



**SUMMARY**  
1234 Main St. Colorado Springs CO  
80907  
Buyer Name  
09/19/2018 9:00AM

Ryan Lewis  
Lifespace Home Inspections  
7197613328  
lifespaceinspections@gmail.com



2.6.1 Chimney at Roof

**MODERATE CROWN CRACKING- QC**

 Minor Deficiency

Moderate cracking visible in the chimney crown should be filled with an appropriate sealant to prevent worsening damage caused by moisture in the cracks expanding as it freezes. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



2.6.2 Chimney at Roof

**UNLINED BRICK CHIMNEY**

 Major Deficiency

The brick chimney was unlined. This condition may deteriorate the brick and mortar and eventually allow the toxic products of combustion to enter the living space. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified chimney contractor.



2.6.3 Chimney at Roof

**LOOSE BRICK- QC**

 Minor Deficiency

The brick chimney was severely deteriorated and had loose brick. For safety reasons, the Inspector recommends repair by a qualified contractor.


Recommendation

Contact a qualified chimney contractor.



3.2.1 Window Exteriors

**PEELING PAINT, WOOD**

 Maintenance or Recommendation

The wood windows had peeling paint and needed maintenance at the time of the inspection. Windows appeared to have suffered some damage from sun and moisture. Wood windows eventually operate poorly if wood is left exposed to sun and moisture. Repair of long-term neglect can be expensive. The Inspector recommends maintenance be performed by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



#### 4.10.1 Landscape Irrigation

### BEYOND THE SCOPE

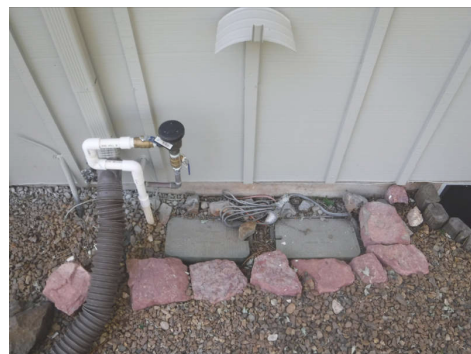


Maintenance or Recommendation

The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

Recommendation

Contact a qualified landscaping contractor



#### 5.6.1 Service Panel Manufacturer

### STAB-LOK



Minor Deficiency

The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

Recommendation

Contact a qualified electrical contractor.



#### 6.6.1 Fire Separation

### NO SELF-CLOSING HINGES

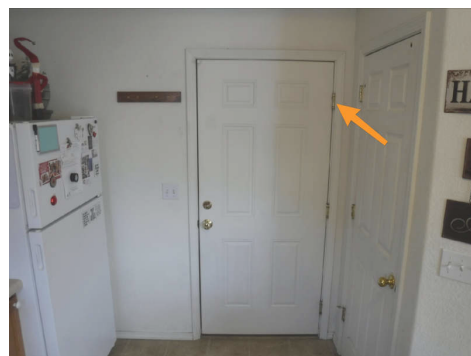


Major Deficiency

The door in the wall between the garage and the home living space did not have operable self-closing hinges. While sometimes not required during construction, the inspector recommends this simple safety upgrade. This helps to contain fires that start in the garage, it also helps to keep harmful exhaust fumes from entering the living space.

Recommendation

Contact a handyman or DIY project



7.5.1 Misc. Components:  
Ceiling fans, doorbells, Env.  
Hazards, Detectors, etc.



Maintenance or Recommendation

### **INOPERABLE DOORBELL**

The doorbell was inoperable at the time of the inspection. The Inspector recommends correction by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



8.4.1 Gas Water Heater

### **PAST DESIGN LIFE**

This water heater appeared to be past its design life and may need replacement soon.

Recommendation

Contact a qualified plumbing contractor.



Major Deficiency



9.2.1 Furnace

### **RECOMMEND SERVICE**

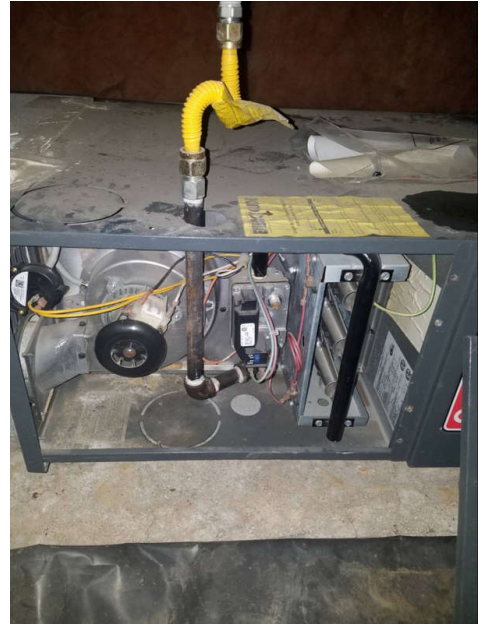


Maintenance or Recommendation

The Inspector recommends that furnace cleaning, service and certification be performed by a qualified HVAC contractor yearly.

Recommendation

Contact a qualified HVAC professional.



#### 10.1.1 Central Air Conditioner

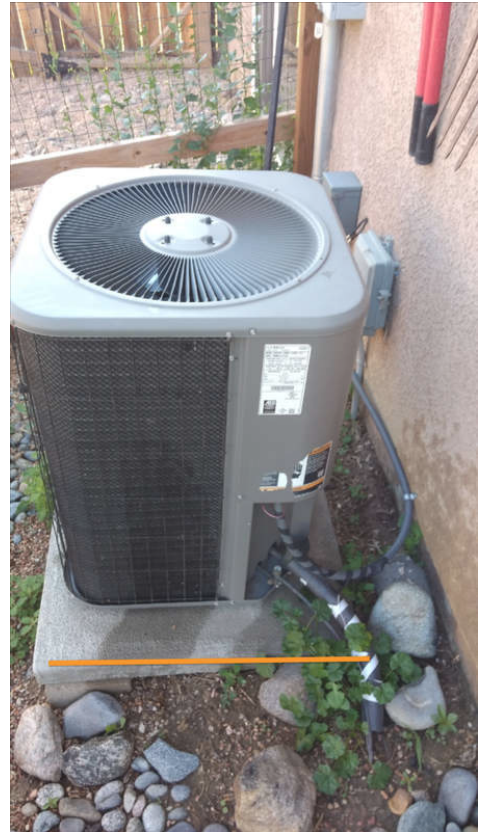
### OUT OF LEVEL

Minor Deficiency

The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.

#### Recommendation

Contact a qualified HVAC professional.



#### 11.10.1 Toilet

### LOOSE AT FLOOR

Minor Deficiency

In the bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.

#### Recommendation

Contact a qualified plumbing contractor.



12.3.1 Foundation  
**DISCONNECTED AT REGISTER(S)**



Maintenance or Recommendation

In the basement, a heating duct was disconnected from a register and should be reconnected to supply heat to the affected living space.

Recommendation

Contact a handyman or DIY project



13.7.1 Receptacles and Switches

**HOT AND NEUTRAL REVERSED**



Minor Deficiency

An electrical receptacle in the kitchen had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



14.6.1 Receptacles, Switches, Connections

**OLDER 3-PRONG RECEPTACLE**

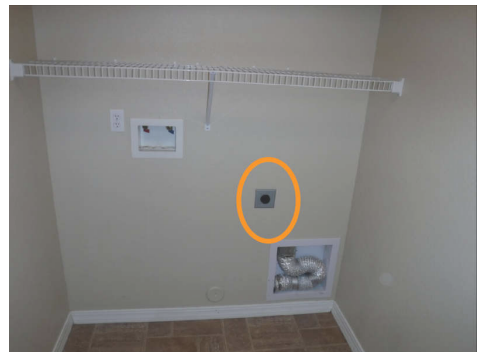


Minor Deficiency

The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.

Recommendation

Contact a qualified electrical contractor.



15.9.1 Attic Thermal Envelope

**BATHROOM VENT**



Minor Deficiency

A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can cause excessively high moisture vapor levels in the attic with the potential to damage home materials or create unhealthy conditions related to mold. The Inspector recommends correction by a qualified contractor.

Recommendation

Contact a handyman or DIY project



#### 16.2.1 Moisture

### CEILING MOISTURE ROOF LEAKAGE

Minor Deficiency

Thermal imaging indicated excessively high moisture levels in ceiling materials. Conditions indicate that roof leakage may be the source of moisture. The inspector recommends that an inspection be performed by a qualified roofing contractor to confirm and correct the source of moisture.

Recommendation

Contact a qualified general contractor.

