



LIFESPAC HOME INSPECTIONS

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<https://www.lifespacinspections.com>



LIFESPAC INSPECTION REPORT

1234 Main St.
Colorado Springs CO 80907

Buyer Name

09/19/2018 9:00AM



Inspector

Ryan Lewis

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



ITEMS INSPECTED






MAINTENANCE OR
RECOMMENDATION



MINOR DEFICIENCY



MAJOR DEFICIENCY

-  2.6.1 Roof - Chimney at Roof: Moderate crown cracking- QC
-  2.6.2 Roof - Chimney at Roof: Unlined brick chimney
-  2.6.3 Roof - Chimney at Roof: Loose brick- QC
-  3.2.1 Wall Exteriors - Window Exteriors: Peeling paint, wood
-  4.10.1 Exterior - Landscape Irrigation: Beyond the scope
-  5.6.1 Electrical - Service Panel Manufacturer: Stab-lok
-  6.6.1 Garage - Fire Separation: No self-closing hinges
-  7.5.1 Interior - Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.: Inoperable doorbell
-  8.4.1 Plumbing - Gas Water Heater: Past design life
-  9.2.1 Heating - Furnace: Recommend service
-  10.1.1 Cooling - Central Air Conditioner: Out of level
-  11.10.1 Bathrooms - Toilet: Loose at floor
-  12.3.1 Structure - Foundation: Disconnected at register(s)
-  13.7.1 Kitchen and Built-in Appliances - Receptacles and Switches: Hot and neutral reversed
-  14.6.1 Laundry Room - Receptacles, Switches, Connections: Older 3-prong receptacle
-  15.9.1 Attic - Attic Thermal Envelope: Bathroom vent
-  16.2.1 Thermal Imaging - Moisture: Ceiling moisture roof leakage

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Occupied

Approximate Temperature

Outside

80 Farenhieght

Type of Building

Single Family 2-Story

Weather Conditions

Clear

Report Navigation Instructions

The buttons in order from left to right are: menu, full report, summary, and PDF download. The first thing you should do is go over all of the main items using the summary button, at a later time do not forget to go through the entire report using the full report button. You can use the menu on the upper left to move around sections of the report, access other reports such as radon, and attachments. Please do not hesitate to call with any questions 719-761-3328.

2: ROOF

		IN	NI	NP	D
2.1	Roof Structure Exterior	X			
2.2	Underlayment	X			
2.3	Roof Flashing	X			
2.4	Roof Drainage System	X			
2.5	Plumbing and Combustion Vents	X			
2.6	Chimney at Roof	X			X
2.7	Skylight Exteriors			X	
2.8	Asphalt Composition Shingle	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Method of inspection:

Walked the roof

The roof style was:

Gable

Primary roof-covering type:

Architectural Fiberglass Asphalt Shingle

Additional primary roof-covering types:

None

Drainage system description:

Gutters and downspouts installed

Chimney flue material:

Metal

Underlayment/Interlayment:

Mostly hidden from view

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

Deficiencies

2.6.1 Chimney at Roof



Minor Deficiency

MODERATE CROWN CRACKING- QC

Moderate cracking visible in the chimney crown should be filled with an appropriate sealant to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



2.6.2 Chimney at Roof

 Major Deficiency

UNLINED BRICK CHIMNEY

The brick chimney was unlined. This condition may deteriorate the brick and mortar and eventually allow the toxic products of combustion to enter the living space. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified chimney contractor.



2.6.3 Chimney at Roof

 Minor Deficiency

LOOSE BRICK- QC

The brick chimney was severely deteriorated and had loose brick. For safety reasons, the Inspector recommends repair by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



3: WALL EXTERIORS

		IN	NI	NP	D
3.1	Door Exteriors	X			
3.2	Window Exteriors	X			X
3.3	Wall Flashing	X			
3.4	Exterior Wall Penetrations	X			
3.5	Stucco	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exterior wall-covering Material

Exterior Insulation Finishing System (EIFS)

Deficiencies

3.2.1 Window Exteriors

 Maintenance or Recommendation

PEELING PAINT, WOOD

The wood windows had peeling paint and needed maintenance at the time of the inspection. Windows appeared to have suffered some damage from sun and moisture. Wood windows eventually operate poorly if wood is left exposed to sun and moisture. Repair of long-term neglect can be expensive. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



4: EXTERIOR

		IN	NI	NP	D
4.1	Driveway	X			
4.2	Walkways	X			
4.3	General Grounds	X			
4.4	Exterior Trim	X			
4.5	Porch	X			
4.6	Deck, Balcony, Bridge and Porch,	X			
4.7	Exterior Stairs	X			
4.8	Patio	X			
4.9	Retaining walls	X			
4.10	Landscape Irrigation	X			X
4.11	Fences, Gates, and Boundary Walls	X			
4.12	Chimney Structure/Exterior	X			
4.13	Additional Structures			X	
4.14	Water Features			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Driveway Material:

Concrete

Walkway Materials:

Concrete

Deficiencies

4.10.1 Landscape Irrigation



Maintenance or Recommendation

BEYOND THE SCOPE

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

Recommendation

Contact a qualified landscaping contractor



5: ELECTRICAL

		IN	NI	NP	D
5.1	Service Drop, Drip Loop, Splice and Attachment			X	
5.2	Mast & Weatherhead			X	
5.3	Electric Meter	X			
5.4	Service Entrance Conductors	X			
5.5	Service Panel	X			
5.6	Service Panel Manufacturer	X			X
5.7	Service Panel Exposure Rating	X			
5.8	Service Panel Cabinet, Ampacity, and Cover	X			
5.9	Service Panel Wiring	X			
5.10	Service Disconnect	X			
5.11	Overcurrent Protection Devices	X			
5.12	Service Grounding Electrode System & Service Bond	X			
5.13	Equipment Grounding & Bonding	X			
5.14	Exterior Electrical Receptacles	X			
5.15	Conventional Electrical Receptacles (interior)	X			
5.16	GFCI/AFCI Electrical Receptacles	X			
5.17	Switches	X			
5.18	Lighting	X			
5.19	Visible Branch Wiring	X			
5.20	Doorbell	X			

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Information

Electrical Service Conductors:

Underground service

Service Panel Ampacity:

100 amps

Service Panel Type:

Load Center

Service Panel Manufacturer:

Federal Pacific Stab-Lok

Service Disconnect Location:

At Service Panel

Service Disconnect Type:

Breaker

Service Grounding Electrode:

Driven rod

Number of Sub-panels:

0

Sub-panel Manufacturer:

N/A

Wiring Methods:

Knob and Tube

Type of Branch Wiring:

Stranded Aluminum

Ground Fault Circuit Interruptor (GFCI) Protection:

NO

Arc Fault Circuit Interruptor (AFCI) Protection:

NO

Deficiencies

5.6.1 Service Panel Manufacturer

STAB-LOK

The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

Recommendation

Contact a qualified electrical contractor.



6: GARAGE

		IN	NI	NP	D
6.1	Vehicle Doors	X			
6.2	Conventional Doors	X			
6.3	Floors	X			
6.4	Walls	X			
6.5	Ceiling	X			
6.6	Fire Separation	X			X
6.7	Stairs/Steps to Living Space	X			
6.8	Garage Electrical	X			
6.9	General Condition and Ventilation	X			
6.10	Attic	X			
6.11	Roof Framing	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Vehicle Door Type:

Double

Number of Vehicle Doors:

1

Number of Automatic Openers:

1

Vehicle Door Automatic

Reverse:

Installed and operating correctly

Deficiencies

6.6.1 Fire Separation

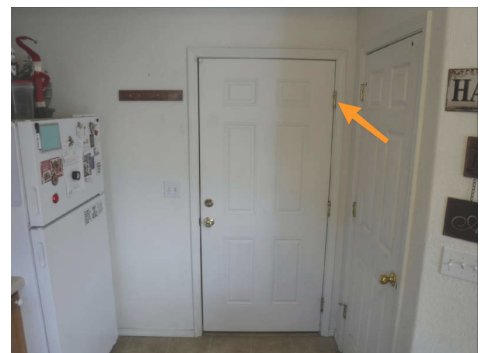
 Major Deficiency

NO SELF-CLOSING HINGES

The door in the wall between the garage and the home living space did not have operable self-closing hinges. While sometimes not required during construction, the inspector recommends this simple safety upgrade. This helps to contain fires that start in the garage, it also helps to keep harmful exhaust fumes from entering the living space.

Recommendation

Contact a handyman or DIY project



7: INTERIOR

		IN	NI	NP	D
7.1	Floors				
7.2	Walls	X			
7.3	Ceilings	X			
7.4	Lighting	X			
7.5	Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.	X			X
7.6	Doors	X			
7.7	Windows and Skylights	X			
7.8	Interior Trim	X			
7.9	Cabinets and Countertops	X			
7.10	Stairs	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Walls and Ceilings:

Drywall

Floor Covering Materials:

Carpet, Sheet Vinyl

Interior Doors:

Hollow

Window Material:

Vinyl

Window Glazing:

Double-pane

Window Operation:

Single-hung, Sliding

Smoke/CO Detectors:


Smoke detectors installed (hardwired), Carbon monoxide detector(s) installed

Central Vacuum System:

None installed

Deficiencies

7.5.1 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

 Maintenance or Recommendation

INOPERABLE DOORBELL

The doorbell was inoperable at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	D
8.1	Exterior Plumbing	X			
8.2	Water Supply and Distribution	X			
8.3	Sewage and DWV Systems	X			
8.4	Gas Water Heater	X			X
8.5	Electric Water Heater			X	
8.6	Bathroom Components	X			
8.7	Gas System	X			
8.8	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Water Supply Source:

Public Water Supply

Main Water Supply Pipe:

1-inch, Copper

Water Distribution Pipes:

1/2-inch and 3/4-inch copper

Distribution Pipe Bonding:

Pipes were bonded

Sewage System Type:

Public

Drain Waste and Vent Pipe

Materials:

Polyvinyl Chloride (PVC)

Water Heater Manufacturer

Whirlpool

Date of Manufacture

2004

Water Heater Fuel Type

Gas

Water Heater Type

Tank (conventional)

Water Heater Tank Capacity

40 gallons

Gas Pipe Material:

Black Steel

Type of Gas:

Natural Gas

Sump Pump:

None installed

Sewage Ejector:

None installed

Fire Suppression:

None installed

Water Treatment

Systems/Filters:

None installed

Deficiencies

8.4.1 Gas Water Heater



PAST DESIGN LIFE

This water heater appeared to be past its design life and may need replacement soon.

Recommendation

Contact a qualified plumbing contractor.



9: HEATING

		IN	NI	NP	D
9.1	Presence of installed heat source in each room	X			
9.2	Furnace	X			X
9.3	Fuel, Piping and Support	X			
9.4	Thermostat	X			
9.5	Filter condition	X			
9.6	Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Heating System Type:

Gas-fired Furnace (medium efficiency)

Energy Source:

Natural gas

Number of Heat Systems (excluding wood):

One

Heating/Cooling Ducts:

Insulated

Air Filter:

Disposable

Filter Size:

16x25

Heating System Brand:

Bryant

Filter condition: Type

Disposable filter

Deficiencies

9.2.1 Furnace

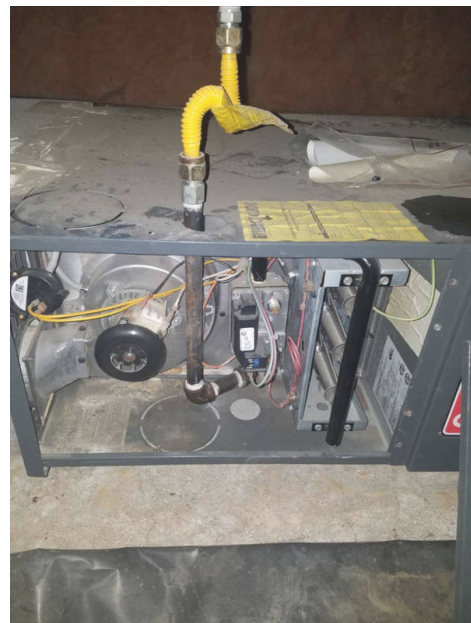
 Maintenance or Recommendation

RECOMMEND SERVICE

The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor yearly.

Recommendation

Contact a qualified HVAC professional.



10: COOLING

		IN	NI	NP	D
10.1	Central Air Conditioner	X			X
10.2	Presence of installed cooling source in each room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Number of cooling systems (excluding window AC)

One

Cooling System Type:

Split System (indoor and outdoor components)

Cooling Equipment Energy Source:

Electricity

Cooling System Manufacturer:

Lennox

Deficiencies

10.1.1 Central Air Conditioner

 Minor Deficiency

OUT OF LEVEL

The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



11: BATHROOMS

		IN	NI	NP	D
11.1	Floors	X			
11.2	Walls	X			
11.3	Ceilings	X			
11.4	Doors	X			
11.5	Windows	X			
11.6	Electrical Receptacles and Switches	X			
11.7	Lighting	X			
11.8	Ventilation	X			
11.9	Cabinets	X			
11.10	Toilet	X			X
11.11	Shower	X			
11.12	Bathtub	X			
11.13	Medicine Cabinet	X			
11.14	Mirrors	X			
11.15	Bathroom Components	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Exhaust Fans

Fan only

Deficiencies

11.10.1 Toilet

 Minor Deficiency

LOOSE AT FLOOR

In the bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



12: STRUCTURE

		IN	NI	NP	D
12.1	Exterior Wall Construction	X			
12.2	Floor Structure	X			
12.3	Foundation	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Foundation Configuration:

Crawlspace

Foundation Method/Materials:

Poured concrete foundation walls

Method used to Inspect

Crawlspace:

Inspector entered the crawlspace

Main Floor Structure:

Oriented strand board (OSB) sheathing over Engineered floor joists

Main Floor Structure- Perimeter Bearing:

Rests on top of foundation wall

Main Floor Structure- Intermediate Support:

Wood-framed walls

Exterior Wall Structures:

Wood Frame

Typical Ceiling Structure:

Not visible

Deficiencies

12.3.1 Foundation

DISCONNECTED AT REGISTER(S)

In the basement, a heating duct was disconnected from a register and should be reconnected to supply heat to the affected living space.

Recommendation

Contact a handyman or DIY project

 Maintenance or Recommendation



13: KITCHEN AND BUILT-IN APPLIANCES

		IN	NI	NP	D
13.1	Floors	X			
13.2	Walls	X			
13.3	Ceilings	X			
13.4	Doors	X			
13.5	Windows	X			
13.6	Interior Trim	X			
13.7	Receptacles and Switches	X			X
13.8	Lighting	X			
13.9	Cabinets	X			
13.10	Range	X			
13.11	Range Hood	X			
13.12	Garbage Disposal	X			
13.13	Dishwasher	X			
13.14	Built-in Microwave	X			
13.15	Refrigerator	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Cabinets:

Solid Wood

Countertop Material:

Composite

Range:

Electric

Range/Oven Brand:

General Electric

Range Hood:

Recirculating (removable filter)

Dishwasher:

Present

Dishwasher brand:

Americana

Dishwasher Anti-siphon method:

High-loop installed

Garbage Disposal brand:

InSinkErator

Refrigerator:

Inspected

Refridgerator Brand:

General Electric

Refrigerator Opening Width

37 inches

Refrigerator Opening Height

70 1/2 inches

Cooktop:

Electric

Trash Compactor Brand:

None installed

Deficiencies

13.7.1 Receptacles and Switches



HOT AND NEUTRAL REVERSED

An electrical receptacle in the kitchen had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



14: LAUNDRY ROOM

		IN	NI	NP	D
14.1	Floors	X			
14.2	Walls	X			
14.3	Ceilings	X			
14.4	Doors	X			
14.5	Windows	X			
14.6	Receptacles, Switches, Connections	X			X
14.7	Lighting	X			
14.8	Cabinets	X			
14.9	Dryer Venting	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Dryer Power:

Electric

Dryer Vent:

Smooth-bore metal (UL-approved)

Dryer 240-volt electrical receptacle:

Older 3-prong

Deficiencies

14.6.1 Receptacles, Switches, Connections

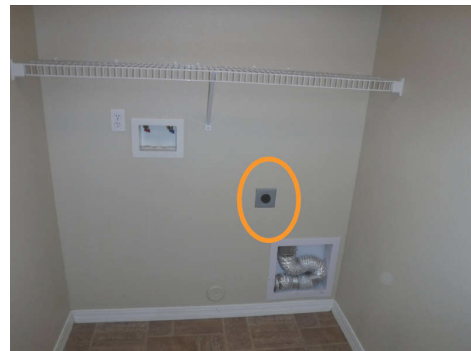
 Minor Deficiency

OLDER 3-PRONG RECEPTACLE

The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

Recommendation

Contact a qualified electrical contractor.



15: ATTIC

		IN	NI	NP	D
15.1	Attic Access	X			
15.2	Roof Framing (from attic)	X			
15.3	Truss Roof Framing	X			
15.4	Roof Sheathing	X			
15.5	Roof Structure Ventilation	X			
15.6	Attic Electrical	X			
15.7	Attic Plumbing	X			
15.8	Misc Attic Conditions (leakage, debris, etc.)	X			
15.9	Attic Thermal Envelope	X			X
15.10	Attic HVAC	X			
15.11	Chimney in Attic	X			

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Information

Attic inspected from:

Inside the attic

Attic thermal insulation material:

Fiberglass Batt, Blown-in Fiberglass

Approximate attic thermal insulation depth:

14-16 inches

Roof Structure Ventilation:

Attic ventilation appeared sufficient

Roof structure ventilation device type:

Soffit vents, Roof vents

Roof Framing Type:

Manufactured Roof Trusses

Roof Sheathing Material:

Oriented Strand Board (OSB)

Deficiencies

15.9.1 Attic Thermal Envelope



BATHROOM VENT

A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can cause excessively high moisture vapor levels in the attic with the potential to damage home materials or create unhealthy conditions related to mold. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a handyman or DIY project



16: THERMAL IMAGING

		IN	NI	NP	D
16.1	Electrical	X			
16.2	Moisture	X			X
16.3	Thermal Envelope	X			
16.4	Wood-destroying Insects	X			

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Information

Thermal Imaging:

Limited thermographic inspection

The thermal imaging camera is a tool I use in performing the General Home Inspection. Its use does not constitute a full thermographic inspection. Thermal imaging cameras detect radiation in the infrared spectrum, showing differences in temperature. Their ability to detect defects or deficiencies varies with conditions. Conditions identified by thermal imaging may need to be confirmed using other means, possibly including invasive methods, which would require the permission of the homeowner. The Inspector is not liable in any way for any damage or any loss relating to the use of thermal imaging equipment during the inspection or the quality/accuracy of information provided by thermal images included in the report.

Deficiencies

16.2.1 Moisture

 Minor Deficiency

CEILING MOISTURE ROOF LEAKAGE

Thermal imaging indicated excessively high moisture levels in ceiling materials. Conditions indicate that roof leakage may be the source of moisture. The inspector recommends that an inspection be performed by a qualified roofing contractor to confirm and correct the source of moisture.

Recommendation

Contact a qualified general contractor.



17: RADON GAS TESTING

		IN	NI	NP	D
17.1	Test Results	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Method

Continuous Monitor

Monitor Location

Ground Level

Measurement Interval

1

Start Time

907 Time

Date Placed

09/19/2018

End Time

908 24 Hour Time

Date Retrieved

09/21/2018

Elapsed Time

48

Monitor Model Number

1028

1028

Monitor Serial Number

1028300EW-217498008

Test Results: EPA Resources

www.epa.gov/radon

This report includes test results from a radon-testing device that records the levels of radon gas in an air sample. The actual radon levels in the home **may vary depending on many factors** including, time, temperature, season, barometric pressure, ventilation, and other factors.

Homes tested using the EPA's protocol **should not be mitigated on the basis of a single short term test** used for real estate transactions under EPA protocols. A follow-up test is necessary for mitigation decisionmaking regardless of the initial test result.

Consulting with a professional radon mitigation specialist is your best option for retesting if there is a concern for mitigation to reducing the level of radon in the home.

EPA recommends that you should fix your home if the radon level is equal to or greater than 4 pCi/L (the Action Level) and consider fixing your home if the radon level is equal to or greater than 2 pCi/L.

Homes should be checked every few years to make sure homes are **lower than the 4pCi/L level set by the EPA**, whether or not you have a mitigation system.

More information can be found [directly at the EPA's website](http://www.epa.gov/radon).

Limitations

General

RESULTS IN 48 HOURS

The continuous radon monitor was placed at the time of the inspection. Since it is a 48 hour minimum test period, the results will be delivered shortly after the monitor is picked up. It will be in the test results section of the report and in PDF format in the attachments section.

STANDARDS OF PRACTICE
