power Source/Type

Gas

Water Heater: Capacity

50 gallons

Water Heater: Location

Basement, Utility Room

Gas Supply: Main Gas Shut-off Location

Gas Meter

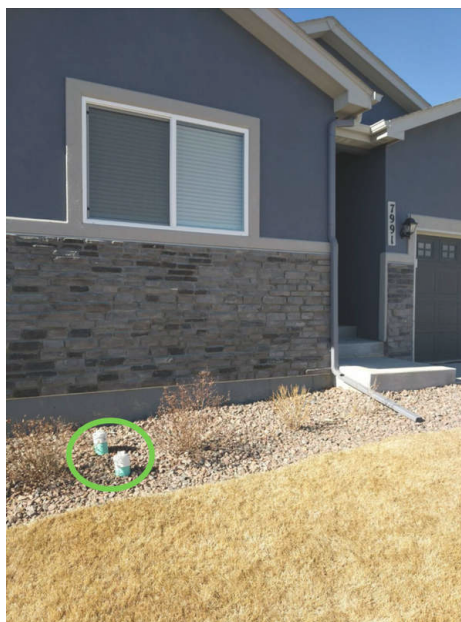
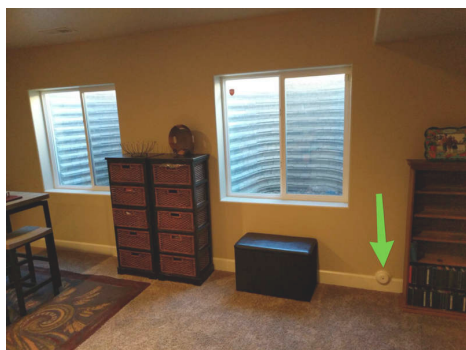
Sump Pump: Location

Basement

Drain, Waste, & Vent Systems: Location of Cleanout

Exterior, Utility Room, Basement Family Room

The drain, waste, and vent system has a "cleanout" installed. This is a location where if the system were to need to be further inspected or serviced, you'll want to know where it is in order to direct any plumbers or other contractors. I recommend making a note of the location and keeping them accessible.



Water Heater: Manufacturer

AO Smith

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.](#)

Recommendations

10.6.1 Fixtures

TUB/SHOWER- DRAIN STOP NEEDS REPAIR

BASEMENT BATHROOM

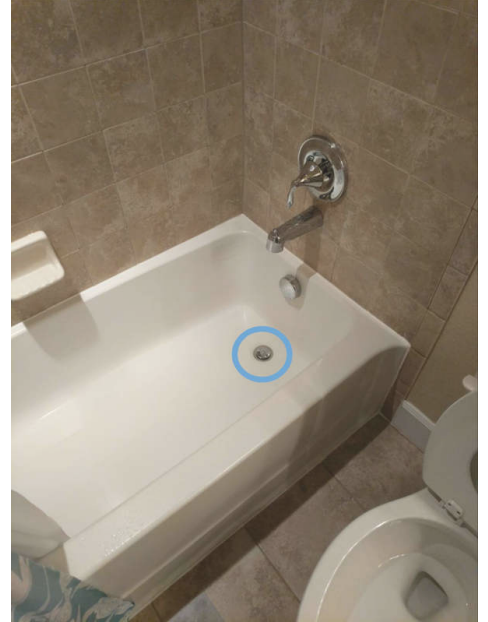
The tub/shower stopper was not working properly during the inspection. Once the tub was filled with water, the stopper did not prevent the water from draining. I recommend having the drain repaired in order to properly use the bathtub.

Recommendation

Contact a handyman or DIY project



Maintenance / Monitor



10.6.2 Fixtures

TUB/SHOWER FAUCET - SEAL

GUEST BATHROOM - MAIN LEVEL

The tub/shower faucet appears to be loose, which can allow water to get inside the wall. When the faucet is properly installed, a tight seal is created which prevents any water from getting into the wall cavity. I recommend having the faucet evaluated and repaired if necessary in order to prevent moisture intrusion.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



11: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
11.1	Doors	X			X
11.2	Windows	X			X
11.3	Floors	X			X
11.4	Walls	X			
11.5	Ceilings	X			
11.6	Steps, Stairways & Railings	X			
11.7	Countertops & Cabinets	X			
11.8	Trim	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type

Sliders

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet, Tile, Laminate

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:

Countertop Material

Granite

Countertops & Cabinets:

Cabinetry

Wood

Recommendations

11.1.1 Doors



Maintenance / Monitor

STICKS

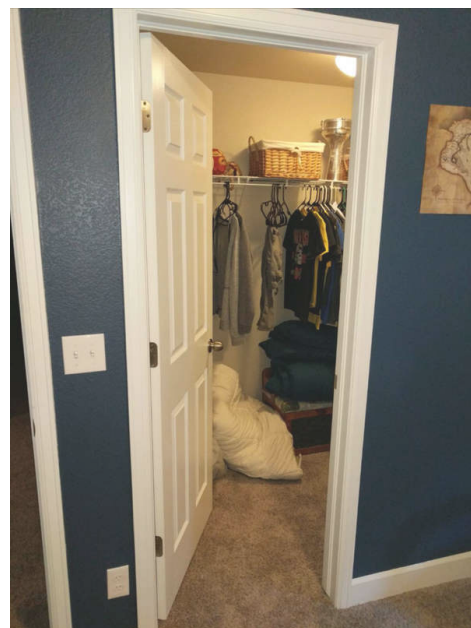
SOUTHERN BASEMENT BEDROOM CLOSET

I found one or more interior doors that stick and are tough to open. This could be due to the expansion and contraction in the home and may fix itself when the seasons change again. I recommend monitoring and having repaired if necessary.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified handyman.



11.1.2 Doors

 Maintenance / Monitor

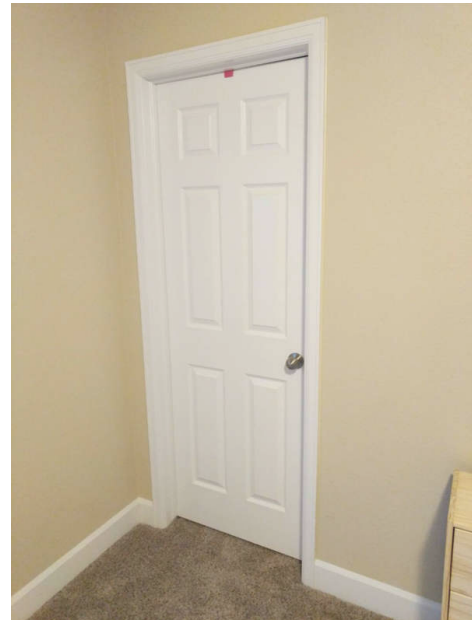
DOESN'T LATCH / LOCK

SOUTHEAST BASEMENT BEDROOM

There were one of more doors that didn't latch and/or lock properly. In order to gain the full the function and safety of the doors, I recommend having the doors repaired or replaced if necessary.

Recommendation

Contact a qualified handyman.



11.2.1 Windows

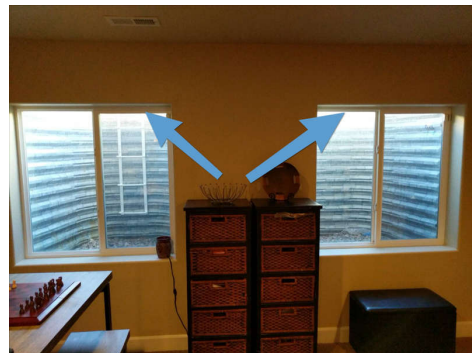
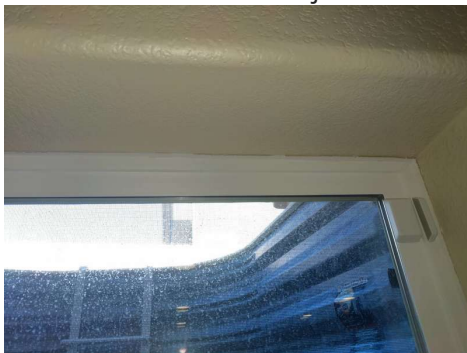
 Maintenance / Monitor

CAULK MAINTENANCE

I did find one or more windows in the home that need to be caulked around on the interior side. Caulking on the interior side is not only for cosmetic reasons but also to weatherize the window. I recommend using a flexible and paintable caulking.

Recommendation

Recommended DIY Project



11.3.1 Floors

 Recommendation

TILE - DAMAGED TILE

When inspecting the home's flooring, I found that one or more tiles in the home were damaged. I recommend having the damaged tiles replaced. In the utility room, there was a stack of extra tiles that APPEARED to be the same tile.

Recommendation

Contact a qualified flooring contractor



12: APPLIANCES

		IN	NI	NP	R
12.1	Dishwasher	X			
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			X
12.4	Garbage Disposal	X			
12.5	Dryer	X			X
12.6	Washer	X			
12.7	Built-in Microwave	X			
12.8	Range Hood	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Brand

GE

Refrigerator: Brand

GE

Refrigerator: Working at Time of Inspection

**Range/Oven/Cooktop:
Range/Oven Energy Source**

Gas

**Range/Oven/Cooktop:
Range/Oven Brand**

GE

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Dryer : Manufacturer

GE

Dryer : Power Source

220V Electric

Dryer : Vent Method

Un-observable

Washer : Manufacturer

Samsung

Dishwasher: Unable to Test Functionality

I was unable to test the function of the dishwasher due to the occupant having their dishes inside during the inspection.



Washer : Unable to Test Functionality - Clothing Inside

The current home owner had their belongings in the washed during the inspection so I was unable to test the washing machine. I recommend requesting that it be fully operational during your final walk through.



13: ROOF STRUCTURE AND ATTIC

		IN	NI	NP	R
13.1	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Roof Structure & Attic: Decking Material

Inaccessible

Roof Structure & Attic: Truss Type

Inaccessible

14: INSULATION & VENTILATION

		IN	NI	NP	R
14.1	Crawlspace / Basement Wall Insulation	X			
14.2	Vapor Retarders (Crawlspace or Basement)	X			
14.3	Flooring Insulation	X			
14.4	Exterior / Interior Wall Insulation	X			
14.5	Attic Insulation	X			
14.6	Ventilation	X			
14.7	Exhaust Systems	X			X

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Information

Crawlspace / Basement Wall Insulation: Insulation Type

Batt

Flooring Insulation: Insulation Type

Unobservable

Exterior / Interior Wall Insulation: Insulation Type

Batt

Attic Insulation: Insulation Type

Blown

Attic Insulation: R-Value

NA

Ventilation: Ventilation Type

Soffit Vents

Exhaust Systems: Exhaust Fans

Fan Only

Recommendations

14.7.1 Exhaust Systems

 Recommendation

DRYER VENT NOT ATTACHED

The dryer vent is connected to the back of the dryer but does not connect to the exhaust vent on the other side. It appears that the previous occupants are using the dryer to provide heat into the home. I recommend attaching to properly attaching the dryer vent to exhaust to the exterior in order to prevent moisture issues.

Recommendation

Recommended DIY Project



15: LATERAL SEWER LINE

		IN	NI	NP	R
15.1	Sewer Scope	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Sewer Scope : Distance Scoped
98 feet

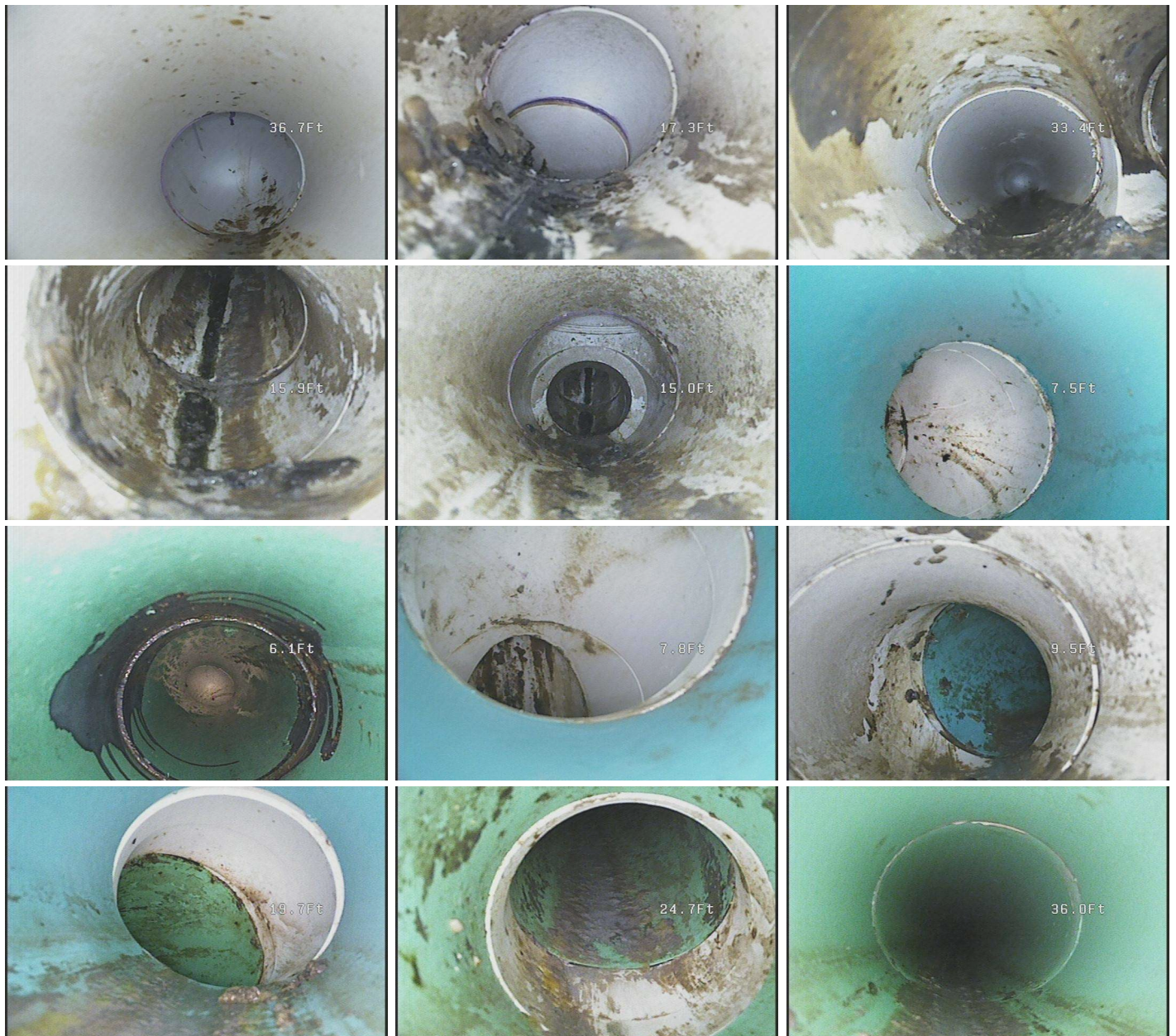
Sewer Scope : Locations
Clean-out Exterior, Sewer Entrance

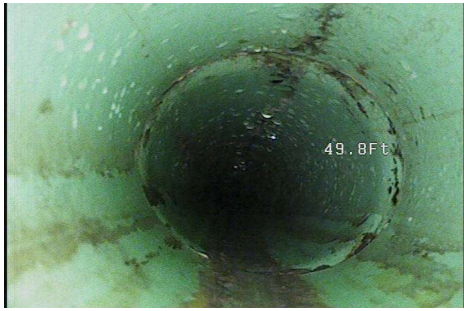
Sewer Scope : Pipe Material
PVC, SDR 35

Sewer Scope : Overall Condition
Good

Sewer Scope : Summary

The condition of the lateral sewer line was good at the time of the inspection.





16: RADON TESTING

		IN	NI	NP	R
16.1	Test Results	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Test Results: Location

Basement Bedroom

Test Results: Duration of Test

48 Hrs

Test Results: Average Radon Level

1.5 pCi/l

Test Results: Mitigation System

Not Present

Test Results: Summary

Basement Bedroom

1.5 pci/L

The radon levels during the 48 hours were a 1.5 pci/L average. The EPA recommends that actions be taken when levels are above 3.9 pci/L. I recommend annual testing to ensure levels are below 3.9 pci/L.

STANDARDS OF PRACTICE

Roof Coverings and Drainage

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.

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.

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.

Foundation and 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.

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.

Doors, Windows & Interior

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.

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 confirm the operation of every control and feature of an inspected appliance.

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.