



FENNARIO HOME INSPECTIONS, L.L.C.

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FENNARIO HOME INSPECTIONS, L.L.C. RESIDENTIAL INSPECTION REPORT

1234 Main St.
Arvada Colorado 80004

Buyer Name
05/06/2018 9:00AM



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SUMMARY



ITEMS INSPECTED









MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Under-Driven Nails
-  2.2.1 Roof - Roof Drainage Systems: Debris
-  2.3.1 Roof - Flashings: Corroded - Minor
-  3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  8.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improper Wiring
-  8.7.1 Electrical - Carbon Monoxide Detectors: Low Battery

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Multi-level

Temperature (approximate)

74 Fahrenheit (F)

Type of Building

Attached

Weather Conditions

Clear

2: ROOF

		D	NP	NI	IN
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations		X		

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

Information

Inspection Method

Roof

Roof Type/Style

Combination

Coverings: Material

1st Floor
Asphalt

Roof Drainage Systems: Gutter Material

Seamless Aluminum

Flashings: Material

Aluminum

Observations

2.1.1 Coverings

 Recommendation

UNDER-DRIVEN NAILS

NORTH

Observed one or more under-driven nails/fasteners. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

 Maintenance Item

DEBRIS

SOUTH

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



2.3.1 Flashings

 Recommendation

CORRODED - MINOR

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

		D	NP	NI	IN
3.1	Siding, Flashing & Trim				X
3.2	Exterior Doors				X
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps				X
3.5	Eaves, Soffits & Fascia				X
3.6	Vegetation, Grading, Drainage & Retaining Walls				X

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Information

Inspection Method

Visual

Siding, Flashing & Trim: Siding Material

Fiber Cement

Siding, Flashing & Trim: Siding Style

Tongue and Groove

Exterior Doors: Exterior Entry Door

Steel

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Observations

3.3.1 Walkways, Patios & Driveways



DRIVEWAY CRACKING - MINOR

NORTH

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a handyman or DIY project



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		D	NP	NI	IN
4.1	Foundation				X
4.2	Basements & Crawlspace				X
4.3	Floor Structure				X
4.4	Wall Structure				X
4.5	Ceiling Structure				X

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Information

Inspection Method

Visual

Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Engineered Floor Trusses

Floor Structure: Sub-floor

Plywood

5: HEATING

		D	NP	NI	IN
5.1	Equipment				X
5.2	Normal Operating Controls				X
5.3	Distribution Systems				X
5.4	Vents, Flues & Chimneys				X
5.5	Presence of Installed Heat Source in Each Room				X

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Information

Equipment: Brand

Carrier

Equipment: Energy Source

Gas

Equipment: Heat Type

Heat Pump

Distribution Systems: Ductwork

Insulated

AFUE Rating

90

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

6: COOLING

		D	NP	NI	IN
6.1	Cooling Equipment				X
6.2	Normal Operating Controls				X
6.3	Distribution System				X
6.4	Presence of Installed Cooling Source in Each Room				X

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Information

Cooling Equipment: Brand
Carrier

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Split

Cooling Equipment: SEER Rating
20 SEER

Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

7: PLUMBING

		D	NP	NI	IN
7.1	Main Water Shut-off Device				X
7.2	Drain, Waste, & Vent Systems				X
7.3	Water Supply, Distribution Systems & Fixtures				X
7.4	Hot Water Systems, Controls, Flues & Vents				X
7.5	Fuel Storage & Distribution Systems				X
7.6	Sump Pump				X

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Information

Filters

Whole house conditioner

Water Source

Water was not on
Public

Main Water Shut-off Device:

Location

Basement

Drain, Waste, & Vent Systems:

Drain Size

2"

Drain, Waste, & Vent Systems:

Material

PVC

Water Supply, Distribution

Systems & Fixtures: Distribution

Material

Pex

Water Supply, Distribution

Systems & Fixtures: Water

Supply Material

Pex

Hot Water Systems, Controls,

Flues & Vents: Capacity

80 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Basement

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Gas

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Gas Meter

Sump Pump: Location

Basement

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.](#)

8: ELECTRICAL

		D	NP	NI	IN
8.1	Service Entrance Conductors				X
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device				X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles				X
8.5	GFCI & AFCI				X
8.6	Smoke Detectors				X
8.7	Carbon Monoxide Detectors	X			X

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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 Capacity
 200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
 Cutler Hammer

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

Observations

8.3.1 Branch Wiring Circuits, Breakers & Fuses

 Safety Hazard

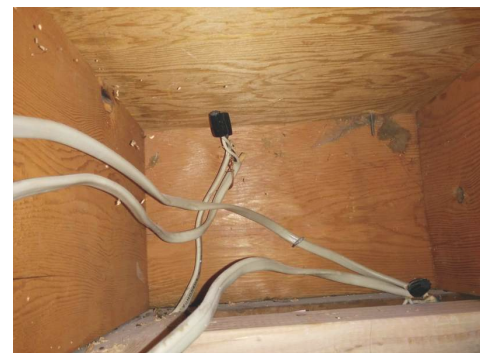
IMPROPER WIRING

BASEMENT

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



8.7.1 Carbon Monoxide Detectors

 Recommendation

LOW BATTERY

CHANGE BATTERIES 2ND FLOOR

Carbon monoxide detector failed to respond when tested.
Recommend battery be replaced.

Recommendation

Contact a handyman or DIY project



9: ATTIC, INSULATION & VENTILATION

		D	NP	NI	IN
9.1	Attic Insulation				X
9.2	Vapor Retarders (Crawlspace or Basement)				X
9.3	Ventilation				X
9.4	Exhaust Systems				X

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Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Flooring Insulation

Batt

Attic Insulation: Insulation Type

Blown

Attic Insulation: R-value

30

Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans

Fan with Light

10: DOORS, WINDOWS & INTERIOR

		D	NP	NI	IN
10.1	Doors				X
10.2	Windows				X
10.3	Floors				X
10.4	Walls				X
10.5	Ceilings				X
10.6	Steps, Stairways & Railings				X
10.7	Countertops & Cabinets				X

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Information

Windows: Window Manufacturer **Windows: Window Type**

Pella

Thermal

Floors: Floor Coverings

Hardwood, Tile

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets:

Countertop Material

Granite

11: BUILT-IN APPLIANCES

		D	NP	NI	IN
11.1	Dishwasher				X
11.2	Refrigerator				X
11.3	Range/Oven/Cooktop				X
11.4	Garbage Disposal				X

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Information

Dishwasher: Brand

LG

Refrigerator: Brand

LG

Range/Oven/Cooktop: Exhaust

Hood Type

Vented

Range/Oven/Cooktop:

Range/Oven Brand

LG

Range/Oven/Cooktop:

Range/Oven Energy Source

Gas

12: GARAGE

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

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Information

Garage Door: Material
Steel

Garage Door: Type
Sectional

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.

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.

Heating

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

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

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

Plumbing

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

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.

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.

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.

Built-in Appliances

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