



TIGER HOME AND BUILDING INSPECTIONS

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<http://www.tiger-home-inspections.com>



PROPERTY INSPECTION REPORT

1234 Main St.
Eagle CO 81631

Buyer Name
07/30/2018 9:00AM



Inspector
Dave Metzler
InterNACHI Certified Inspector
[9703761748](tel:9703761748)
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555-555-5555
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Table of Contents

Table of Contents	2
SUMMARY	4
1: GENERAL	6
2: GROUNDS	7
3: ROOF	9
4: FOUNDATION AND EXTERIOR	13
5: CRAWL SPACE	17
6: BASEMENT	20
7: ATTIC & ROOF STRUCTURE	21
8: GARAGE OR CARPORT	23
9: PLUMBING	25
10: WATER HEATER	28
11: ELECTRIC	31
12: HEATING, VENTILATION AND AIR CONDITION (HVAC)	35
13: FIREPLACES, STOVES, CHIMNEYS AND FLUES	39
14: KITCHEN AND APPLIANCES	40
15: LIVING ROOM AND/OR DINING ROOM	43
16: BEDROOM	45
17: BEDROOM 2	46
18: BEDROOM 3	47
19: BEDROOM 4	48
20: OTHER INTERIOR ROOM	49
21: BATHROOM	50
22: HOT TUB	51
23: BATHROOM 2	52
24: BATHROOM 3	54
25: BATHROOM 4	55
26: BATHROOM 5	56
27: ENVIRONMENTAL / OTHER ITEMS	57
28: INFRARED THERMOGRAPHY PHOTOS	59

Thank you for allowing Tiger Home Inspections to be part of your real estate transaction. We appreciate the opportunity to be of service to you. This inspection report conforms to the Standards of Practice of the International National Association of Certified Home Inspectors(interNACHI). You can download the Standards of Practice at www.nachi.org/sop. The scope of this inspection is to report the general condition of the portions of the major components of the property and to inform the client of major visible deficiencies as they exist on the date of the inspection. The inspection report is not a code compliance review or permit verification. Please refer to the Inspection Agreement for complete information about the scope and limitations of this report. It is the goal of the inspection to put a home buyer in a better position to make buying decision. The inspection report is based on a visual inspection of the property identified below. The inspection report is for your use only. It is not transferable or assignable. No other party is entitled to rely on this report. The components not described in this reports were not located, not inspected, or they are not present in this particular property. The scope of this inspection does not include environmental concerns such a lead paint, mold, radon in the air, radon in the water, asbestos, air quality etc. You are encouraged to contract additional inspections for these concerns. Please refer to the Inspection Agreement for a full explanation of the scope of this inspection. Tiger may use Infrared imaging technology (IR) while performing your inspection. If the additional paid IR service was contracted through Tiger, please refer to the executed agreement addendum. If the additional paid IR service was not contracted through Tiger, the inspector may use the IR technology to help further investigate an area of concern that was found during the normal visual inspection, however, IR technology will not be used in any other way during the inspection.

SUMMARY


















ITEMS INSPECTED










MAINTENANCE ITEM

DEFICIENCY/FURTHER
EVALUATION

SAFETY HAZARD

-  2.2.1 Grounds - Soils / Drainage / Landscaping: Vegetation touching roof/siding.
-  2.3.1 Grounds - Driveway: Driveways - Need Repair
-  3.2.1 Roof - Roof surface condition: Debris
-  3.2.2 Roof - Roof surface condition: Wood Shakes - Repair
-  3.2.3 Roof - Roof surface condition: Missing
-  4.3.1 Foundation and Exterior - Siding / Trim: Brick, Stone Veneer - Cracks, deterioration
-  4.3.2 Foundation and Exterior - Siding / Trim: Loose stones or brick
-  4.3.3 Foundation and Exterior - Siding / Trim: Previous repair
-  5.8.1 Crawl Space - Evidence of water entry: Past, stains or efflorescence
-  7.2.1 Attic & Roof Structure - Access: <22x30"
-  8.7.1 Garage or Carport - Interior/Walls/Ceilings: Painting or evidence of repair present.
-  9.4.1 Plumbing - Drain, Waste, & Vent Systems: Ducting material around a plumbing joint
-  10.1.1 Water Heater - General: Lifespan (8-12 yrs) - Older
-  10.2.1 Water Heater - Exposed Tank Condition: Tank Damage
-  10.5.1 Water Heater - TPR Valve: Leaking
-  11.3.1 Electric - Main distribution panel : Missing screws
-  11.3.2 Electric - Main distribution panel : Double tap
-  11.5.1 Electric - Receptacles: Scorch marks
-  11.8.1 Electric - Doorbell: Not working
-  12.5.1 Heating, Ventilation and Air Condition (HVAC) - Hydronic : TPR valve Leaking
-  12.5.2 Heating, Ventilation and Air Condition (HVAC) - Hydronic : Leaks
-  12.5.3 Heating, Ventilation and Air Condition (HVAC) - Hydronic : PB
-  12.9.1 Heating, Ventilation and Air Condition (HVAC) - Last time inspected: No signs of servicing or recent servicing.
-  14.7.1 Kitchen and appliances - Electrical outlets: Missing cover plate
-  14.9.1 Kitchen and appliances - Dishwasher: Not fastened to the cabinet.
-  14.9.2 Kitchen and appliances - Dishwasher: Not level

-  15.9.1 Living Room and/or Dining Room - Accessible Electrical Outlets: Missing cover plate
-  16.3.1 Bedroom - Windows: Stuck shut/difficult to operate
-  17.6.1 Bedroom 2 - Closet: Latch
-  19.6.1 Bedroom 4 - Closet: Missing door tracks
-  21.7.1 Bathroom - Toilet: Loose base
-  23.10.1 Bathroom 2 - Jetted Tub: No GFCI
-  23.15.1 Bathroom 2 - Windows: Lock mechanisms

1: GENERAL

Information

General: Client present No	General: Others Present Realtor	General: Property occupied Furniture or stored items were present
General: Weather Sunny	General: Temperature 80's	General: Type of property Duplex
Your Inspector: Inspector Dave Metzler. 970-376-1748. davem.tiger@gmail.com		

Limitations

General

GENERAL DISCLAIMERS

Interiors: Hairline cracks are not unusual on interior walls and ceiling surfaces, due to minor shrinkage and settlement. Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, doors, cabinets, and trims are not reported.

Bathrooms: Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. Small cracks in grouting of floor and wall tiles are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around tubs and showers. Subfloor, sheetrock or plaster behind tile is not accessible. The inspection is not able to evaluate condition of the underlying surfaces and structures (walls, subfloor, etc.). Destructive probing may discover further damage or deficiencies. Termination of fan ducts may not be able to be determined. If a visible issue exists it will be noted in this report. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, ceiling, and cabinets are not reported.

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection. Per InterNACHI SOP's, only a representative sample or readily accessible items will be checked. This includes but is not limited to electrical outlets, windows, doors, lighting, walls, floors or any other item or component that is part of the structure.

2: GROUNDS

Information

Soils / Drainage / Landscaping: Site Profile Level	Driveway: Condition Repairs needed	Driveway: Material Poured in place concrete
Walkways: Condition Satisfactory	Walkways: Material Stones	Patio(s): Condition Appeared serviceable
Patio(s): Patio Material Stone		



Limitations

General

LIMITATIONS

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses,; pergolas and retractable awnings. Any comments made regarding these items are as a courtesy only.

Observations

2.2.1 Soils / Drainage / Landscaping

 Maintenance Item

**VEGETATION TOUCHING
ROOF/SIDING.**

Cut back trees and branches that are in contact with the roof or siding. This can cause damage by rubbing and by trapping moisture.

Recommendation
Contact a qualified landscaping contractor



2.3.1 Driveway

 Deficiency/Further Evaluation

DRIVEWAYS - NEED REPAIR

Cracks, holes, settlement, heaving, spalling and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary. Reseal cracks as needed.

Recommendation
Contact a qualified professional.



3: ROOF

Information

General: Method of inspection Viewed from ground	General: Roof type Gable	Roof surface condition: Condition Minor repairs needed, Spot repairs recommended
Roof surface condition: Layers One	Flashings: Condition of exposed flashings Satisfactory	Heat tape: Heat tape installed Yes
Gutters / Downspouts / Extensions: Condition Satisfactory	Soffits and fascia: Condition Satisfactory	
General: Roof surface material Wood shakes or shingles		



Limitations

General
GENERAL DISCLAIMER

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Heat tape

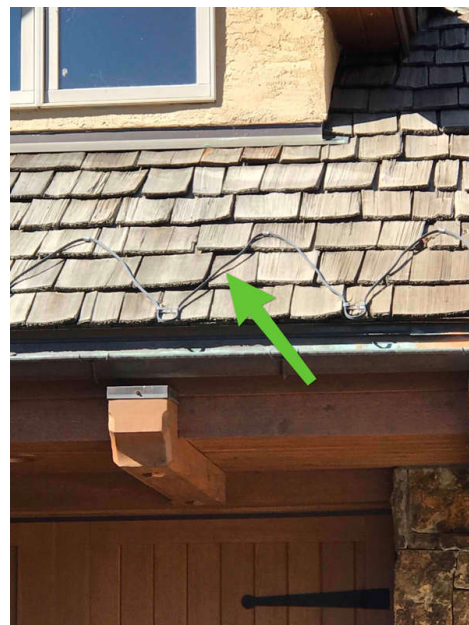
NOT TURNED ON

Heat was not turned on. Inspector does not turn on components that are shut down. Noted but not inspected. May be the wrong time of year or the owners have not turned it on for the season.

Heat tapes were installed at the lower edges of one or more roof sections. Heat tapes are electrically heated wires that are installed to prevent ice dams, and may be an indication that ice dams have been a problem previously. Ice dams form when snow melting on a warm roof refreezes at the cold, lower-roof edges. Resultant leaks often cause damage to the structure. For example, water-stained ceilings, loosened roof shingles, sagging and ice-filled gutters, peeling paint, and damaged drywall or plaster. Snow melting on the roof is usually caused by a warm attic, which in turn is caused by substandard ceiling insulation, a substandard air seal between living spaces and the attic or roof structure, and/or substandard ventilation in the attic or roof structure. Please note any other comments in this report regarding substandard attic or roof structure insulation or ventilation. Monitor the roof surface after snow falls and during subfreezing temperatures. If ice dams form, then recommend that a qualified contractor repair as necessary.

For more information, visit:

[ICEDAM](#)



Gutters / Downspouts / Extensions

DISCLAIMER

Disclaimer: System may not work well during the winter season without a heat tape. Performance of the system is out of scope of this inspection. System may leak and joints may need to be sealed. Gutters are inspected visually only.

Observations

3.2.1 Roof surface condition

DEBRIS



Significant amounts of debris such as leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. Recommend cleaning debris from the roof surface now and as necessary in the future.

Recommendation
Contact a handyman or DIY project



3.2.2 Roof surface condition

WOOD SHAKES - REPAIR

Some wood shakes or shingles were *worn / split / curling or deteriorated*. Leaks can occur as a result. Recommend that a qualified contractor repair as necessary. For example, by replacing or fastening shakes or shingles, or installing flashing.

Recommendation
Contact a qualified roofing professional.

 Deficiency/Further Evaluation

3.2.3 Roof surface condition

MISSING

BACK/REAR

There is at least one missing shingle noted that needs to be replaced

 Maintenance Item

Recommendation

Contact a qualified roofing professional.



4: FOUNDATION AND EXTERIOR

Information

Foundation: Condition Satisfactory	Foundation: Type Finished basement, Crawl space	Foundation: Footing material Poured in place concrete
Siding / Trim: Wall Covering Stucco, Stone or faux stone veneer	Siding / Trim: Wall cover condition Minor repairs are needed	Siding / Trim: Wall structure Wood frame
Exterior Outlets and Lighting: Condition of Outlets All outlets were GFCI protected and working properly	Exterior Outlets and Lighting: Condition of lighting All accessible lights were operational	Exterior Faucets: Condition Satisfactory
Foundation: Material Poured in place concrete		



Window Wells: Condition

Satisfactory



Limitations

General

DISCLAIMER

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Foundation

GENERAL DISCLAIMER

Only visible and accessible sections of the foundation were inspected. Hairline cracks are typical for masonry type products, usually due to shrinkage of the materials.

Window Wells

UNABLE CONFIRM DRAINAGE

Inspector is unable to determine if there is adequate drainage or if the installed drainage system will work properly.

Observations

4.3.1 Siding / Trim

BRICK, STONE VENEER - CRACKS, DETERIORATION

 Maintenance Item

LEFT SIDE

The masonry (brick or stone) veneer was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. Reseal where needed. Only noted in a few areas.

Recommendation

Contact a handyman or DIY project



4.3.2 Siding / Trim

LOOSE STONES OR BRICK

 Maintenance Item

BACK/REAR

Loose stones or brick were noted. Recommend re-securing where needed.

Recommendation

Contact a qualified professional.

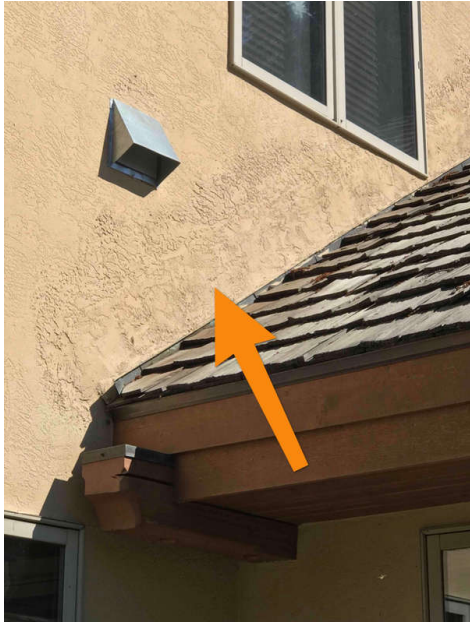


4.3.3 Siding / Trim

PREVIOUS REPAIR

 Deficiency/Further Evaluation

There appears to be a previous repair done to the stucco on the left side. Consult seller about previous repairs.



5: CRAWL SPACE

Information

Access: Inspection method Entered	Floor Substructure: Condition Satisfactory	Floor Substructure: Pier or Post Material Wood
Floor Substructure: Beam Material Solid wood	Floor Substructure: Floor joists Solid wood joists	Floor Substructure: Subfloor Plywood
Insulation: Condition Satisfactory	Insulation: Insulation Material Fiberglass roll or batt	Sill : Condition Visible areas appear to be satisfactory



Sill : Foundation Bolts Not visible	Vapor Barrier: Vapor barrier present? Yes	Vapor Barrier: Condition Satisfactory
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Ventilation: Condition	Ventilation: Type
No vents were observed	Not determined

Limitations

General

LIMITATIONS

Structural components such as joists , sill plates and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. If structural deficiencies are noted in this report, contact a structural engineer to specify the best method of repair.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl spaces in less than 3 ft of clearance are not entered/inspected.

Observations

5.8.1 Evidence of water entry

 Deficiency/Further Evaluation

PAST, STAINS OR EFFLORESCENCE

Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. There is a hole in the sill area that has been blocked off by a piece of metal. Consult seller about this. Accumulated water is a conducive condition for mold growth and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



6: BASEMENT

Information

General: Percentage of basement that is finished

Nearly all

Finished areas will be described in the room by room section of the report.

Limitations

General

LIMITATIONS

Structural components such as joists , sill plates and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. If structural deficiencies are noted in this report, contact a structural engineer to specify the best method of repair.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Complete access to all basement areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

General

FINISHED BASEMENT

The areas of the finished basement are noted in the room by room section of the report.

7: ATTIC & ROOF STRUCTURE

Information

Access: Condition Satisfactory, Too small	Access: Type of Access Ceiling scuttle hole	Access: Method Viewed from Hatch, Unable to enter
Roof Structure: Condition Satisfactory	Roof Structure: Roof structure type Rafters	Insulation: Type Fiberglass roll or batt



Insulation: Insulation condition
Satisfactory



Limitations

General

GENERAL DISCLAIMER

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Observations

7.2.1 Access

<22X30"

 Deficiency/Further Evaluation

One or more attic access hatches or doors were too small to allow easy access. Such hatches should be at least 22 x 30 inches in size, and in safely accessed areas. Recommend that a qualified person modify attic access points per standard building practices. Noted in upper level closet ceiling.

Recommendation

Contact a qualified professional.

8: GARAGE OR CARPORT

Information

General: Type Attached	Attached Garage-House Door: Condition Satisfactory	Attached Garage-House Door: Type Solid core
Vehicle Door: Condition Satisfactory	Vehicle Door: Type Sectional	Vehicle Door: # of Doors 2
Automatic Opener: Condition Satisfactory	Automatic Opener: Photoelectric auto-reverse operable Yes	Outlets and Lighting: Condition Satisfactory - All outlets and lights were operational
Floor: Condition Satisfactory	Interior/Walls/Ceilings: Condition Satisfactory	

Limitations

Outlets and Lighting
ONLY READILY ACCESSIBLE OUTLETS WERE CHECKED.

Floor
STORED ITEMS
Due to stored items on the garage floor, the inspector was unable to determine the condition of portions of the floor that are not visible.



Observations

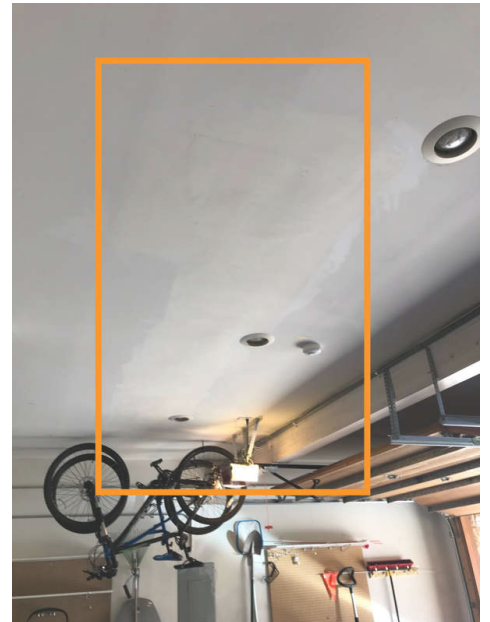
8.7.1 Interior/Walls/Ceilings

PAINTING OR EVIDENCE OF REPAIR PRESENT.

Consult seller about previous repair




Deficiency/Further Evaluation



9: PLUMBING

Information

General: Water Source Public	Main Water Shut-off Device: Location Basement	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper
		
Water Supply, Distribution Systems & Fixtures: Main water line supply material Copper	Drain, Waste, & Vent Systems: Type Public sewer	Drain, Waste, & Vent Systems: Visible waste line materials ABS
Laundry: Condition Satisfactory	Laundry: Present at the property Both washer and dryer are present	Laundry: Washer hook ups Not visible
Laundry: Dryer Hook up Not visible	Laundry: Dryer duct termination Exterior	Irrigation: Irrigation system Public

General: Filters and softeners
None

Water filters and softeners are noted for their presence only. We do not determine the need for these components. We cannot inspect the functionality of these components. Regular maintenance of filters and softeners is required. Recommend following all manufacturer's specifications for repairs and maintenance.

Irrigation: Yes - Not inspected
The installed irrigation system is beyond the scope of the inspection and is not inspected.

Limitations

General

GENERAL DISCLAIMER

Gas and/ or propane pipes and valves (if present at the property) are not inspected. Out of scope of this inspection. Some small plumbing leaks are very difficult to discover during the inspection of a vacant property. Small leaks sometimes do not surface during limited time frame of the inspection. Main water shut offs, individual fixture shut offs, and other valves are not tested. Only visible and accessible sections of the supply plumbing system were inspected. Floor drains are not flood tested. Only visible and accessible sections of the waste plumbing system were inspected. The inspector will run water for at least 30 (combined) minutes through the waste plumbing system. We use clear water only. Problems may surface when the solid waste is introduced to the system. The plumbing outside of the foundation or not visible cannot be inspected with this type of inspection. Sewer camera inspection can determine the condition of the main sewer line. If there is a water storage tank(s) installed, Inspection of the interior of the storage tank is beyond the scope of the home inspection. Storage tanks are not opened due to contamination concerns. We cannot determine the condition of the interior of the water storage tank. Regular maintenance of the storage tank is recommended. We cannot determine the reason for the storage tank i.e., we cannot determine if the well is a low producing well and could not keep up with normal household use on it's own. Contact a qualified contractor for inspection and maintenance tips.

Laundry

GENERAL DISCLAIMER

InterNACHI SOP's do not require the inspector to inspect non-permanent components of the house such as a clothes washer and dryer. Tiger is providing this inspection as an additional courtesy to our clients. If present at the property, washers and dryers are run through a basic cycle. Functionality, settings, cycles, interior components and all other options are not part of this basic inspection. It is a good idea to install a washer pan to prevent damage caused by an overflowing washer or a leak. The interior of the dryer exhaust ducts are not accessible for visual inspection. Not inspected. Dryer exhaust ducts should be disconnected and inspected and cleaned annually. Check with owner to determine when the ducts were last cleaned.

Observations

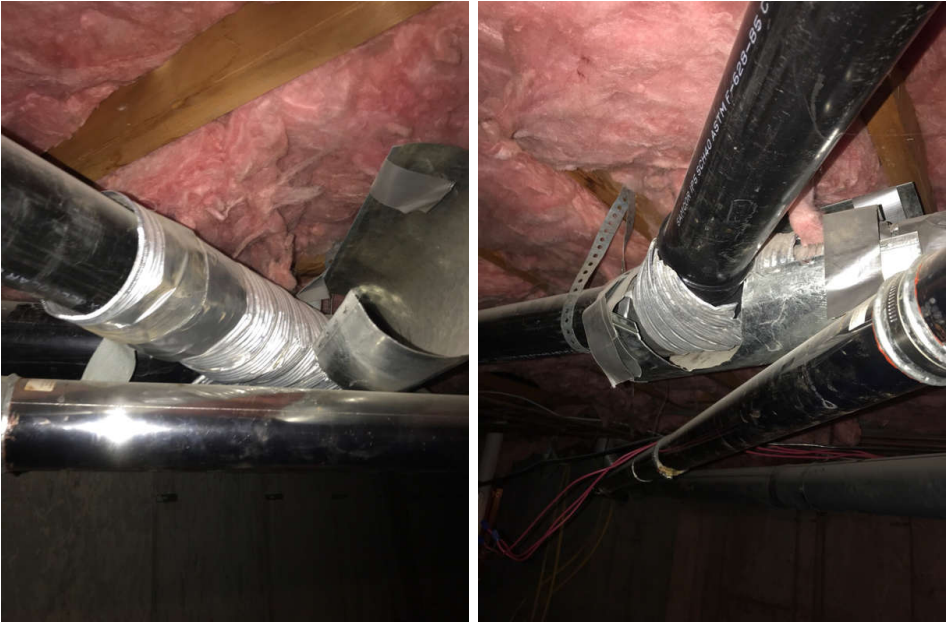
9.4.1 Drain, Waste, & Vent Systems

 Deficiency/Further Evaluation**DUCTING MATERIAL AROUND A PLUMBING JOINT**

For some reason, there is some flex ducting material around one of the waste plumbing joints in the crawl space. No leaks were observed. Consult seller if they know why it's there or have it looked at and removed by a licensed plumber.

Recommendation

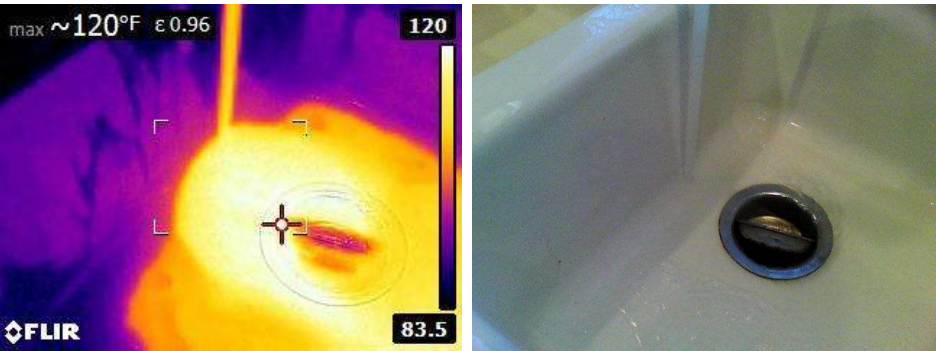
Contact a qualified plumbing contractor.



10: WATER HEATER

Information

General: Condition Near at or beyond service life	General: Energy source Boiler	General: Manufacturer Super Stor
General: Capacity 80	General: Location Utility room	General: Estimated Age Older than 12 years
Exposed Tank Condition: Condition Warning signs were noted	Water heater shut off valve: Condition Satisfactory - Present	TPR Valve: Condition Present
TPR Drain Line: Condition Satisfactory		
General: Type Indirect or sidearm https://topwaterheaters.com/information/the-different-types-of-water-heaters/#.WzuwCdJkHPZ		
Temp: Condition Good - Within the recommended range of 115-120 degrees		



Limitations

General

GENERAL DISCLAIMER

Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water re circulation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated. Recommend flushing & servicing your water heater tank annually for optimal performance. The average service life for a water heater is 8-12 years. Inspector cannot predict the remaining life. Hot water heater tanks are known for failure. Inside of flue pipes cannot be inspected. Hot water circulating pumps are not tested, not inspected.

TPR Valve

TPR VALVE DISCLAIMER

The inspector will note whether the TPR valve is installed or not. Functionality of the TPR valve is not inspected. We cannot guarantee that the TPR valve will work properly if needed.

Observations

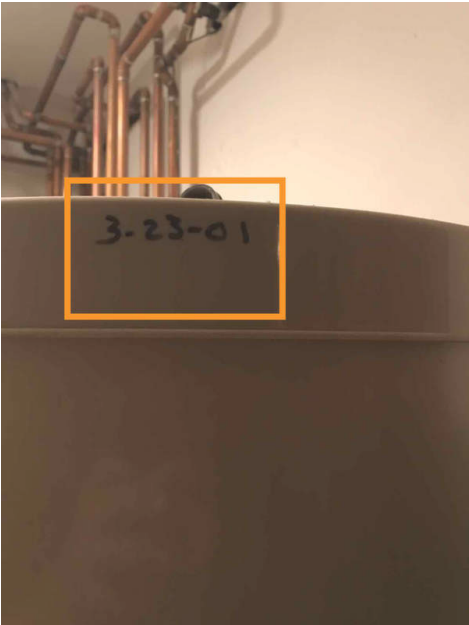
10.1.1 General

LIFESPAN (8-12 YRS) - OLDER

The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be *near / at / beyond* this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Recommendation

Contact a qualified plumbing contractor.

 Deficiency/Further Evaluation

10.2.1 Exposed Tank Condition

TANK DAMAGE

Tank damage was noted, but the tank is functional and not leaking at this time. The outer jacket is separated. Monitor

 Deficiency/Further Evaluation

10.5.1 TPR Valve

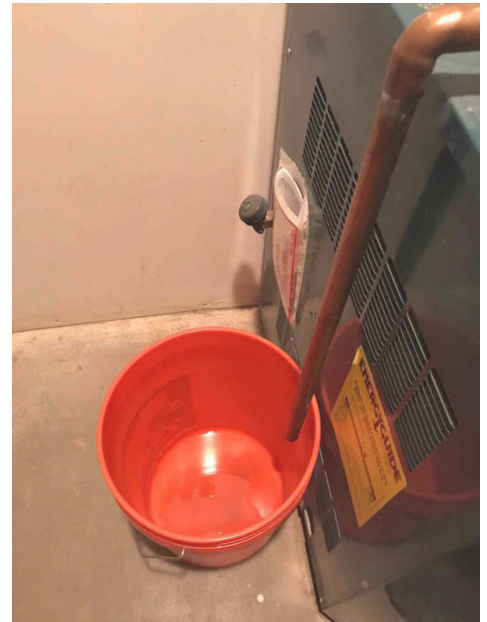
LEAKING

 Deficiency/Further Evaluation

The temperature-pressure relief valve was leaking. Recommend that a qualified plumber repair as necessary.

Recommendation

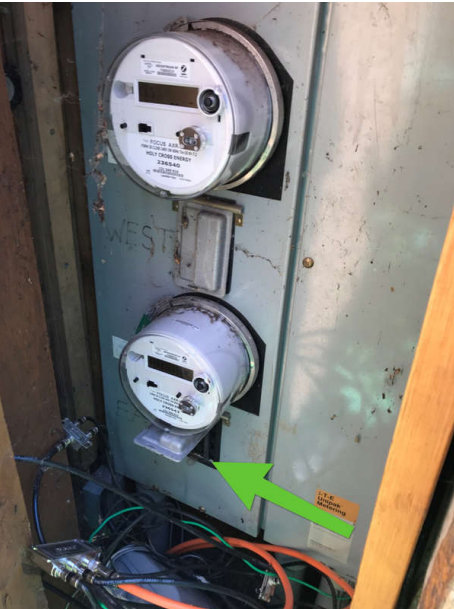
Contact a qualified plumbing contractor.



11: ELECTRIC

Information

Service: Condition Satisfactory	Service: Type Underground	Service: Number of conductors 2
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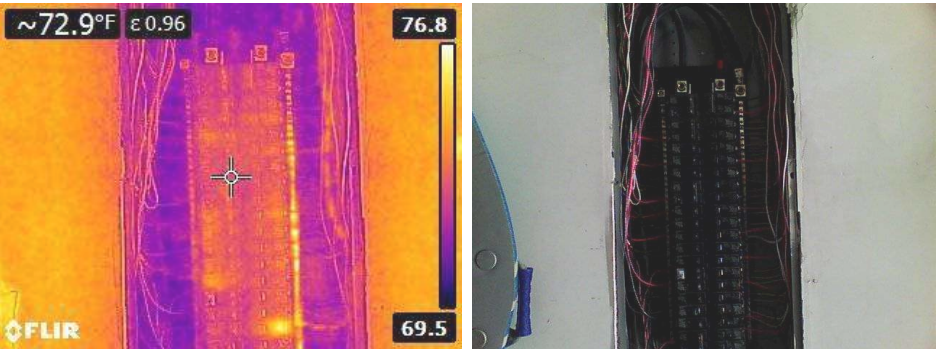


Service: Voltage 120-240	Service: Amperage 200	Service: Protection Breakers
Service: Main disconnect rating 200	Main distribution panel : Main distribution panel location Garage	Main distribution panel : Panel cover removed Yes



Main distribution panel : Location of main disconnect Outside at the service entry panel/meter	Wiring: Condition Satisfactory	Wiring: Branch circuit wiring type Copper
--	--	---

Wiring: Solid strand aluminum wiring present None visible	Receptacles: Condition At least one outlet needs repair or replacement	Junction Boxes: Condition None were located to report on
Smoke and CO alarms: Carbon Monoxide alarms installed Yes	Smoke and CO alarms: Smoke alarms installed Yes	Doorbell: Not working
Service: System ground Not determined, Wire is going into the ground-termination not determined Verifying continuity of effectiveness of the ground is beyond the scope of the inspection.		
Main distribution panel : Main distribution panel condition Satisfactory		



Limitations

General

GENERAL DISCLAIMER

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 120 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Receptacles

GENERAL DISCLAIMER

Only accessible outlets are checked. GFCI's are tested using a GFCI outlet tester. Although they may work at the time of inspection, future performance is not guaranteed. GFCI outlets should be tested on a regular basis to ensure they will trip properly when needed. AFCI are tested at the breaker with the manual trip button. The outlet are not tested with an AFCI tester. Future performance is guaranteed and they should be checked regularly to ensure they will trip properly when needed.

Junction Boxes

GENERAL DISCLAIMER

Only accessible junction boxes are inspected. J boxes can be hidden or obscured from view. These boxes are not inspected.

Smoke and CO alarms

GENERAL DISCLAIMER

The functionality of, power source for and placement of smoke alarms is not determined as part of this inspection. Smoke alarms should be installed in each bedroom, in hallways leading to bedrooms, on each level and in attached garages. They have a limited lifespan and should be replaced every 10 years. For home buyers, batteries in smoke alarms should be changed when taking occupancy. Batteries should be replaced annually in the future. Carbon monoxide alarms should be installed in the vicinity of sleeping areas and on each level. Colorado law requires that homeowners and owners of rental property install carbon monoxide alarms within 15 feet of bedrooms (or other room lawfully used for sleeping purposes) in every home that is heated with fossil fuel, has a fuel-fired appliance, has a fireplace, or has an attached garage. Check with current Colorado law for any changes or updates. For more information, visit:

[SMKALRM](#)

[COALRM](#)

Observations

11.3.1 Main distribution panel

MISSING SCREWS

Install missing screw(s).

Recommendation

Contact a qualified professional.



11.3.2 Main distribution panel



Deficiency/Further Evaluation

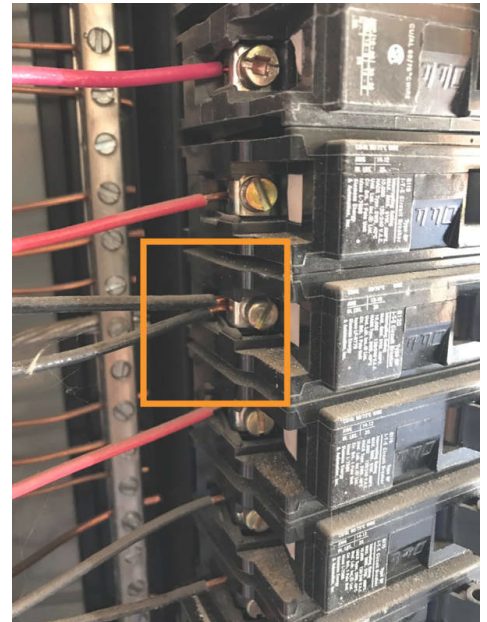
DOUBLE TAP

One circuit breakers in panel is "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit:

[DBLTAP](#)

Recommendation

Contact a qualified electrical contractor.



11.5.1 Receptacles



Deficiency/Further Evaluation

SCORCH MARKS

UTILITY ROOM

Outlet has scorch marks. The outlet tester shows it is wired correctly. May be from something that was plugged in wrong or may be a wiring issue

Recommendation

Contact a qualified electrical contractor.



11.8.1 Doorbell



Deficiency/Further Evaluation

NOT WORKING


Doorbell does not function. Repair or replacement is needed.

Recommendation

Contact a qualified professional.

12: HEATING, VENTILATION AND AIR CONDITION (HVAC)

Information

Heating: Distribution Type Pipes in-floor, Hydronic baseboard radiators, In-floor electric heat	Heating: Approximate Age: Unable to determine, Not marked, Older	Thermostat Controls: Condition Satisfactory
Emergency shut off switch: Location Satisfactory - Near the heating unit	Electric Heat : Condition Satisfactory	Electric Heat : Type Baseboard, In-floor
		
Hydronic : Boiler type Cast iron	Hydronic : Boiler Condition Satisfactory	Hydronic : Fuel Type Natural gas
Burners (furnace or boiler): Condition Satisfactory	Flues: Condition Visible areas appear satisfactory	Combustion Air: Type Intake duct
Last time inspected: Recommend servicing		

Heating: Heating Type

Hydronic heating system

**Limitations**

Heating

GENERAL DISCLAIMER

Disclaimers apply to privately owned heating units and not to common heating systems maintained by an HOA. It is suggested that you obtain a major service policy for the heating unit from a dealer or a contractor which should include annual servicing, efficiency testing, warranty and emergency service. Suggest contacting servicing company, during your inspection period, for history of the unit and condition of inaccessible parts. The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. **It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of cracks or leaks. Major disassembly by a heating contractor is required to check heat exchangers.** Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms). Exterior snow melt systems are not inspected if they are shut down or weather conditions do not permit the testing of such systems. Relief valves, valves, gauges, switches and other safety devices cannot be tested. They may be listed on the report to denote that they were observed in place on the system. Radiant heat in slabs, floors and ceilings is not accessible. Contact a radiant heat contractor to determine efficiency levels of system(s). We are not able to determine if the rooms will be properly heated and the amount of heat coming from the system. Check levels of anti-freeze (Glycol) in the system. Install, if not present, and maintain as needed. Checking glycol and water levels of a boiler are beyond the scope of the inspection. They are not checked.

Heating

APPROXIMATE LIFESPAN

The report is commenting on the condition of the heating/cooling unit on the day of the inspection. Most heating/cooling systems have an approximate lifespan of 15-20 years. If properly maintained, heating/cooling system may last longer than their intended lifespan. Inspector cannot predict the remaining lifespan of any heating/cooling system. Weather and other factors may prohibit the full evaluation or operation of a heating/cooling system.

Observations

12.5.1 Hydronic

TPR VALVE LEAKING

Deficiency/Further Evaluation

The boiler's temperature-pressure relief valve was leaking. This can be due to excessive pressure in the system, or a defective valve. Recommend that a qualified heating contractor or plumber evaluate and repair as necessary.

Recommendation

Contact a qualified professional.



12.5.2 Hydronic

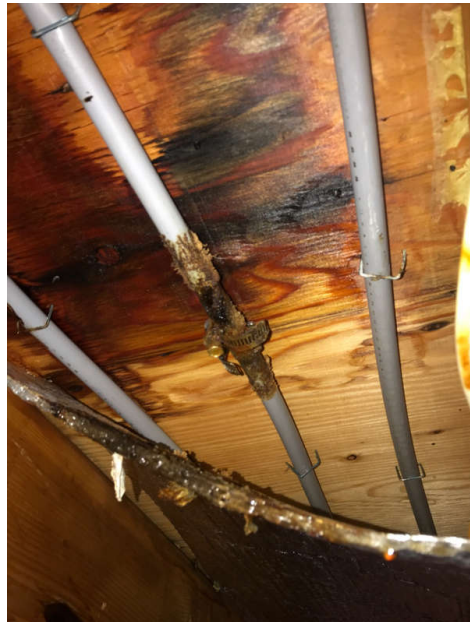
LEAKS

Deficiency/Further Evaluation

Leaks were found in one or more distribution system *pipes / valves / fittings*. Recommend that a qualified heating contractor or plumber evaluate and repair as necessary.

Recommendation

Contact a qualified heating and cooling contractor



12.5.3 Hydronic

PB



Deficiency/Further Evaluation

Radiant heat pipes were made from polybutylene material. This material can be prone to fail without warning, causing damage to the home structure. Recommend a qualified plumber/heating contractor further evaluate and/or replace pipes and fittings with an approved material. You can read more about polybutylene piping [here](#) and [here](#).

Recommendation

Contact a qualified heating and cooling contractor



PB 2110

12.9.1 Last time inspected

NO SIGNS OF SERVICING OR RECENT SERVICING.

Maintenance Item


No service records or current service records were visible. Recommend servicing of the heating unit now and annually. Regular servicing of the heating unit will help prolong the life span and the efficiency of the unit and help ensure that safe operating conditions exist.

Recommendation

Contact a qualified heating and cooling contractor

13: FIREPLACES, STOVES, CHIMNEYS AND FLUES

Information

General: Type Gas fireplace	Gas Fireplace: Condition Satisfactory	Chimney & Flues: Condition Appeared serviceable
		
Chimney & Flues: Gas-fired flue type Not determined		

Limitations

General

GENERAL COMMENTS/DISCLAIMER

The following items are not included in this inspection: coal stoves, gas logs, pellet stoves, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

14: KITCHEN AND APPLIANCES

Information

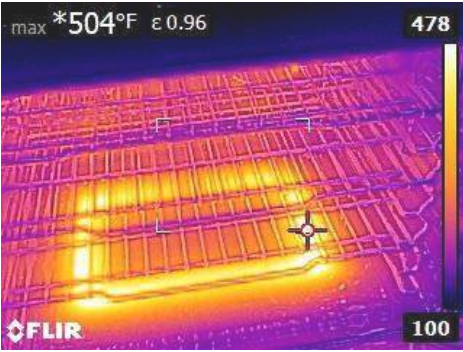
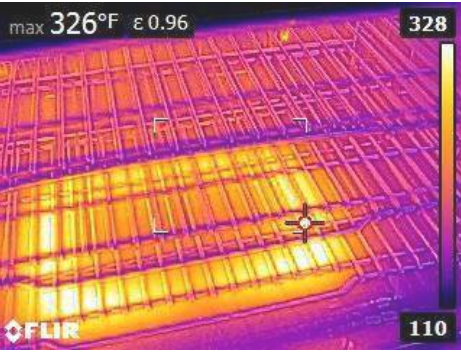
Counters: Condition Appeared serviceable	Cabinets: Condition Appeared serviceable	Floors: Condition Appeared serviceable
Windows: Condition Satisfactory	Sinks: Condition Appeared serviceable	Electrical outlets: Condition Needs repair or replacement
Under-Sink Food Disposal: Condition Appeared Serviceable	Dishwasher: Condition Appeared serviceable, Required repair or replacement	Range/Cooktop/Oven: Condition Appeared serviceable
Ventilation: Type Range Hood, Vented to the exterior	Ventilation: Condition Satisfactory	Microwave: Condition Appeared serviceable

General: Limitations

The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

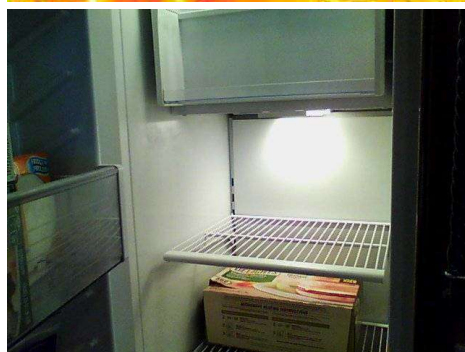
Range/Cooktop/Oven: Fuel Type

Natural gas



Refrigerator: Condition

Appeared serviceable



Limitations

Windows

THERMAL SEALS

Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals.

Observations

14.7.1 Electrical outlets

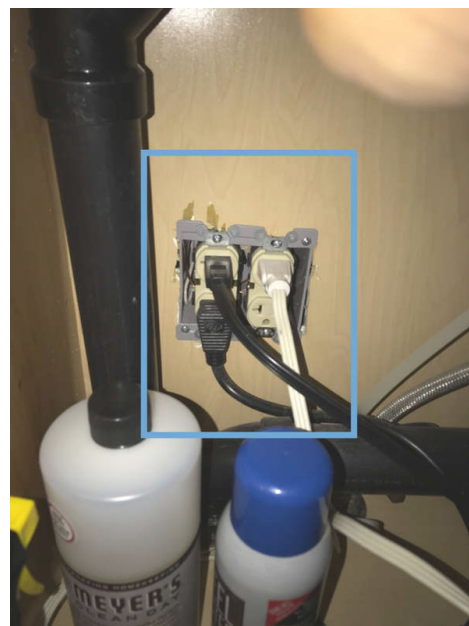
MISSING COVER PLATE

Replace missing cover plate

Recommendation

Contact a handyman or DIY project

 Maintenance Item



14.9.1 Dishwasher

NOT FASTENED TO THE CABINET.

The dishwasher was not fastened to the cabinet. Recommend fastening to cabinet for safety reasons.

Deficiency/Further Evaluation


14.9.2 Dishwasher

NOT LEVEL

Recommendation

Contact a qualified professional.

Maintenance Item



15: LIVING ROOM AND/OR DINING ROOM

Information

Location: Location 1st Floor	Ceiling/Walls: Condition Appears serviceable	Windows: Condition Appears serviceable
Floor: Condition Appears serviceable	Doors: Condition Appears serviceable	Stairs/Handrails/Guardrails: Condition Appeared serviceable
Closet: Condition Appears serviceable	Lights: Appears serviceable	Accessible Electrical Outlets: Appears serviceable
Electrical switches: Appears serviceable		

Limitations

Windows

THERMAL SEALS

Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals.

Floor

LIMITED VISIBILITY

Due to floor covering and/ or furnishings, the entire floor is not fully inspected. The inspector is not able to inspect and determine the condition of the subfloor.

Observations

15.9.1 Accessible Electrical Outlets

MISSING COVER PLATE

Replace missing cover plate

Recommendation

Contact a handyman or DIY project

 Maintenance Item



Next to fireplace

16: BEDROOM

Information

Location: Location 1st Floor Left side Master Bedroom	Ceiling/Walls: Condition Satisfactory	Windows: Condition Need repairs
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Closet: Condition Satisfactory
Ceiling fan: Condition Satisfactory	Lights: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory
Electrical switches: Condition Satisfactory		

Limitations

Windows

THERMAL SEALS

Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals.

Observations

16.3.1 Windows

STUCK SHUT/DIFFICULT TO OPERATE

 Deficiency/Further Evaluation

One or more windows that were designed to open and close werestuck shut / difficult to open and close . Recommend that a qualified person repair windows as necessary so they open and close easily. Window would not crank closed all the way by itself appears to be a little warped

Recommendation
Contact a qualified window repair/installation contractor.



17: BEDROOM 2

Information

Location: Location 2nd Floor Left side	Ceiling/Walls: Condition Satisfactory	Windows: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Closet: Condition Satisfactory, Needs repair
Ceiling fan: Condition Satisfactory	Lights: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory
Electrical switches: Condition Satisfactory		

Observations

17.6.1 Closet

LATCH

 Maintenance Item

The door to the closet does not latch properly. Adjustment to the strike plate is needed

Recommendation

Contact a handyman or DIY project

18: BEDROOM 3

Information

Location: Location 2nd Floor Right side	Ceiling/Walls: Condition Satisfactory	Windows: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Closet: Condition Satisfactory
Ceiling fan: Condition Satisfactory	Lights: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory
Electrical switches: Condition Satisfactory		

19: BEDROOM 4

Information

Location: Location Lower level	Ceiling/Walls: Condition Satisfactory	Windows: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Closet: Condition Satisfactory
Lights: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Condition Satisfactory

Observations

19.6.1 Closet

MISSING DOOR TRACKS

The bottom door tracks are missing or damaged, allowing the sliding doors to swing freely.

Recommendation
Recommended DIY Project

 Deficiency/Further Evaluation



20: OTHER INTERIOR ROOM

Information

Location: Room Use Lower level Family Room	Ceiling/Walls: Condition Satisfactory	Windows: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Closet: Condition Satisfactory
Lights: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Condition Satisfactory

Limitations

Windows

THERMAL SEALS

Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals.

21: BATHROOM

Information

Location: Location 1st Floor. Near garage entry	Vanity cabinet/counter top: Condition Satisfactory	Faucet and supply lines: Condition Satisfactory
Sink and Drain: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Appears serviceable.
Toilet: Condition Needs repair	Vent fan: Condition Fan operates as intended. The amount of air draw is not determined.	Ceiling/Walls: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Lights: Condition Satisfactory

Observations

21.7.1 Toilet

LOOSE BASE

The toilet is not secure to the floor, allowing it to wobble and possibly leak. Needs to be re-secured. No leaks visible during the inspection.

Recommendation

Contact a qualified plumbing contractor.

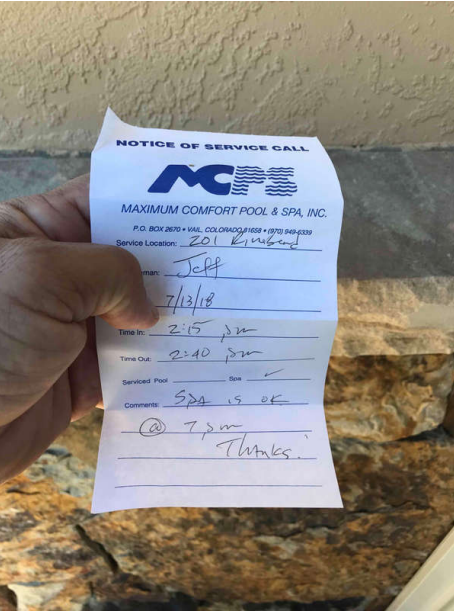
 Deficiency/Further Evaluation



22: HOT TUB

Information

General: Not inspected. Not contracted to inspect hot tub. Inspector saw a recent maintenance form left at property.



23: BATHROOM 2

Information

Location: Location Master Bathroom	Vanity cabinet/counter top: Condition Satisfactory	Faucet and supply lines: Condition Satisfactory
Sink and Drain: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Appears serviceable.
Tub/shower: Condition Satisfactory	Tub/shower walls: Condition Satisfactory	Tub/shower drainage: Condition Appears to drain properly
Jetted Tub: Condition Appears serviceable - There is a spa tub installed. The tub was filled with water, the jets were activated	Jetted Tub: GFCI location Not located	Toilet: Condition Appears serviceable with no visible leaks



Vent fan: Condition Fan operates as intended. The amount of air draw is not determined.	Ceiling/Walls: Condition Satisfactory	Floor: Condition Satisfactory
Windows: Condition Needs repair/replacement	Doors: Condition Satisfactory	Lights: Condition Satisfactory

Limitations

Jetted Tub
NO ACCESS

Access panel was not located. Not able to inspect tub plumbing, motor and electrical connections.

Observations

23.10.1 Jetted Tub

 Safety Hazard

NO GFCI

There was no GFCI protection located for the electrical circuit for the jetted tub. There was no access to the electrical connections. No GFCI was located in the bathroom or electric panel. Recommend having this checked by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.

23.15.1 Windows

 Deficiency/Further Evaluation

LOCK MECHANISMS

Lock mechanisms on one or more windows were *loose / missing / damaged / inoperable / difficult to operate*. This can pose a security risk. Recommend that a qualified person repair as necessary.

Recommendation
Contact a qualified professional.



24: BATHROOM 3

Information

Location: Location 2nd Floor Left side	Vanity cabinet/counter top: Condition Satisfactory	Faucet and supply lines: Condition Satisfactory
Sink and Drain: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Appears serviceable.
Tub/shower: Condition Satisfactory	Tub/shower walls: Condition Satisfactory	Tub/shower drainage: Condition Appears to drain properly
Toilet: Condition Appears serviceable with no visible leaks	Vent fan: Condition Fan operates as intended. The amount of air draw is not determined.	Ceiling/Walls: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Lights: Condition Satisfactory

25: BATHROOM 4

Information

Location: Location 2nd Floor Left side	Vanity cabinet/counter top: Condition Satisfactory	Faucet and supply lines: Condition Satisfactory
Sink and Drain: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Appears serviceable.
Tub/shower: Condition Satisfactory	Tub/shower walls: Condition Satisfactory	Tub/shower drainage: Condition Appears to drain properly
Toilet: Condition Appears serviceable with no visible leaks	Vent fan: Condition Fan operates as intended. The amount of air draw is not determined.	Ceiling/Walls: Condition Satisfactory
Floor: Condition Satisfactory	Windows: Condition Satisfactory	Doors: Condition Satisfactory
Lights: Condition Satisfactory		

26: BATHROOM 5

Information

Location: Location Lower level	Vanity cabinet/counter top: Condition Satisfactory	Faucet and supply lines: Condition Satisfactory
Sink and Drain: Condition Satisfactory	Accessible Electrical Outlets: Condition Satisfactory	Electrical switches: Appears serviceable.
Tub/shower: Condition Satisfactory	Tub/shower walls: Condition Satisfactory	Tub/shower drainage: Condition Appears to drain properly
Toilet: Condition Appears serviceable with no visible leaks	Vent fan: Condition Fan operates as intended. The amount of air draw is not determined.	Ceiling/Walls: Condition Satisfactory
Floor: Condition Satisfactory	Doors: Condition Satisfactory	Lights: Condition Satisfactory

27: ENVIRONMENTAL / OTHER ITEMS

Information

Radon: Radon Mitigation System Installed?

Yes. There is a radon mitigation system installed. This report excludes the function of this system



Mold: Disclaimer:

Disclaimer: This inspection does not include testing for mold presence, type or toxicity. If you are concerned about mold, further testing and inspecting by the specialized industrial hygienist is recommended to determine if mold is present, and if it is present, then the type of the mold and toxicity level. A serious health hazard may exist from what appears as a simple mold. Certain molds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities. See our Inspection Agreement.

[Mold CDC](#)

[Mold EPA](#)

Asbestos: Mid-1980s and older, lead, asbestos warning

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

[EPA](#)

[CPSC](#)

[CDC](#)

Insects, Rodents, Animals: Disclaimer:

This inspection does not include testing or inspecting for any wood-destroying insects, insects, rodents, birds, and any other animals. We performed visible inspection of the readily available areas and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

Radon: What is Radon?

Radon is a cancer-causing radioactive gas. You cannot see, smell or taste radon, but it may be a problem in your home. The EPA has warned that radon is the second leading cause of lung cancer in the United States today. To learn more about radon, visit [Radon in Colorado](#)

28: INFRARED THERMOGRAPHY PHOTOS

Information

IR Photos: Photos

Miscellaneous Infrared photos. No issues noted, just informational. Infared thermography was employed to evaluate the house systems and appliances and to look for relative differences in surface temperatures of materials that might indicate an area affected (cooled) by moisture intrusion. No indications of any material defects or moisture intrusion were observed. This represents the conditions on the day of the inspection. Some areas that have been wet may not be on the day of the inspection. No material defects or anomalies representing potential water intrusion were detected. Darker or cooler areas might demonstrate thermal bridging, in which cooler framing members of the structure stand out against warmer areas of the wall. Also areas with missing or poorly installed insulation might be apparent. Attached here is a representative sample of the photos taken during the course of today's inspection.

