PREMIERONE HOME INSPECTIONS
(719) 217-9594
premieronehomeinspections@gmail.com
https://www.premieronehomeinspections.com

HOME INSPECTION REPORT

1234 Main St.
Colorado Springs Colorado 80920

Buyer Name
03/08/2019 9:00AM

Inspector
PJ Neal
InterNACHI Certified Inspector, IAC2 Certified Mold Inspector
(719) 217-9594
premieronehomeinspections@gmail.com

Inspector
Kevin Miller
InterNACHI Certified Home Inspector
(719) 217-9594
premieronehomeinspections@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

1: INSPECTION DETAILS

Information

In Attendance
Client's Agent, Client

Occupancy
Occupied

Temperature (approximate)
50 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Partly Cloudy

Deficiency Definitions

This report is divided into three categories:

Safety Hazard/Significant Defect - Items or components that were not functional and/or may require a major expense to correct. These require further evaluation and repairs or replacement as needed by a qualified professional. Safety hazards or concerns should be addressed as soon as possible.

Recommendation - Items or components where the functionality may be impaired, not ideal, or found to include a deficiency but were still functional at the time of inspection. Repairs are recommended to items in this category for optimal performance and/or to avoid future problems. These typically require repairs from a qualified professional and are not considered routine maintenance or DIY repairs.

Maintenance Item/FYI - Items or components that were found to be in need of basic general maintenance and/or may need minor repairs. Typically they are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a homeowner or handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were still functional at the time of inspection. These may require subsequent observations to monitor performance with the understanding that replacement or repairs may be necessary in the future.

These categorizations are in our professional opinion and based on what we observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Maintenance Item" or "Recommendation" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision.

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Flashings	X			
2.3	Skylights			X	
2.4	Plumbing Vents	X			
2.5	Attic Ventilation (Exterior)	X			
2.6	Furnace/Flue Vent(s)	X			
2.7	Electrical Mast			X	
2.8	Roof Drainage Systems	X			
2.9	Chimney(s)			X	

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

Information

Inspection Method
Roof

Roof Type/Style
Gable, Hip

Flashings: Material
Galvanized

Plumbing Vents: Material
PVC

Attic Ventilation (Exterior): Ventilation Type
Roof, Soffit Vents

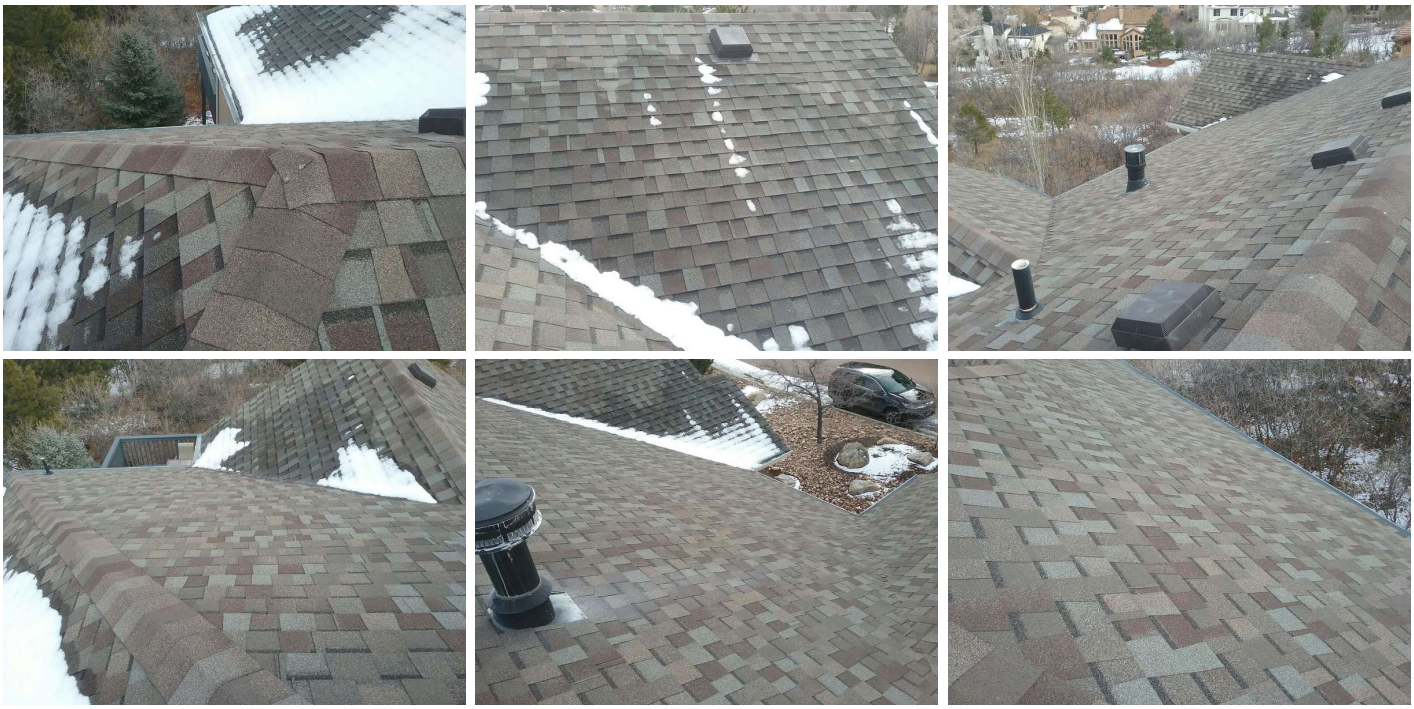
Furnace/Flue Vent(s): Material
Galvanized

Roof Drainage Systems: Gutter Material
Seamless Aluminum

Disclaimer

Although not required too, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. Normal wear and tear and very minor defects, such as light foot prints or a small hail hit or two, may not be reflected in the inspection report. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. ALTHOUGH ROOF CONDITIONS CAN BE EVALUATED, IT IS VIRTUALLY IMPOSSIBLE FOR ANYONE TO DETECT A LEAK EXCEPT AS IT IS OCCURRING OR BY SPECIFIC WATER TESTS, WHICH ARE BEYOND THE SCOPE OF OUR SERVICES. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from a licensed local roofing company. We do not inspect attached accessories including but not limited to solar panels, antennas, and lightening arrestors. If the roof in question has T-Lock asphalt shingles installed, it is a good idea to contact your insurance company to see if they will cover this type of shingle. This shingle is no longer manufactured so repairing this type of roof in most cases is not possible; it will have to be replaced.

Coverings: **Material**
Asphalt



Limitations

3: EXTERIOR

		IN	NI	NP	D
3.1	Walkways, Porches, Patios, & Driveways	X			
3.2	Siding, Flashing & Trim	X			
3.3	Eaves, Soffits & Fascia	X			
3.4	Exterior Doors	X			
3.5	Exterior Lighting Fixtures, Switches, & Receptacles	X			
3.6	Decks, Balconies, & Steps	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.8	Window Wells			X	
3.9	External Plumbing	X			
3.10	Basement Stairwell & Drain			X	
3.11	Gas Main/Meter	X			
3.12	Fences & Gates			X	

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

Information

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

Stone, Stucco

Eaves, Soffits & Fascia: **Material**

Wood

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

Wood

Gas Main/Meter: **Main Gas Shut-off Location**

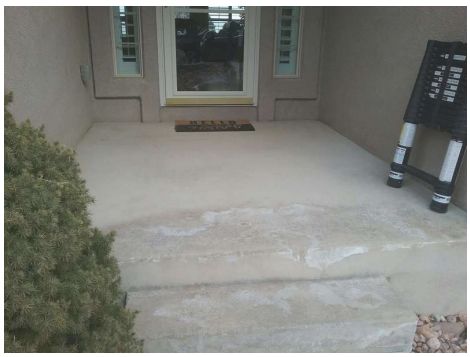
Gas Meter

Disclaimer

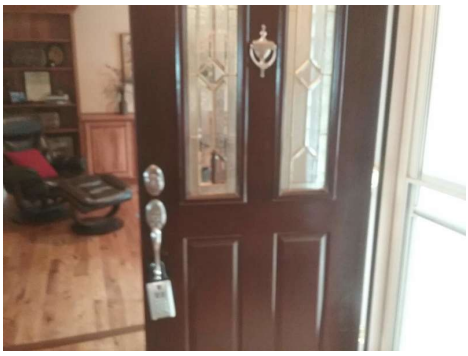
We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds, stables, and we do not conduct water testing or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a licensed structural engineer.

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

Concrete



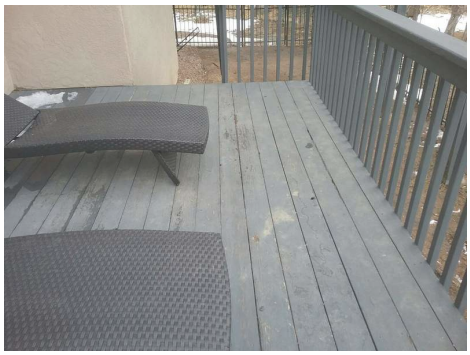
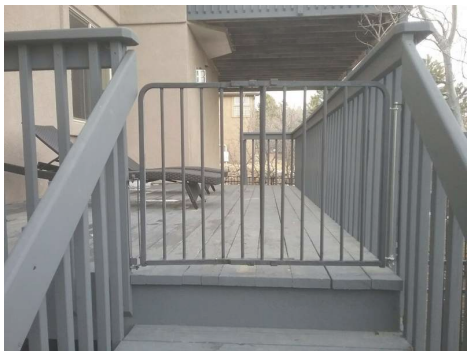
Exterior Doors: **Exterior Entry Door**
Vinyl Slider, Steel




Exterior Lighting Fixtures, Switches, & Receptacles: **Type**
110 VAC, 110 VAC GFCI

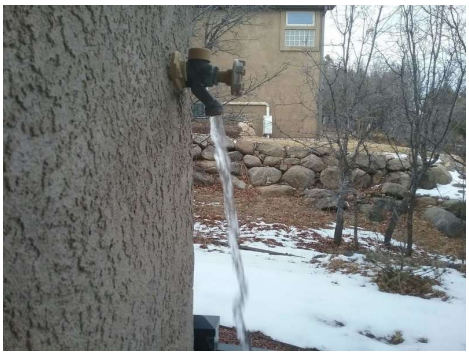



Decks, Balconies, & Steps: **Appurtenance**
Deck

External Plumbing: **Exterior Hose Bib(s)**

Rotary



External Plumbing: **Lawn Sprinklers**

Unknown

This is a visual inspection of sprinkler components. More specifically, we're looking for physical and/or freeze related damage. We are unable to comment on functionality.

Limitations

Deficiencies

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

RECOMMEND SEWER SCOPE

Due to the number of and/or age of the trees and vegetation in the yard it is recommended to have a sewer scope performed to ensure the drain line is not impacted by root intrusion and/or other deficiencies. PremierOne offers sewer scopes, and you can call our office at (719) 217-9594 to schedule one.

4: COOLING

		IN	NI	NP	D
4.1	Cooling Equipment	X			X
4.2	Distribution System	X			

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

Information

Cooling Equipment: Brand
Unknown

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior North

Distribution System: Configuration
Central

Disclaimer

If weather and outside temperatures permit we will run the air conditioning system to see if its main components are in working condition. We do not test gas lines and freon levels as these are well beyond the scope of a home inspection. We recommend as part of your yearly home maintenance that the furnace and air conditioning systems be inspected by a licensed contractor.

Deficiencies

4.1.1 Cooling Equipment

Recommendation

UNIT NOT TESTED

The A/C unit was not tested due to low outdoor temperature. This may cause damage to the unit. As checking the unit out visually i could hear a clicking noise. The AC condenser unit was not in the on position. Recommend a qualified technician to evaluate AC.

5: GARAGE

		IN	NI	NP	D
5.1	Garage Door	X			
5.2	Ceiling, Walls, & Firewalls	X			
5.3	Floor	X			
5.4	Occupant Door (From garage to inside of home)	X			
5.5	Lighting Fixtures, Switches & Receptacles	X			

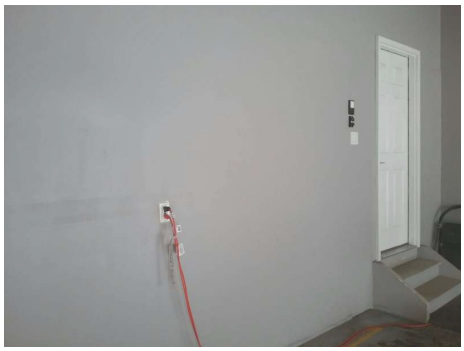
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Garage Door: Type
Automatic

Ceiling, Walls, & Firewalls: Ceiling Material
Drywall

Ceiling, Walls, & Firewalls: Wall/Firewall Material
Drywall



Floor: Material
Concrete

Garage Door: Material
Aluminum

Lighting Fixtures, Switches & Receptacles: Type
110 VAC, 110 VAC GFCI

6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
6.3	Branch Wiring Circuits, Breakers & Fuses	X			
6.4	GFCI & AFCI	X			

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

Information

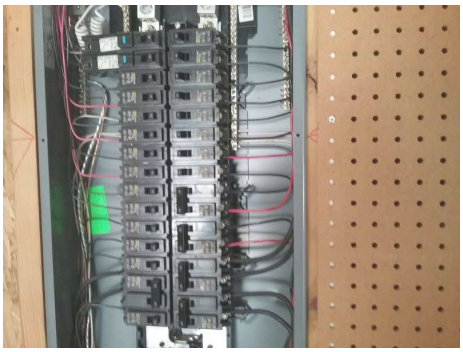
Service Entrance Conductors: Electrical Service Conductors
Below Ground

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

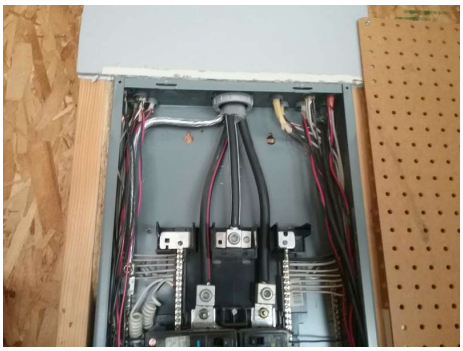
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Basement

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Disclaimer

We are not electricians and in accordance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations they we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Though no longer common, 120 VAC single strand ALUMINUM wiring requires periodic inspections and maintenance by a licensed electrician. See "120 VAC Branch Circuits" for the type of wiring used in this home. (Multi strand aluminum wiring on the other hand does not require the same inspection and maintenance as single strand and is commonly used today for 240 VAC circuits and main service wiring) Operation of time clock motors are not verified. Inoperative light fixtures often lack bulbs or have burned out bulbs. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection, but may be mentioned for informational purposes only. Some of the systems not evaluated are including but not limited to low voltage systems, security systems devices, heat detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

7: KITCHEN

		IN	NI	NP	D
7.1	General	X			
7.2	Range/Oven/Cooktop	X			
7.3	Garbage Disposal	X			
7.4	Dishwasher	X			
7.5	Refrigerator	X			
7.6	Built-in Microwave	X			
7.7	Lighting Fixtures, Switches & Receptacles	X			
7.8	Countertops & Cabinets	X			
7.9	Sink, Faucet, & Trap	X			
7.10	Ceilings & Walls	X			
7.11	Floors	X			

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

Information

Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Whirlpool

Range/Oven/Cooktop: Range/Oven Energy Source
Electric, Gas

Garbage Disposal: Type
110v

Dishwasher: Brand
Whirlpool

Built-in Microwave: Brand
Whirlpool

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite, Tile

Sink, Faucet, & Trap: Sink Material
Metal

Sink, Faucet, & Trap: Air Gap
Not Present

Ceilings & Walls: Ceiling Material
Drywall

Ceilings & Walls: Wall Material
Drywall

Floors: Floor Coverings

Hardwood

General: Disclaimer

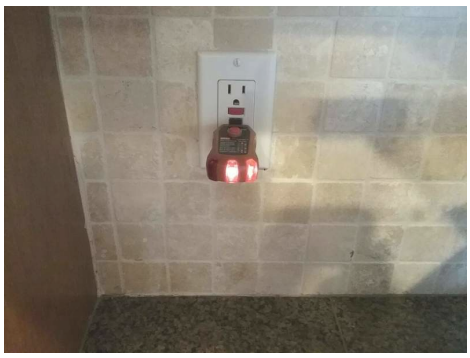
We may test kitchen appliances for basic functionality, but we cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, the following items are not inspected; free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in-toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Refrigerator: Brand

GE

Lighting Fixtures, Switches & Receptacles: Type

110 VAC, 110 VAC GFCI



8: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
8.1	Ceilings & Walls	X			X
8.2	Floors	X			
8.3	Doors	X			X
8.4	Windows	X			
8.5	Lighting Fixtures, Switches & Receptacles	X			X
8.6	Distribution Systems	X			
8.7	Smoke & Carbon Monoxide Detectors	X			
8.8	Steps, Stairways & Railings	X			

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

Information

Disclaimer

Our inspection of interiors include the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. Colorado has a high concentration of Radon gas. Radon is a colorless, odorless and tasteless gas produced by the decay of uranium and radium. Long term exposure to radon can cause lung cancer. The only way to know if your house has Radon gas is to have it tested. We recommend that a Radon gas test be conducted with every real estate transaction within the state of Colorado. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

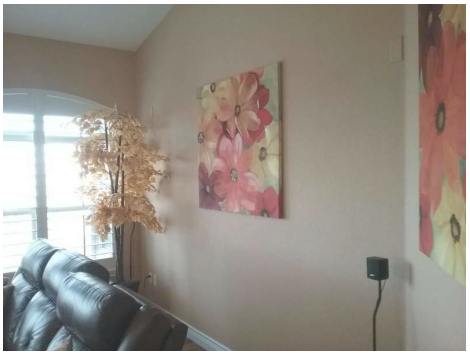
Ceilings & Walls: Ceiling Material

Drywall

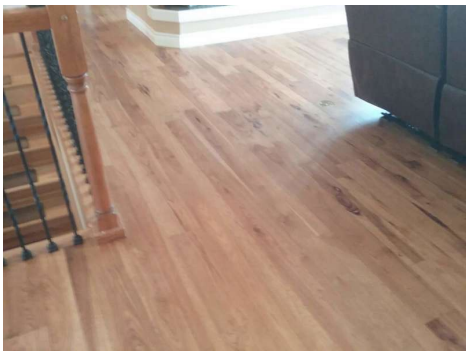
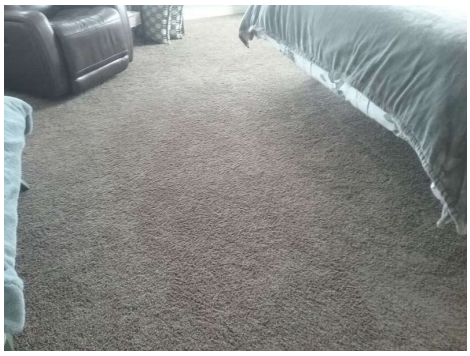



Ceilings & Walls: Wall Material

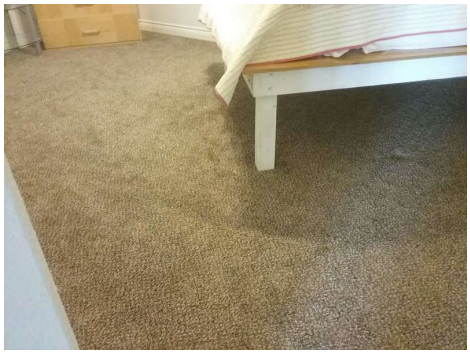
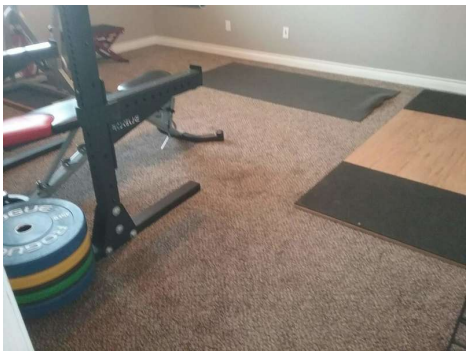
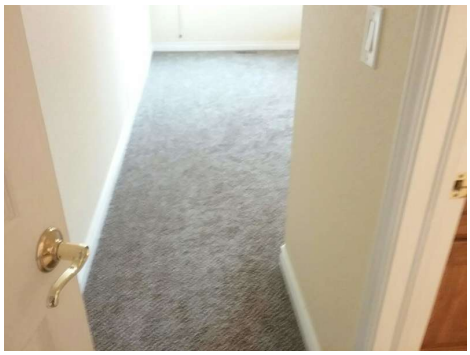
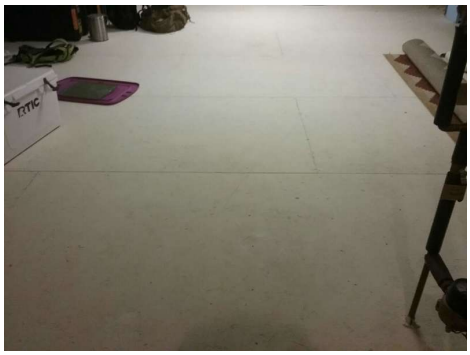
Drywall




Floors: Floor Coverings
Hardwood, Carpet, Engineered Wood, OSB

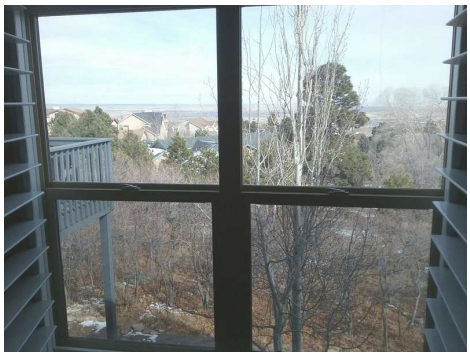


Windows: Window Type
Single-hung, Sliders

















Lighting Fixtures, Switches & Receptacles: Type

110 VAC

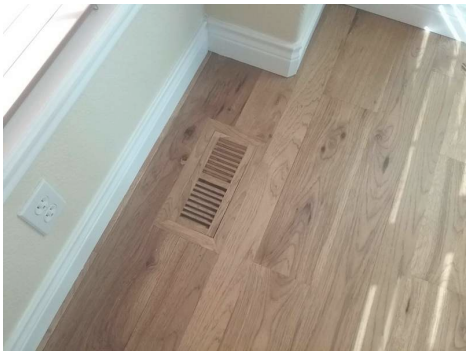




Distribution Systems: Presence of Installed Heat Source in Each Room

Present

(This section does not include bathrooms)




Smoke & Carbon Monoxide Detectors: **Smoke Detectors**

Hard Wired with Battery Backup





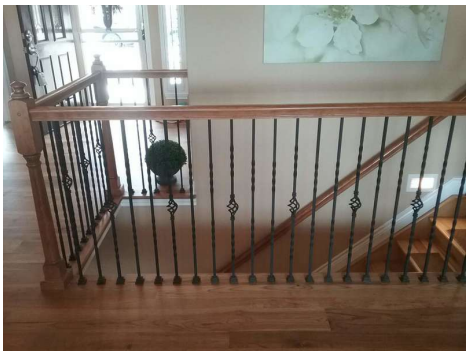


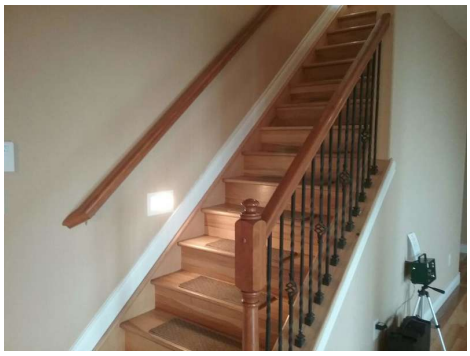

Smoke & Carbon Monoxide Detectors: **Carbon Monoxide Detectors**

Plug In


Steps, Stairways & Railings: Material

Carpeted, Wood





Deficiencies

8.1.1 Ceilings & Walls

Maintenance Item/FYI

CRACK

Ceiling crack in living room at peak. Cosmetic crack only. Repair to drywall crack is recommended.

8.3.1 Doors

Recommendation

DOOR DOESN'T LATCH

BASEMENT SLIDING GLASS DOOR.

Door does not latch properly. Recommend installing a catch latch for sliding glass door lock.

8.5.1 Lighting Fixtures, Switches & Receptacles

Recommendation

FAN/LIGHT

OFFICE

Locate fan controller for fan in office and test fan for proper operation.

9: FIREPLACE

		IN	NI	NP	D
9.1	Vents, Flues & Chimneys (Interior)	X			X
9.2	Damper Doors			X	
9.3	Lintels			X	
9.4	Cleanout Doors & Frames			X	

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

Information

Vents, Flues & Chimneys (Interior): Material
Prefab

Damper Doors: Material
Metal

Disclaimer

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Type
Gas

Limitations

Deficiencies

9.1.1 Vents, Flues & Chimneys (Interior)

Recommendation

FIREPLACE

MAIN LEVEL FIREPLACE

Wall switch not operating fireplace at all times. Repairs are needed.

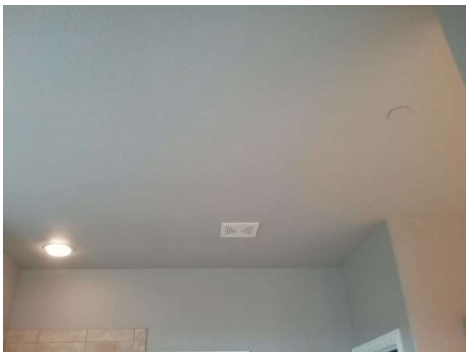
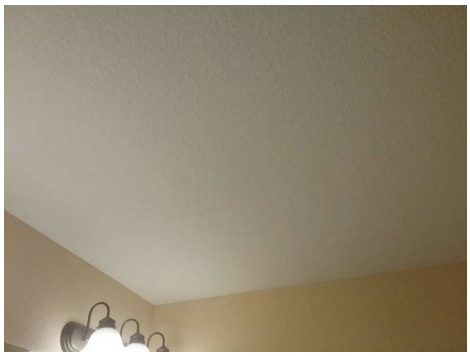
10: BATHROOMS

		IN	NI	NP	D
10.1	Ceilings & Walls	X			
10.2	Floors	X			
10.3	Doors	X			
10.4	Lighting Fixtures, Switches & Receptacles	X			
10.5	Countertops & Cabinets	X			
10.6	Sinks, Faucets, & Traps	X			
10.7	Bathtubs & Showers	X			X
10.8	Toilets	X			
10.9	Distribution Systems	X			

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

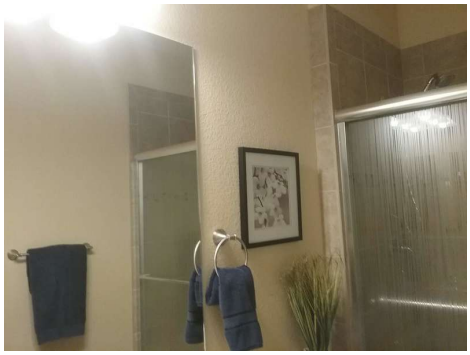
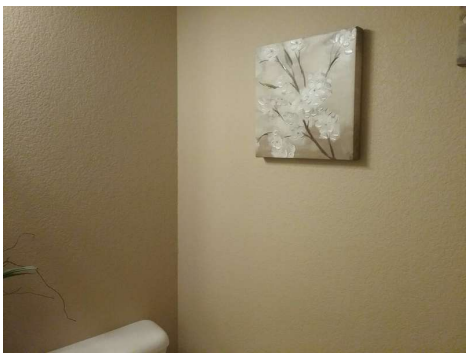
Information

Ceilings & Walls: **Ceiling Material**
Drywall

Ceilings & Walls: **Wall Material**
Drywall

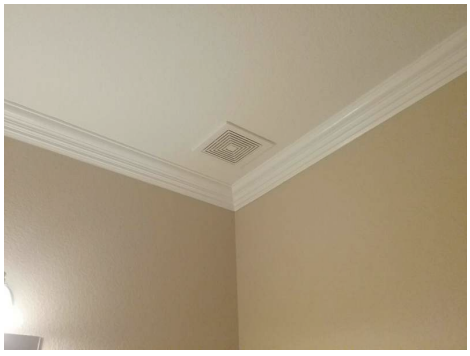


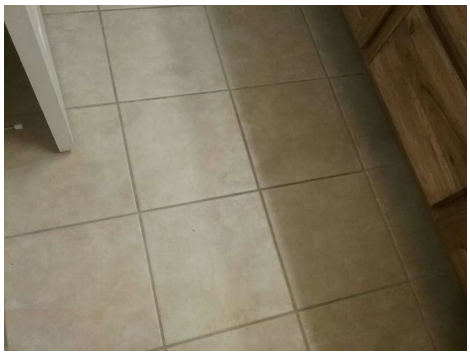
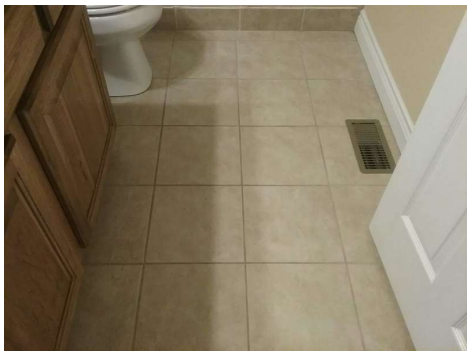
Ceilings & Walls: **Ventilation**
Electronic Ventilation Fan, Window







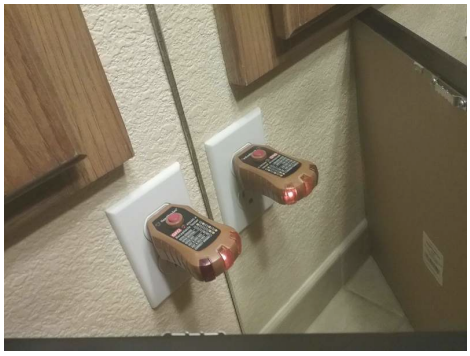
Floors: **Floor Coverings**
Tile, Hardwood


Lighting Fixtures, Switches & Receptacles: **Type**
110 VAC, 110 VAC GFCI







Countertops & Cabinets: Cabinetry

Wood




Countertops & Cabinets: Countertop Material

Tile




Sinks, Faucets, & Traps: **Sink Material**
Porcelain





Bathtubs & Showers: **Bathtubs**
Fiberglass



Bathtubs & Showers: **Showers**
Tile



Bathtubs & Showers: **Surround**

Tile



Toilets: **Approximate Size**

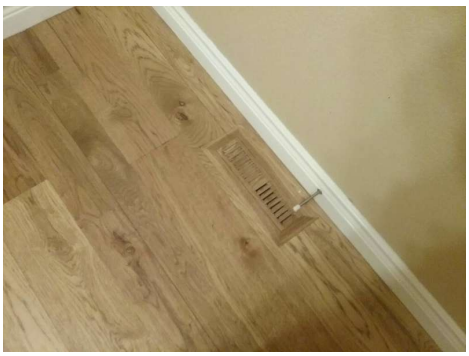
1.5 Gallon Tank




Distribution Systems: **Presence of Installed Heat Source in Each Bathroom**

Present



Deficiencies

10.7.1 Bathtubs & Showers

Recommendation

SHOWER

MASTER BATHROOM

Glass door stop needs re securing to frame by a qualified person. Magnetic side is very loose.

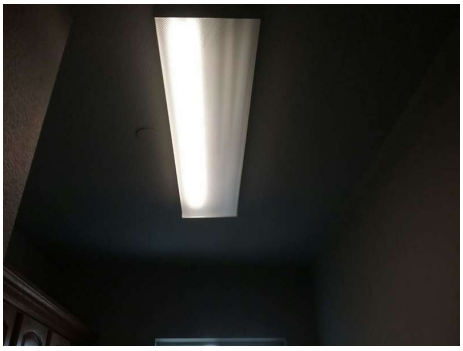
11: LAUNDRY ROOM

		IN	NI	NP	D
11.1	Ceilings & Walls	X			
11.2	Floors	X			
11.3	Doors	X			
11.4	Lighting Fixtures, Switches & Receptacles	X			
11.5	Countertops & Cabinets	X			
11.6	Appliances	X			
11.7	Washer Hose Bib & Drain	X			
11.8	Dryer Vent	X			
11.9	Dryer Gas Line			X	

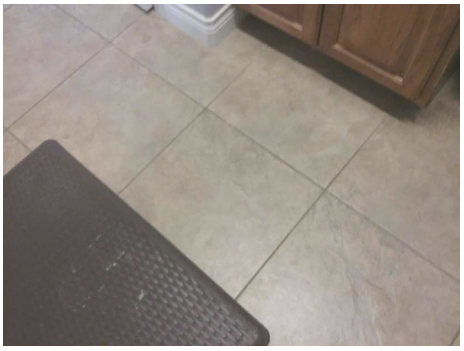
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies

Information

Ceilings & Walls: Ceiling Material
Drywall

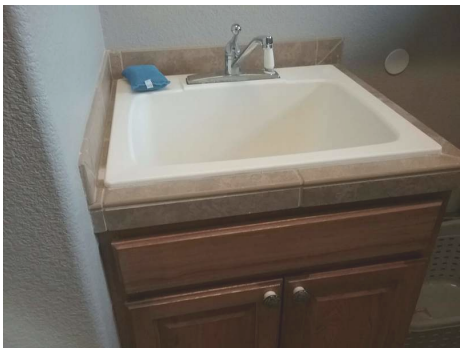


Floors: Floor Coverings
Tile



Lighting Fixtures, Switches & Receptacles: Dryer Power Source
220 Volt

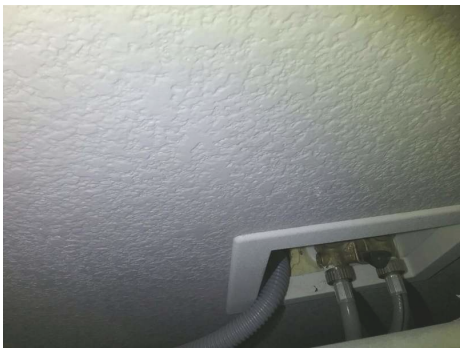
Countertops & Cabinets: Countertop Material
Tile



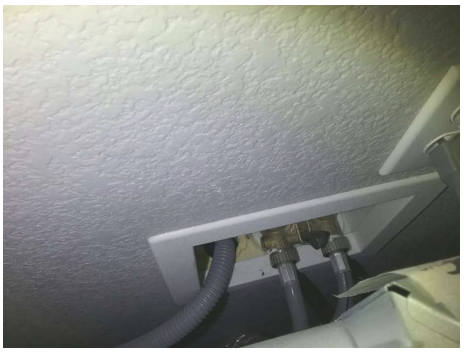
Appliances: Washing Machine
Not Tested

Appliances: Dryer
Not Tested

Washer Hose Bib & Drain: Washer Hose Bib
Gate/Ball Valve



Washer Hose Bib & Drain: Washer Drain
Wall Mounted Drain



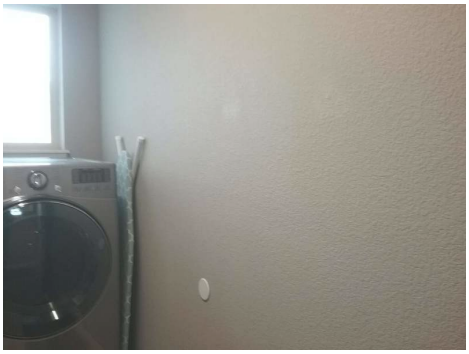
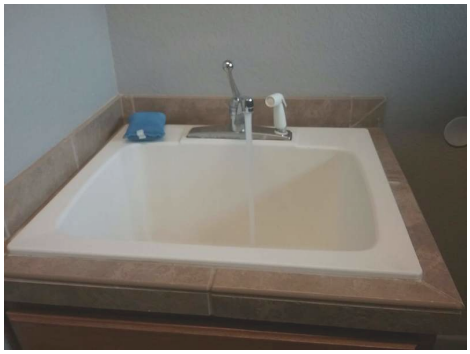
Dryer Vent: Material
Metal (Flex)

Disclaimer

We may test laundry appliances for basic functionality, but we cannot evaluate them for their performance nor for the variety of their settings or cycles. Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless ones that are much more dependable. You should be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which could cause the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned on.

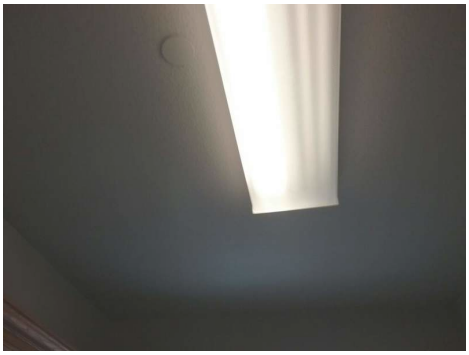
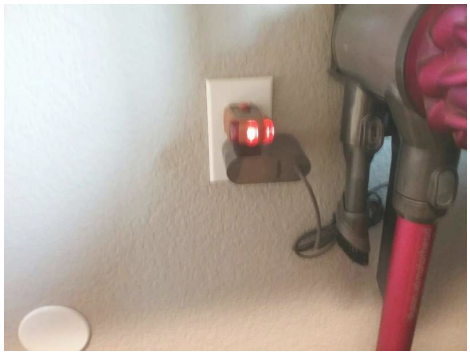
Ceilings & Walls: **Wall Material**

Drywall

Lighting Fixtures, Switches & Receptacles: **Type**

110 VAC, 110 VAC GFCI

Countertops & Cabinets: **Cabinetry**

Wood


Limitations

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D
12.1	General	X			
12.2	Foundation	X			
12.3	Unfinished Basement & Crawlspaces	X			
12.4	Wall Structure	X			
12.5	Floor Structure	X			

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

Information

General: Inspection Method
Visual

Foundation: Material
Concrete

Unfinished Basement & Crawlspaces: Material
Wood

Unfinished Basement & Crawlspaces: Vapor Retarders (Crawlspace or Basement)
Present

Unfinished Basement & Crawlspaces: Unable To Inspect
25 %

Values are approximate.

Wall Structure: Structure Type
Wood Frame

Wall Structure: **Beams**
Wood I-Joists, Steel I-Beams

Floor Structure: **Basement/Crawlspace Floor**
Wood

Floor Structure: **Sub-floor**
OSB

General: **Disclaimer**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable when wet. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease resulting in the raising and lowering slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not all the same and will conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundation are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide cracks called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. The inspection includes only visible portions of the foundation and structure. Please note that moisture is not uncommon within the crawlspace area at times. The degree of moisture is typically what determines whether or not any corrective action should be performed.

Deficiencies

12.1.1 General

Maintenance Item/FYI

BUILDING PERMITS

As part of our inspection process we review the permits pulled for your property and compare to our findings. We highly recommend you also visit the website below to review the permits as well. Not all permits for homes can be obtained online through the database. If you have any concerns about work being permitted please contact your building department for more information.

Colorado Springs, Fountain, Monument, Peyton - Pikes Peak Regional Building Department

Woodland Park, Divide, Cripple Creek, Victor, Florissant - Teller County Building Department

Pueblo - Pueblo Regional Building Department

13: PLUMBING

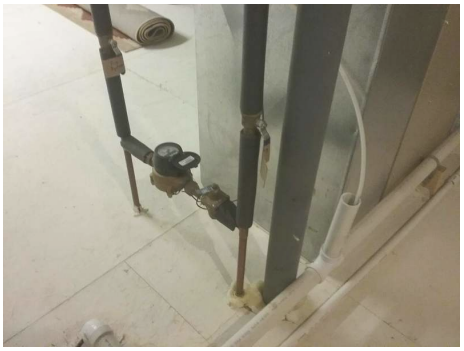
		IN	NI	NP	D
13.1	Main Water Shut-off Device	X			
13.2	Water Supply, Distribution Systems & Fixtures	X			
13.3	Drain, Waste, & Vent Systems	X			
13.4	Hot Water Systems, Controls, Flues & Vents	X			X
13.5	Sump Pump	X			X

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

Information

Water Source
Public

Main Water Shut-off Device: Location
Utility room



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

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Drain, Waste, & Vent Systems: Material
PVC

Drain, Waste, & Vent Systems: Main Drain Size
3"

Hot Water Systems, Controls, Flues & Vents: Capacity
100 gallons

Hot Water Systems, Controls, Flues & Vents: Manufacture Date
2003 Year

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Flue Pipe
Double Wall

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: TPRV Drain Tube
Copper

Sump Pump: Location
Crawlspace

Disclaimer

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shutoff valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds 80 pounds per square inch (PSI) a regulator is recommended, which typically comes factory preset between 45 and 65 PSI. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drainpipes are equally varied, and range from modern PVC (Polyvinyl chloride) and ABS (Acrylonitrile Butadiene Styrene) to older ones made of cast-iron, galvanized steel, clay, and even cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older pipes are subject to damage through decay and root movement, whereas the more modern PVC and ABS pipes are virtually impervious to damage, although some rare batches have been alleged to be defective. In most cases a significant portion of the drainpipes are concealed and we can only infer their condition by observing the draw at the drains. Nonetheless, blockages will occur in the life of ANY system, but blockages in drainpipes, and particularly the main drainpipes that lead from the house to the street, can be expensive to repair, and for this reason we recommend having a sewer scope video inspection especially in older homes where mature trees are in the area. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be properly checked, the house must have been occupied within the last 30 days. If the water system to your new property is a well system then it should be inspected by a licensed well company. This will ensure you are getting the proper gallons per minute needed to support everyday life. The well system is not inspected during the home inspection. Gas fired and electric water heaters have a life expectancy of 8 to 12 years. It is very possible for them to last longer than this but is also just as possible for them to fail sooner. The comments below refer to the condition of the water heater on the day of the inspection. There is no way to determine the exact time a water heater will fail.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

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.

Deficiencies

13.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

CORROSION

WATER HEATER

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

13.4.2 Hot Water Systems, Controls, Flues & Vents

Maintenance Item/FYI

NEARING END OF DESIGN LIFE

BOTH WATER HEATERS

Water heater is nearing the end of the typical lifespan of eight to twelve years. Normal signs of wear and tear were present and although functioning as intended at the time of the inspection, it is unable to be determined when the water heater will fail. Recommend monitoring it's effectiveness and replacing when needed.

13.4.3 Hot Water Systems, Controls, Flues & Vents

Recommendation

IRREGULAR FLAME

WATER HEATER

Water heater flame is irregular. Recommend qualified plumber evaluate & repair.

13.5.1 Sump Pump

EJECTOR PUMP

CRAWLSPACE

Ejector pump for basement bathrooms.

Recommendation

14: HEATING

		IN	NI	NP	D
14.1	Equipment	X			X
14.2	Normal Operating Controls	X			
14.3	Distribution Systems	X			

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

Information

Equipment: Unable To Inspect

Furnace

75 %

Values are approximate.

Equipment: Energy Source

Gas

Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

Disclaimer

We can only open accessible panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspection. The inspector is not equipped to inspect furnace heat exchanges for evidence of cracks, holes, or inspect concealed portions of evaporator and condensing coils. The heat exchange or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers can only be inspected by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout the structure cannot be addressed by a visual inspection. Have these systems evaluated by a qualified professional. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not licensed HVAC technicians. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendation we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in older heating systems can only be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Equipment: **Brand**
Amana


Equipment: **Flue Pipe**
Double Wall


Deficiencies

14.1.1 Equipment

Recommendation

SERVICING/CLEANING

Recommend having both furnaces serviced and cleaned by a qualified HVAC specialist prior to close of escrow. NACHI guidelines strongly recommend further evaluation by a licensed HVAC technician to determine if any cracks are present in the heat exchanger, that may or may not be visible, for safety considerations. The furnace should be cleaned and serviced annually.

Here is a resource on the importance of furnace maintenance.

15: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
15.1	General	X			
15.2	Roof Structure	X			
15.3	Ventilation	X			
15.4	Attic Insulation	X			
15.5	Exhaust Systems	X			

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

Information

General: Inspection Method
From Attic Access

General: Unable To Inspect
Attic
75 %

Values are approximate.

Roof Structure: Sheathing
OSB

Ventilation: Ventilation Type
Roof, Soffit Vents

Attic Insulation: Insulation Type
Blown

Attic Insulation: Insulation Depth
11 Inches

Values are approximate

Exhaust Systems: Exhaust Fans
Fan/Heat/Light

General: Disclaimer

Loose fill insulation in the attic obscures the joists and prevents safe access. The inspection of the attic and its components is limited to what is visible from the attic access. See "Inspection Method" below for how this inspection was preformed.

Roof Structure: Type
Truss

STANDARDS OF PRACTICE

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.

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.

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.

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.

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.

Fireplace

I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

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.

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.

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.

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.