



## SUMMARY

1234 Main St. Louisville CO 80027

Buyer Name  
04/01/2018 9:00AM

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The following summary consists of comparisons between the inspected property and comparable properties of its peers; it is not intended to be comparisons between the inspected property and new comparable properties. In addition, the following comparisons are subjective in nature and are based upon the experience and opinions of the inspection company. It is possible and even likely that opinions will be presented which differ from those of Boulder Home Inspector, LLC by individuals and/or organizations whose interests differ from ours.

The inspected property is a circa 1997, single family home located in Lafayette, CO. Overall, the property appears to have been reasonably well maintained by its previous owners and exhibits the conditions typical for its age, style and location. The primary issues detected in the course of this inspection are those of a safety or general repair and maintenance nature or relate to the normal aging and wear of key components and systems.

It is the opinion of Boulder Home Inspector, LLC that if the recommendations contained in this report, as well as normal preventative and corrective maintenance procedures, are followed, the inherent value of this property will be maintained, and track the value of other comparable properties in this area in the future.

Boulder Home Inspector, LLC recommends the use of appropriate, professional services for all repair and enhancement activities. Use of such professionals will aid in ensuring that all work was conducted in a professional and workmanlike manner and performed in accordance with all applicable industry and municipal standards.

### 2.1.1 Coverings

#### **TILES CRACKED/BROKEN**



*Stairstep split pattern (no fasteners or underlayment exposed)*

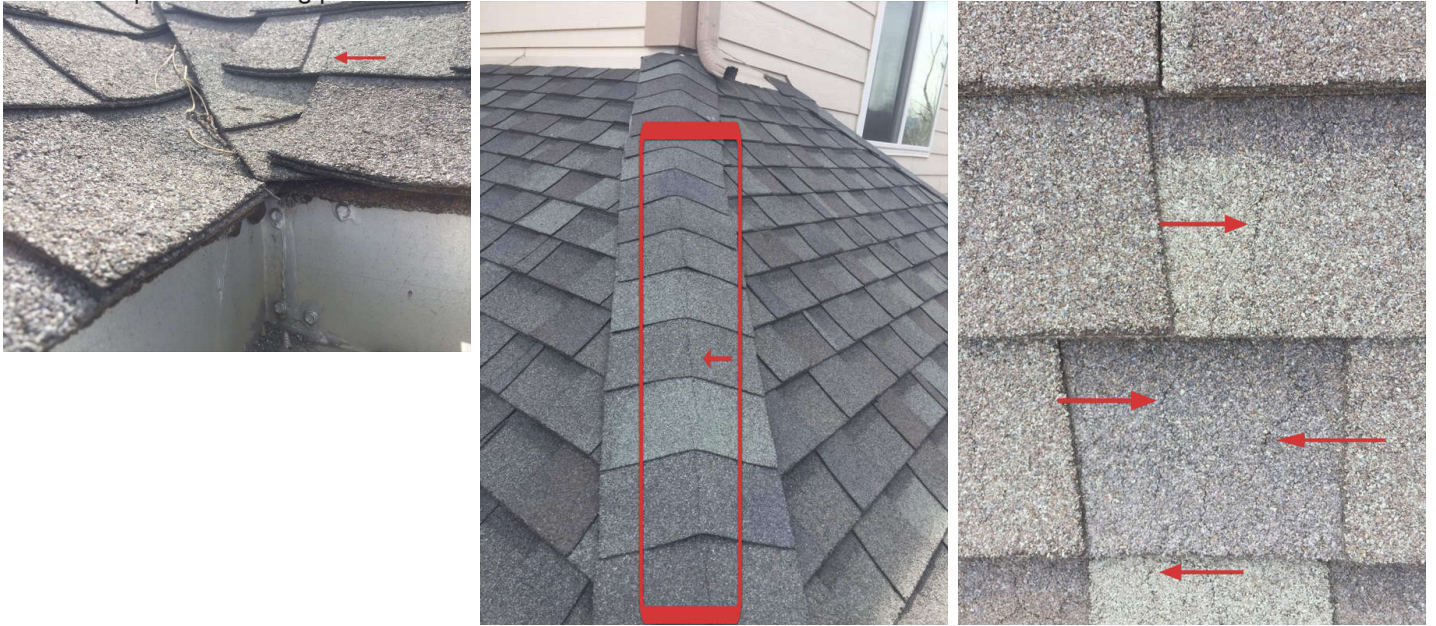
Cracking of shingle tabs in a stairstep pattern across portions of the roof at areas where shingles bridge joints in underlying shingles may be caused by thermal contraction of the shingles. This condition may eventually result in exposure of fasteners or underlayment, either of which would be a defect needing correction. Neither fasteners nor underlayment appeared to be exposed at the time of the inspection.

*Splitting over underlying joints*

Splitting of shingle tabs on portions of the roof at areas where shingles bridge joints of underlying shingles may be caused by thermal contraction of both the shingles and roof sheathing. The inspector recommends replacement of damaged shingles to prevent damage to home materials from moisture intrusion.

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

Recommendation  
Contact a qualified roofing professional.



2.1.2 Coverings

**ORIGINAL ROOF - END OF LIFE**

 Recommendation

NORTH ROOF

The roof is the original 1997 Asphalt composition shingles and appeared to be at or near the end of their long-term service life. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified roofing contractor to discuss options and costs for repair or replacement.

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Average roof life expectancy for asphalt shingles is 20 years.

Recommendation  
Contact a qualified roofing professional.



### 2.2.1 Roof Drainage Systems

#### **DEBRIS**



Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



### 2.2.2 Roof Drainage Systems

#### **GUTTER LEAKAGE**



NORTH ENTRYWAY

Gutter water stains were observed on the north side of the house by entry way. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified roofing professional.



Water stains are present from water overflowing from the gutter. I would recommend further investigation from a roof/gutter professional.

### 3.1.1 Siding, Flashing & Trim

#### **CRACKING - MINOR**



Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with stucco age. Recommend monitoring.

Recommendation  
Recommended DIY Project



### 3.1.2 Siding, Flashing & Trim

#### **SIDING - MINOR ISSUE**



Siding or Siding Attachment is showing minor wear and tear. I would recommend repairing this item so moisture, insects do not enter the home.

Recommendation  
Contact a handyman or DIY project



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### 3.2.1 Exterior Doors

#### **LOOSE HINGE**

ENTRYWAY



Loose hinge pins were observed on exterior door. Recommend hinge pins to be fully inserted into the hinge plate.

[Here is a DIY troubleshooting article](#) on fixing door issues.

Recommendation  
Recommended DIY Project

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### 3.3.1 Walkways, Patios & Driveways

#### **WALKWAY CRACKING - MINOR**



Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation  
Recommended DIY Project



Recommend filling with grout so that moisture does not enter through the cracks.

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### 3.4.1 Decks, Balconies, Porches & Steps

#### **DECK MINOR REPAIR ITEM**



Deck needs a minor repair. I would recommend a Deck professional to evaluate and repair the issue.

Recommendation  
Contact a qualified deck contractor.



### 3.4.2 Decks, Balconies, Porches & Steps

#### DECK STEPS

 Safety Hazard

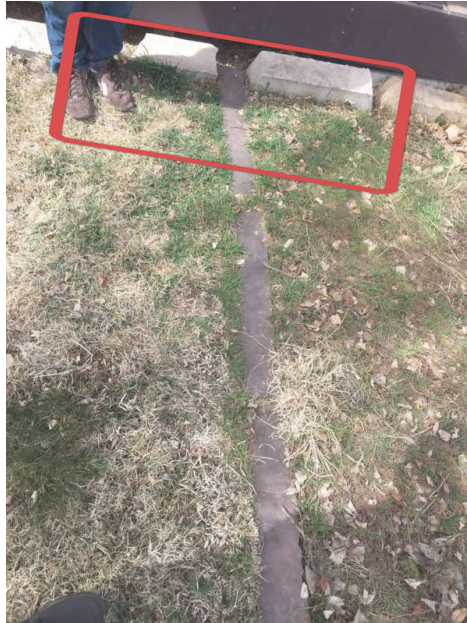
A riser is too high. Risers shouldn't be more than 7 inches high. Correction and further evaluation is recommended. The minimum tread depth is 10 inches. Correction and further evaluation is recommended. Deck steps to backyard on south and south east side of deck exceed the step limit. I would recommend adding a step so that there are two steps to walk into the backyard.

#### Recommendation

Contact a qualified landscaping contractor



This deck step is very low and with two unequal heights or missing surface it could pose a tripping hazard. I would recommend adding a step that is one level plane and goes across the deck entrance.



The minimum tread depth is 10 inches.

### 3.5.1 Eaves, Soffits & Fascia

#### GAP

 Maintenance Item

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

#### Recommendation

Contact a qualified roofing professional.



Minor cracking on upper level fascia on the north east corner of the roof.

### 3.5.2 Eaves, Soffits & Fascia

#### **CAULKING**

 Maintenance Item

Caulking around windows, doors, fascia, eaves and soffits is cracking, missing or in need of repair. I would recommend adding/replacing caulk asap so that water and insect intrusion is reduced.

Recommendation

Contact a handyman or DIY project



2nd Floor Bathroom Tub



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

**LANDSCAPE COSMETICS**

There were landscape items that were deteriorating or in need of minor repair. I would recommend a landscape professional or DIY to repair these minor issues so that further deterioration does not take place and it does not become a hazard.

Recommendation  
Contact a handyman or DIY project



6.1.1 Equipment  
**NEAR END OF LIFE**

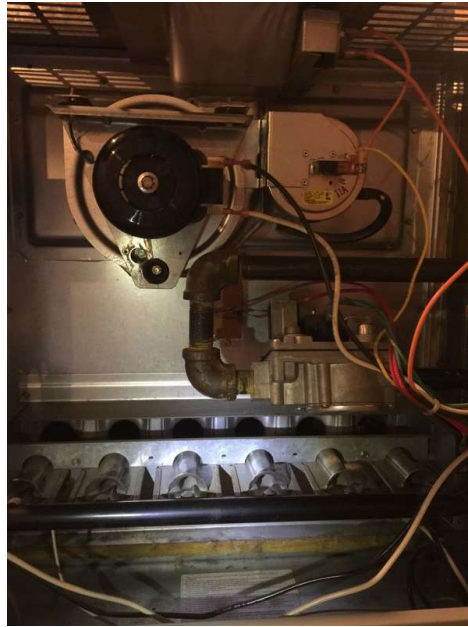
 Recommendation

BASEMENT

The normal life expectancy is 15-25 years. While the unit may continue to operate for years to come, it is very close to a normal life expectancy and may fail tomorrow. I would recommend a professional to evaluate the Furnace as soon as possible.

Recommendation  
Contact a qualified HVAC professional.





7.4.1 Hot Water Systems, Controls, Flues & Vents

**NEAR END OF LIFE**

BASEMENT

The water heater normal life expectancy is 6-12 years. While the unit may continue to operate for years to come, it is very close to a normal life expectancy and may fail tomorrow. I would recommend a professional to evaluate the water heater as soon as possible.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



7.4.2 Hot Water Systems, Controls, Flues & Vents

**NO DRIP PAN**

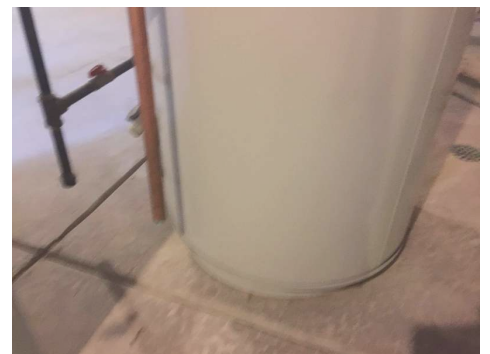
No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.2.1 Windows

**SCREEN MISSING OR TORN**



EAST SIDE YARD

The screen is missing or torn. I would recommend repairing or replacing the screen.

Recommendation

Contact a handyman or DIY project



9.6.1 Steps, Stairways & Railings

**LOOSE HANDRAIL & BALUSTERS**



1ST FLOOR STAIRS

Handrail balusters and base were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation

Contact a qualified handyman.