



GATES HOME INSPECTION

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<http://www.Gateshomeinspection.com>



YOUR PROPERTY INSPECTION REPORT

1234 Main St.
Fort Collins CO 80525

Buyer Name
09/13/2018 9:00AM



Inspector
Sascha Gates
Certified Professional Inspector
303-550-8277
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SUMMARY



RECOMMENDATION



SAFETY HAZARD

- ⊖ 1.1.1 Interior Features - Kitchen: GFCI trip test failed
- ⊖ 1.1.2 Interior Features - Kitchen: Drain line leaks under sink
- ⊖ 1.1.3 Interior Features - Kitchen: Stains from presumed past leaks noted
- ⊖ 1.1.4 Interior Features - Kitchen: Cabinet hardware loose
- ⊖ 1.1.5 Interior Features - Kitchen: Cabinet sealed shut
- ⊖ 1.1.6 Interior Features - Kitchen: Sink drain has substandard plumbing repairs
- ⊖
- 1.2.1 Interior Features - Plumbing & Laundry: Washing machine over finished living space with no catch pan and drain installed
- ⊖ 1.2.2 Interior Features - Plumbing & Laundry: Sink drain has substandard plumbing repair
- ⊖ 1.4.1 Interior Features - Bath: GFCI trip test failed
- ⊖ 1.4.2 Interior Features - Bath: Tub/shower area needs caulk / grout
- ⊖ 1.4.3 Interior Features - Bath: Sink drain plug needs repair or replacement
- ⊖ 1.4.4 Interior Features - Bath: Stains under sink noted from presumed past leaks
- ⊖ 1.5.1 Interior Features - Bath #2: No operable exhaust fan in bathroom with shower
- ⊖ 1.5.2 Interior Features - Bath #2: No GFCI outlets visible
- ⊖ 1.5.3 Interior Features - Bath #2: Stains under sink noted from presumed past leaks
- ⚠ 1.8.1 Interior Features - Interior Electric: Bad Ground
- ⊖ 1.9.1 Interior Features - Doors: Door doesn't latch properly
- ⊖ 1.9.2 Interior Features - Doors: Door doesn't lock properly
- ⊖ 1.9.3 Interior Features - Doors: Door binds in jamb or floor
- ⊖ 2.1.1 Garage, Basement & Attic - Attic: Insulation averages about 4
- ⚠ 2.1.2 Garage, Basement & Attic - Attic: Electrical Box Covers missing or damaged
- ⚠ 2.1.3 Garage, Basement & Attic - Attic: Exhaust fan duct appears to terminate in attic
- ⊖ 2.1.4 Garage, Basement & Attic - Attic: Evidence of past or present leaks
- ⚠ 2.4.1 Garage, Basement & Attic - Garage: Garage house door does not close automatically
- ⚠
- 3.1.1 Electric, Heat, Water Heater - Electrical Panel: Double tapped breaker(s) inside panel box (more than one electrical conductor attached)

- ⊖ 3.2.1 Electric, Heat, Water Heater - HVAC Unit: Recommend installation of carbon monoxide alarm in the home
- ⊖ 3.2.2 Electric, Heat, Water Heater - HVAC Unit: Fuel Furnace Service
- ⊖ 3.2.3 Electric, Heat, Water Heater - HVAC Unit: No Smoke Detector in vicinity
- ⊖ 3.2.4 Electric, Heat, Water Heater - HVAC Unit: Filter dirty
- ⊖ 4.4.1 Exterior Areas - Drives & Walks: Moderate cracks in driveway
- ⊖ 4.4.2 Exterior Areas - Drives & Walks: Concrete spalling noted at driveway
- ⊖ 4.4.3 Exterior Areas - Drives & Walks: Potential trip hazard at sidewalk
- ⊖ 4.4.4 Exterior Areas - Drives & Walks: Minor cracks in patio area
- ⊖ 4.6.1 Exterior Areas - Gutters & Grading: Extensions / Splash blocks missing or insufficient
- ⚠ 4.7.1 Exterior Areas - Roof: Shingles damaged
- ⊖ 4.7.2 Exterior Areas - Roof: Exposed nails on roofing material
- ⊖ 4.7.3 Exterior Areas - Roof: Flashing deficiency
- ⊖ 4.8.1 Exterior Areas - Siding: Some areas need priming and repainting
- ⊖ 4.8.2 Exterior Areas - Siding: Caulk and seal all gaps
- ⊖ 4.8.3 Exterior Areas - Siding: Dryer vent cover not connected completely
- ⊖ 4.8.4 Exterior Areas - Siding: Cracks 1/4" or less present in foundation
- ⊖ 4.9.1 Exterior Areas - Vegetation: Trim trees that are in contact or proximity to home
- ⊖ 5.1.1 General Notes - Other: Final Walk
- ⊖ 5.1.2 General Notes - Other: Pictures
- ⊖ 5.1.3 General Notes - Other: Fire and carbon monoxide protection By todays standards

1: INTERIOR FEATURES

Observations

1.1.1 Kitchen

GFCI TRIP TEST FAILED

Recommend installation of GFCI outlets within 6 feet of a water source.

Recommendation

Contact a qualified professional.



1.1.2 Kitchen

DRAIN LINE LEAKS UNDER SINK

Recommendation

Contact a qualified professional.



1.1.3 Kitchen

STAINS FROM PRESUMED PAST LEAKS NOTED

Recommendation

Contact a qualified professional.

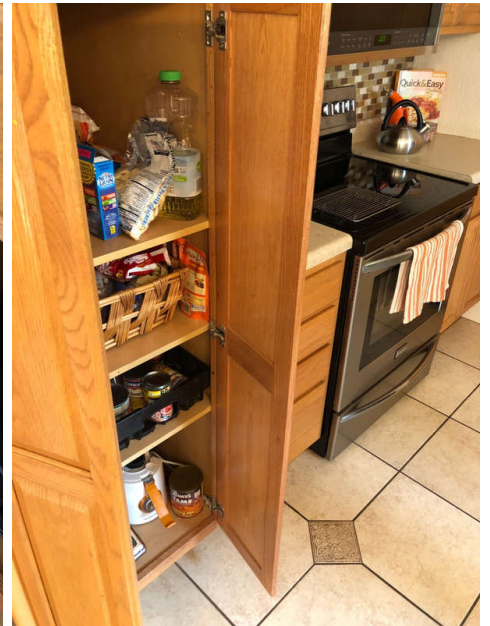


1.1.4 Kitchen

CABINET HARDWARE LOOSE

Recommendation

Contact a qualified professional.



1.1.5 Kitchen

CABINET SEALED SHUT

Recommendation

Contact a qualified professional.

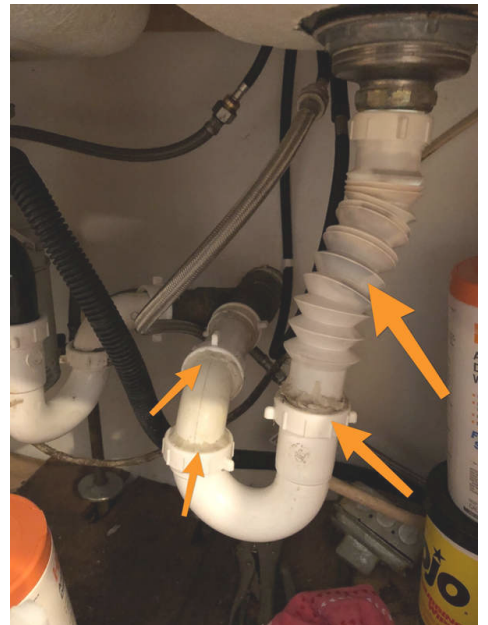


1.1.6 Kitchen

SINK DRAIN HAS SUBSTANDARD PLUMBING REPAIRS

Recommendation

Contact a qualified professional.



1.2.1 Plumbing & Laundry

WASHING MACHINE OVER FINISHED LIVING SPACE WITH NO CATCH PAN AND DRAIN INSTALLED

Recommendation

Contact a qualified professional.

1.2.2 Plumbing & Laundry

SINK DRAIN HAS SUBSTANDARD PLUMBING REPAIR

Recommend standard plumbing box installation for Washing machine supply and drain pipes

Recommendation

Contact a qualified professional.



1.4.1 Bath

GFCI TRIP TEST FAILED

Hot/Neutral reversed. Have electrician evaluate.

Recommendation

Contact a qualified professional.

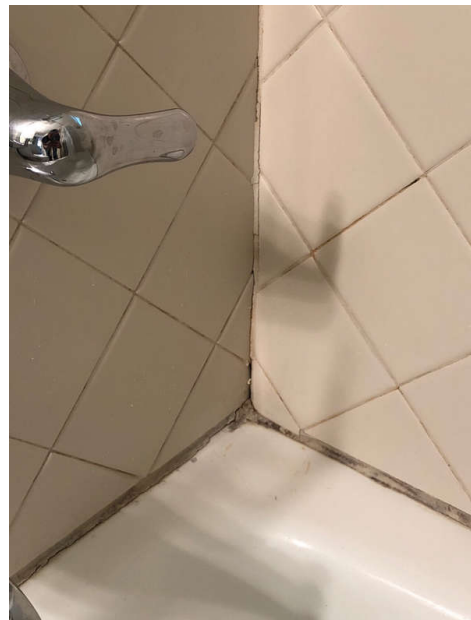


1.4.2 Bath

TUB/SHOWER AREA NEEDS CAULK / GROUT

Recommendation

Contact a qualified professional.



1.4.3 Bath

SINK DRAIN PLUG NEEDS REPAIR OR REPLACEMENT

Recommendation

Contact a qualified professional.

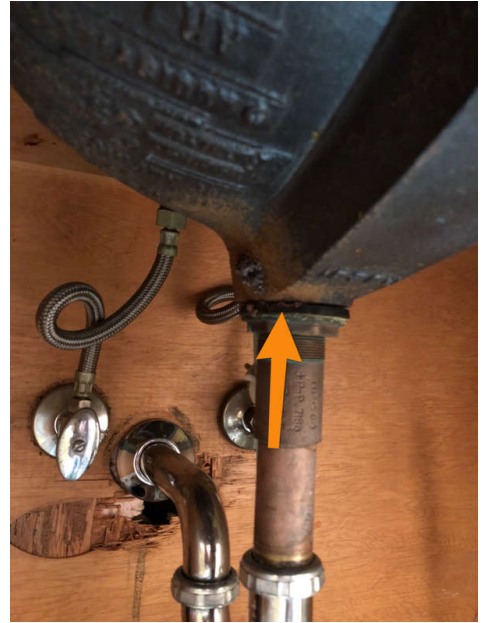


1.4.4 Bath

STAINS UNDER SINK NOTED FROM PRESUMED PAST LEAKS

Recommendation

Contact a qualified professional.



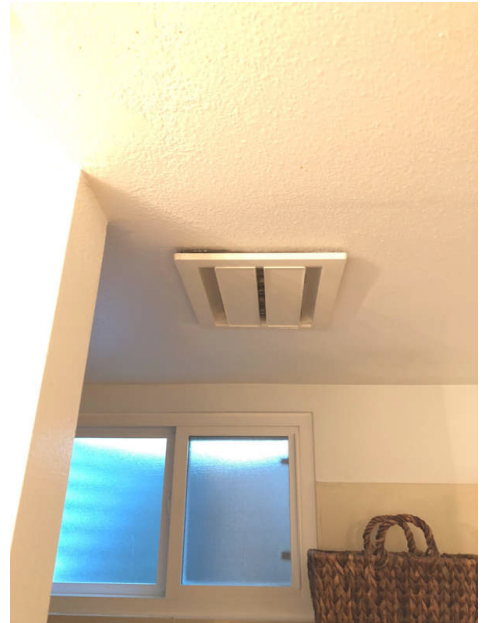
1.5.1 Bath #2

NO OPERABLE EXHAUST FAN IN BATHROOM WITH SHOWER

Even if a window that opens exists, this may not be adequate ventilation during the cold weather. Recommend repairing vented bathroom exhaust fan.

Recommendation

Contact a qualified professional.



1.5.2 Bath #2

NO GFCI OUTLETS VISIBLE

BASEMENT BATHROOM

Which is common for a home of this age. Consider installing protected outlets after purchase.

Recommendation

Contact a qualified professional.

1.5.3 Bath #2

STAINS UNDER SINK NOTED FROM PRESUMED PAST LEAKS

Recommendation

Contact a qualified professional.



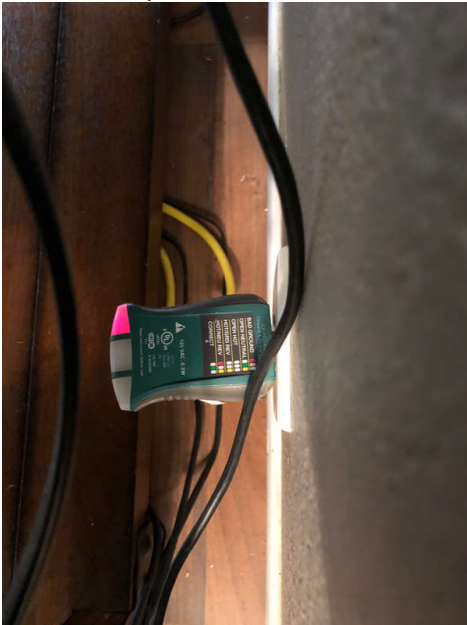
1.8.1 Interior Electric

BAD GROUND

Recommendation

Contact a qualified electrical contractor.

 Safety Hazard



Living Room North



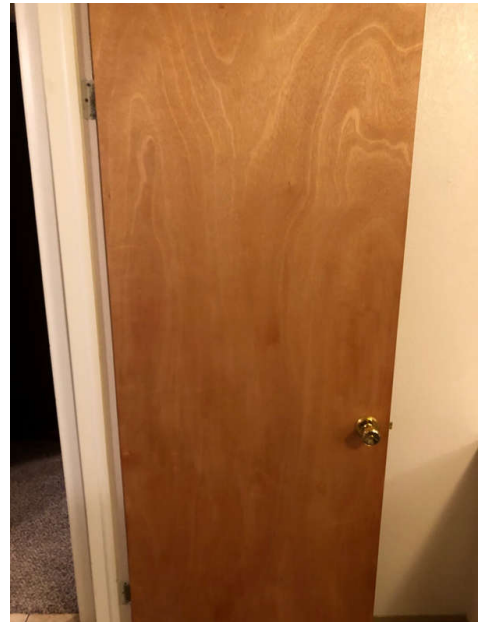
1st Floor Entry

1.9.1 Doors

DOOR DOESN'T LATCH PROPERLY

Recommendation

Contact a qualified professional.



1.9.2 Doors

DOOR DOESN'T LOCK PROPERLY

Recommendation

Contact a qualified professional.



Southwest Bedroom

1.9.3 Doors

DOOR BINDS IN JAMB OR FLOOR

Recommendation

Contact a qualified professional.



1st Floor Entry



Hallway Closet

2: GARAGE, BASEMENT & ATTIC

Observations

2.1.1 Attic

INSULATION AVERAGES ABOUT 4

6 inches in depth; more recommended.

Recommendation

Contact a qualified professional.

2.1.2 Attic

ELECTRICAL BOX COVERS MISSING OR DAMAGED

Which is a potential shock or electrocution hazard.

Recommendation

Contact a qualified professional.

 Safety Hazard



2.1.3 Attic

EXHAUST FAN DUCT APPEARS TO TERMINATE IN ATTIC

Have duct routed to exterior to minimize moisture an possible development of mold.

Recommendation

Contact a qualified professional.

 Safety Hazard



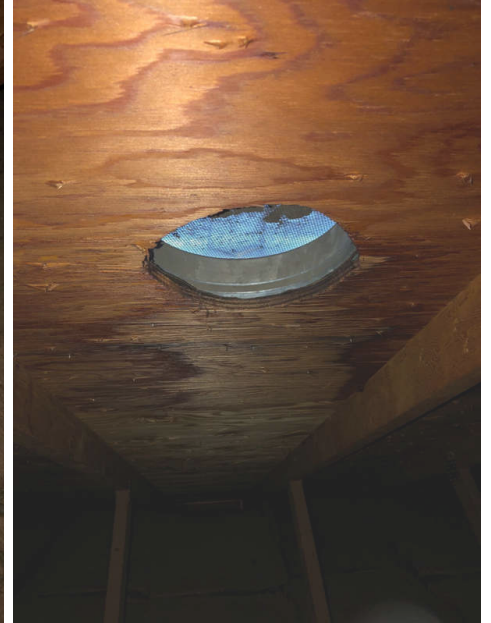
2.1.4 Attic

EVIDENCE OF PAST OR PRESENT LEAKS

Dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.

Recommendation

Contact a qualified professional.



South Attic

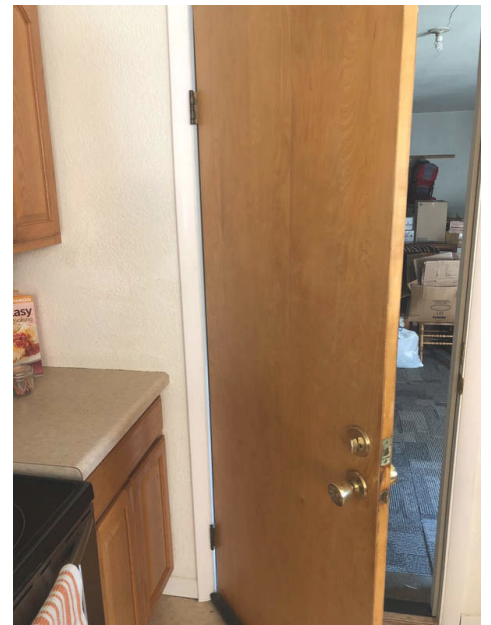
2.4.1 Garage

GARAGE HOUSE DOOR DOES NOT CLOSE AUTOMATICALLY

This is to act as a fire stop, and keeps exhaust fumes out.

Recommendation

Contact a qualified professional.



Observations

3.1.1 Electrical Panel

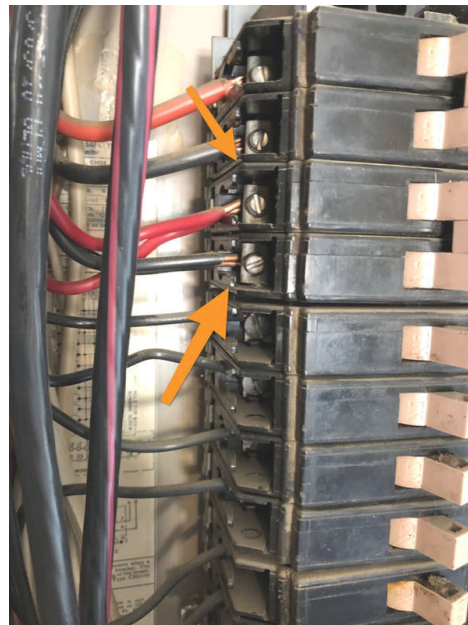
 Safety Hazard

DOUBLE TAPPED BREAKER(S) INSIDE PANEL BOX (MORE THAN ONE ELECTRICAL CONDUCTOR ATTACHED)

This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white] wires are both current carrying conductors, the chance is then greater for potential hot spots. If the double tap or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.

Recommendation

Contact a qualified professional.



3.2.1 HVAC Unit

RECOMMEND INSTALLATION OF CARBON MONOXIDE ALARM IN THE HOME

Recommend installation of carbon monoxide alarm in the home and monthly testing of smoke alarms to ensure proper operation.

Recommendation

Contact a qualified professional.

3.2.2 HVAC Unit

FUEL FURNACE SERVICE

Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

Recommendation

Contact a qualified professional.

3.2.3 HVAC Unit

NO SMOKE DETECTOR IN VICINITY

Recommendation

Contact a qualified professional.

3.2.4 HVAC Unit

FILTER DIRTY

Recommendation

Contact a qualified professional.

4: EXTERIOR AREAS

Information

Drives & Walks Information

Concrete driveway, Concrete sidewalk.

Gutters & Grading Information

Aluminum Gutters

Roof Information

Composition shingles

Siding

Composition wood siding; wood frame construction; concrete foundation

Observations

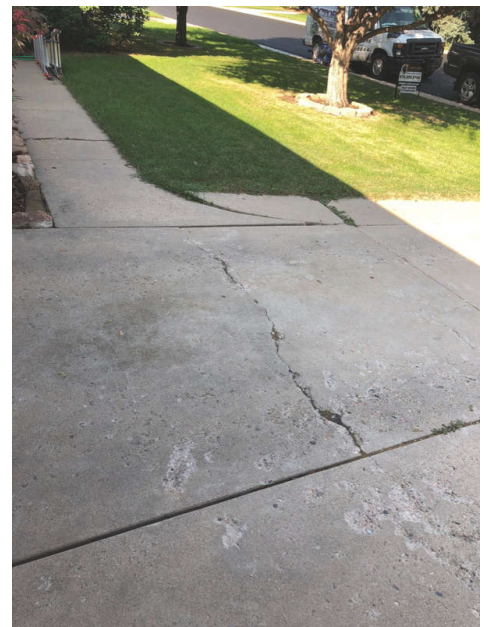
4.4.1 Drives & Walks

MODERATE CRACKS IN DRIVEWAY

Repair and / or monitor for expansion and development of trip hazards.

Recommendation

Contact a qualified professional.



4.4.2 Drives & Walks

CONCRETE SPALLING NOTED AT DRIVEWAY

This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.

Recommendation

Contact a qualified professional.



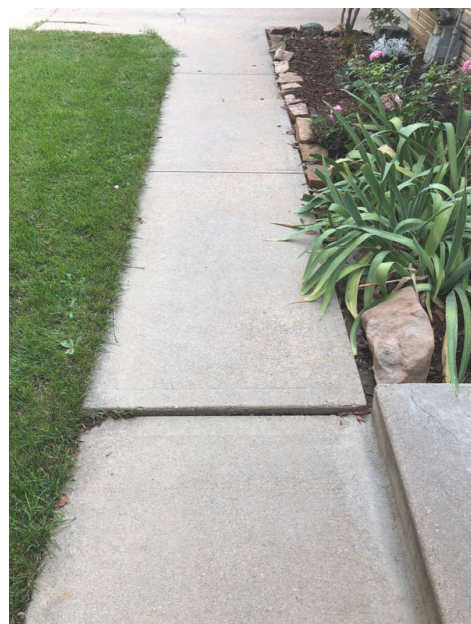
4.4.3 Drives & Walks

POTENTIAL TRIP HAZARD AT SIDEWALK

Monitor as necessary.

Recommendation

Contact a qualified professional.



4.4.4 Drives & Walks

MINOR CRACKS IN PATIO AREA

Which is a common occurrence but should be monitored for expansion.

Recommendation

Contact a qualified professional.



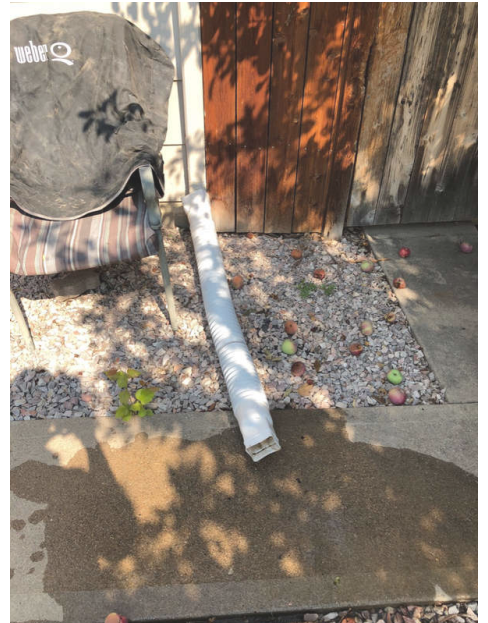
4.6.1 Gutters & Grading

EXTENSIONS / SPLASH BLOCKS MISSING OR INSUFFICIENT

Install to divert water away from the foundation.

Recommendation

Contact a qualified professional.



4.7.1 Roof

SHINGLES DAMAGED

See roofer's notes

Recommendation

Contact a qualified professional.



4.7.2 Roof

EXPOSED NAILS ON ROOFING MATERIAL

Recommend sealing all fastener heads.

Recommendation

Contact a qualified professional.



4.7.3 Roof

FLASHING DEFICIENCY

See photo.

Recommendation

Contact a qualified professional.



4.8.1 Siding

SOME AREAS NEED PRIMING AND REPAINTING

Recommendation

Contact a qualified professional.



4.8.2 Siding

CAULK AND SEAL ALL GAPS

Cracks and openings.

Recommendation

Contact a qualified professional.



1st Floor West Exterior



1st Floor West



1st Floor Southwest



1st Floor Southeast



1st Floor East

4.8.3 Siding

DRYER VENT COVER NOT CONNECTED COMPLETELY

Recommend adding a proper sealing to put piping and connection

Recommendation

Contact a qualified professional.



1st Floor West

4.8.4 Siding

CRACKS 1/4" OR LESS PRESENT IN FOUNDATION

Consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant.

Recommendation

Contact a qualified professional.



1st Floor West

4.9.1 Vegetation

TRIM TREES THAT ARE IN CONTACT OR PROXIMITY TO HOME

As branches can abrade roofing or siding.

Recommendation

Contact a qualified professional.



Northeast Roof

5: GENERAL NOTES

Information

Other: Thank You

Thank you for your business, and for your trust!

Other: Not a Guarantee

Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail randomly and without prior warning.

Observations

5.1.1 Other

FINAL WALK

Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service for only \$95.

Recommendation

Contact a qualified professional.

5.1.2 Other

PICTURES

Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Recommendation

Contact a qualified professional.

5.1.3 Other

FIRE AND CARBON MONOXIDE PROTECTION BY TODAY'S STANDARDS

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE
