



**SUMMARY**  
1234 Main St. Colorado Springs CO  
80920  
Buyer Name  
05/05/2019 9:00AM

Tom George  
Certified Professional Inspector...  
A Precise Home Inspection, Inc.  
(719)272-0100  
tom.aprecise@gmail.com



### 3.1.1 Siding, Flashing & Trim

## SIDING/TRIM - MAINTAIN PAINT/CAULKING

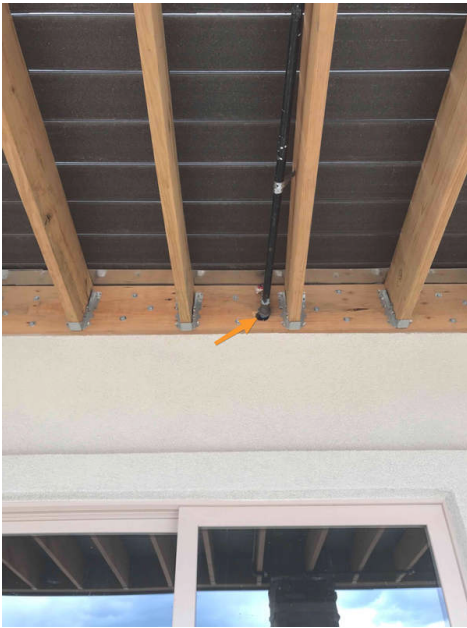
 Moderate Concern

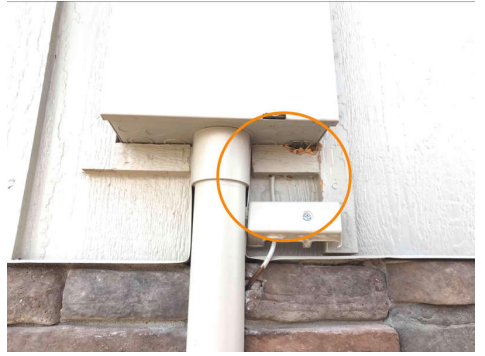
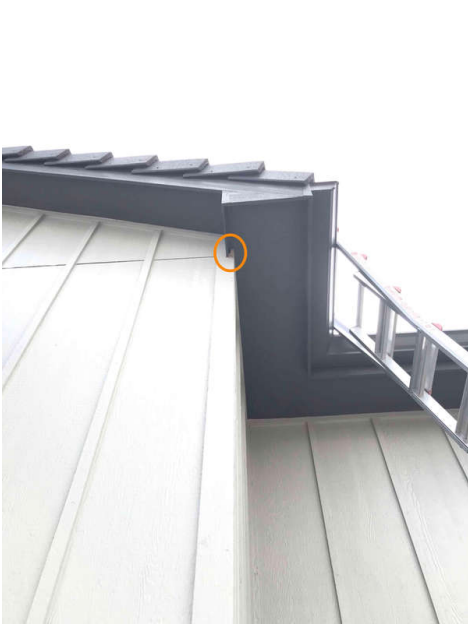
MULTIPLE LOCATIONS AROUND EXTERIOR

Areas of the exterior paint and caulking are in need of maintenance/repairs. In order to prevent moisture intrusion and to extend the life of the siding and trim, the gaps, pipes, conduit, etc. should be properly sealed. I recommend having the caulking and exterior paint evaluated and repaired as necessary by a qualified painting contractor prior to closing.

#### Recommendation

Contact a qualified painting contractor.





3.1.2 Siding, Flashing & Trim

**SIDING - GROUND CLEARANCE**

EAST SIDE OF EXTERIOR, SOUTH SIDE OF EXTERIOR

 Moderate Concern

Areas of the siding are in close contact with the ground. In order to prevent damage to the siding from rain/snow, as well as wood destroying organisms, I recommend having the siding and landscaping evaluated and addressed as necessary by a licensed contractor.

Recommendation

Contact a qualified siding specialist.





### 3.1.3 Siding, Flashing & Trim

## STUCCO - REPAIRS NEEDED

 Moderate Concern

WEST SIDE OF EXTERIOR (UNDER DECK AND UPPER DECK AREAS)

Areas of the stucco appears to have cracking/damage. In order to prevent moisture intrusion, I recommend having the stucco evaluated and repaired as necessary by a qualified stucco contractor prior to closing.

Recommendation

Contact a stucco repair contractor





3.3.1 Sidewalks, Patios, Porches, & Driveways

**CONCRETE - CRACKING**

EAST SIDE OF EXTERIOR

 Moderate Concern

Cracking was observed in one or more areas of the concrete. I recommend having the cracks sealed in order to prevent moisture intrusion and further cracking.

Recommendation

Contact a qualified concrete contractor.



3.4.1 Deck

**RAILINGS/HANDRAILS - LOOSE**

FRONT DECK

 Moderate Concern

One or more areas of the railings/handrails appeared to be loose. I recommend having this evaluated and repaired/addressed as necessary by a licensed deck contractor prior to closing.

Recommendation  
Contact a qualified deck contractor.



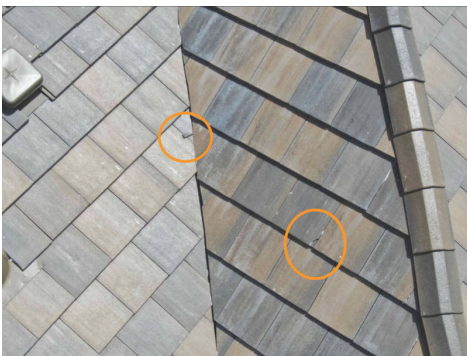
#### 4.2.1 Coverings

### ROOF - DAMAGED TILE

 Moderate Concern

Damaged tiles were observed during the inspection. In order to prevent any moisture intrusion, I recommend having the roof evaluated and repaired/replaced as necessary.

Recommendation  
Contact a qualified roofing professional.



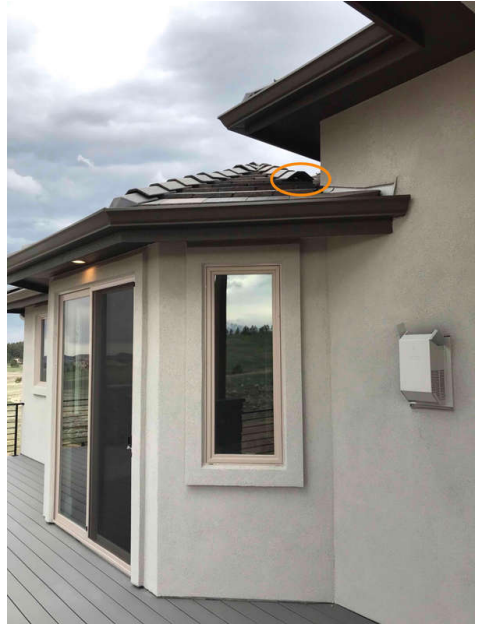
#### 4.2.2 Coverings

### TILE - MISSING RIDGE CAP

 Moderate Concern

One or more ridges appeared to be in need of a cap type of tile at the bottom of the ridge. In order to prevent moisture and/or pest intrusion, I recommend having the roof evaluated and repaired as necessary by a qualified and licensed roofing contractor prior to closing.

Recommendation  
Contact a qualified roofing professional.



5.5.1 Garage Door  
**GARAGE DOOR - COSMETIC DAMAGE**

 Moderate Concern

2 CAR GARAGE DOOR

One or more areas of the garage door(s) appeared to have cosmetic damage but did not effect the function. This is not a major concern but something you should be aware of.



### 6.2.1 Refrigerator

#### **INOPERABLE**

 Moderate Concern

Refrigerator was inoperable at time of inspection. It was plugged in and the receptacle did have power. I recommend having it evaluated and repaired/replaced as necessary by a qualified appliance repair technician prior to closing.

#### Recommendation

Contact a qualified appliance repair professional.



### 7.1.1 Doors

#### **INTERIOR DOORS - DOESN'T LATCH / LOCK**

 Moderate Concern

1ST FLOOR HALF BATH

One or more interior doors did not latch/lock properly. I recommend having the doors evaluated and repaired/replaced as necessary.

#### Recommendation

Contact a qualified handyman.



7.1.2 Doors

**INTERIOR DOORS - LOOSE HARDWARE**

 Moderate Concern

SOUTHWEST BASEMENT BEDROOM

One or more doors appeared to have loose hardware. I recommend having the loose hardware properly tightened.

Recommendation  
Contact a qualified handyman.



7.2.1 Windows

**MISSING SCREENS**

 Moderate Concern

Multiple windows throughout the home did not have screens present. I recommend having any missing screens replaced.

Recommendation  
Contact a qualified handyman.

9.6.1 Fixtures, Fans, Switches & Receptacles

**ELECTRICAL - SEAL AND SECURE EXTERIOR LIGHT**

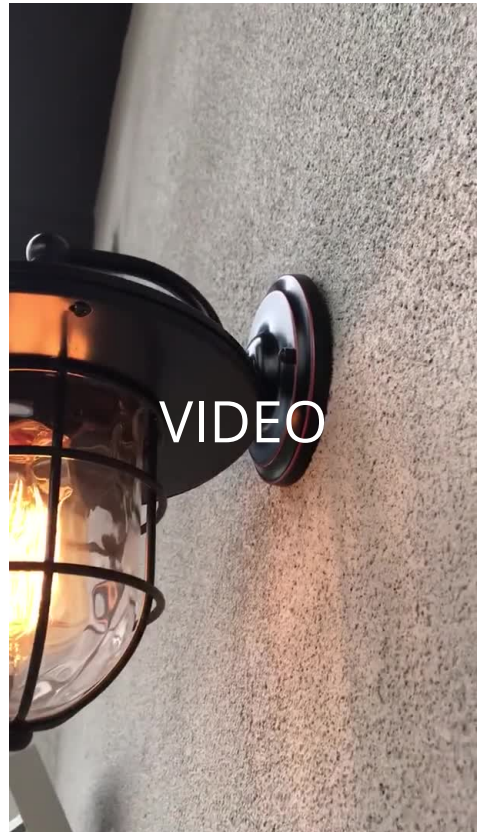
 Moderate Concern

EAST SIDE OF EXTERIOR, BACK DECK

Exterior light fixture(s) were not properly secured to the box. In order to prevent moisture intrusion, I recommend having the light properly sealed and secured by a licensed electrician.

Recommendation  
Contact a qualified electrical contractor.





9.6.2 Fixtures, Fans, Switches & Receptacles  
**ELECTRICAL - CEILING FAN WOBBLE**

LIVING ROOM

One or more ceiling fans had an excessive amount of wobble. I recommend having the ceiling fan(s) evaluated and repaired as necessary by a licensed electrician prior to closing.

Recommendation  
Contact a qualified electrical contractor.

 Major Concern



9.6.3 Fixtures, Fans, Switches & Receptacles

**LIGHTING - RECOMMEND EVALUATION**

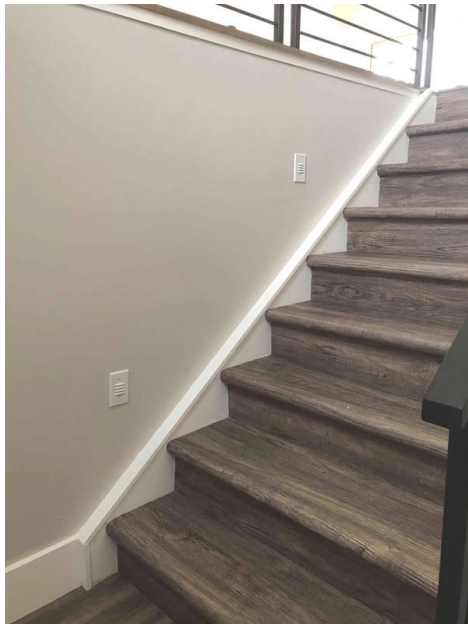
 Moderate Concern

STAIRS FROM MAIN LEVEL TO BASEMENT

The lighting in the stairwell does not appear to be correctly wired and functioning properly. The chandelier does not appear to be controlled from the bottom of the stairs and the lighting to illuminate the steps do not function at all. There are switches at the top and bottom of the steps that don't appear to control anything. I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified electrician prior to closing.

Recommendation

Contact a qualified electrical contractor.





### 9.7.1 GFCI & AFCI

## GFCI/AFCI COMBINATION BREAKER - FAILED TEST

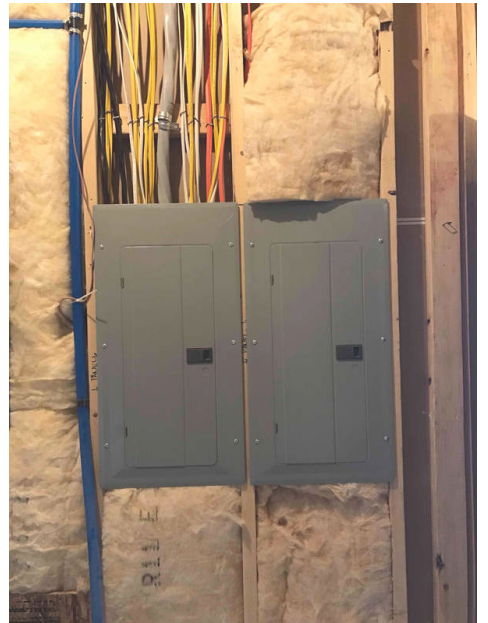
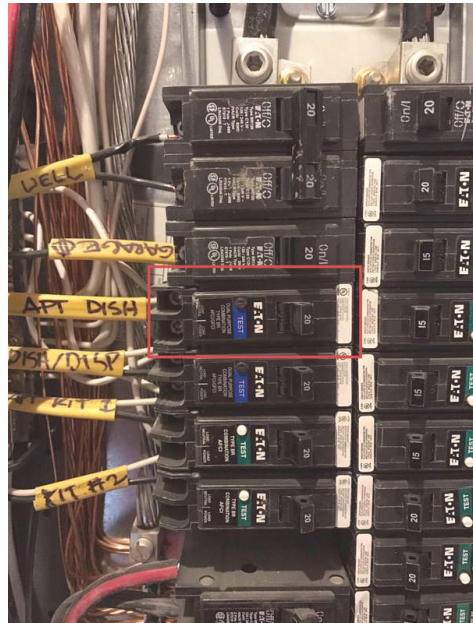
 Major Concern

### SUB PANEL A

One or more GFCI/AFCI combination breakers in the service panel did not function properly when tested. I recommend having the breaker evaluated and replaced as necessary by a licensed electrician prior to closing.

#### Recommendation

Contact a qualified electrical contractor.



## DRAIN - RECOMMEND EVALUATION

Moderate Concern

### KITCHEN

The drain rough-in for the kitchen sink is approximately 19" off the floor, which is higher than industry standard. In order to ensure the sinks and disposal all drain properly, I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified plumber prior to closing.

#### Recommendation

Contact a qualified plumbing contractor.



## WHOLE HOUSE FILTER - MISSING FILTER

Moderate Concern

### BASEMENT UTILITY ROOM

The whole house filter housing was missing the actual filter. I recommend having one installed.

#### Recommendation

Contact a qualified professional.



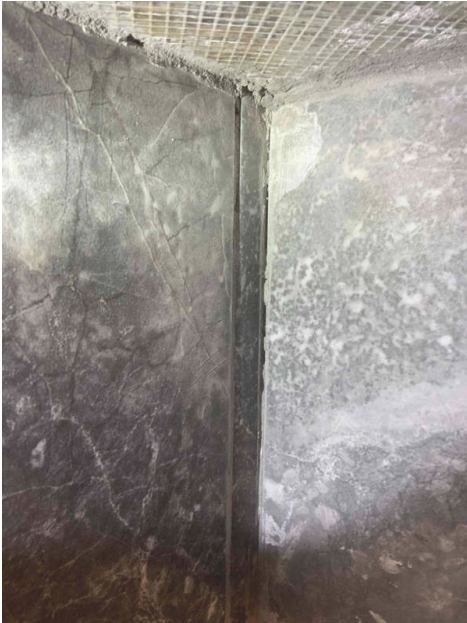
## TUB/SHOWER HAS FAILING CAULKING/GROUT

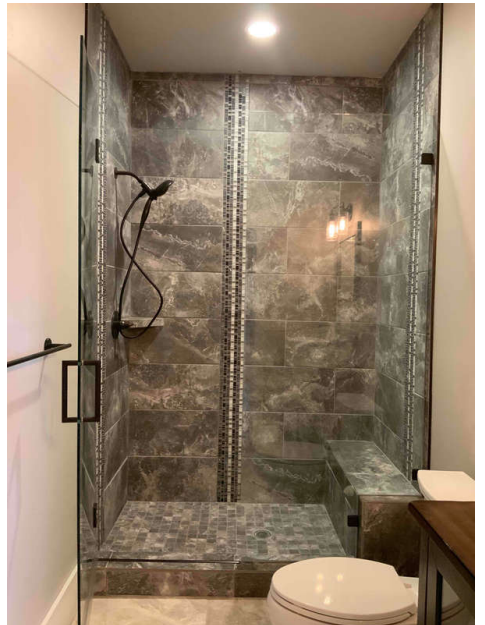
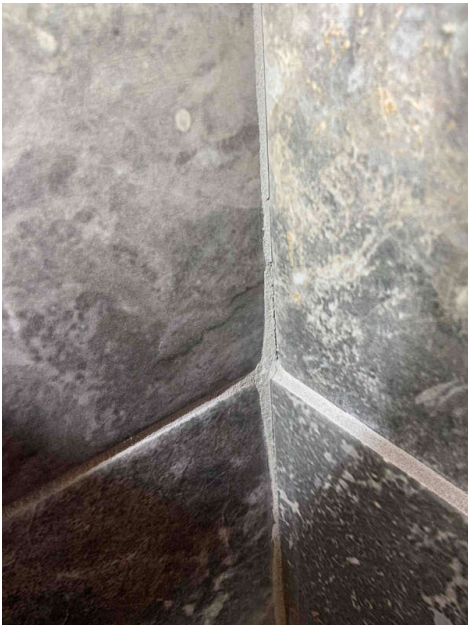
MASTER BATHROOM, BOTH BASEMENT BATHROOM

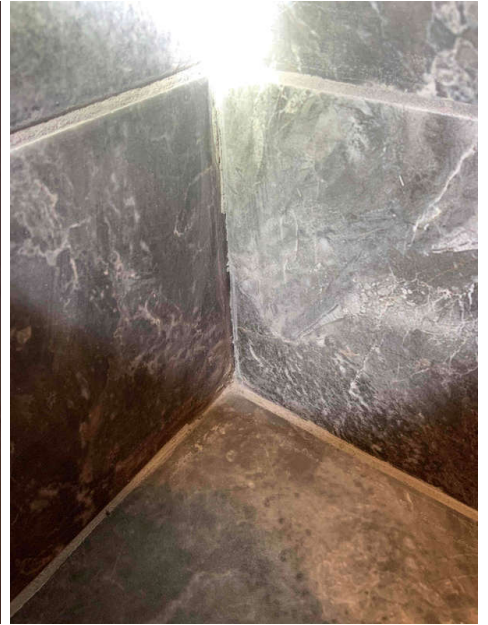
Areas of the caulking/grout in the tub/shower appeared to be failing and is in need of repair. In order to prevent water intrusion, I recommend having this evaluated and repaired as necessary by a qualified contractor prior to closing.

Recommendation

Contact a qualified professional.







10.5.2 Fixtures

**SINK - ACTIVE LEAK**

NORTHEAST BASEMENT BATHROOM



Active leaks were observed under one or more sinks. I recommend having the leak evaluated and repaired as necessary by a qualified plumbing contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.



10.5.3 Fixtures

**FAUCET - HOT & COLD ARE BACKWARDS**

 Major Concern

MASTER BATHROOM TUB, SOUTHWEST BASEMENT BATHROOM

One or more faucets appeared to have the hot and cold water supply installed backwards. In order to prevent any injuries from accidental scalding, I recommend having the faucet evaluated and corrected as necessary by a qualified plumbing contractor prior to closing.

Recommendation

Contact a qualified plumbing contractor.



11.1.1 Air Conditioning

**AIR CONDITIONING - CLEAN AND SERVICE**

 Moderate Concern

The cooling system appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing, followed by annually.

Recommendation

Contact a qualified HVAC professional.

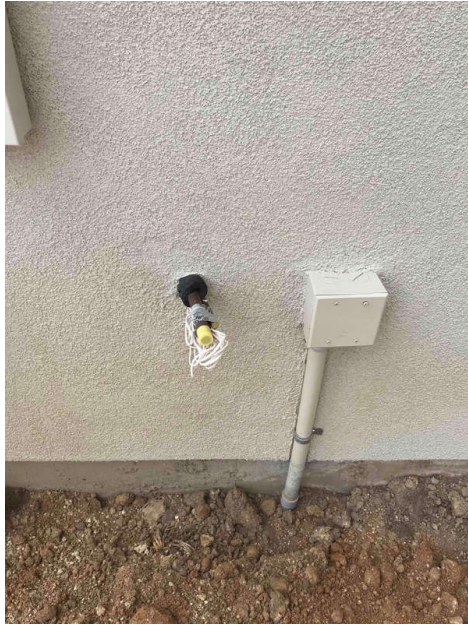
11.1.2 Air Conditioning

**AIR CONDITIONING - INSTALLATION NOT YET COMPLETE**

 Moderate Concern

The installation of the AC was not yet complete, therefore it was not inspected/tested during the inspection.



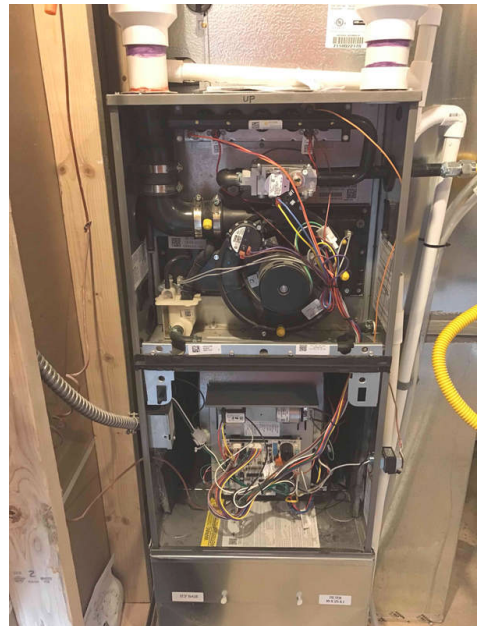
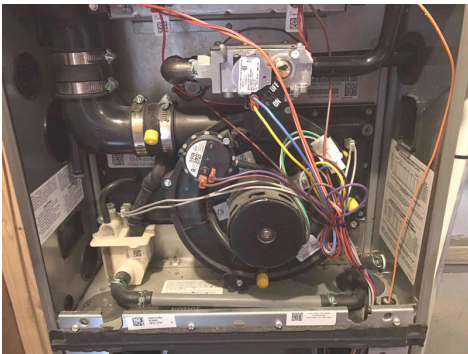


12.1.1 Forced Air Furnace  
**FURNACE - CLEAN AND SERVICE**

 Moderate Concern

The furnace appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing by a licensed HVAC contractor, followed by annually.

Recommendation  
Contact a qualified HVAC professional.





12.2.1 Forced Air Furnace on Right  
**FURNACE - CLEAN AND SERVICE**

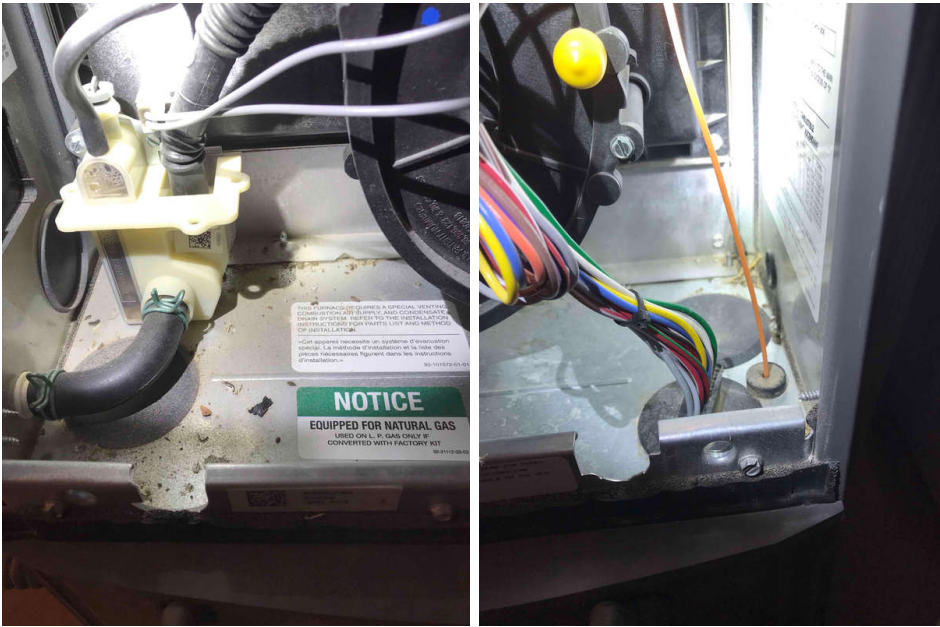
 Moderate Concern

The furnace appeared to be in good overall condition, however I recommend having it cleaned and serviced prior to closing by a licensed HVAC contractor, followed by annually.

Recommendation

Contact a qualified HVAC professional.





12.2.2 Forced Air Furnace on Right  
**FLEXIBLE DUCT - RESTRICTED AIRFLOW**

Moderate Concern

BASEMENT UTILITY ROOM

One or more areas of flexible ductwork has restricted air flow. I recommend having this evaluated and repaired/replaced as necessary by a licensed and qualified HVAC technician prior to closing.

Recommendation  
 Contact a qualified HVAC professional.



12.4.1 Fireplace & Chimney Living Room  
**GAS FIREPLACE - INOPERABLE**

Moderate Concern

LIVING ROOM

The gas fireplace was not functioning during the inspection. I recommend having this evaluated and repaired/addressed as necessary by a qualified fireplace contractor prior to closing.

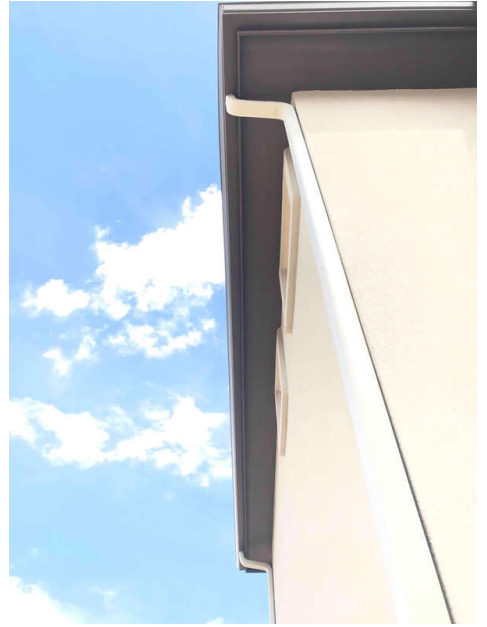
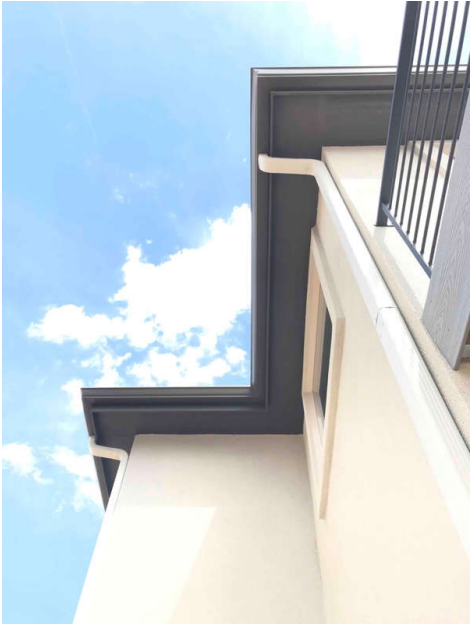
Recommendation  
 Contact a qualified professional.

13.5.1 Ventilation & Exhaust  
**ATTIC - INSUFFICIENT VENTILATION**

Moderate Concern

Attic venting appeared to be insufficient at time of inspection. There are no soffit vents installed, which would allow cross ventilation. I recommend having the ventilation evaluated and added as necessary by a licensed contractor.

Recommendation  
 Contact a qualified professional.



15.1.1 General

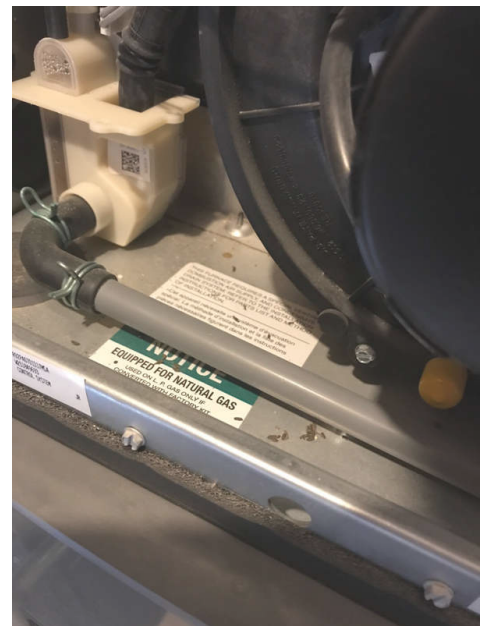
**EVIDENCE OF MICE**

INSIDE FURNACE

Evidence of mice was observed. I recommend having a Pest Control Professional do an evaluation and treat as necessary.

Recommendation

Contact a qualified pest control specialist.



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17.1.1 General

**LOW POINT**



A low point was observed in the lateral sewer line. Low points can prevent proper flow and lead to water back-up. Visibility was limited in this area due to the camera being submerged. I recommend having it evaluated and repaired as necessary by a qualified sewer contractor.

The low point was observed from the entry point to approximately 10.

Click [here](#) to view your Lateral Sewer Line Inspection Video.

Recommendation

Contact a qualified professional.

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