



SUMMARY
1234 Main St. Colorado Springs
Colorado 80920
Buyer Name
03/08/2019 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.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

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, and you can call our office at (719) 217-9594 to schedule one.

4.1.1 Cooling Equipment

UNIT NOT TESTED

 Recommendation

The A/C unit was not tested due to low outdoor temperature. This may cause damage to the unit. As checking the unit out visually i could hear a clicking noise. The AC condenser unit was not in the on position. Recommend a qualified technician to evaluate AC.

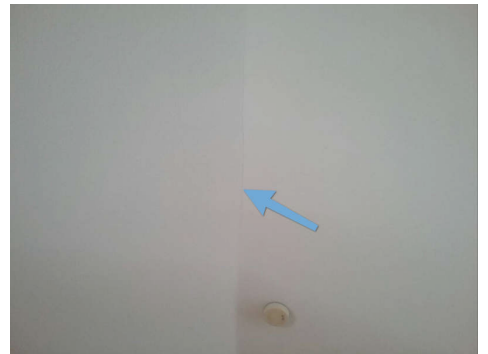


8.1.1 Ceilings & Walls

CRACK

 Maintenance Item/FYI

Ceiling crack in living room at peak. Cosmetic crack only. Repair to drywall crack is recommended.



8.3.1 Doors

DOOR DOESN'T LATCH

 Recommendation

BASEMENT SLIDING GLASS DOOR.

Door does not latch properly. Recommend installing a catch latch for sliding glass door lock.



8.5.1 Lighting Fixtures, Switches & Receptacles

FAN/LIGHT

 Recommendation

OFFICE

Locate fan controller for fan in office and test fan for proper operation.



9.1.1 Vents, Flues & Chimneys (Interior)

FIREPLACE

MAIN LEVEL FIREPLACE

Wall switch not operating fireplace at all times. Repairs are needed.



10.7.1 Bathtubs & Showers

SHOWER

MASTER BATHROOM

Glass door stop needs re securing to frame by a qualified person. Magnetic side is very loose.



12.1.1 General

BUILDING PERMITS



As part of our inspection process we review the permits pulled for your property and compare to our findings. We highly recommend you also visit the website below to review the permits as well. Not all permits for homes can be obtained online through the database. If you have any concerns about work being permitted please contact your building department for more information.

Colorado Springs, Fountain, Monument, Peyton - [Pikes Peak Regional Building Department](#)

Woodland Park, Divide, Cripple Creek, Victor, Florissant - [Teller County Building Department](#)

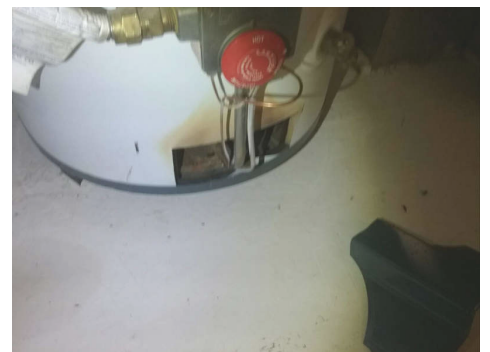
Pueblo - [Pueblo Regional Building Department](#)

13.4.1 Hot Water Systems, Controls, Flues & Vents

CORROSION

WATER HEATER

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



NEARING END OF DESIGN LIFE

BOTH WATER HEATERS

Water heater is nearing the end of the typical lifespan of eight to twelve years. Normal signs of wear and tear were present and although functioning as intended at the time of the inspection, it is unable to be determined when the water heater will fail. Recommend monitoring it's effectiveness and replacing when needed.

13.4.3 Hot Water Systems, Controls, Flues & Vents

 Recommendation

IRREGULAR FLAME

WATER HEATER

Water heater flame is irregular. Recommend qualified plumber evaluate & repair.



13.5.1 Sump Pump

 Recommendation

EJECTOR PUMP

CRAWLSPACE

Ejector pump for basement bathrooms.



14.1.1 Equipment

 Recommendation

SERVICING/CLEANING

Recommend having both furnaces serviced and cleaned by a qualified HVAC specialist prior to close of escrow. NACHI guidelines strongly recommend further evaluation by a licensed HVAC technician to determine if any cracks are present in the heat exchanger, that may or may not be visible, for safety considerations. The furnace should be cleaned and serviced annually.

[Here is a resource](#) on the importance of furnace maintenance.

