



SUMMARY
1234 Main St. Colorado Springs
Colorado 80920
Buyer Name
10/09/2018 9:00AM

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Deficiency Definitions

This report is divided into three categories:

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

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

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

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

2.1.1 Coverings
DAMAGED - MINOR
SHED ROOF

 Recommendation

Roof coverings showed scattered minor damage. Recommend a qualified roofing professional further evaluate and/or repair.

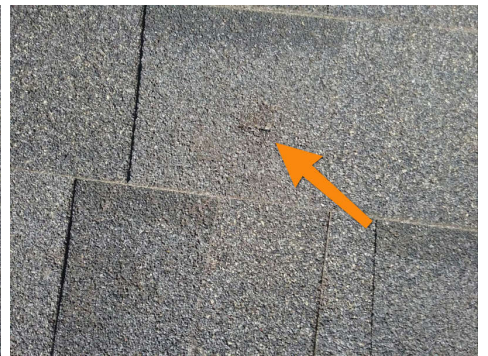


2.1.2 Coverings

DAMAGED - MODERATE

 Recommendation

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate for repair/replacement.

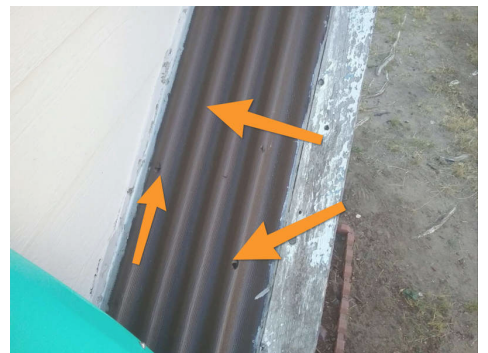


2.1.3 Coverings

ROOF

 Safety Hazard/Significant Defect

Roofing material on fireplace angle has hail damage. Hole are noted in roofing material. Recommend a qualified professional to evaluate repair.



2.2.1 Flashings

LOOSE/SEPARATED

FRONT LOWER ROOF

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing professional repair.

 Recommendation



3.1.1 Walkways, Porches, Patios, & Driveways

CRACKING/SPALLING - MINOR

Minor cosmetic cracks and/or spalling observed. Recommend monitoring for further shifting and displacement.

 Maintenance Item/FYI



3.1.2 Walkways, Porches, Patios, & Driveways

WALKWAY SETTLING

Walkway starting to settle creating trip hazards, recommend repair.

 Maintenance Item/FYI



3.2.1 Siding, Flashing & Trim

ROT PRESENT

FIREPLACE TRIM

One or more sections of the siding or trim are rotted, recommend replacement of all affected areas.

 Recommendation



3.4.1 Exterior Doors
EXTERIOR DOOR

 Recommendation

1ST FLOOR

Front door is separating at the bottom. Recommend repair or replacing entrance door.



3.6.1 Decks, Balconies, & Steps
EVIDENCE OF MOISTURE INTRUSION

 Safety Hazard/Significant Defect

DECK

Visible signs of moisture intrusion present, recommend repair or replacement of all affected areas. Possible areas affected on deck that are not visible. Wood rot visible throughout deck.

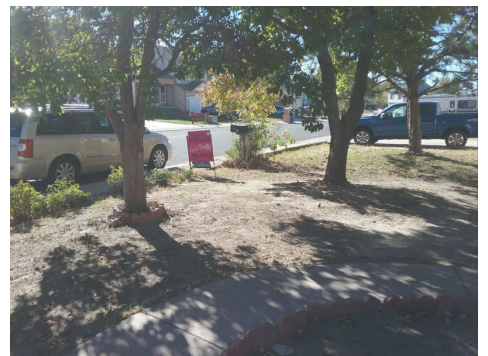


3.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

RECOMMEND SEWER SCOPE

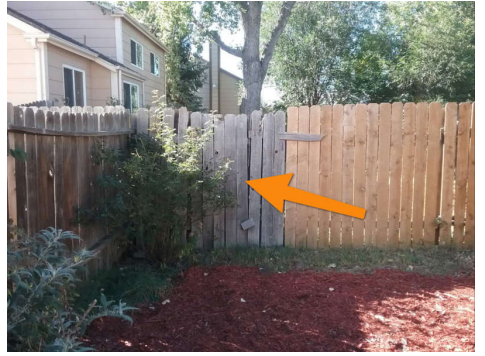
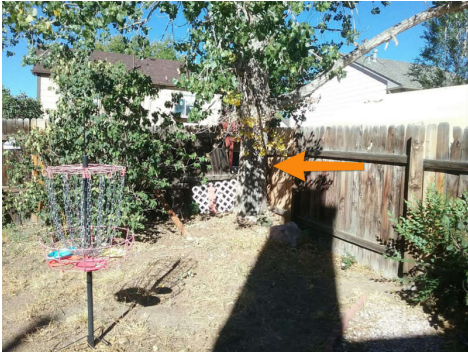
Due to the number of and/or age of the trees and vegetation in the yard it is recommended to have a sewer scope performed to ensure the drain line is not impacted by root intrusion and/or other deficiencies. PremierOne offers sewer scopes, call our office at (719) 217-9594 to schedule one.



3.12.1 Fences & Gates
FENCE - DAMAGED - MAJOR

 Recommendation

Fence has significant damage in one or more areas and is in need of repair or replacement.



6.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

 Recommendation

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a qualified professional.



7.5.1 Built-in Microwave

 Recommendation

MICROWAVE

Microwave made loud buzz. Repair may be needed to microwave. Recommend further evaluation.



8.1.1 Ceilings & Walls

 Recommendation

CEILING

1ST FLOOR BEDROOM

Hole in ceiling drywall. Repairs to drywall recommended.



8.2.1 Floors

 Maintenance Item/FYI

CARPET

1ST FLOOR

Carpet separating at transition.



8.3.1 Doors

DOOR LATCH ALIGNMENT

1ST FLOOR SLIDING GLASS DOOR

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

 Recommendation



8.4.1 Windows

WINDOW DAMAGED

1ST FLOOR BEDROOM & 2ND FLOOR BEDROOM

One or more windows were damaged and did not operate correctly, recommend repair/replacement.

 Recommendation



8.6.1 Distribution Systems

MISSING HEAT SOURCE

DINING ROOM

Heat source is not present in one or more rooms in the home. Heat register has been covered by flooring material in dining room. Recommend a qualified person to locate and cut register into flooring.

 Recommendation



8.7.1 Smoke & Carbon Monoxide Detectors

 Safety Hazard/Significant Defect

MISSING

1ST FLOOR & 2ND FLOOR

One or more smoke or carbon monoxide detectors was not present in the recommended locations. The absence of smoke or carbon monoxide detectors is considered a safety hazard. It is recommended to have a working smoke alarm on every level of your home and in each bedroom. It is required by law to have a carbon monoxide detector within 15' of each bedroom.

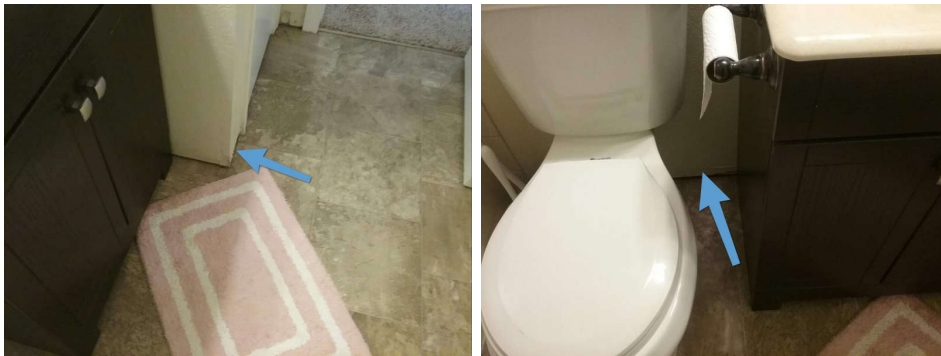


10.2.1 Floors

BASE BOARDS

Base not installed at time of inspection.

 Maintenance Item/FYI

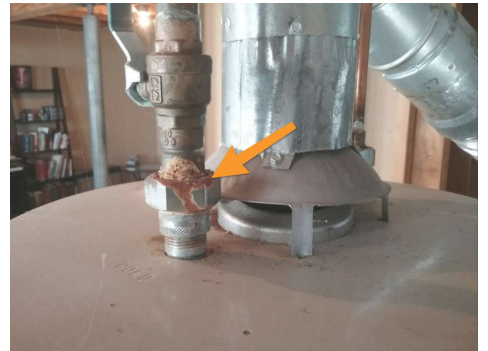


13.4.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

CORROSION

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



13.4.2 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future.

