BOULDER HOME INSPECTOR
303-676-8006
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http://boulderhomeinspector.com

RESIDENTIAL REPORT

1234 Main St.
Louisville CO 80027

Buyer Name
04/01/2018 9:00AM

Inspector
Brett Duryea
InterNACHI Certified, InterNACHI Certified R
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Agent
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555-555-5555
agent@spectora.com

Table of Contents

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

To company endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the InterNACHI. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the InterNACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the inspection address.

Exclusions and Limitations

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for the reasons of personal

safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or view able, and all items as described in the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for the activities.

The following items are also excluded for the scope of the inspection, and deviations to the InterNACHI and AHIT standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, dost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The InterNACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible: the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or costs of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter crawlspaces or attics that are not readily

accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

Comment Key

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendation by the inspector or marginal or poor rating or to repair,replace, or maintain suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) - The item, component or unit was visually observed, and, if not other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) - This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

Not Present (NP) - This item, component or unit is not in this home, building or structure.

Deficiencies (D) - The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor.

Satisfactory - Indicates the component is functionally consistent with its original purpose (may show signs or

normal wear and tear and deterioration).

Marginal - Indicates the component is not fully functioning and/or will probably require repair or replacement in the

near future.

Poor - Indicates the component will need repair or replacement now.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this inspection report.

SUMMARY

68 ITEMS INSPECTED

11 MAINTENANCE ITEM

6 RECOMMENDATION

1 SAFETY HAZARD

1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Occupancy
Furnished

Style
Multi-level

Temperature (approximate)
60 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
29 degrees
Clear

2: ROOF

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Ground, Ladder, Roof, Window

Roof Type/Style
Hip

Visability
Partial

Coverings: Material
Asphalt

Coverings: Condition
Marginal, Cracking, Recommend Roofer Evaluate

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Attachment
Satisfactory, Loose

Roof Drainage Systems: Condition
Satisfactory

Roof Drainage Systems: Downspouts
Satisfactory

Flashings: Trim Material
Aluminum

Chimneys & Other Roof Penetrations: Chimney
No Chimney Present

Chimneys & Other Roof Penetrations: Chimney Condition
N/A

Chimneys & Other Roof Penetrations: Rain Cap/Spark Arrestor
Yes

Chimneys & Other Roof Penetrations: **Gas Fireplace Venting**

There is a gas fireplace vent on the exterior of the house.

Coverings: **Number of Layers**

1

1 Layer - will allow you to add a potential second layer if needed in the future.

2 Layers - Will probably need to remove both layers to add a new layer

Roof Drainage Systems: Leaking
Corners, Gutters



Limitations

Coverings

UNABLE TO ACCESS UPPER ROOF

ROOF

Conditions were too steep and unsafe to access without safety harness.

Observations

2.1.1 Coverings

Recommendation

TILES CRACKED/BROKEN

Stairstep split pattern (no fasteners or underlayment exposed)

Cracking of shingle tabs in a stairstep pattern across portions of the roof at areas where shingles bridge joints in underlying shingles may be caused by thermal contraction of the shingles. This condition may eventually result in exposure of fasteners or underlayment, either of which would be a defect needing correction. Neither fasteners nor underlayment appeared to be exposed at the time of the inspection.

Splitting over underlying joints

Splitting of shingle tabs on portions of the roof at areas where shingles bridge joints of underlying shingles may be caused by thermal contraction of both the shingles and roof sheathing. The inspector recommends replacement of damaged shingles to prevent damage to home materials from moisture intrusion.

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

Recommendation

ORIGINAL ROOF - END OF LIFE

NORTH ROOF

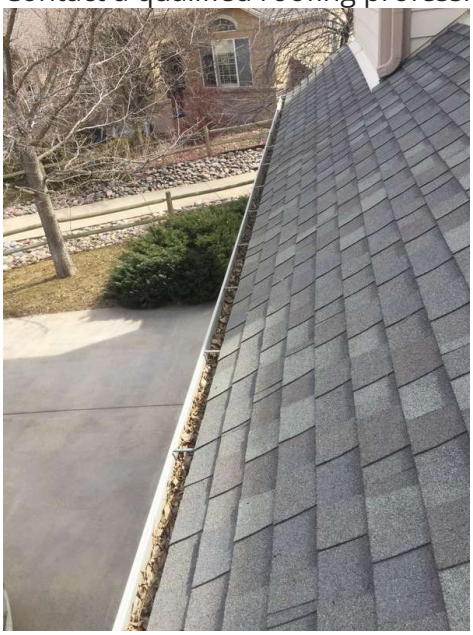
The roof is the original 1997 Asphalt composition shingles and appeared to be at or near the end of their long-term service life. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for repair or replacement.

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Average roof life expectancy for asphalt shingles is 20 years.

Recommendation

Contact a qualified roofing professional.




2.2.1 Roof Drainage Systems

Maintenance Item

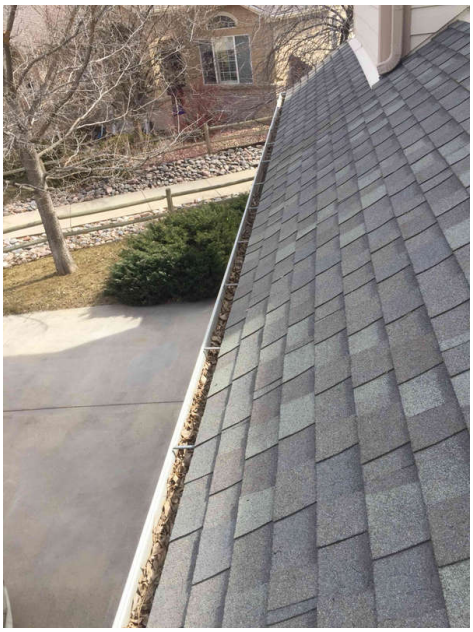
DEBRIS

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

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

Recommendation

GUTTER LEAKAGE

NORTH ENTRYWAY

Gutter water stains were observed on the north side of the house by entry way. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.

Water stains are present from water overflowing from the gutter. I would recommend further investigation from a roof/gutter professional.

3: EXTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Condition
Satisfactory

Siding, Flashing & Trim: Siding Style
Clapboard, Panels

Exterior Doors: Exterior Entry Door
Entryway
Wood

Exterior door was in good condition and functioned as normal.

Walkways, Patios & Driveways: Driveway Condition
North Front Yard
Satisfactory

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Walkway Material
Concrete

Decks, Balconies, Porches & Steps: Deck Material
Trex

Decks, Balconies, Porches & Steps: Condition
Satisfactory

Decks, Balconies, Porches & Steps: Exterior Steps
Marginal

Eaves, Soffits & Fascia: Eve Condition
Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Retaining Walls
Not Present

Siding, Flashing & Trim: Siding Material
Engineered Wood, Stone Veneer

Siding, Flashing & Trim: Flashing Material
Roof
Aluminum, Asphalt

Flashing on a roof refers to the metal pieces that are used to divert water from places where it might collect, such as hips,valleys and where the roof transitions from the roof to vertical surgaces. Flashing can be made from a variety of materials.

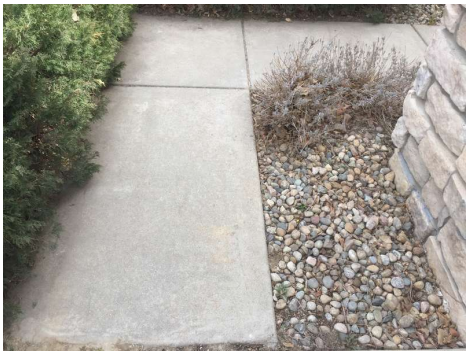
overlapping Asphalt flashing is used for roof valleys.

Aluminum J Flashing is used to transition from roof to vertical surfaces.

Walkways, Patios & Driveways: Walkway Condition

North Entryway

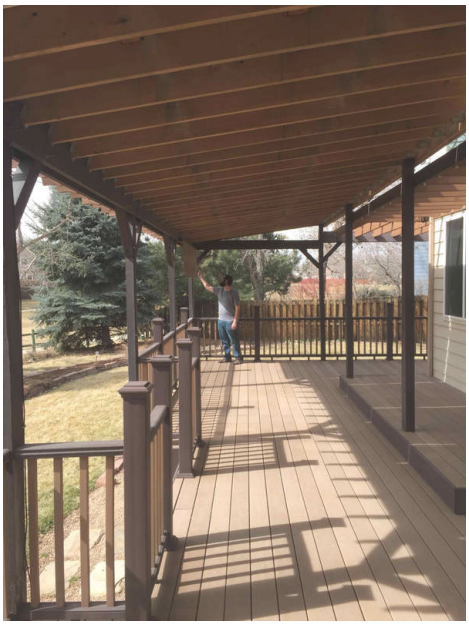
Satisfactory



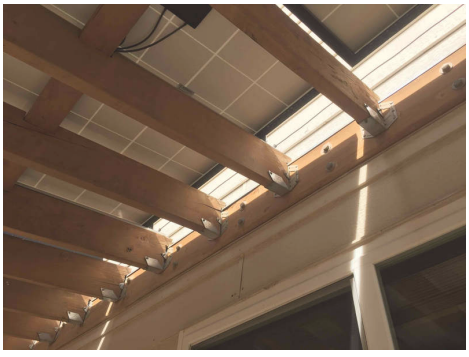
Decks, Balconies, Porches & Steps: Appurtenance

Back Yard

Deck




Deck door to basement window and window well is not easily accessed


Eaves, Soffits & Fascia: Soffit Condition

Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Grading

Satisfactory

Vegetation, Grading, Drainage & Retaining Walls: Vegetation

East

Existing Vegetation touching the house, Vegetation is within 1' of the house

Limitations

General

SPRINKLER SYSTEM WAS NOT INSPECTED

Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, this system was not inspected. We recommend consultation with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the sprinkler system.

Sprinkler System

SPRINKLER SYSTEM WAS NOT INSPECTED

EAST SIDE YARD

Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a home inspection. In cold climates, the winterization of sprinkler systems also precludes their inspection. For these reasons, this system was not inspected. We recommend consultation with the present owners, occupants or caretaker regarding the layout, maintenance and operation of the sprinkler system.

Sprinkler control is in the Garage

Observations

3.1.1 Siding, Flashing & Trim

Maintenance Item

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation

Recommended DIY Project

3.1.2 Siding, Flashing & Trim

Maintenance Item

SIDING - MINOR ISSUE

Siding or Siding Attachment is showing minor wear and tear. I would recommend repairing this item so moisture, insects do not enter the home.

Recommendation

Contact a handyman or DIY project

3.2.1 Exterior Doors

Maintenance Item

LOOSE HINGE

ENTRYWAY

Loose hinge pins were observed on exterior door. Recommend hinge pins to be fully inserted into the hinge plate.

Here is a DIY troubleshooting article on fixing door issues.

Recommendation

Recommended DIY Project

3.3.1 Walkways, Patios & Driveways

Maintenance Item

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

Recommend filling with grout so that moisture does not enter through the cracks.

3.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

DECK MINOR REPAIR ITEM

Deck needs a minor repair. I would recommend a Deck professional to evaluate and repair the issue.

Recommendation

Contact a qualified deck contractor.

3.4.2 Decks, Balconies, Porches & Steps

Safety Hazard

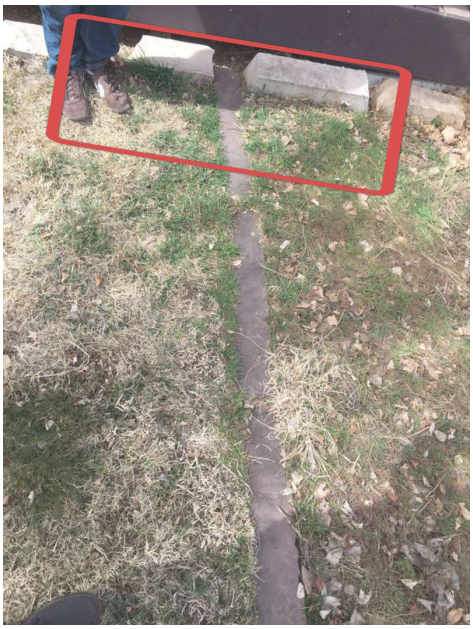
DECK STEPS

A riser is too high. Risers shouldn't be more than 7 inches high. Correction and further evaluation is recommended. The minimum tread depth is 10 inches. Correction and further evaluation is recommended. Deck steps to backyard on south and south east side of deck exceed the step limit. I would recommend adding a step so that there are two steps to walk into the backyard.

Recommendation

Contact a qualified landscaping contractor

This deck step is very low and with two unequal heights or missing surface it could pose a tripping hazard. I would recommend adding a step that is one level plane and goes across the deck entrance.



The minimum tread depth is 10 inches.

3.5.1 Eaves, Soffits & Fascia

Maintenance Item

GAP

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified roofing professional.


Minor cracking on upper level facia on the north east corner of the roof.

3.5.2 Eaves, Soffits & Fascia

Maintenance Item

CAULKING

Caulking around windows, doors, facia, eves and soffits is cracking, missing or in need of repair. I would recommend adding/replacing caulk asap so that water and insect intrusion is reduced.

Recommendation

Contact a handyman or DIY project



2nd Floor Bathroom Tub

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Maintenance Item

LANDSCAPE COSMETICS

There were landscape items that were deteriorating or in need of minor repair. I would recommend a landscape professional or DIY to repair these minor issues so that further deterioration does not take place and it does not become a hazard.

Recommendation

Contact a handyman or DIY project

4: ELECTRICAL

		IN	NI	NP	O
4.1	Service Entrance Conductors		X		
4.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
4.3	Branch Wiring Circuits, Breakers & Fuses	X			
4.4	Lighting Fixtures, Switches & Receptacles	X			
4.5	GFCI & AFCI	X			
4.6	Smoke Detectors	X			
4.7	Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Condition
Satisfactory

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
Unknown

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Manufacturer
N/A

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Capacity
N/A

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Subpanel Location
None

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Conduit

GFCI & AFCI: **GFCI**

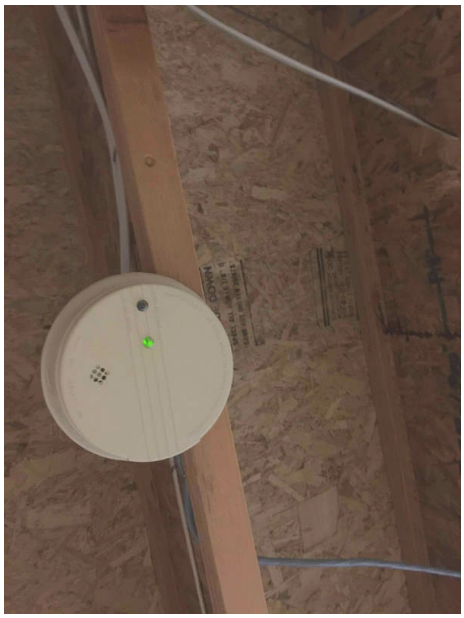
Not Present

Smoke Detectors: **Smoke Detector present**

Basement, First Floor, Second Floor

Carbon Monoxide Detectors: **Carbon Monixide Detector present**

Basement



Service Entrance Conductors: **Electrical Service Conductors**

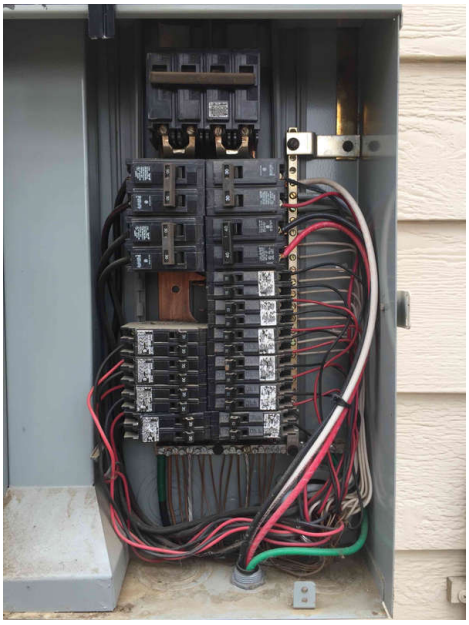
West Side Yard

Below Ground, 240 V

Other than during the very early stages of construction, the home inspector is not able to evaluate the conduit or cable.

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

Exterior



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
5.1	Foundation	X			
5.2	Basements & Crawlspaces	X			
5.3	Floor Structure	X			
5.4	Wall Structure		X		
5.5	Ceiling Structure		X		

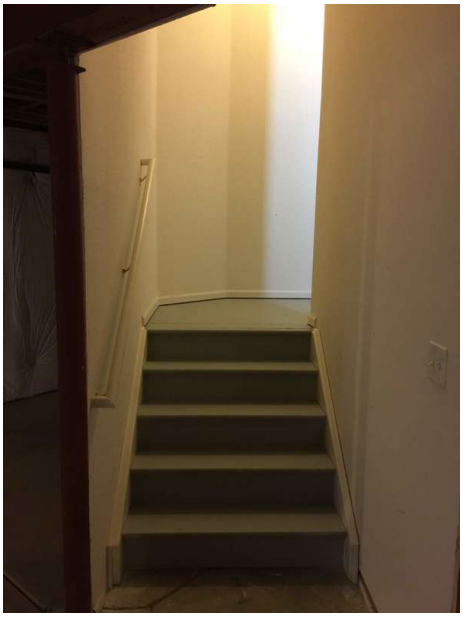
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Basement Stair Handrail
Basement
Yes

Basement Type
Unfinished Basement

Stairs
Satisfactory



Foundation: Material
Concrete

Floor Structure: Sub-floor
OSB

Floor Structure: Basement/Crawlspace Floor
Concrete

Ceiling Structure: Girders/Beams
Not Visible

Foundation: **Foundation Condition**

Basement

Floors Evaluated/Walls Not Evaluated

Walls were not inspected due to insulation covering entire surface. Basement Floor was inspected. Except for minor settling cracks at the joints basement floor was in satisfactory condition.




Basements & Crawlspaces: **Basement Window Material**

Basement

Metal



Floor Structure: Material

Basement

Wood I-Joists, Steel I-Beams

Limitations

Wall Structure

UNABLE TO VISUALLY INSPECT

Walls were covered with either drywall, insulation, or other materials, and were unable to be inspected.

Ceiling Structure

UNABLE TO VISUALLY INSPECT

Ceiling was covered with drywall or other materials that would not allow me to see the underlying structure.

6: HEATING

		IN	NI	NP	O
6.1	Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			
6.5	Presence of Installed Heat Source in Each Room	X			
6.6	Gas/LP Firelogs & Fireplaces	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

When turned on by thermostat
Fired

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Equipment: Carbon Monixide
Tested and None Detected

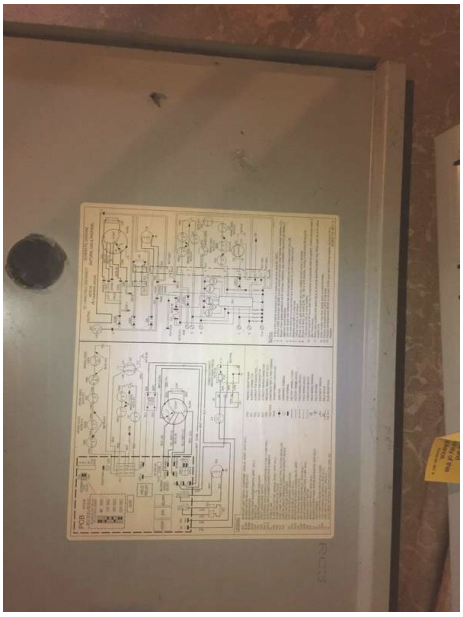
Equipment: Filter Type
Standard

Equipment: Gas shut off valve
Yes

Equipment: Model #
Basement
N/A

Equipment: Serial #
N/A

Normal Operating Controls: Brand of Thermostat
Honeywell



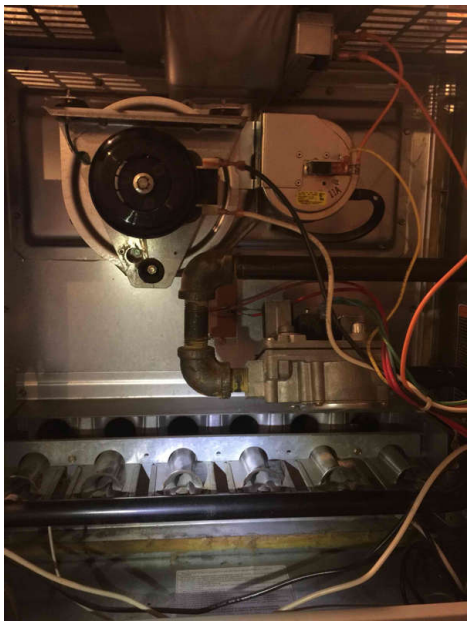
Normal Operating Controls: Location
First Floor

Distribution Systems: Ductwork
Non-insulated

Vents, Flues & Chimneys: Vent Piping
To exterior

Equipment: **Brand**

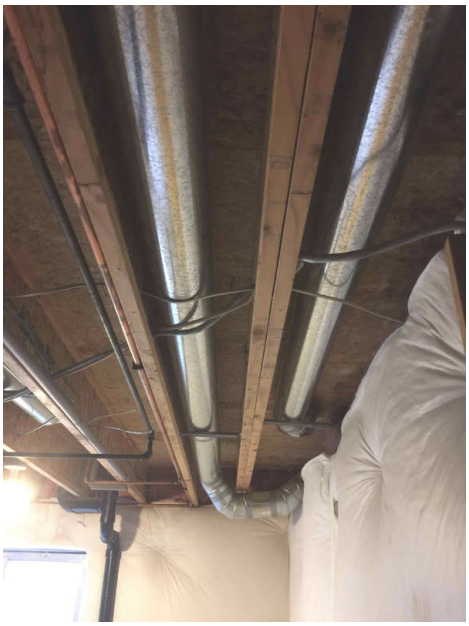
Carrier

Vents, Flues & Chimneys: **Flue Piping**

Basement

Satisfactory




Gas/LP Firelogs & Fireplaces: Gas Fireplace
1st Floor

Heatilator

Observations

6.1.1 Equipment

Recommendation

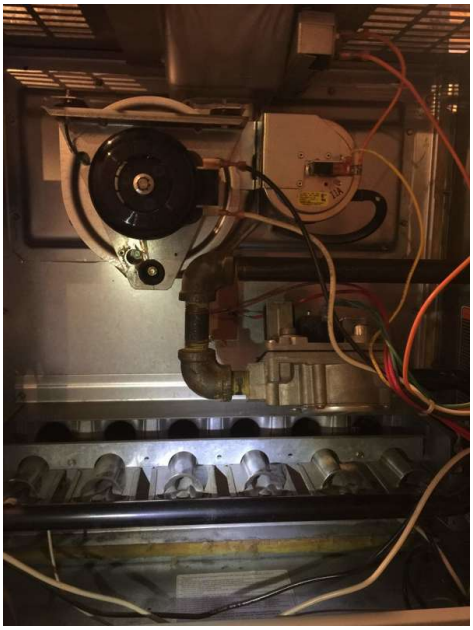
NEAR END OF LIFE

BASEMENT

The normal life expectancy is 15-25 years. While the unit may continue to operate for years to come, it is very close to a normal life expectance and may fail tomorrow. I would recommend a professional to evaluate the Furnace as soon as possible.

Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

		IN	NI	NP	O
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			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source
Public

Flow
Satisfactory

Filters
None

Drain, Waste, & Vent Systems: Drain Size
2"

Drain, Waste, & Vent Systems: Vent Systems
Present

Drain, Waste, & Vent Systems: Waste Flow
Satisfactory

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

Hot Water Systems, Controls, Flues & Vents: Serial #
GG97 - 3660976 - K32

Hot Water Systems, Controls, Flues & Vents: Model #
FSG 50 242

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

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

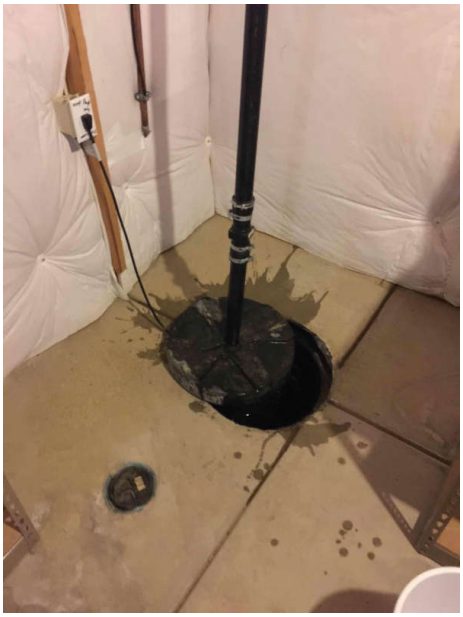
Hot Water Systems, Controls, Flues & Vents: Location
Basement

Hot Water Systems, Controls, Flues & Vents: Combustion Venting
Yes, Satisfactory

Hot Water Systems, Controls, Flues & Vents: Pressure Release Valve
Extension Missing

Hot Water Systems, Controls, Flues & Vents: Relief Valve
Yes

Sump Pump: Location
Northeast Basement
Basement



Main Water Shut-off Device: Location
Northeast
Basement

The main water supply shut-off valve was located, but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

Drain, Waste, & Vent Systems: Drain Flow

Satisfactory



Drain, Waste, & Vent Systems: Material

PVC




Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, PVC

The visible portions of the exposed and accessible supply piping generally were in acceptable condition.

Water Supply, Distribution Systems & Fixtures: Water Pressure

Back Yard South East

Functional flow of water at the fixtures on the highest level was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

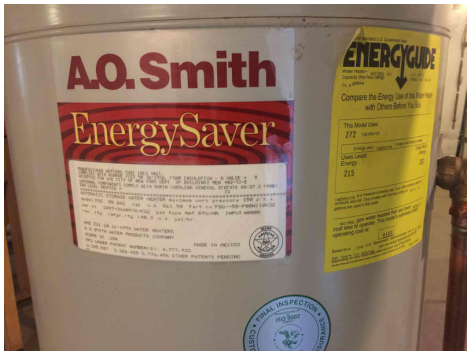
Water pressure within limits
Home water supply pressure was within the acceptable limits of 40 pounds per square inch (PSI) and 80 PSI at the time of the inspection. When inspected at two locations in the back yard both tests registered at 70PSI

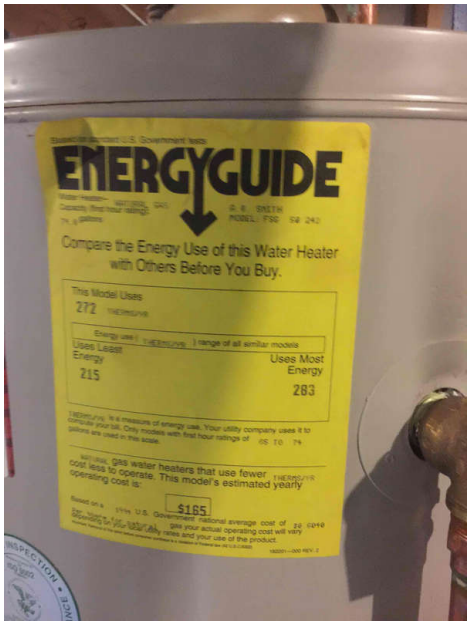
Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.





Observations

7.4.1 Hot Water Systems, Controls, Flues & Vents

Recommendation

NEAR END OF LIFE

BASEMENT

The water heater normal life expectancy is 6-12 years. While the unit may continue to operate for years to come, it is very close to a normal life expectance and may fail tomorrow. I would recommend a professional to evaluate the water heater as soon as possible.

Recommendation

Contact a qualified plumbing contractor.

7.4.2 Hot Water Systems, Controls, Flues & Vents

Recommendation

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

8: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
8.1	Attic Insulation	X			
8.2	Vapor Retarders (Crawlspace or Basement)				
8.3	Ventilation	X			
8.4	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
Attic Access

Ventilation: Inspection Method
Attic Access

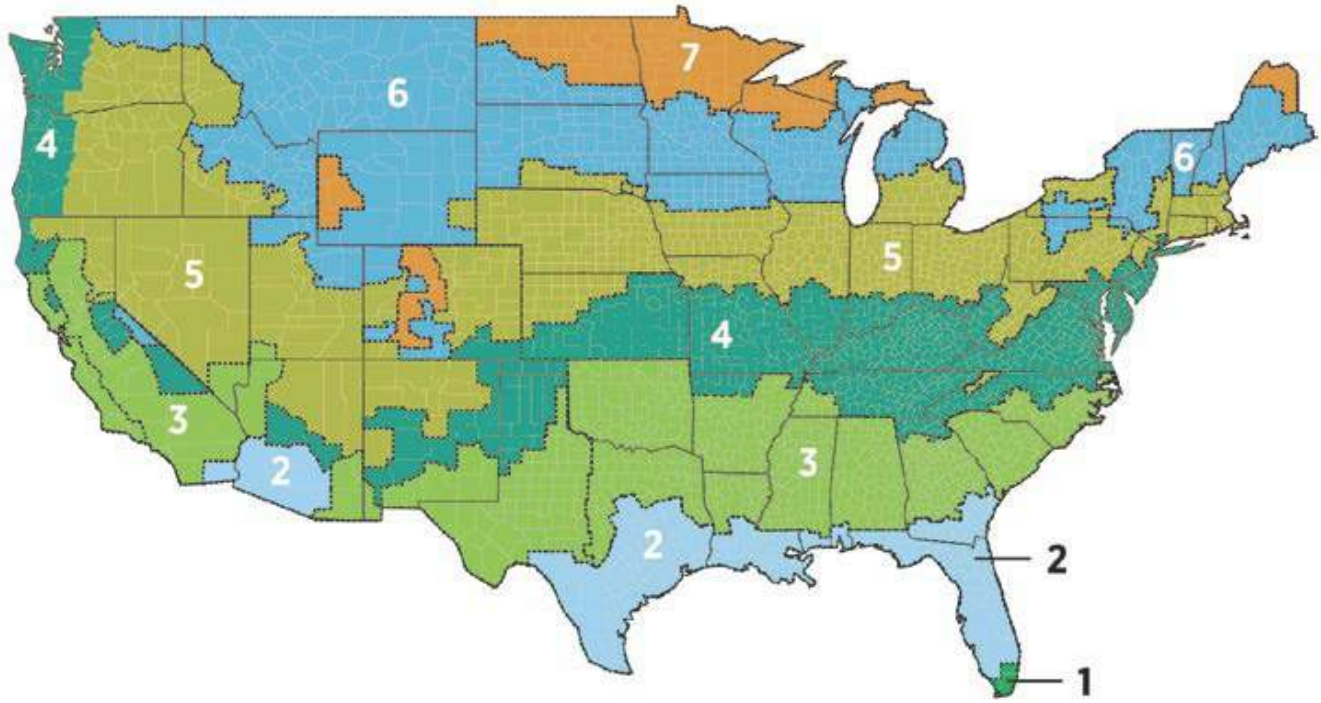
Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

Exhaust Systems: Exhaust Fans
Master Bathroom Upstairs and Downstairs Bathrooms
Fan Only

Attic Insulation: R-value
42

An insulating materials resistance to conductive heat flow is measured or rated in terms of its thermal resistance or R-value -- the higher the R-value, the greater the insulating effectiveness. The R-value depends on the type of insulation, its thickness, and its density. The R-value of some insulations also depends on temperature, aging, and moisture accumulation. When calculating the R-value of a multilayered installation, add the R-values of the individual layers.

Installing more insulation in your home increases the R-value and the resistance to heat flow. In general, increased insulation thickness will proportionally increase the R-value. However, as the installed thickness increases for loose-fill insulation, the settled density of the product increases due to compression of the insulation under its own weight. Because of this compression, loose-fill insulation R-value does not change proportionately with thickness. To determine how much insulation you need for your climate, consult a local insulation contractor.



According to energy.gov

Colorado is located in Insulation zone 4,5,6,7

Whenever exterior siding is removed on an uninsulated wood-frame wall in Zones 5-8: Add R5 to R6 insulative wall sheathing beneath the new siding.

	Add Insulation to Attic		
Zone	**Uninsulated Attic**	**Existing 3-4 Inches of Insulation**	**Floor**
4	R38 to R60	R38	R25 to R30
5	R49 to R60	R38 to R49	R25 to R30

Information and Photo Credit to energy.gov,

Source Energy Star

Attic Insulation: **Insulation Type**

Attic

Loose-fill & Blown-in

To choose the best insulation for your home from the manytypes of insulation on the market, youll need to know where you want or need to installthe insulation, and what R-value you want the installation to achieve. Other considerations may include indoor air quality impacts, life cycle costs, recycled content, embodied energy, and ease of installation, especially if you plan to do the installation yourself. Some insulation strategies require professional installation, while homeowners can easily handle others.
Source - Energy.gov

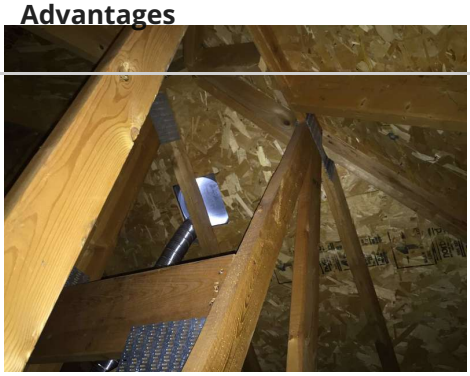
Type	Material	Where Applicable	Installation Methods	Advantages
	Fiberglass	Unfinished wall		Do-it-yourself.

Type	Material	Where Applicable	Installation Methods	Advantages
Blanket batts and rolls	Mineral (rock or slag) wool Plastic fibers Natural fibers	s, including fou Floors and ceilings	Fitted between studs, joists, and beams.	Suited for standard stud and joist sp acing that is relatively free from obs tructions. Relatively inexpensive.
Foam board or rigid foam	Polystyrene Polyisocyanurate Polyurethane	Unfinished walls, including foundation walls Floors and ceilings Unvented low-slope roofs	Interior applications: must be covered with 1/2-inch gypsum board or other building-code approved material for fire safety. Exterior applications: must be covered with weatherproof facing.	High insulating value for relatively little thickness. Can block thermal short circuits when installed continuously over frames or joists.
Loose-fill and blown-in	Cellulose Fiberglass Mineral (rock or slag) wool	Enclosed existing wall or open new wall cavities Unfinished attic floors Other hard-to-reach places	Blown into place using special equipment, sometimes poured in.	Good for adding insulation to existing finished areas, irregularly shaped areas, and around obstructions.
Reflective system	Foil-faced kraft paper, plastic film, polyethylene bubbles, or cardboard	Unfinished walls, ceilings, and floors	Foils, films, or papers fitted between wood-frame studs, joists, rafters, and beams.	Do-it-yourself. Suitable for framing at standard spacing. Bubble-form suitable if framing is irregular or if obstructions are present. Most effective at preventing downward heat flow, effectiveness depends on spacing.
Rigid fibrous or fiber insulation	Fiberglass Mineral (rock or slag) wool	Ducts in unconditioned spaces Other places requiring insulation that can withstand high temperatures	HVAC contractors fabricate the insulation into ducts either at their shops or at the job sites.	Can withstand high temperatures.
Sprayed foam and foamed-in-place	Cementitious Phenolic Polyisocyanurate Polyurethane	Enclosed existing wall Open new wall cavities Unfinished attic floors	Applied using small spray containers or in larger quantities as a pressure sprayed (foamed-in-place) product.	Good for adding insulation to existing finished areas, irregularly shaped areas, and around obstructions.
Structural insulated panels	Foam board or liquid foam insulation core Straw core insul	Unfinished walls, ceilings, floors, and roofs for new construction	Construction workers fit SIPs together to form walls and roof of a house.	SIP-built houses provide superior and uniform insulation compared to more traditional construction methods; they also take less time to build.Energy.gov

(SIPs) ation

Type	Material	Where Applicable	Installation Methods	Advantages






12" of blown insulation

9: DOORS, WINDOWS & INTERIOR

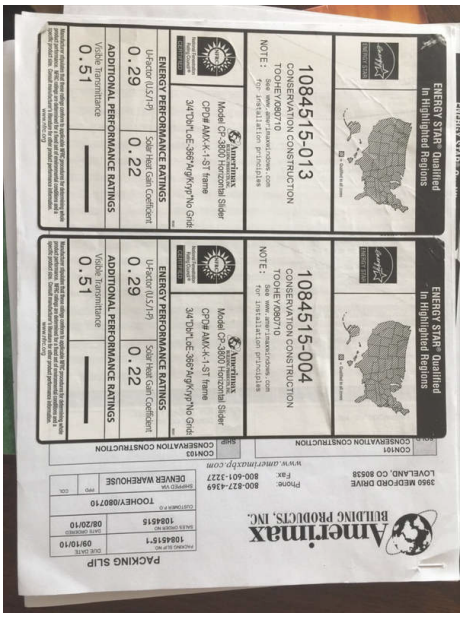
		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Steps, Stairways & Railings	X			X
9.7	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type
Sliders

Windows: Window Manufacturer
Amerimax



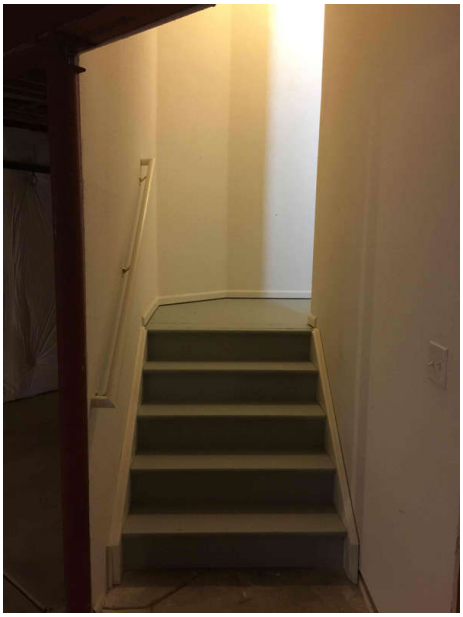
Floors: First Floor Coverings
Hardwood, Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Steps, Stairways & Railings: Balusters
Satisfactory

Steps, Stairways & Railings:
Handrails
Basement



Countertops & Cabinets:
Countertop Material
Composite

Countertops & Cabinets:
Cabinetry
Wood

Observations

9.2.1 Windows

Maintenance Item

SCREEN MISSING OR TORN

EAST SIDE YARD

The screen is missing or torn. I would recommend repairing or replacing the screen.

Recommendation

Contact a handyman or DIY project

9.6.1 Steps, Stairways & Railings

Maintenance Item

LOOSE HANDRAIL & BALUSTERS

1ST FLOOR STAIRS

Handrail balusters and base were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation

Contact a qualified handyman.

10: KITCHEN - BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dishwasher: Brand
Whirlpool

Dishwasher: Model #
DU900pCDB5

Dishwasher: Serial #
FG2114636

Refrigerator: Brand
Boshe

Refrigerator: Model #
N/A

Refrigerator: Serial #
N/A

Range/Oven/Cooktop: Range/Cooktop Fuel Source
Gas

Range/Oven/Cooktop: Oven Brand
Samsung

NX58H5600SS/AA

SN- 0BGG7DDH901632N

Range/Oven/Cooktop: Exhaust Hood Type
None

Range/Oven/Cooktop: Oven
Electric/Gas

Range/Oven/Cooktop: Oven Fuel Source
Gas

Garbage Disposal: Garbage Disposal
Other

Garbage Disposal: Model #
N/A

Garbage Disposal: Serial #
N/A

11: GARAGE

		IN	NI	NP	O
11.1	Ceiling	X			
11.2	Floor	X			
11.3	Walls & Firewalls	X			
11.4	Garage Door	X			
11.5	Garage Door Opener	X			
11.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Gararge Type
Attached, 3-Car

Floor: Condition
Satisfactory

Floor: Material
Concrete

Garage Door: Garage Door Operation
Operable, Photo eyes tested, Pressure reverse tested

Garage Door: Garage Operation
Operable

Garage Door: Condition
Satisfactory

Garage Door: Material
Fiberglass

Garage Door: Type
Sliding

Garage Door Opener: Operation
Operable

Occupant Door (From garage to inside of home): Fire Door
Satisfactory

Occupant Door (From garage to inside of home): Self Closure
N/A

12: LAUNDRY ROOM

		IN	NI	NP	O

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source
110 Volt

Dryer Vent
Metal (Flex)

Dryer Vent Location
Wall

Laundry Sink
N/A

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.

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.

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.

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.

In accordance with accepted professional home inspection standards, your Inspector will only operate during the course of your inspection, those valves (or faucets) which would normally be operated by the occupants of the home in their daily use of the plumbing system. Thus, we will usually avoid operating:

1. The main water supply shutoff (although we will report on its existence and location)
2. The temperature pressure relief valve on the water heater (although we will note its existence and proper installation)
3. Any boiler relief valves
4. The water heater tank supply or drain valves
5. Any stop valves supplying water to plumbing fixtures
6. The laundry supply shutoff valves

Any valve that is not operated on a daily basis will tend to experience drying and embrittlement of the washer and

packing and accumulation of corrosion and sediment. Operating these valves will often result in their not shutting off completely and/or excessive dripping from the disturbed packing. If you feel that operating these valves is important to your comfortable occupancy of the home, then we encourage you to operate them jointly with the seller shortly before you close on your purchase perhaps as a part of the Pre-Closing Walkthrough. If the seller is not going to be available for this exercise, then we recommend that you have a licensed plumber present so that any repairs or replacements resulting from this operation can be made.

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.

Kitchen - 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 con rm the operation of every control and feature of an inspected appliance.