

Inspection Report

Tom Doe

Property Address:
133 Bold Ave
Aurora CO 80016



360 Degree - Blackstone Inspections

**Mike Dyer
(720) 460-1939**

Table of Contents

<u>Cover Page.....</u>	<u>1</u>
<u>Table of Contents.....</u>	<u>3</u>
<u>Intro Page</u>	<u>4</u>
<u>General Summary.....</u>	<u>6</u>
<u>1 Roof</u>	<u>11</u>
<u>2 Exterior.....</u>	<u>16</u>
<u>3 Grounds</u>	<u>22</u>
<u>4 Garage.....</u>	<u>28</u>
<u>5 Structural Components</u>	<u>34</u>
<u>6 Electrical System</u>	<u>36</u>
<u>7 Plumbing System.....</u>	<u>46</u>
<u>8 Heating.....</u>	<u>55</u>
<u>9 Cooling.....</u>	<u>58</u>
<u>10 Interiors.....</u>	<u>62</u>
<u>11 Attic</u>	<u>70</u>
<u>12 Appliances</u>	<u>72</u>
<u>13 Environmental.....</u>	<u>77</u>

Date: 1/6/2014 **Time:** 08:00:00 AM **Report ID:** 133 190206MD (Sample)

Property:

133 Bold Ave
Aurora CO 80016

Customer: Tom Doe
Real Estate Professional:

Thank You for trusting Blackstone Home inspections for your home inspection needs. We are confident you will find this report useful and understandable. If you have any questions after reading the report, please don't hesitate to contact us via email or phone.

Note - Clicking on any photo in the report will enlarge it to full screen when reviewing the report online. This will not work on a PDF copy.

This report is intended for use by the named client only. Please review the terms, scope and limitations as specified in the Inspection Agreement included at the end of this report. **No other party should use or rely upon this report for any reason.**

The summary report is provided for a high level overview and should not be solely relied upon as the full report or condition of the house. The full report will have other items of interest and should be thoroughly reviewed.

We perform our inspections according to the Standards of Practice and Code of Ethics published by the American Society of Home Inspectors (ASHI). You can refer to these standards on the ASHI website at www.ashi.org. For your convenience, these standards are paraphrased in the header of each section as they relate specifically to that section. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in further review or correction issues as it relates to the comments in this inspection report. Any electrical items requiring correction or replacement should be performed by qualified licensed electrical contractor.

Thanks again for hiring Blackstone Home Inspections to complete your inspection.

Mike Dyer
ASHI Certified Inspector
Blackstone Home Inspections

Comment Key or Definitions

Satisfactory (SF) = The item or component was visually observed and was functioning as intended (allowing for normal wear and tear or cosmetic defects) at the time of inspection.

Attention Recommended (AR) = The item or component is flagged for your attention, may need routine maintenance, discretionary improvements or ongoing monitoring.

Correction Recommended (CR) = The item or component is not functioning as intended, is significantly damaged and needs repair or replacement or is an immediate safety hazard. A qualified/licensed contractor or specialty tradesman should evaluate and repair or replace as necessary.

Further Evaluation (FE) = The item or component needs further evaluation by a qualified contractor or specialist to determine if repairs are needed and the appropriate method(s) of such repairs.

Safety Upgrade (SU) = A recommendation for increased safety. Safety standards and/or building practices may have evolved since this building was constructed.

Not Inspected (NI) = The item or component was not inspected or tested due to being disconnected, lack of access or other reasons.

Single Family (1 story)

In Attendance:

Client and their agent

Home Faces:

South (for orientation purposes of this report) **Page 4 of 78**

Type of Building:

Estimated Year of Construction: 2003

Accessibility:

Fully Furnished

Weather:

Partly Cloudy

Ground/Soil Surface Condition:

Frozen

General Summary

Customer

Tom Doe

Address

133 Bold Ave
Aurora CO 80016

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. Items in the summary section are those that, in the Inspectors opinion, are the most important items to be brought to your attention. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.



1. Roof 1.7 Asphalt Composition Shingle

Correction Recommended

- (1) At the time of the inspection, the asphalt composition shingle roof had damage visible that appeared to be the result of hail strikes. This damage will shorten the shingle's long term service life. Offering estimates of the remaining long-term expected service life of asphalt shingles exceeds the scope of the General Home Inspection. Evaluation and correction is recommended by a qualified roofing contractor.
- (2) The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.



2. Exterior 2.5 Wood Siding

Correction Recommended

- (1) Penetrations in the building envelope did not have blocking installed as recommended by the manufacturer. Holes 1 - 1/2 inch in diameter or larger (i.e. hose bibs, dryer and furnace vents, electrical conduit and lighting, etc.) should have blocking installed around the point of penetration with flashing over the top of the trim block. No signs of adverse conditions were noted at the time of the inspection. Evaluation and correction is recommended by a qualified contractor.

3. Grounds

3.4 Decks, Balconies, Areaways, Patio/Cover and Applicable Railings

Correction Recommended

- (1) Several conditions were noted with the deck. A qualified contractor should address the following conditions and

check for other possible conditions at that time to assure the deck is safe and performing as intended. • Improper ledger attachment to home structure. Standard building practices suggest exterior finish systems (i.e. siding) be removed and flashing be installed. Attachment should be constructed with lag screws or bolts with washers and appropriately sized based on joist spans, materials used as well as other factors. • Missing flashing at deck ledger to prevent moisture intrusion into the home.

- Rust or corroded nails in the joist hangers will weaken or withdraw over time
- The deck guard rail exhibited excessive movement and may not be securely or properly attached to the deck frame. Standard building practices suggest a minimum attachment by a 4x4 post (no notching), with a bending design value not less than 1,100 psi.
- The wood deck components are weathered and need sanding and staining or sealing.



4. Garage

4.4 Garage Door Openers

Correction Recommended

- 🔧 (1) The garage door did not properly reverse when the manual safety reverse feature was tested. Doors that will not reverse when met with resistance can injure a child or pet. This is typically a simple adjustment on the garage door motor.

4.5 Garage Entry/Service Door(s) and Stairs

Correction Recommended

- 🔧 (1) The hinge(s) for the door between the garage and the homes living space did not completely close the door as is required by generally-accepted current safety standards. Such doors should provide limited fire resistance to prevent fire from spreading from the garage to the house as well as keeping carbon monoxide gas out of the house.
- 🔧 (2) The steps leading to the door between the garage and the living space did not have a handrail installed. In order to comply with modern building practices which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed. The Inspector recommends that a handrail be installed by a qualified contractor that complies with modern building requirements.
- 🔧 (3) The doorknob was inoperable at the service door between the garage and the living space at the time of the inspection. The Inspector recommends correction by a qualified contractor.



6. Electrical System

6.2 Main Service Panel

Correction Recommended

- 🔧 (1) There is one circuit breaker(s) in the main electrical panel that is/are double tapped. Double tapping is connecting two conductors (wires) at one circuit breaker or one screw at the neutral bar. The only manufacturers that make circuit breakers that are designed to hold two conductors are Square D and Cutler Hammer, but not all of their circuit breakers can be double tapped. Evaluation and corrections as necessary are recommended by a licensed electrician.
- ☐ (2) One neutral conductor and a ground wire were found connected to an individual terminal which is improper. Neutral conductors carry current and this condition may lead to overheating. Connections need to be made in a way that is consistent with the testing, listing and labeling of the panel. Current configuration will also complicate any future repairs by potentially leaving a circuit energized when it's thought to be off. The Inspector recommends further evaluation and correction of this and any other items found by a licensed electrical contractor.

6.3 Distribution Wiring

Correction Recommended

- Extension cord(s) were noted as being used as permanent wiring in the garage. Extension cords are not intended to be used as permanent wiring, should never be stapled to walls, floor or trim and should not run under carpets or go through doorways or windows. These conditions are a potential fire hazard. The Inspector recommends they be replaced with safer, permanent wiring of an appropriate type for the application by a licensed electrical contractor.

6.6 Smoke and Carbon Monoxide Alarms

Correction Recommended

- (1) Smoke alarms were not installed in the home at the time of the inspection. Generally accepted modern standards require smoke alarms be:
 - installed in each sleeping room **and** adjoining areas
 - installed on each story including basements and habitable attics
 - interconnect so activation of 1 alarm sets off all alarms
 - powered from building wiring and battery backup

The Inspector recommends installation of smoke alarms by a qualified contractor to provide fire protection to sleeping areas. Hard wired smoke and CO alarms should be replaced by a qualified electrical contractor. This is a life-safety issue.

- (2) One or more Carbon Monoxide (CO) alarms were missing at the time of the inspection. CO is a colorless, odorless, tasteless toxic gas that is a product of the combustion process. Inefficient combustion, such as that caused by water heaters, furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of CO in exhaust gasses. CO can cause sickness, debilitating injury, and even death. The alarms monitor the air and sound an alarm if dangerously high levels are detected. CO alarms are inexpensive, available at most hardware and home improvement stores.

Generally accepted modern standards require Carbon Monoxide alarms be:

- installed outside sleeping areas (within 15 feet) in dwellings with fuel-fired appliances or with attached garages
- installed when remodeling requiring a permit is performed
- installed in accordance with manufacturer's instructions and in compliance with Underwriters Laboratories

The Inspector recommends installation of carbon monoxide alarms by a qualified contractor to provide protection to sleeping areas. Hard wired smoke and CO detectors should be replaced by a qualified electrical contractor. This is a life-safety issue.



7. Plumbing System

7.0 Hose Bibs (Exterior Water Faucet)

Correction Recommended

- A hose was left connected to the water spigot at the rear of the home. The Inspector recommends the hose be removed and that the water spigot be checked for leaks by a qualified contractor.

7.3 Plumbing Drain, Waste and Vent Systems

Correction Recommended

- (1) A trap beneath the kitchen sink was of a design not approved for this purpose. Traps are designed to prevent toxic sewer gas from entering the living space. The Inspector recommends replacement with an approved trap by a qualified plumbing contractor.

7.4 Floor Drain

Correction Recommended

- The floor drain is obstructed in the basement. The Inspector recommends evaluation and correction by a qualified contractor to avoid flooding in the basement.

7.8 Gas Water Heater

Correction Recommended

- (1) Scorching of the water heater exterior was visible above the burn chamber access cover. Continued operation of this water heater may represent a potential fire hazard. This condition indicates an urgent need for servicing. The Inspector shut off fuel supply to the gas burner and recommends service by a qualified plumbing contractor before any continued use.
- (2) The water heater is beyond the end of its life expectancy (reference life expectancy above in the general description section). Monitor for leaking or poor performance and consider budgeting for a replacement. The fact that a system or component is near, at or beyond the end of its design life does not, by itself, mean it has to be replaced. If desired, have a qualified plumbing contractor evaluate further.

7.9 Water Heater Flue Pipe

Correction Recommended

- Warping of the plastic escutcheons visible at the water pipe connections of this gas-fired water heater near the draft diverter indicate that that the water heater has been backdrafting. Backdrafting can be caused by various conditions, and can result in the release of invisible, odorless, tasteless, toxic products of combustion into the living space. Excessive exposure can lead to serious illness or death. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

8. Heating



8.0 Furnace(s)

Correction Recommended

- (1) Evaluation by a qualified heating, ventilation and air conditioning (HVAC) contractor (clean and certify) is recommended to check the heat exchanger and to verify safe operation due to the following conditions: • the overall age of the unit • the unit doesn't appear to have been recently serviced as recommended by most manufacturers • the unit short cycling during the time of the inspection which indicates an out of adjustment condition
- (2) At the time of the inspection, the safety switch in the blower compartment failed to shut down the blower when the compartment cover was removed. This condition may allow a person to come into contact with moving components and should be corrected by a qualified heating, ventilation and air-conditioning (HVAC) contractor.



10. Interiors

10.4 Windows and Skylights

Correction Recommended

- (1) The sash window channel balance was disconnected or damaged in the kitchen and master bedroom. The master bedroom window will not stay open and could fall down and injure someone. Correction by a qualified contractor is recommended.

10.5 Doors

Correction Recommended

- (1) Multiple doors to the home exterior had deadbolts that required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer allowed in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever. All work should be performed by a qualified contractor.



12. Appliances

12.4 Dishwasher

Correction Recommended

- (1) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw) or the side of the cabinets. This is a relatively easy repair that can be made by a handyman.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1. Roof

Styles & Materials

Comments: Satisfactory



Method of Roof Inspection:

Walked the Roof

1.1 Roof Flashings

Roof Covering: Asphalt Shingle

Number of Layers: 1

Gutter and Downspout

Discharge:

Above Grade, To Foundation

Below Grade

Items

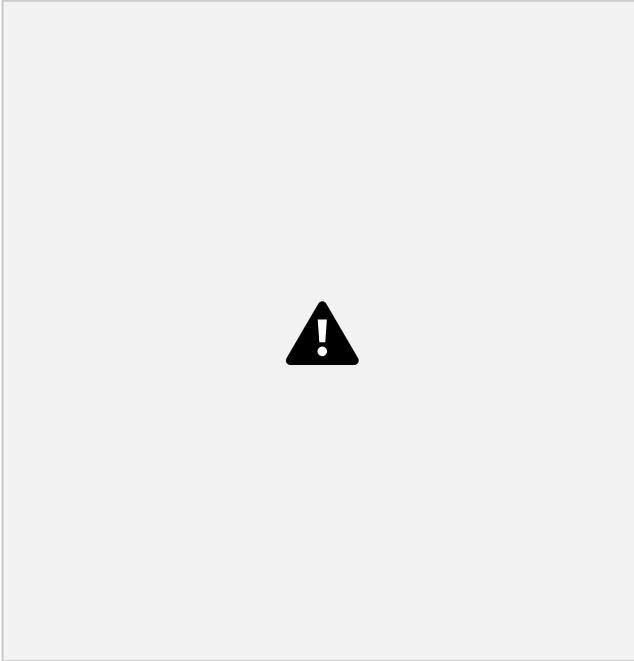
1.0 Roof Structure (Exterior)

Comments: Attention Recommended

Areas where roofs end but adjacent wall surfaces continue need special flashing treatment. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eave. If the kick-out flashing is not installed or is installed improperly, water running down the joint between the roof and the wall can end up behind the wall surface where it can cause extensive damage.

Most manufacturers recommend 4 -6 inches in height. The kick-out flashing located at the front of the home and rear of the home is 1 - 2 inches in height which could reduce its effectiveness. No visible water damaged

was noted at the time of the inspection but a qualified roofing contractor should inspect further and correct as needed.



1.1 Kick-Out Flashing

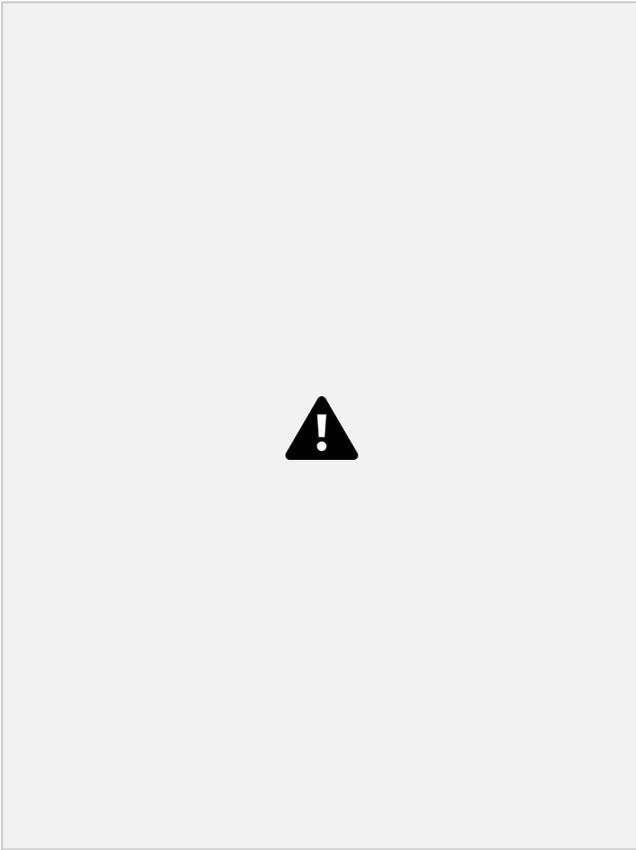
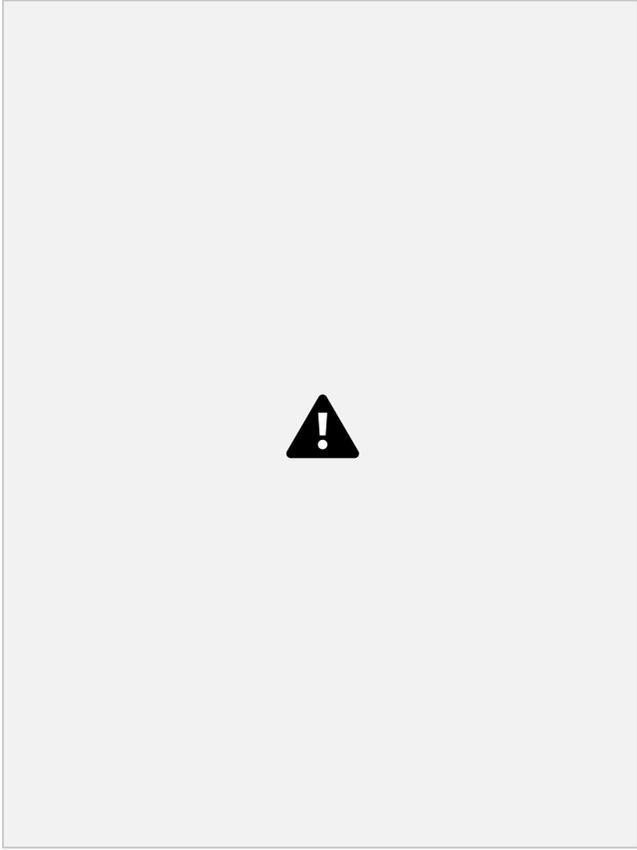


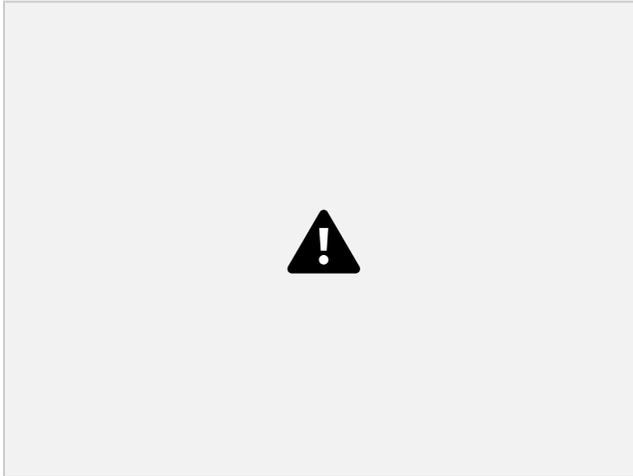
1.1

1.2 Roof Drainage System (Gutters and Downspouts)

Comments: Attention Recommended

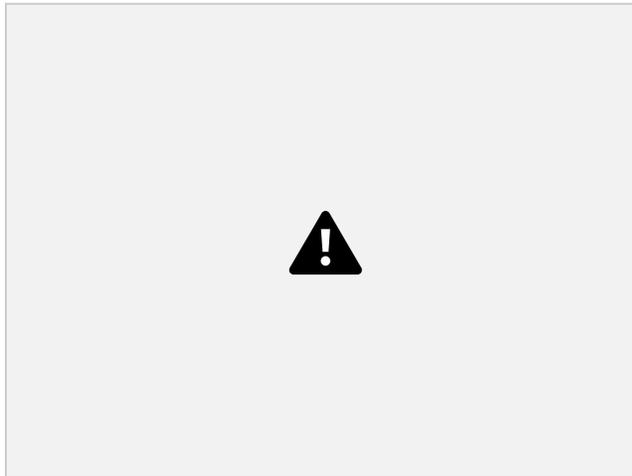
(1) One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above causing damage related to soil/foundation movement and increases the chances for water intrusion into basements or crawlspaces. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 5 feet from the foundation.





1.2

(2) Subsurface downspout drains were noted. These drains are not tested as a part of the inspection. Subsurface termination or re-surface points were not located. All gutter downspout terminations should be routed at least 5 feet away from the building. Regular maintenance of drainage systems is required to prevent water from leaking into the basement or crawlspace areas.



1.2

(3) The gutters appear serviceable but are full of debris in areas. The debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned. We recommend they be cleaned, checked for proper drainage and other repairs that may be needed at that time.

1.3 Plumbing and Combustion Vents Comments:

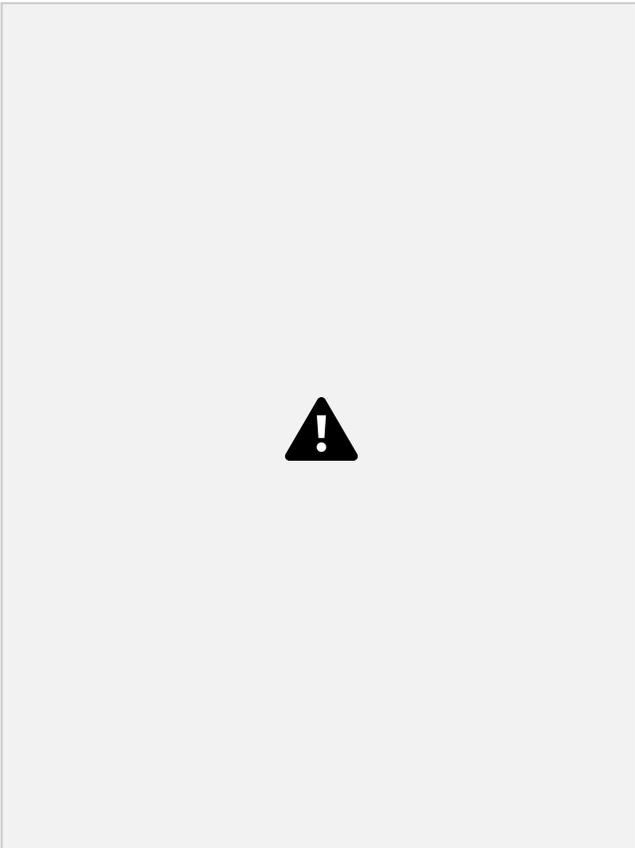
Satisfactory

1.4 Chimneys (at Roof)

Comments: Not Present

1.5 Skylight Exteriors

Comments: Not Present



Page 13 of 78

1.6 Roof and Exhaust Vents

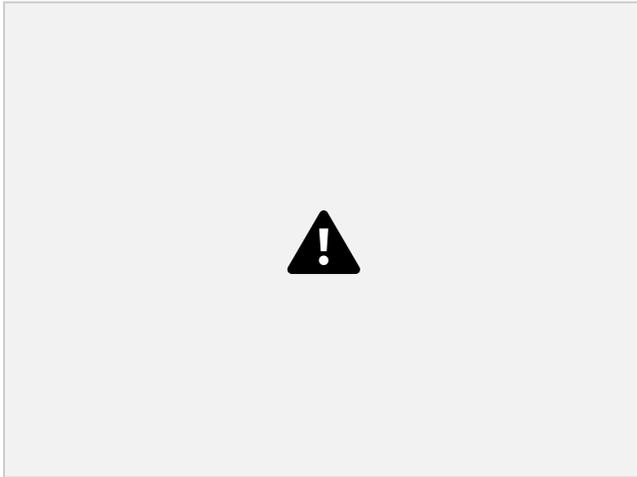
Comments: Satisfactory

1.7 Asphalt Composition Shingle

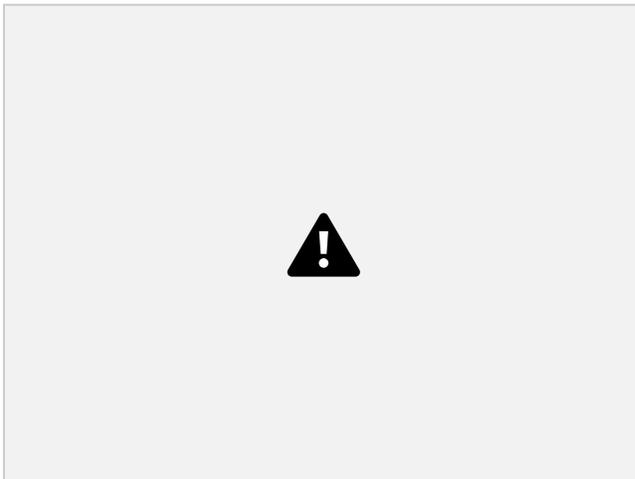
Comments: Correction Recommended

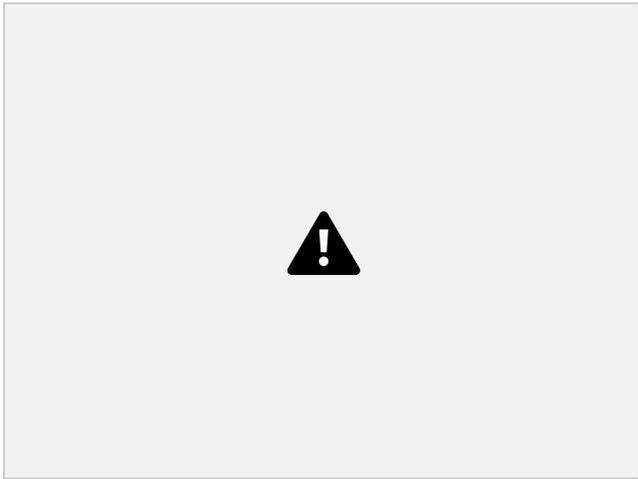
1.2

(1) At the time of the inspection, the asphalt composition shingle roof had damage visible that appeared to be the result of hail strikes. This damage will shorten the shingle's long term service life. Offering estimates of the remaining long-term expected service life of asphalt shingles exceeds the scope of the General Home Inspection. Evaluation and correction is recommended by a qualified roofing contractor.



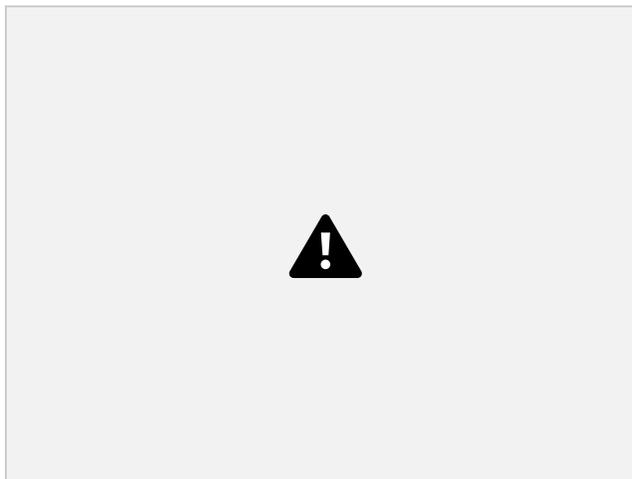
1.7 1.7





1.7 1.7

(2) The roof had loose and/or missing shingles. The Inspector recommends replacement of any loose or missing shingles by a qualified roofing contractor to avoid damage from moisture intrusion.



1.7

ASHI Standards of Practice:

The home inspector shall inspect the roofing materials, roof drainage systems, flashings, skylights, chimneys, and other roof penetrations for signs of leakage or abnormal condensation **and describe** the roofing materials and the method(s) used to inspect the roofing.

The home inspector is not required to inspect antennae, interiors of flues or chimneys that are not readily accessible or other installed accessories (solar systems, lightning arrestors) or walk on the roofing if in his or her opinion doing so would be unsafe or might damage the roofing material.



2. Exterior

Styles & Materials

Primary Siding Material: Wood

Soffit and Fascia Material: Wood

2.0 Door Exteriors

Comments: Satisfactory **2.1**

Window Exteriors

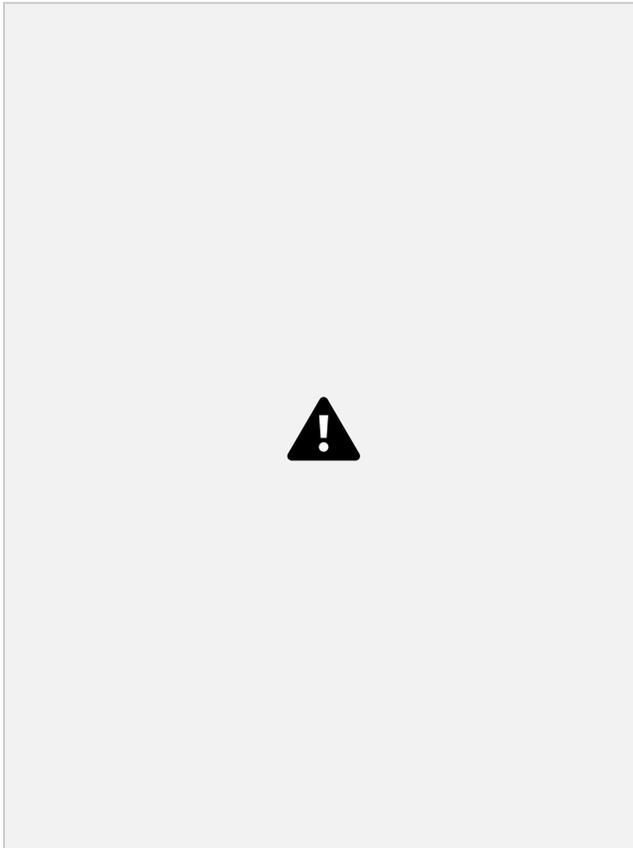
Secondary Siding Material: Brick
vener

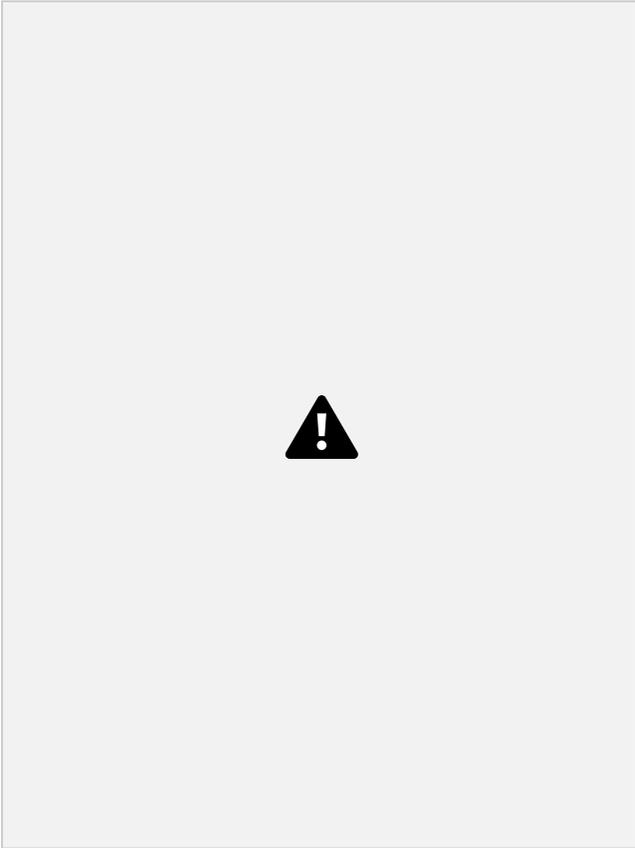
Items

Exterior Entry Doors: Steel
Wood Framed Glass

Comments: Attention Recommended

Two or more screen(s) are in need of repair or replacement. Missing or damaged screens increase the chances of pests entering the home.





2.1 2.1

2.2 Wall Flashing

Comments: Satisfactory

2.3 Exterior Wall Penetrations

Comments: Attention Recommended

Lint was noted coming out of the dryer exhaust termination. The Inspector was unable to tell if the vent is clogged. A clogged exhaust duct will slow down your drying time and is a fire hazard. Dryer exhaust ducts should be cleaned of any lint annually.



2.4 Exterior Trim, Soffits and Fascias

Comments: Attention Recommended

(1) The trim around the garage doors is in close contact with the ground. This condition is not uncommon. The clearance is necessary to avoid water from being drawn up into the material

through capillary action causing water damage. Generally-accepted current standards recommend a ground clearance of one inch to prolong the life of the wood trim.

Consideration should be given to the fact that a one inch gap at the bottom of the trim board may allow vermin such as rodents easier access into the garage space.



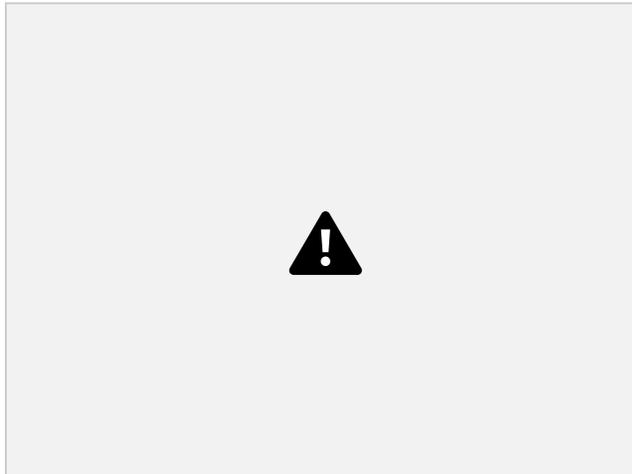
2.4

(2) Trim at the door had peeling paint and bare wood exposed to weather. Dry, cracked wood was visible in areas. To avoid the need for replacement, repair and paint the trim soon. All work should be performed by a qualified contractor.



2.4

(3) The soffit trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

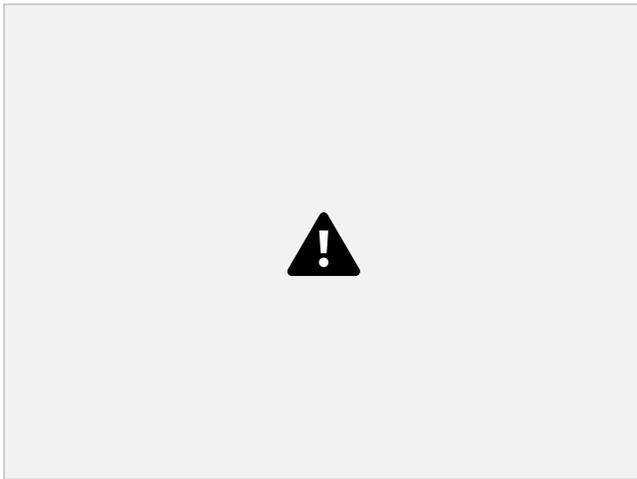
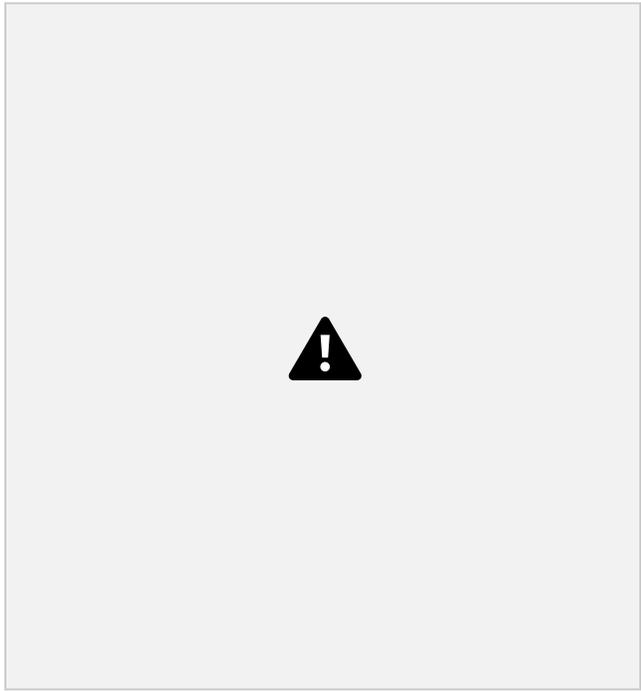


2.4

2.5 Wood Siding

Comments: Correction Recommended

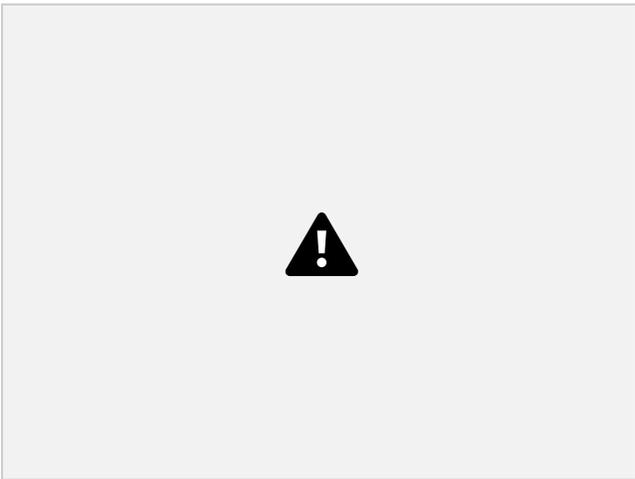
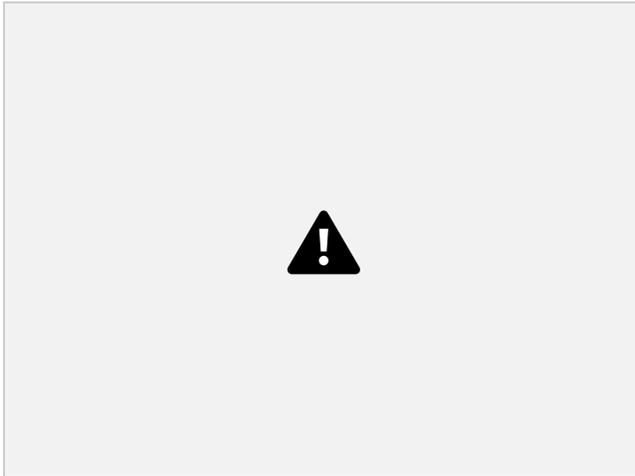
(1) Penetrations in the building envelope did not have blocking installed as recommended by the manufacturer. Holes 1 - 1/2 inch in diameter or larger (i.e. hose bibs, dryer and furnace vents, electrical conduit and lighting, etc.) should have blocking installed around the point of penetration with flashing over the top of the trim block. No signs of adverse conditions were noted at the time of the inspection. Evaluation and correction is recommended by a qualified contractor.



2.5

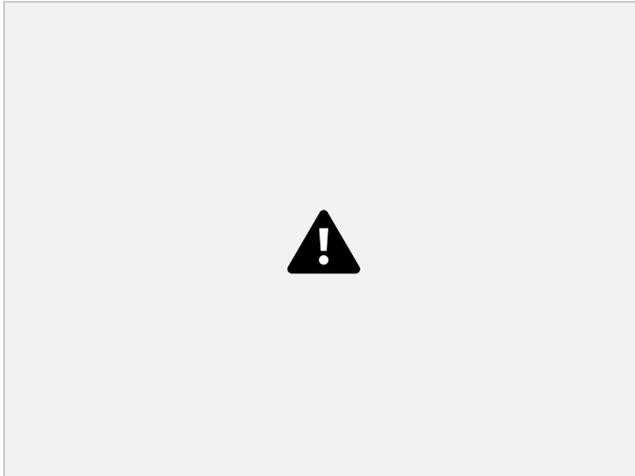
2.5

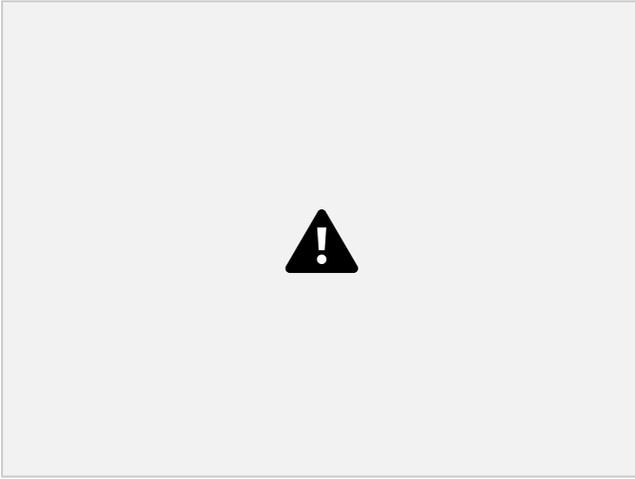
(2) Finish coating (paint) designed to protect the siding was moderately deteriorated at the time of the inspection. Maintenance performed on an appropriate schedule can significantly extend the lifespan of siding exposed to weather. You should ask the seller for information about products and schedules related to any siding maintenance performed in the past.



2.5 2.5

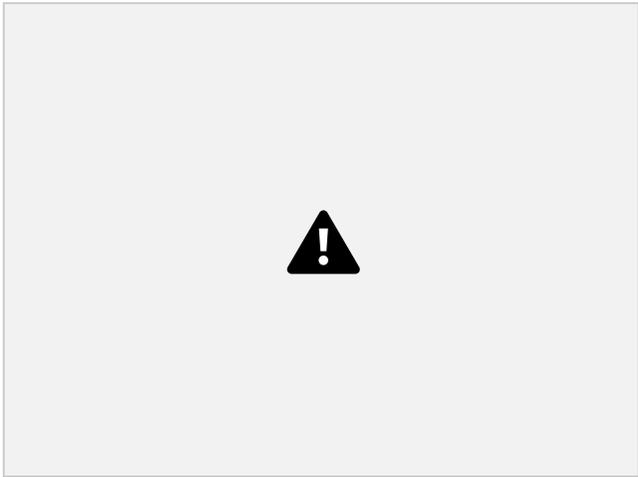
(3) Several areas of siding and trim are in need of caulking. These areas, if left exposed, over time can take on moisture possibly leading to future deterioration and/or rot.





2.5 2.5

(4) The siding covering exterior walls lacked the minimum six-inch clearance from grade or landscaping materials. The clearance is necessary to avoid water from being drawn up into the material through capillary action causing water damage. No siding damage resulting from this condition was visible at the time of the inspection. Monitor areas too close to the ground and re-graded as necessary. Failure to install the siding in accordance with manufacturer installation instructions may void the warranty.



2.5

2.5

2.6 Brick Exterior Siding

Comments: Satisfactory

ASHI Standards of Practice:

The home inspector shall visually inspect wall coverings, flashings and trim, exterior doors, windows, eaves, soffits and fascias (where accessible from the ground level).

The home inspector shall describe wall coverings (siding materials) and operate entryway doors and a representative number of windows and, probe exterior wood components where deterioration is suspected.

Common items that are beyond the scope of this inspection and are not inspected include shutters, awnings, and similar seasonal accessories.

The home inspector is not required to move personal items, furniture, equipment, snow, ice or debris that obstructs access or visibility.

3. Grounds

<p>Driveway Material: Concrete</p> <p>Lot Grading: Flat to negative slope in some areas</p>	<p>3.0 Driveway</p> <p>Walkway Material: Concrete</p> <p>Vegetation Affecting Building:</p>	<p><u>Styles & Materials</u></p> <p>Vegetation should be trimmed away from building</p> <p><u>Items</u></p> <p>Appurtenance: Porch Stoop Deck</p> <p>Landscape Irrigation: Present, Not Inspected</p>
---	--	---

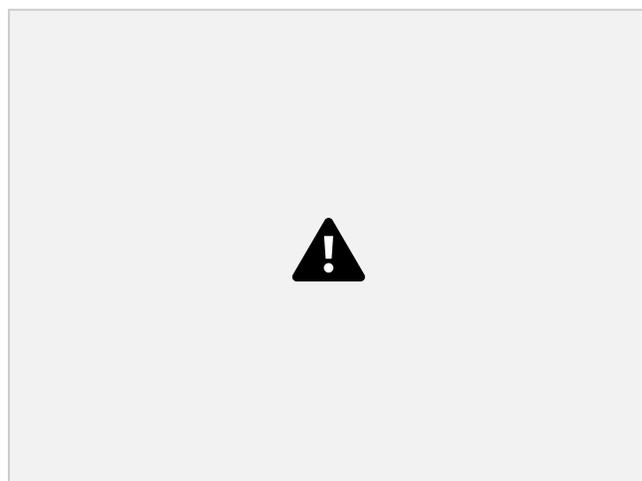
Comments: Attention Recommended

(1) Areas of the driveway concrete slab were noted as being un-even creating a trip hazard at the time of the inspection. Cracks exceeding 1/8-inch should be filled with an appropriate sealant to slow deterioration and extend the service life. Displacement greater than 3/16-inch should be repaired to avoid a trip hazard.

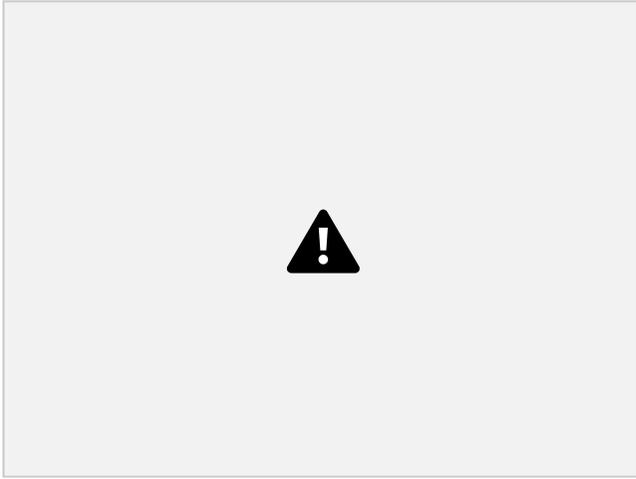
(2) Minor cracks (less than 1/4-inch) were noted in the driveway concrete slab at the time of the inspection. Cracks exceeding 1/8-inch should be filled with an appropriate sealant to slow deterioration and extend the service life.

3.1 Walkway(s)

Comments: Attention Recommended



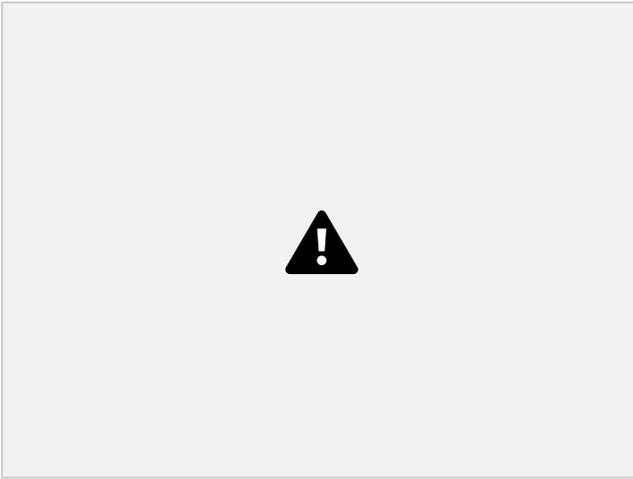
3.0



3.0

Page 22 of 78

Severe cracks and displacement (greater than 1/2-inch) were noted in the walkway concrete slab creating a trip hazard indicating the possible presence of expansive or poorly compacted soil beneath the slab. Expansive soils are soils that increase to many times their original volume in response to increases in soil moisture levels creating forces that can easily damage home structural components such as foundations and slabs. If damage was caused by expansive soils, damage may continue and stabilization measures may be expensive. Any necessary work should be performed by a qualified contractor.

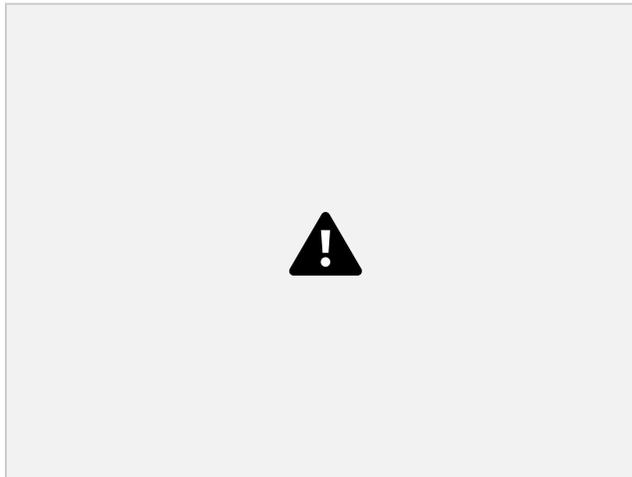


3.1 3.1

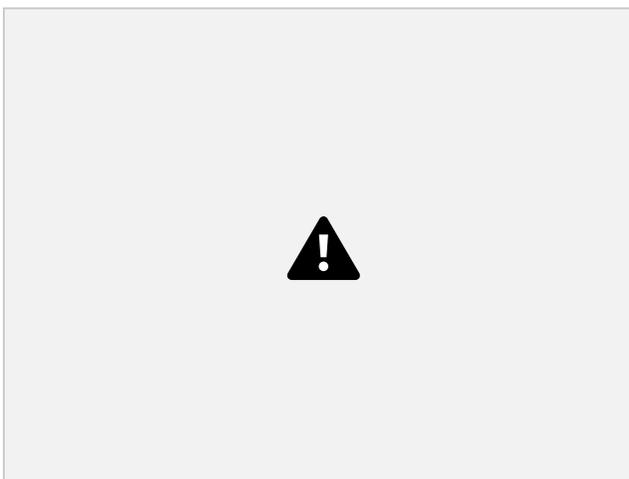
3.2 Grading and Landscaping Affecting the Building

Comments: Attention Recommended

(1) There is a negative slope towards the home in some areas. These areas do not appear to drain water away from home and need landscaping and drainage corrected.

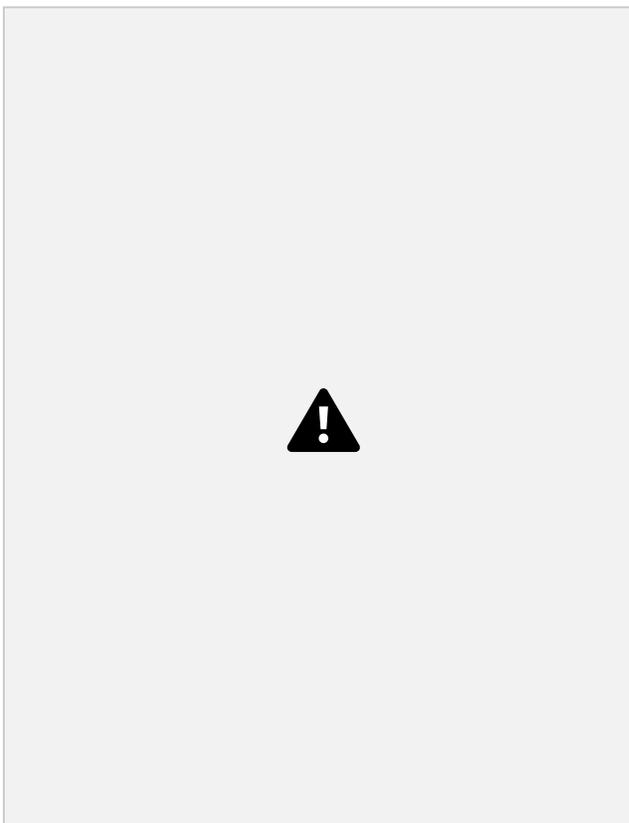


(2) The inspector recommends trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure promoting damage of building materials and increase insect and vermin problems in the house. Vegetation should be trimmed 18 - 24 inches away from the building structure.



3.2

(3) **Maintenance Tip** - The vast majority of basement and/or crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five



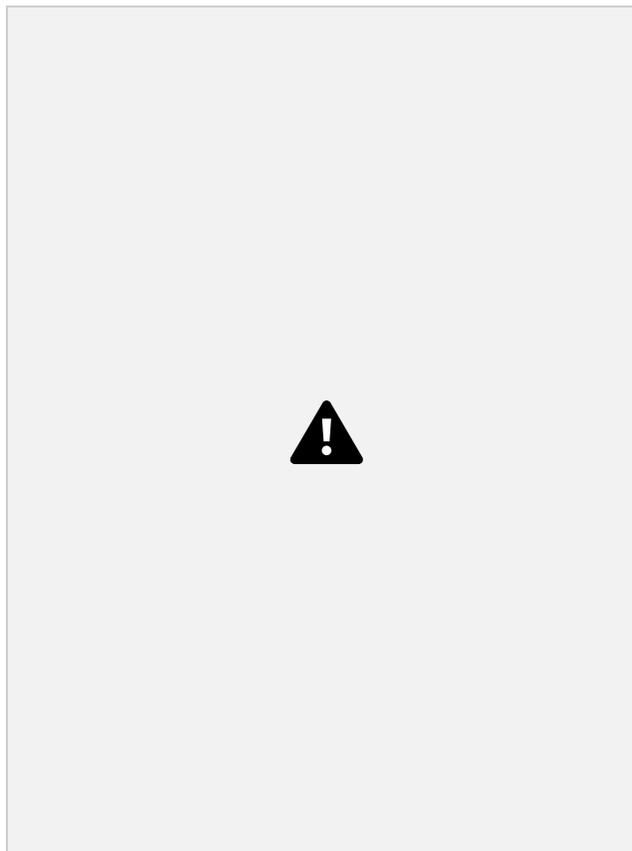
(5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Sometimes the cheapest and easiest remedy for clogged subsurface drains is to abandon them

and add elbows and extensions to the downspout. Please refer to the Roofing and Home Exterior sections of the report for more information. 3.2

3.3 Porches, Stoops, Steps and Applicable Railings

Comments: Attention Recommended

Exterior porch stair risers exceeded the 7 3/4-inch maximum suggested by standard building practices. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.



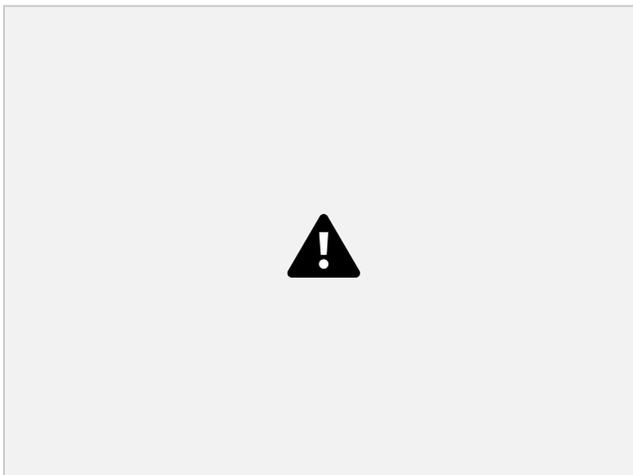
3.3

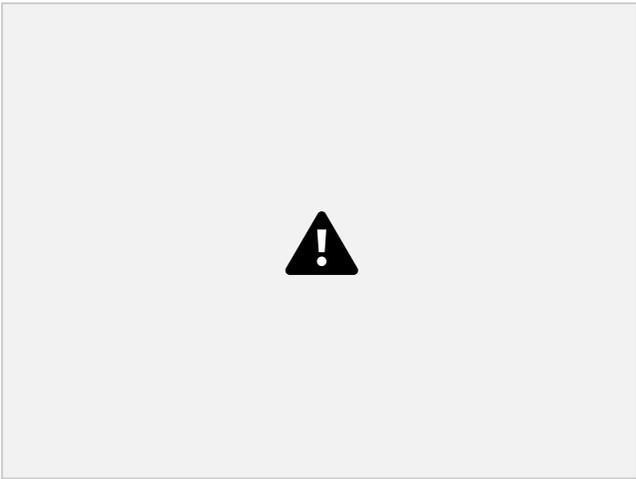
3.4 Decks, Balconies, Areaways, Patio/Cover and Applicable Railings

Comments: Correction Recommended

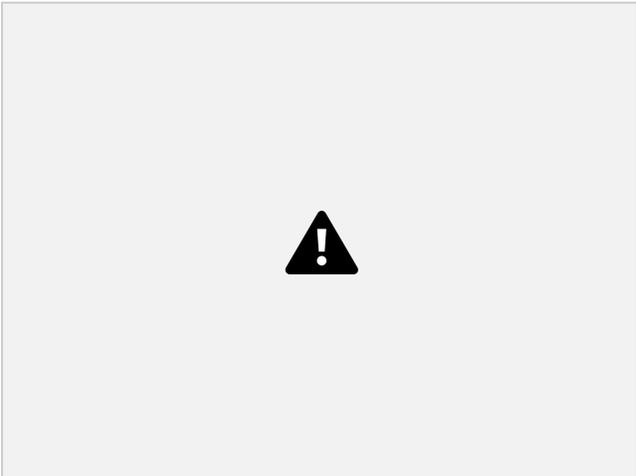
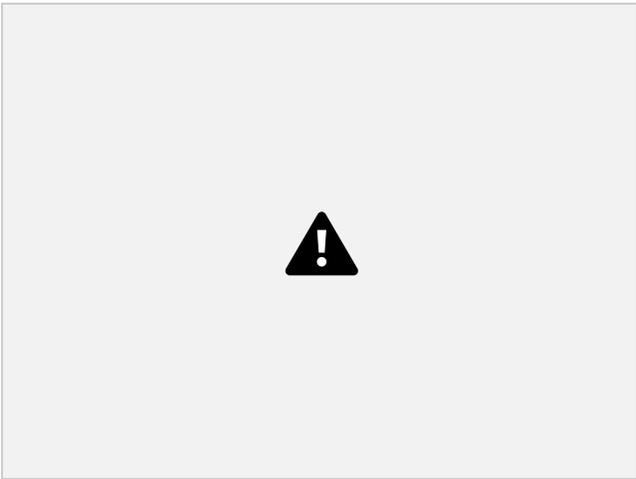
(1) Several conditions were noted with the deck. A qualified contractor should address the following conditions and check for other possible conditions at that time to assure the deck is safe and performing as intended.

- Improper ledger attachment to home structure. Standard building practices suggest exterior finish systems (i.e. siding) be removed and flashing be installed. Attachment should be constructed with lag screws or bolts with washers and appropriately sized based on joist spans, materials used as well as other factors.
- Missing flashing at deck ledger to prevent moisture intrusion into the home.
- Rust or corroded nails in the joist hangers will weaken or withdraw over time
- The deck guard rail exhibited excessive movement and may not be securely or properly attached to the deck frame. Standard building practices suggest a minimum attachment by a 4x4 post (no notching), with a bending design value not less than 1,100 psi.
- The wood deck components are weathered and need sanding and staining or sealing.





3.4 3.4



3.4 3.4



3.4

(2) **Maintenance Tip** - Decks are often a neglected area of maintenance. Structural failure can cause serious injury. To help ensure safety, decks should be inspected by a professional at the 10 year mark and then every 3 years there after.

3.5 Retaining Walls (With respect to their effect on the condition of the building)

Comments: Not Present

3.6 Window Wells

Comments: Satisfactory

3.7 Fences and Gates

Comments: Not Present

3.8 Landscape Irrigation

Comments: Not Inspected

A sprinkler system was noted but in accordance with the American Society of Home Inspectors (ASHI) standards of practice, we don't inspect sprinkler systems or automatic timers as a part of the inspection. We recommend contacting the seller for history (i.e. do they work), a demonstration of their operation and an explanation of timer operations and settings prior to the end of the contingency period. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives. Comments on some items may be made at the discretion of the inspector.

ASHI Standards of Practice:

The home inspector shall visually inspect attached and adjacent decks, balconies, stoops, steps, porches and their associated railings, grading, surface drainage and retaining walls and vegetation likely to adversely affect the building, entryway walkways, patios and driveways.

Common items that are beyond the scope of this inspection and are not inspected include fences, recreational facilities and outbuildings other than garages and carports.

The home inspector is not required to move personal items, furniture, equipment, snow, ice or debris that obstructs access or visibility.

This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

4. Garage

Auto-Opener Manufacturer: Guardian

Vehicle Door Automatic Reverse: Photo Sensor Installed and Operating Correctly

4.0 Garage Floor

Comments: Satisfactory

Key Pad Present?: No

[Items](#)

Limitations:

Storage reduced visibility and limited inspection

Type of Structure: Attached Garage

Number of Car Spaces:



[Styles & Materials](#)

4.1 Garage Walls (including Firewall Separation)

Comments: Satisfactory

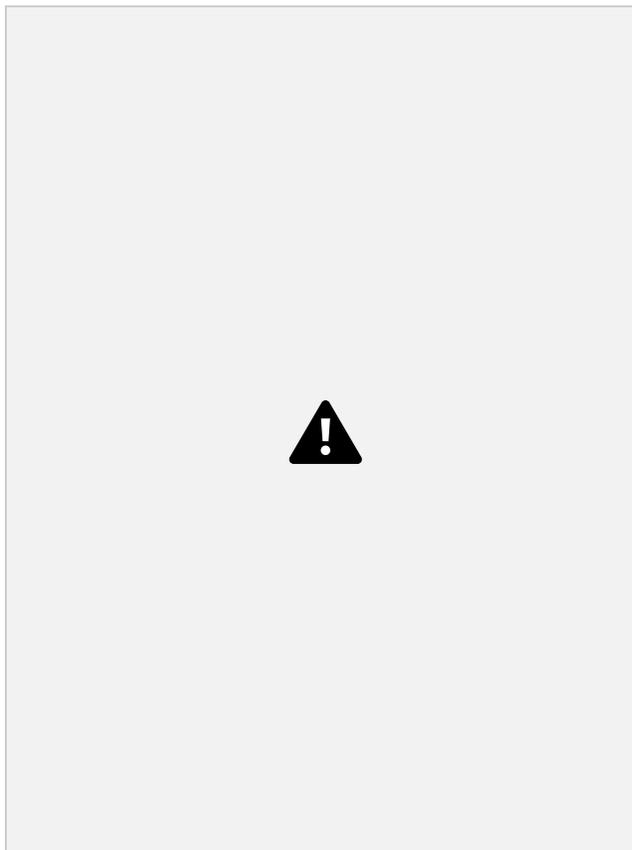
4.2 Garage Ceilings (Including Firewall Separation)

Comments: Satisfactory

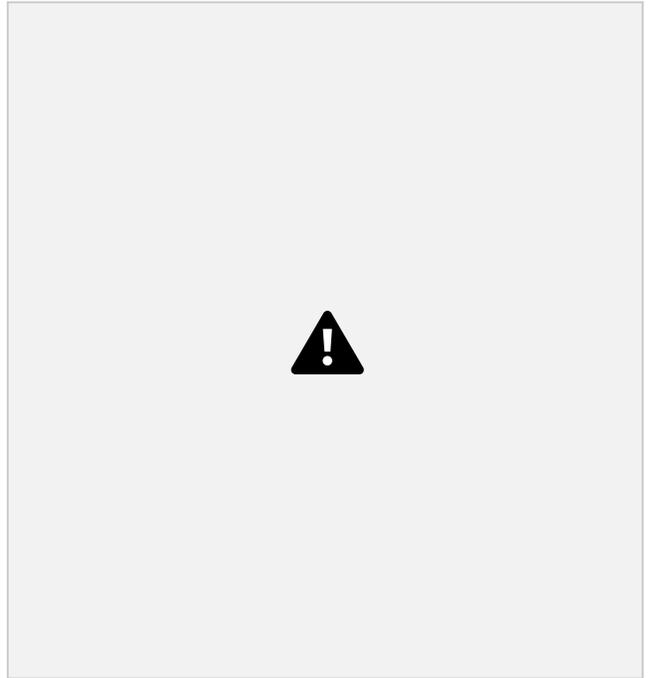
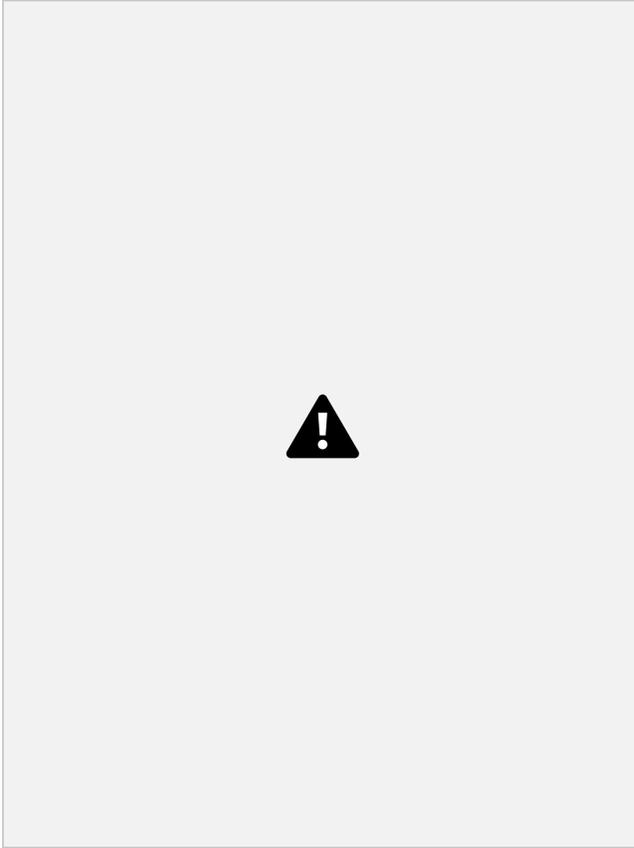
4.3 Garage Vehicle Door (s)

Comments: Attention Recommended

(1) Hardware for the two-car overhead garage door track(s) needs to be tightened.



(2) The lanyard (rope) used to operate the manual disconnect was missing or could not be adjusted to within 6 feet of the floor at the time of the inspection. This condition may prevent children or those lacking in physical stature from using the manual disconnect to exit the garage during an emergency. The Inspector recommends extending the lanyard.



4.3

4.3

(3) **Maintenance Tip** - To keep your overhead garage door(s) safe and extend the life of the door, routine annual maintenance is recommended. Loose hardware (nuts and bolts) will develop on the door over time and need to be tightened. Lubricating the miscellaneous parts including the hinges, track and wheels as well

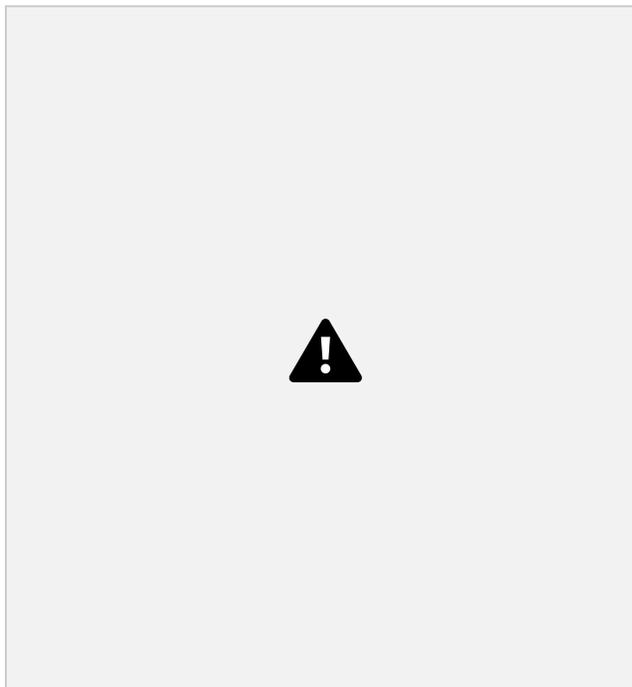
as additional maintenance of the door is suggested by the manufacturer.

4.4 Garage Door Openers

Comments: Correction Recommended

Page 30 of 78

(1) The garage door did not properly reverse when the manual safety reverse feature was tested. Doors that will not reverse when met with resistance can injure a child or pet. This is typically a simple adjustment on the garage door motor.



4.4

(2) **Maintenance Tip** - Garage doors are usually the single largest moving object in a home and many of its components are under high tension. Keeping them well maintained is important to not only increasing the service life but also for safety reasons. Manufacturers recommend testing door openers monthly. The industry standard test is to let the garage door opener close on a flat 2x4. If the opener auto-reversed when it hits the 2x4, it passes the test. Refer to the owners manual for additional information.

4.5 Garage Entry/Service Door(s) and Stairs

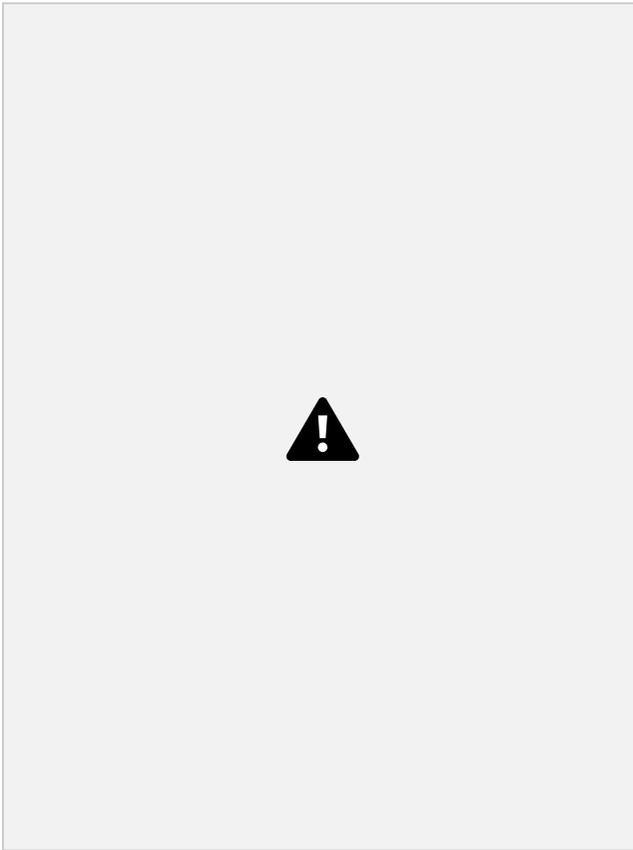
Comments: Correction Recommended

(1) The hinge(s) for the door between the garage and the homes living space did not completely close the door as is required by generally-accepted current safety standards. Such doors should provide limited fire resistance to prevent fire from spreading from the garage to the house as well as keeping carbon monoxide gas out of the house.

(2) The steps leading to the door between the garage and the living space did not have a handrail installed. In order to comply with modern building practices which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed. The Inspector recommends that a handrail be installed by a qualified contractor that complies with modern building requirements.

between the garage and the living space at the time of the inspection. The Inspector recommends correction by a qualified contractor.

(3) The doorknob was inoperable at the service door



4.5



4.5

ASHI Standards of Practice:

The home inspector shall inspect and operate garage doors manually or by using installed controls for garage door openers **and report** any garage door operator that does not automatically reverse or stop when meeting reasonable resistance during closing. Interior and exterior surfaces, electrical, and other components will be reported in other sections.

ASHI Standards of Practice:

The home inspector shall inspect and operate garage doors manually or by using installed controls for garage door openers **and report** any garage door operator that does not automatically reverse or stop when meeting reasonable resistance during closing. Interior and exterior surfaces,

electrical, and other components will be reported in other sections.

5. Structural Components

[Styles &](#)



Materials

Foundation Configuration:

Partially-Finished Basement

Floor Structure:

Oriented Strand Board (OSB)
Sheathing Over Engineered Floor Joists

Limitations:

Stored items in the basement limited view of structural components

5.0 Foundation

Foundation Material:

Poured Concrete Foundation Walls

Exterior Wall Structure:

Wood Frame

Insulation & Vapor

Retarders (Crawlspace or

Basement):

Non present, concrete foundation

walls [Items](#)

Basement Floor Construction:

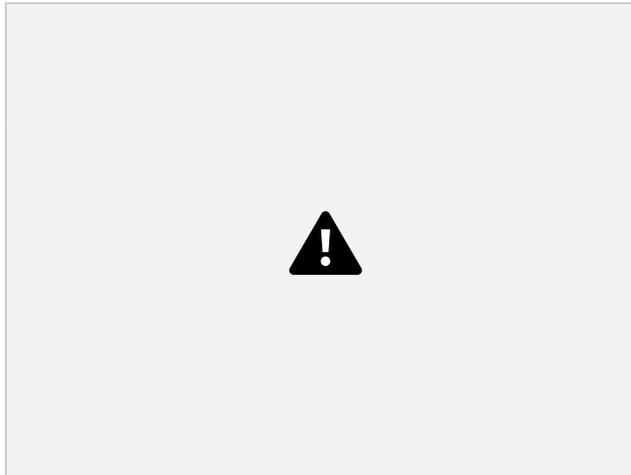
Concrete Slab

Roof & Ceiling Structure (visible from attic):

Engineered (Manufactured) Roof Trusses

Comments: Attention Recommended

(1) Most of the foundation walls were not visible due to the insulation and vapor barrier or finishing on the inside of the foundation walls. While we could not see behind these coverings, no obvious problems were discovered. Minor cracking of 1/8 of an inch or less was visible in the poured concrete foundation wall. Monitor cracking for continued movement (both width and length), excessive movement and offsets. These conditions would indicate the need for professional monitoring. 5.0



(2) Most of the foundation walls were not visible due to the insulation and vapor barrier or finishing on the inside of the foundation walls. While we could not see behind these coverings, no obvious problems were discovered.

5.1 Floor Structure

Comments: Satisfactory

Most of the floors in the home and/or basement are covered and structural members are not visible. While we could not see behind these coverings, no obvious problems were discovered.

5.2 Exterior Wall Structure

Comments: Satisfactory

Most of the walls in the home and/or basement are covered and structural members are not visible. While we could not see behind these coverings, no obvious problems were discovered.

5.3 Posts or Columns and Beams

Comments: Satisfactory

Most of the posts or columns and beams were not visible due to the finishing in the basement. While we could not see behind these coverings, no obvious problems were discovered.

5.4 Ceiling Structure

Comments: Satisfactory

Most of the ceilings in the home and/or basement are covered and structural members are not visible. While we could not see behind these coverings, no obvious problems were discovered.

5.5 Roof Structure

Comments: Satisfactory

Most of the attic structure was not visible due to the insulation in the attic. While we could not see behind these coverings, no obvious problems were discovered.

ASHI Standards of Practice:

The home inspector shall inspect structural components including visible areas of the foundation and framing, floors, walls, columns or piers, ceiling structure and roof structure **and probe** structural components where deterioration is suspected.

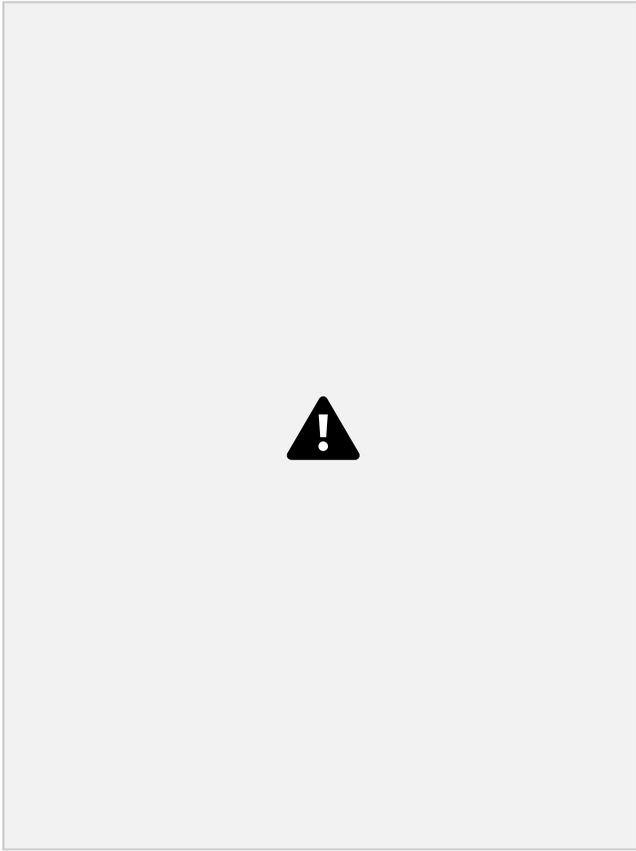
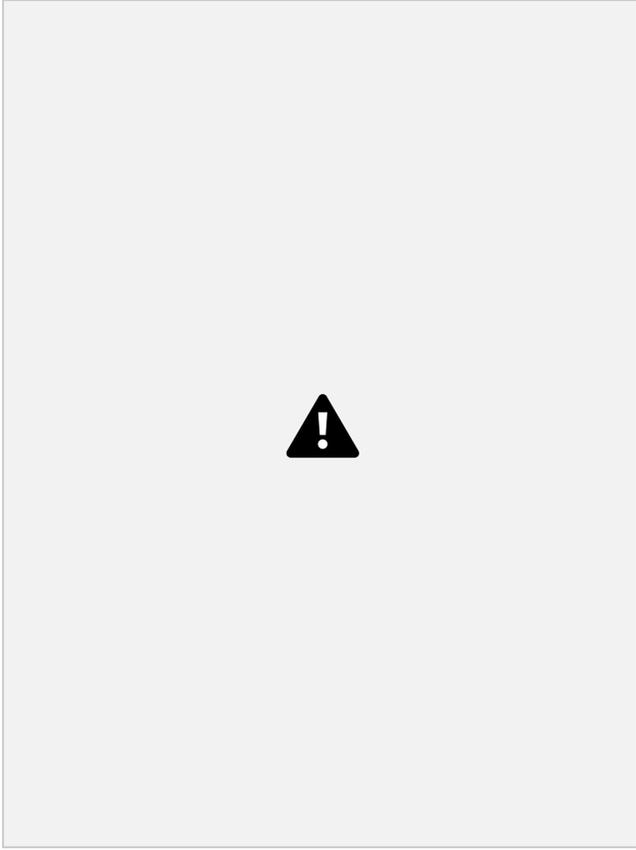
The home inspector shall report the methods used to inspect under-floor crawlspaces and attics, foundation, floor structure, wall structure, ceiling structure and roof structure.

The home inspector is not required to provide engineering or architectural services or analysis, offer an opinion about the adequacy of structural systems and components, enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches, traverse attic load-bearing components that are concealed by insulation or by other materials or other areas that may be dangerous to or adversely affect the health of the home inspector, or that may risk damage to the property.

It is recommended that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. **Page 35**

6. Electrical System





Electrical Service

Conductors: Underground
Aluminum

Arc fault breakers present, not inspected
Estimated Service Ampacity
(Size): 150 amps (120-240 Volts)

Missing Carbon Monoxide
Alarm(s) [Items](#)

Service Disconnect Type and

Location: Breakers
Exterior North Wall

Service Panel Manufacturer:
Square D

Main Disconnect - Service Box
Rating: 150 Amps

System Grounding:

Ground Rod
Metal water supply pipe at main
water shutoff

Predominant Branch Wiring

Methods: Non-metallic sheathed
(Vinyl-Coated)

Type and Number of Outlets:
Grounded, typical

Ground Fault Circuit Interruptor
(GFCI) Protection?:

GFCIs Present and Inspected

Arc Fault Circuit Interrupters:

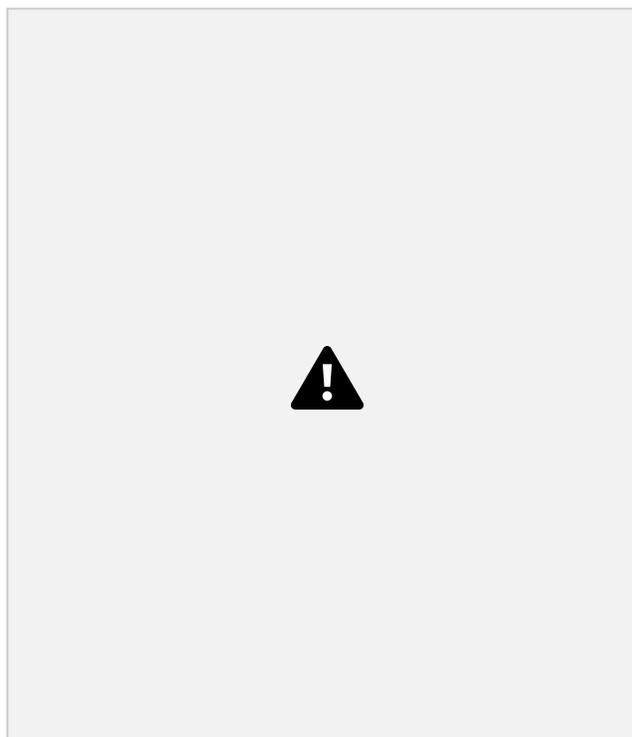
No Smoke Alarms Installed

6.0 Service Entrance Components (Including Meter and Sub-Panel) Comments: Satisfactory

The electricity for this home is supplied via underground service entrance wires which are not visible for inspection.

6.2 Main Service Panel

Comments: Correction Recommended



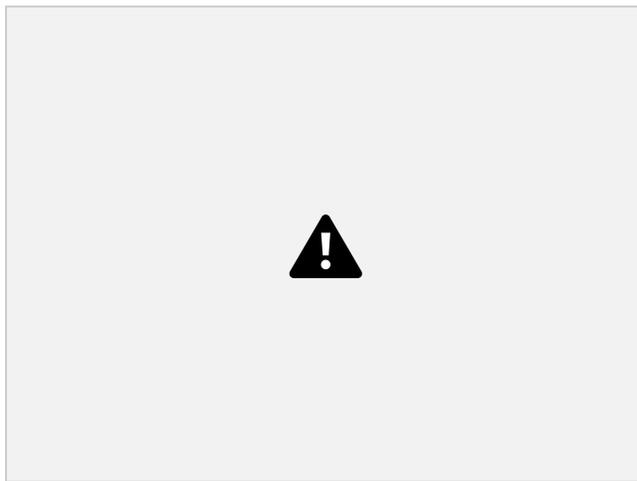
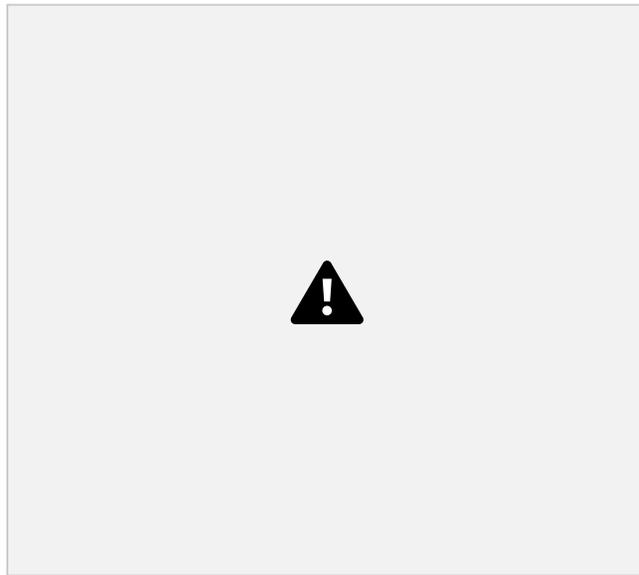
6.1 System Ground

Comments: Satisfactory

6.0 Underground Service Entrance

□ (1) There is one circuit breaker(s) in the main electrical panel that is/are double tapped. Double tapping is connecting two conductors (wires) at one circuit breaker or one screw at the neutral bar. The only manufacturers that make circuit breakers that are designed to hold two conductors are Square D and Cutler

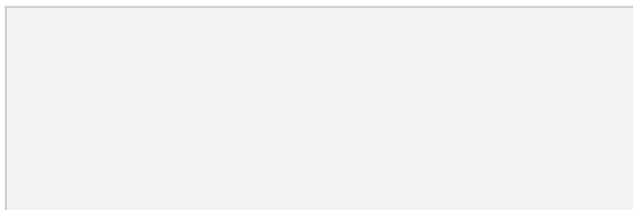
Hammer, but not all of their circuit breakers can be double tapped. Evaluation and corrections as necessary are recommended by a licensed electrician.



6.2

6.2

□ (2) One neutral conductor and a ground wire were found connected to



an individual terminal which is improper. Neutral conductors carry current and this condition may lead to overheating. Connections need to be made in a way that is consistent with the testing, listing and labeling of the panel. Current configuration will also complicate any future repairs by potentially leaving a circuit energized when it's thought to be off. The Inspector recommends further evaluation and correction of this and any other items found by a licensed electrical contractor.

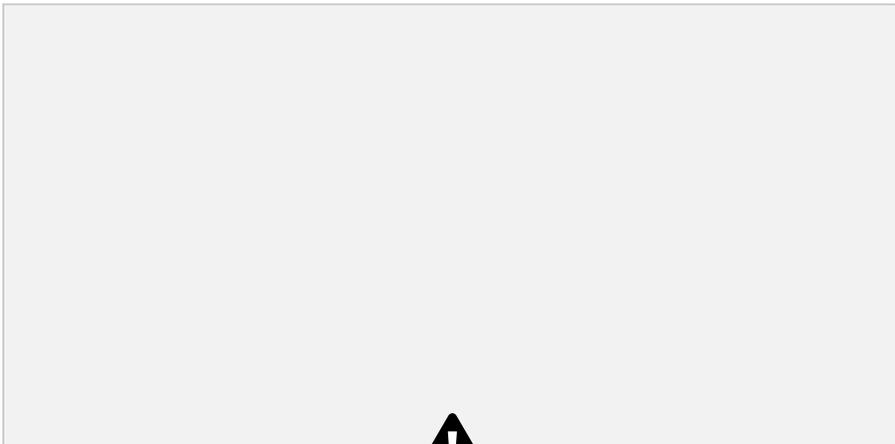
6.2

Page 38 of 78

(3) The Circuit Directory label identifying individual electrical circuits was missing from the main electrical service panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified contractor.



(4) Arc fault circuit interrupters (AFCIs) were noted in the electrical panel. AFCIs have been required on circuits serving bedrooms since roughly 2001. More recently, they are being required in other areas



of the home such as living rooms, dining rooms, hallways, etc. These devices help protect the home against fires by detecting arcing. Unless approved by the current owner, We do not test AFCIs as it turns off the power to everything on that circuit which may have clocks, computers or other electrical devices plugged into them.

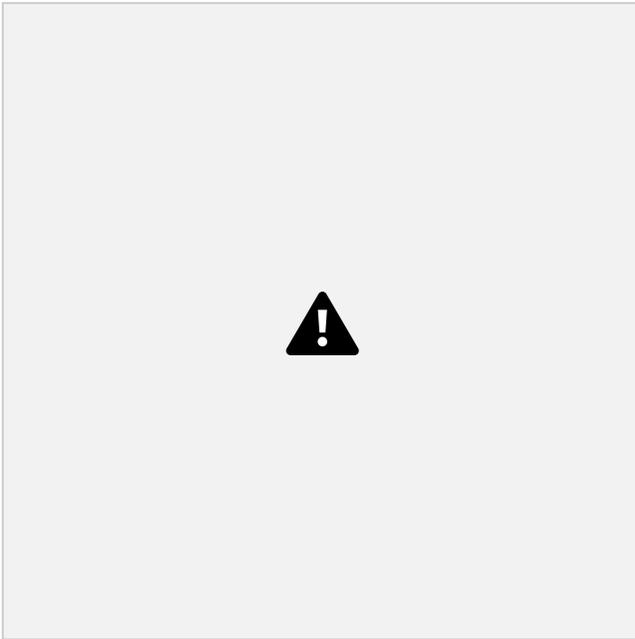
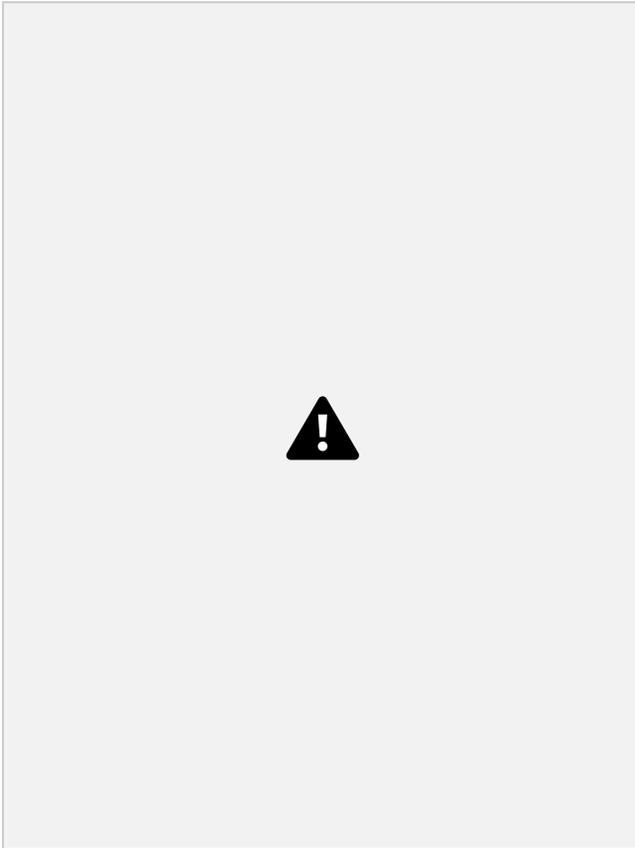
6.2

6.3 Distribution Wiring

Comments: Correction Recommended

Extension cord(s) were noted as being used as permanent wiring in the garage. Extension cords are not intended to be used as permanent wiring, should never be stapled to walls, floor or trim and should not run under carpets or go through doorways or windows. These conditions are a potential fire hazard. The Inspector recommends they be replaced with safer, permanent wiring of an appropriate type for the application by a

licensed electrical contractor.



6.3

6.3

6.4 Outlets

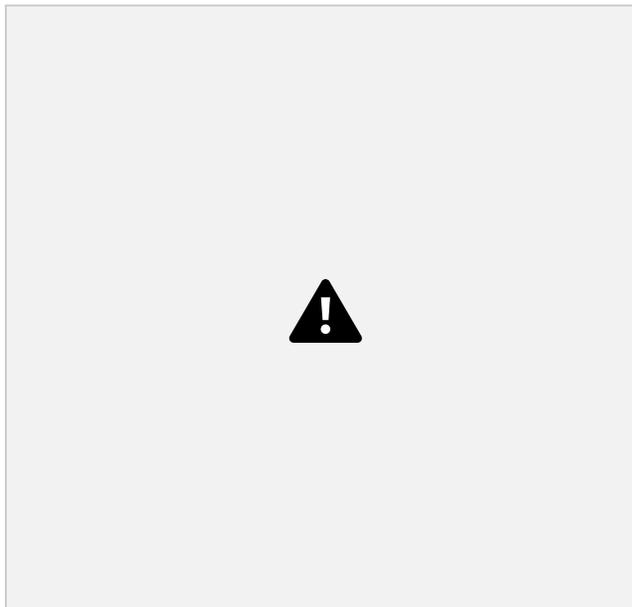
Comments: Satisfactory

(1) **Maintenance Tip** - Ground fault circuit interrupter (GFCI) outlets are devices that offer added protection against electrical shock or electrocution. These devices have been in use since the early 1970's. Two types of GFCI devices are normally observed. The older GFCI device or circuit breaker device located in the electrical panel or more common in recent years are the GFCI receptacles most often seen in bathrooms, kitchens, exterior outlets and in unfinished basements as well as garages. Areas most often associated with wet conditions, outdoor receptacles, kitchen, garage unfinished basement and receptacles located in bathrooms normally require GFCI protection.

from the local hardware store for approximately \$15.00.

When a receptacle is replaced in a location that requires ground fault protection, the new receptacle should be GFCI protected, according to the NEC (National Electric Code). It is recommended that these devices, when present should be tested on a monthly basis. Test by using the built in test circuitry or purchase a circuit tester, designed just for this purpose,

(2) Note: The GFCI reset for the bathroom receptacles is located in the guest bathroom.



6.4 GFCI Protects Outlets Downstream

6.5 Lighting and Components

Comments: Satisfactory

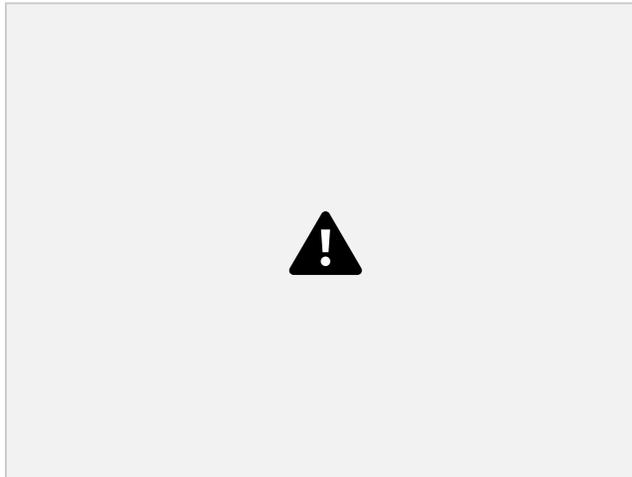
6.6 Smoke and Carbon Monoxide Alarms

Comments: Correction Recommended

(1) Smoke alarms were not

installed in the home at the time of the inspection. Generally accepted modern standards require smoke alarms be:

- installed in each sleeping room **and** adjoining areas
- installed on each story including basements and habitable attics
- interconnect so activation of 1 alarm sets off all alarms
- powered from building wiring and battery backup



The Inspector recommends installation of smoke alarms by a qualified contractor to provide fire protection to sleeping areas. Hard wired smoke and CO alarms should be replaced by a qualified electrical contractor. This is a life-safety issue.

6.6

Page 43 of 78

(2) One or more Carbon Monoxide (CO) alarms were missing at the time of the inspection. CO is a colorless, odorless, tasteless toxic gas that is a product of the combustion process. Inefficient combustion, such as that caused by water heaters, furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of CO in exhaust gasses. CO can cause sickness, debilitating injury, and even death. The alarms monitor the air and sound an alarm if dangerously high levels are detected. CO alarms are inexpensive, available at most hardware and home improvement stores.

Generally accepted modern standards require Carbon Monoxide alarms be:

- installed outside sleeping areas (within 15 feet) in dwellings with fuel-fired appliances or with attached

garages

- installed when remodeling requiring a permit is performed
- installed in accordance with manufacturer's instructions and in compliance with Underwriters Laboratories

The Inspector recommends installation of carbon monoxide alarms by a qualified contractor to provide protection to sleeping areas. Hard wired smoke and CO detectors should be replaced by a qualified electrical contractor. This is a life-safety issue.

(3) **Maintenance Tip** - Smoke alarms should be tested monthly. Batteries should be changed twice a year. Many people change the smoke alarm batteries when they change their clocks from/to Daylight Savings time. If one smoke alarm begins to chirp we suggest that all the detectors have new batteries installed.

There are two types of smoke alarms on the market. **Ionization smoke alarms** detect flames whereas **photoelectric smoke alarms** detect smoke. You cannot predict the type of fire you may have in your home or when it will occur. For best protection, it is recommended both (ionization and photoelectric) technologies be used in homes. Consider upgrading to a combination alarm that includes both technologies for improved safety.

Note - The Inspector doesn't push the test button as it only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work, even if they respond to the test button. The Consumer Product Safety Commission recommends replacement of the entire unit every 7 years.

Maintenance Tip - Carbon Monoxide (CO) is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of CO poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance.

At least one CO alarm should be located on each level of the home and within 15 feet of all bedrooms. The Inspector does not push the test button as it only checks for power, it does not test the sensing mechanism. Most CO alarms on the market have a 5 to 7 year life expectancy. Review the manufacturers instructions on testing and maintaining these devices.

6.7 Doorbell

Comments: Satisfactory

ASHI Standards of Practice:

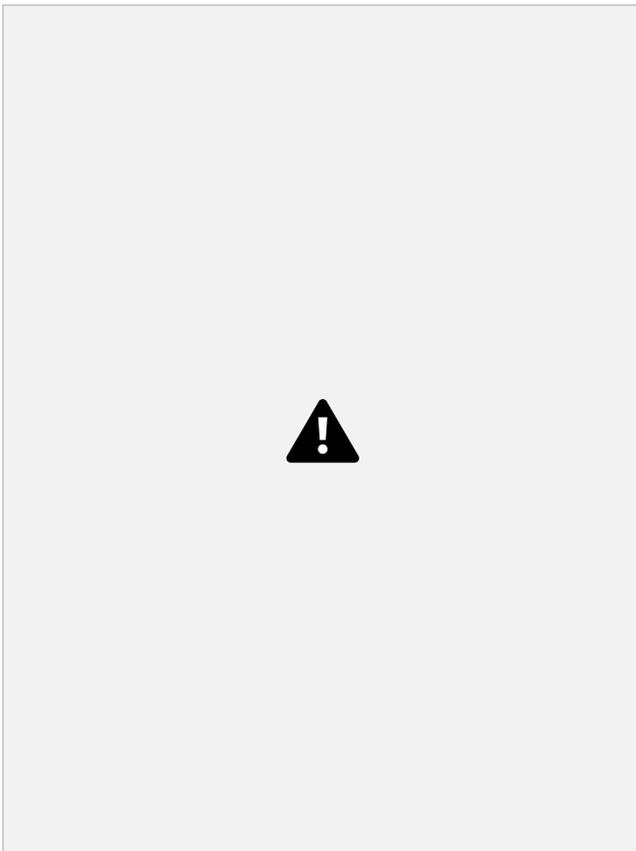
The home inspector shall inspect the service drop, service entrance conductors and cables, service equipment and main disconnects, service grounding, interior components of service panels and sub panels, conductors, overcurrent protection devices (circuit breakers), a representative number of installed lighting fixtures, switches and receptacles and operation of ground fault circuit interrupters.

The home inspector shall describe service amperage and voltage; location of main disconnect(s) and sub panels, presence of solid conductor aluminum branch circuit wiring, presence or absence of smoke detectors and wiring methods.

Common items that are beyond the scope of this inspection and not inspected include remote control devices, test smoke and carbon monoxide alarms, security systems and other signaling and warning devices, low voltage wiring systems and components, ancillary wiring systems and components (telephone wiring, television wiring, intercoms, etc.) or other ancillary wiring that is not a part of the primary electrical distributions system, solar, geothermal, wind, and other renewable energy systems, measure amperage, voltage, and impedance or determine the age and type of smoke alarms and carbon monoxide alarms.

7. Plumbing System





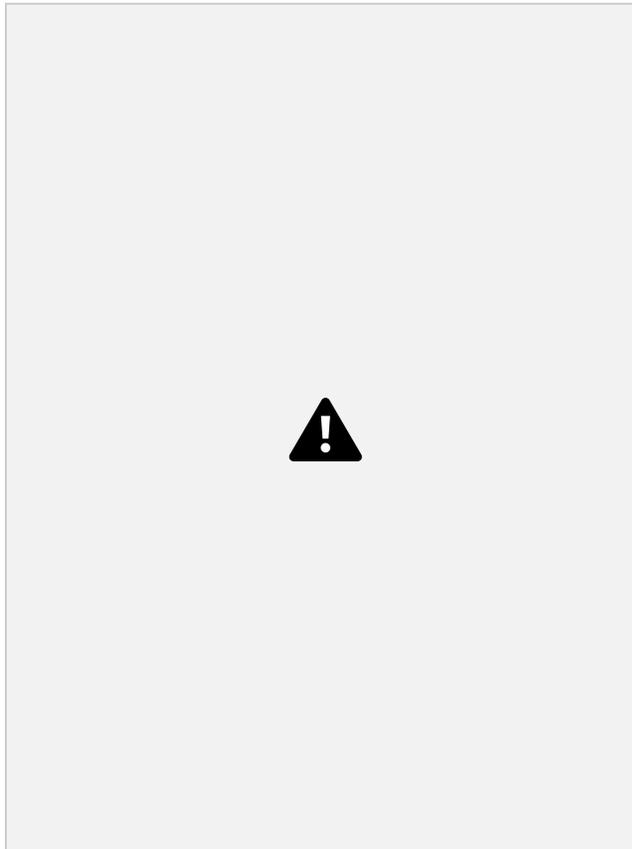
Styles & Materials

Water Source and Sewage Disposal: Public	Main Water Supply Pipe: Copper	Not Present or Found
Plumbing Material - Supply: Copper	Plumbing Material - Drain and Vent: Polyvinyl Chloride (PVC)	<u>Items</u>
Water Heater Age (Years): 18	Water Heater Design Life: 8 - 12 Years	Main Water Shutoff Location: Basement
Water Heater Location: Basement	Water Heater Type: Tank (Gas Fired)	Water Heater Manufacturer: A.O. Smith
Floor Drain Location: Near Heating System	Main Gas Shutoff Location: At exterior gas meter at left side of home (facing front)	Water Heater Fuel Type: Gas (Quick Recovery)
Type of Gas: Natural Gas	Sump Pump:	Water Heater Tank Capacity: 40 Gallons
		Gas Pipe Material: Black Steel

7.0 Hose Bibs (Exterior Water Faucet)

Comments: Correction Recommended

□ A hose was left connected to the water spigot at the rear of the home. The Inspector recommends the hose be removed and that the water spigot be checked for leaks by a qualified contractor.

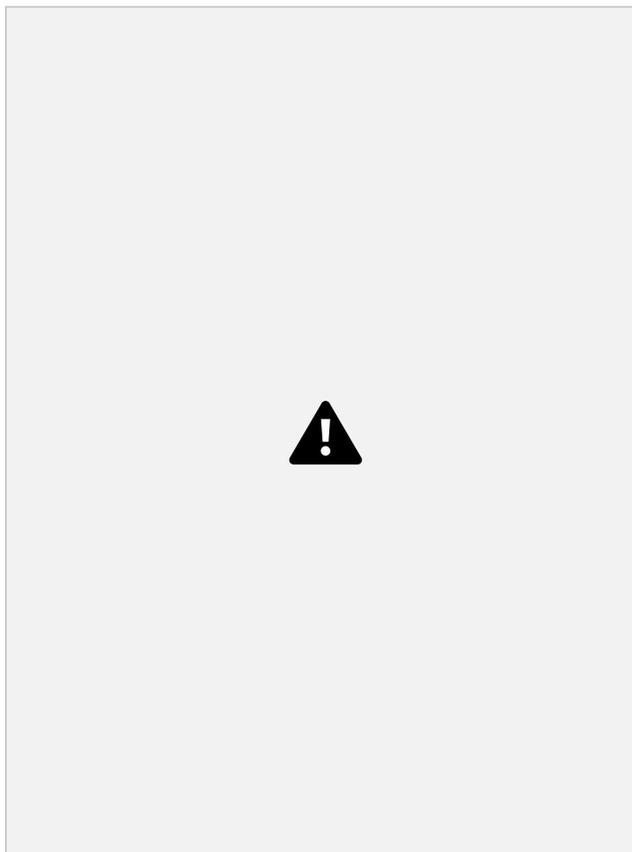


7.0

7.1 Main Water Service Shut-off

Comments: Satisfactory

The main water shut off is the red lever located in the basement.



7.1

Comments: Satisfactory

7.3 Plumbing Drain, Waste and Vent Systems

Comments: Correction Recommended

(1) A trap beneath the kitchen sink was of a design not approved for this purpose. Traps are designed to prevent toxic sewer gas from entering the living space. The Inspector recommends replacement with an approved trap by a qualified plumbing contractor.



7.3

(2) The condition of the main sewer is underground and not inspected. While issues are more likely with older pipes, new pipes can also have problems such as damage, cracks or separated joints. For additional

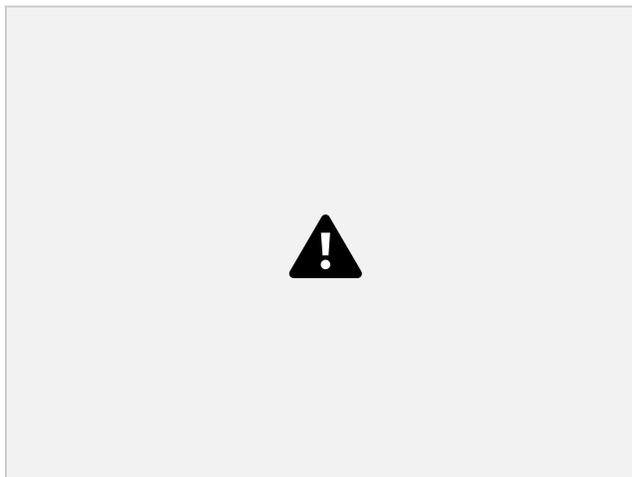
information regarding the condition of the sewer pipes, consult with a professional plumber for a video inspection of the sewer system.

Page 48 of 78

7.4 Floor Drain

Comments: Correction Recommended

The floor drain is obstructed in the basement. The Inspector recommends evaluation and correction by a qualified contractor to avoid flooding in the basement.

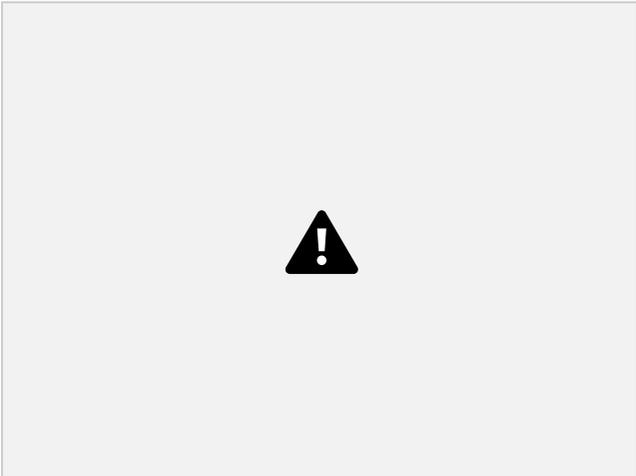
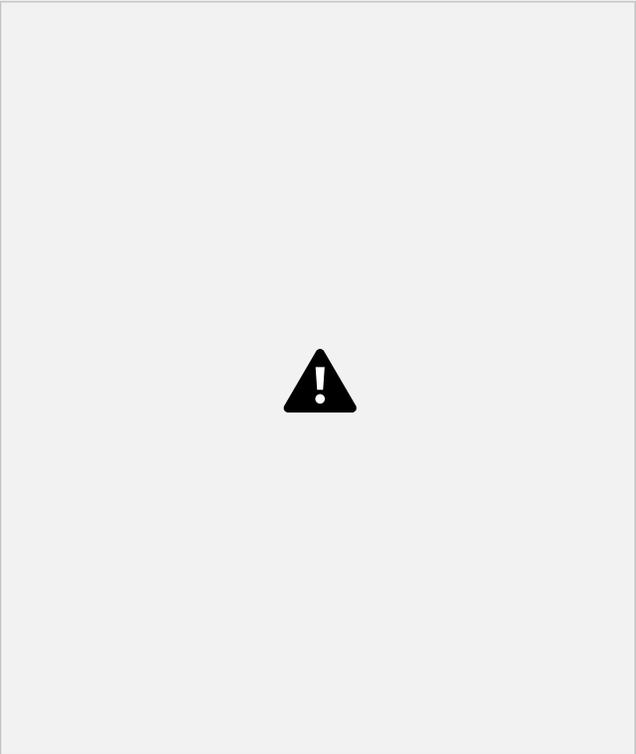


7.4

7.5 Sinks/Faucets/Fixtures

Comments: Attention Recommended

The sink in the master bathroom had an inoperable stopper. Minor repairs are needed and generally involve a new o-ring or extension rod adjustment.



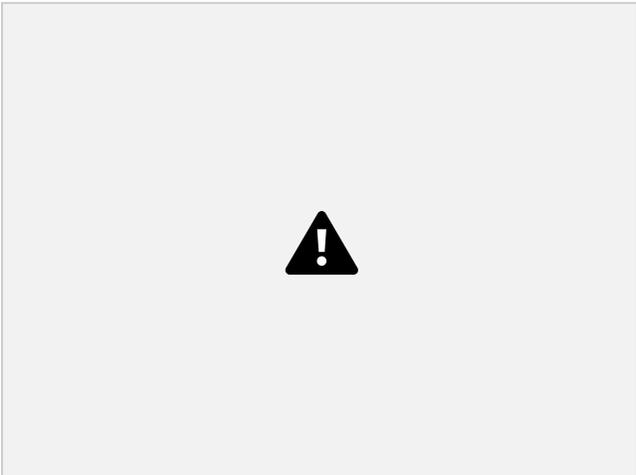
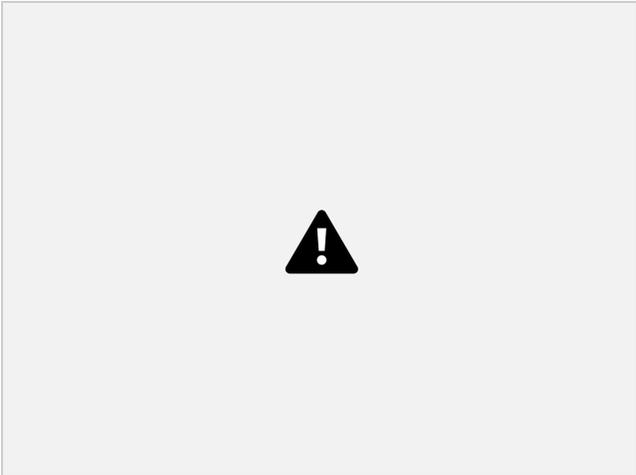
7.5

7.5 P097C - Sink Stopper Adjustments

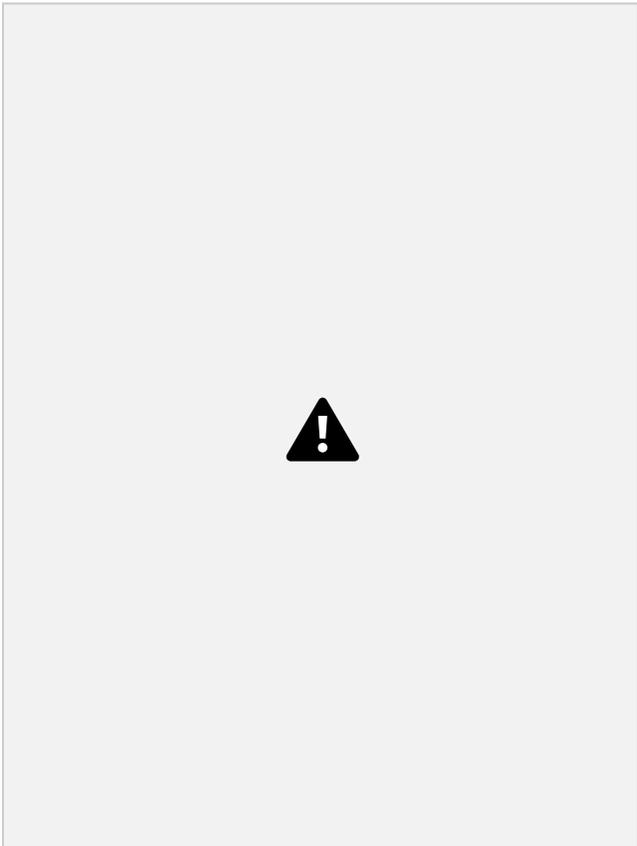
7.6 Tub/Shower Surround

Comments: Attention Recommended

(1) Minor grout repair is needed in the master bathroom and guest bathroom.



7.6 7.6



(2) The tub and shower tile surround show signs of wear consistent with their age. Grout lines show signs of dirt or biological growth. There is often concealed damage around and below bathtubs and showers that cannot be identified until things are pulled apart. We recommend monitoring and ongoing maintenance.

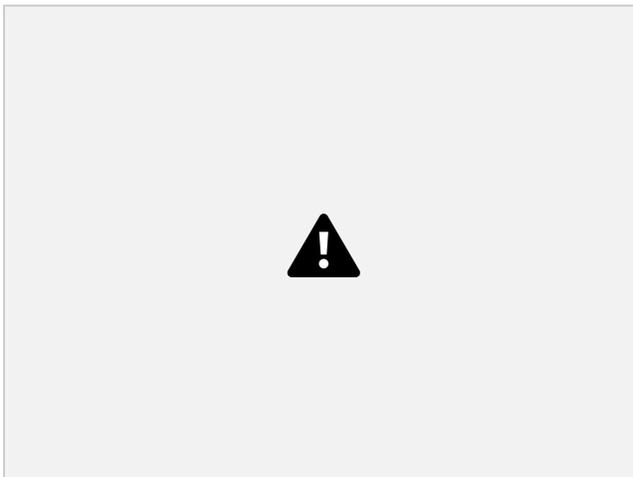
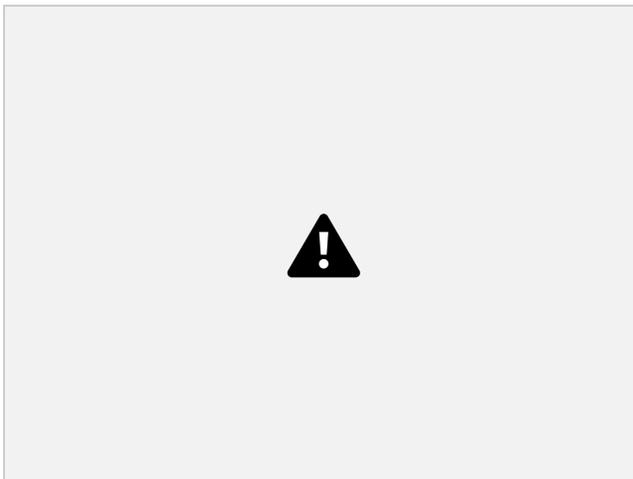
7.7 Toilets

Comments: Satisfactory

7.8 Gas Water Heater

Comments: Correction Recommended

(1) Scorching of the water heater exterior was visible above the burn chamber access cover. Continued operation of this water heater may represent a potential fire hazard. This condition indicates an urgent need for servicing. The Inspector shut off fuel supply to the gas burner and recommends service by a qualified plumbing contractor before any continued use.



7.8 7.8

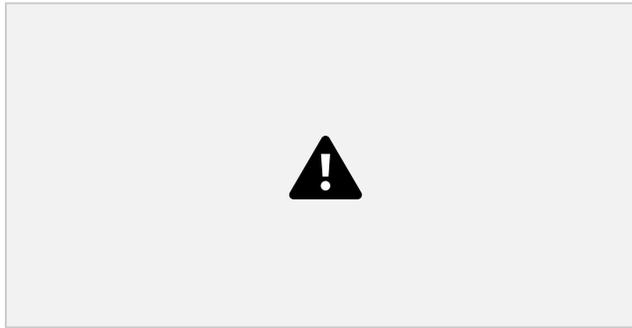
(2) The water heater is beyond the end of its life expectancy (reference life expectancy above in the general description section). Monitor for leaking or poor performance and consider budgeting for a replacement. The fact that a system or component is near, at or beyond the end of its design life does not, by itself, mean it has to be replaced. If desired, have a qualified plumbing contractor evaluate further.

(3) Hot water for the home was supplied by a gas-fired water heater. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from

leaking into the living space if the burner should fail for some reason.

Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

7.8 W007 - Typical Water Heaters



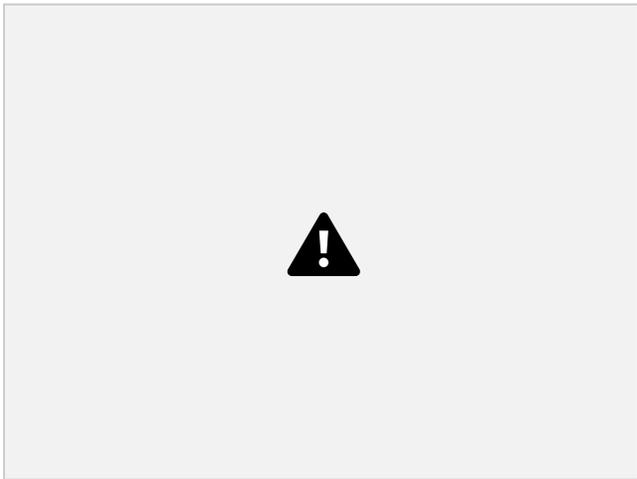
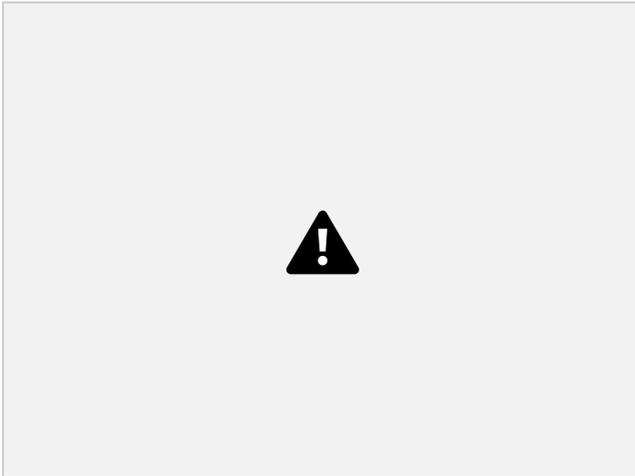
Page 51 of 78

(4) **Maintenance Tip** - There are a couple of easy and inexpensive ways to increase a water heater's efficiency and longevity. Adding an insulation blanket reduces heat loss. Annually flushing sediment from the tank improves efficiency and longevity and making sure a viable anode rod hangs in the tank will help prevent its inside from rusting out.

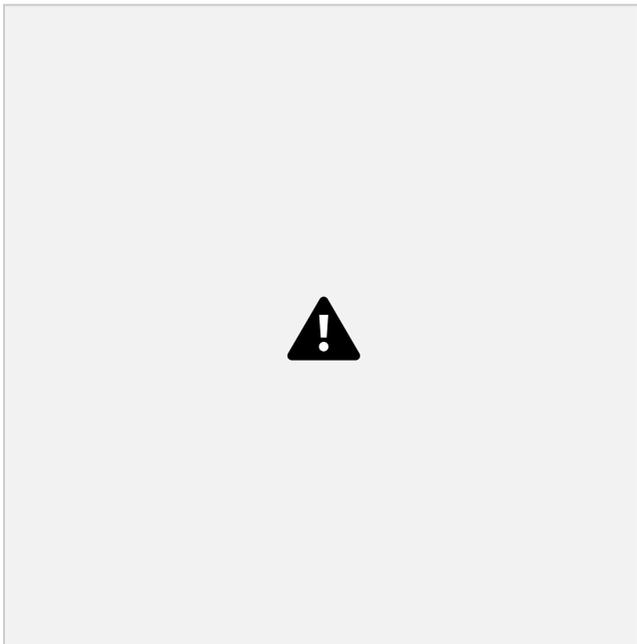
7.9 Water Heater Flue Pipe

Comments: Correction Recommended

Warping of the plastic escutcheons visible at the water pipe connections of this gas-fired water heater near the draft diverter indicate that that the water heater has been backdrafting. Backdrafting can be caused by various conditions, and can result in the release of invisible, odorless, tasteless, toxic products of combustion into the living space. Excessive exposure can lead to serious illness or death. The Inspector recommends evaluation and correction by a qualified plumbing contractor.

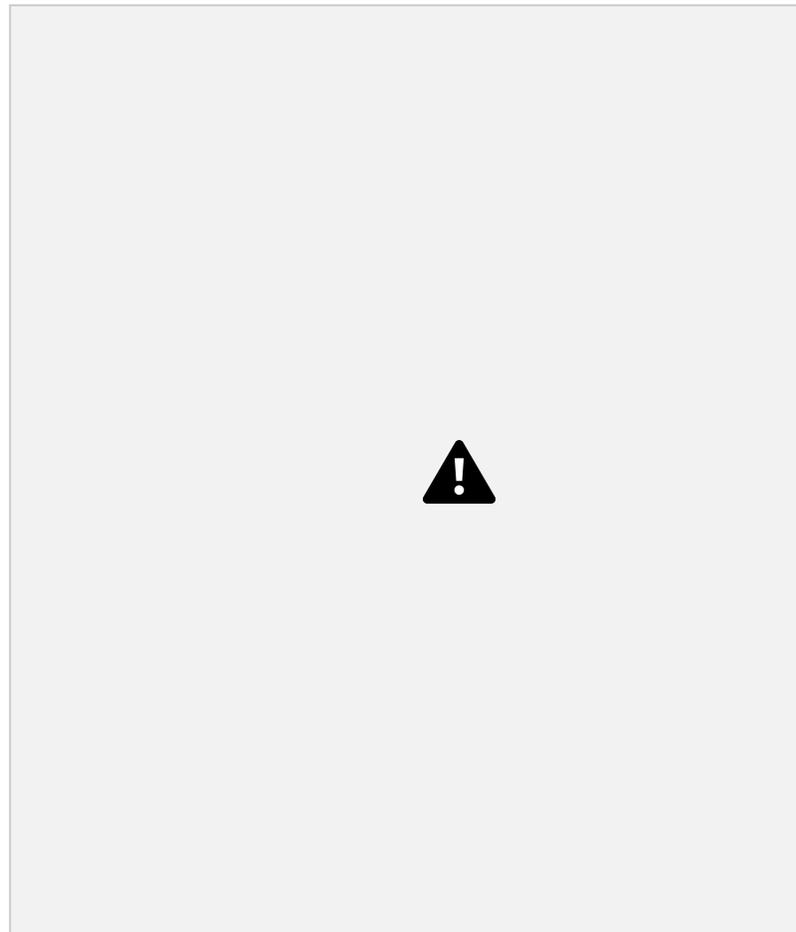


7.9 7.9



7.9 W006 - Gas Water Heater with Signs of Backdrafting

The main fuel shut-off is at the gas meter outside (location noted above). You will need a wrench to operate it in an emergency.

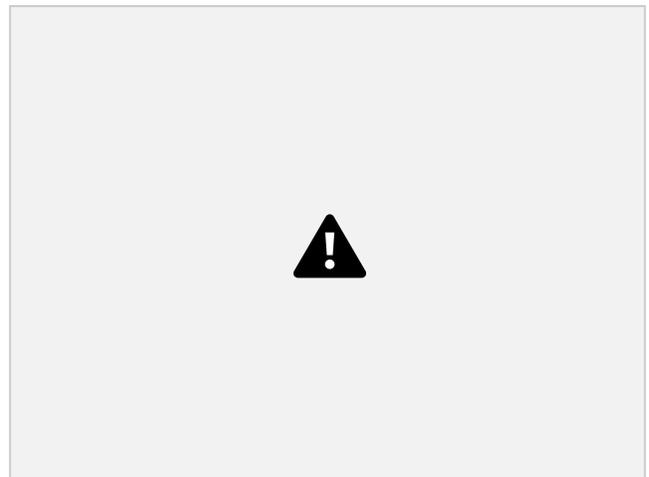


7.10

7.11 Gas Pipes

Comments: Attention Recommended

The gas line shows signs of rust or corrosion at the gas meter outside. If this condition continues it may eventually cause gas pipes to leak. Regular preventative maintenance should be done by removing surface rust and applying a protective coat of rust inhibiting paint. The inspector recommends contacting the service provider or a qualified contractor for evaluation and correction.



7.12 Sump Pump and Related Piping Comments: Not Present

7.11

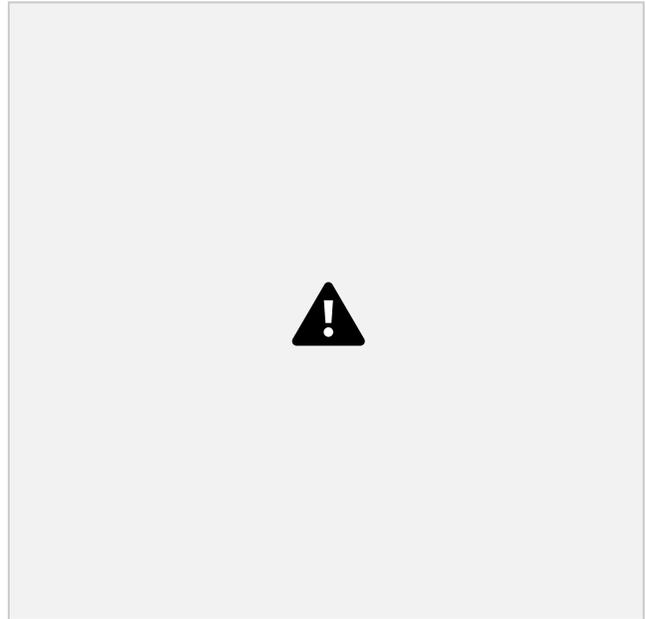
7.13 Sewage Ejector Pump and Related Piping

Comments: Not Inspected

A sewage ejector tank and pump was noted in the basement. Sewage ejector pumps are designed to pump waste from lower-level drain/waste pipes up to the main sewer pipe which is drained by gravity. The Inspector does not open the lid but did validate it is installed correctly (has a vent, discharge pipes enter drain system

from the top, has a backflow valve, etc.). A high water alarm was not noted but may be a good upgrade option. Items such as dental floss, feminine hygiene products, paper towels, etc. should not be flushed down any toilet served by this pump. These pumps have a life expectancy of 5 to 10 years.

Note - This system may or may not have a septic tank as identified in the drawing.



7.13 Sewage Ejector Pump

7.13

ASHI Standards of Practice:

The home inspector shall inspect the interior water supply and distribution systems including all fixtures and faucets; the interior drain, waste, and vent system including all visible fixtures; water heating equipment and hot water supply system; vent systems, flues and chimneys; fuel storage and distribution systems; sewage ejectors, sump pumps and related piping.

The home inspector shall describe interior water supply, drain, waste and vent piping materials; water heating equipment including energy sources, location of main water and fuel shut-off valves.

Common items that are beyond the scope of this inspection and not inspected include clothes washing machine connections, interiors of vent systems, flues and chimneys that are not readily accessible, wells, well pumps, water storage related equipment, water conditioning systems or filters, solar, geothermal and renewable energy water heating systems, manual and automatic fire extinguishing and sprinkler systems and lawn irrigation systems, septic and other sewage disposal systems, exterior spas or hot tubs, water features and swimming pools or determine whether water supply and waste disposal systems are public or private, water quality or the adequacy of combustion air components.

NOTE: Tub/sink overflows, the main water shut off valve and shut off valves located at sinks, toilets or other plumbing fixtures or supplies are not tested as a part of this inspection as they may fail or leak when operated.

8. Heating Heating System



Type:

Location(s) of Heating System(s):

Gas-Fired, Forced Air Furnace

Approximate Capacity:

100,000 BTU/hr

Heat Distribution:

Ducts and Registers

Types of Fireplaces:

None

8.0 Furnace(s)

Janitrol

Furnace/Boiler Type/Age (Years):

18 Years

Filter Location:

At Furnace

Basement [Items](#)

[Styles & Materials](#)

Heating System Manufacturer:

Furnace/Boiler Design Life:

Medium Efficiency- 18 - 25 Years

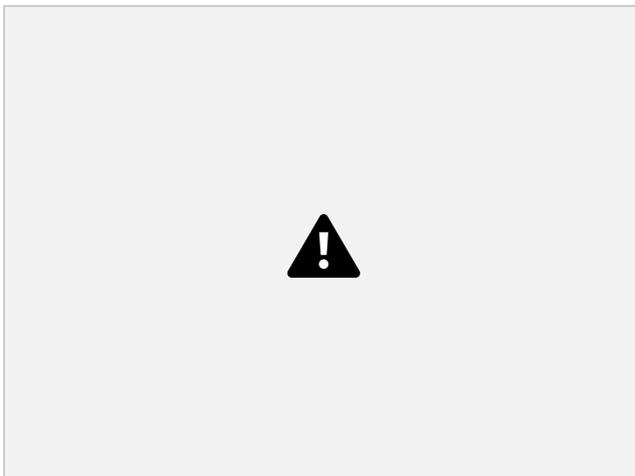
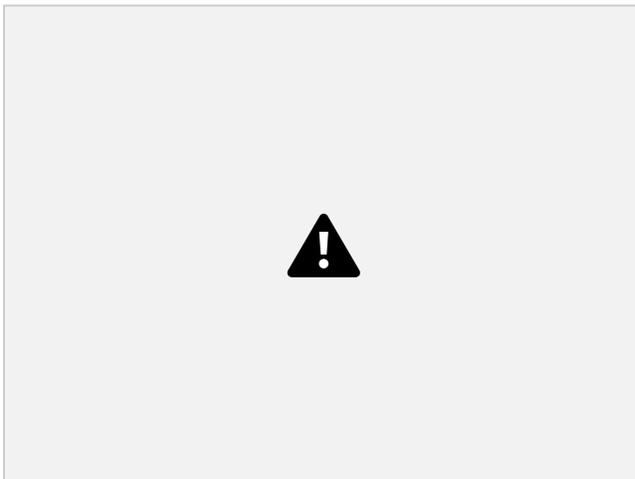
Furnace Limitations:

Comments: Correction Recommended

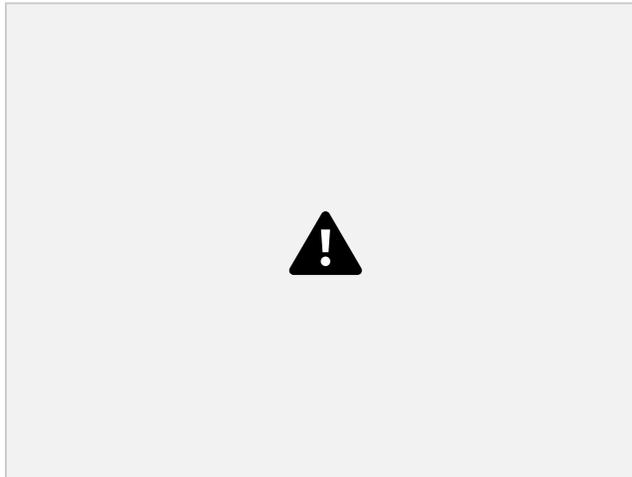
(1) Evaluation by a qualified heating, ventilation and air conditioning (HVAC) contractor (clean and certify) is recommended to check the heat exchanger and to verify safe operation due to the following conditions:

- the overall age of the unit

- the unit doesn't appear to have been recently serviced as recommended by most manufacturers
- the unit short cycling during the time of the inspection which indicates an out of adjustment condition



(2) At the time of the inspection, the safety switch in the blower compartment failed to shut down the blower when the compartment cover was removed. This condition may allow a person to come into contact with moving components and should be corrected by a qualified heating, ventilation and air-conditioning (HVAC) contractor.



8.0

Page 56 of 78

(3) The furnace is in the last third of its life expectancy (reference life expectancy above in the general description section). To help maximize the furnace lifespan, the Inspector recommends annual service by a qualified heating, ventilation and air conditioning (HVAC) contractor. Continue to use and service until replacement is necessary and consider budgeting for a replacement.

(4) The heat exchanger was visually inspected with the aid of a flashlight and/or mirrors. Most furnaces have very limited visibility which limits the inspection. A more exhaustive inspection requiring special equipment is beyond the scope of this visual inspection but can be performed by a heating, ventilation and air conditioning (HVAC) specialist. Service is recommended every other year.

8.1 Combustion Air

Comments: Satisfactory

8.2 Flue Pipe

Comments: Satisfactory

8.3 Filter Condition

Comments: Satisfactory

The furnace filter location(s) is/are noted above. The size(s) of the filter(s) have also been noted above for your convenience. Filters should be changed (or cleaned) before they become dirty (every thirty to ninety days depending on the type of filter). Check the manufacturer's recommendations for filters thicker than 1 inch and change more often to be on the safe side. A clean filter is important to keeping the system working efficiently and minimizing wear and tear on the equipment. The arrow on the filter should point toward the furnace.

8.4 Thermostat

Comments: Satisfactory

8.5 Ductwork or Distribution System

Comments: Satisfactory

8.6 Humidifier

Comments: Not Present

8.7 Fireplace(s)

Comments: Not Present

8.8 Chimneys or Vents

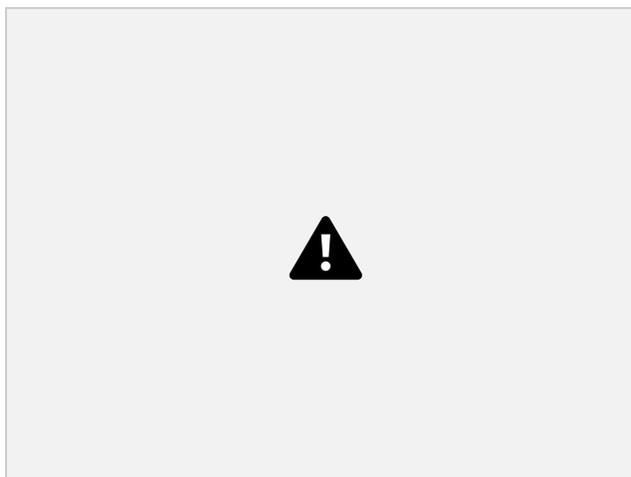
Comments: Not Present

ASHI Standards of Practice:

The home inspector shall open readily openable access panels and inspect installed heating equipment, vent systems, flues, chimneys and distribution systems; Operate the systems using normal operating controls **and describe** energy source(s) and heating systems.

Common items that are beyond the scope of this inspection and not inspected include interiors of vent systems, flues and chimneys that are not readily accessible, heat exchangers, humidifiers, dehumidifiers, electronic air cleaning and sanitizing devices, heating systems using ground source, water-source, solar, and renewable energy technologies, space heating systems, heat-recovery and similar whole-house mechanical ventilation systems and determining the adequacy or balance of the heat supply adequacy and distribution balance or the adequacy of combustion air components.

9. Cooling



Number of Cooling Systems

(Excluding Window AC):

One

Air Conditioning Age (Years):

20+ Years

Limitations:

The air conditioner was not tested, temperature below 65 degrees

9.0 Central Air Conditioning

Comments: Not Inspected

System Type(s):

Split System, Electric (Indoor and Outdoor Components)

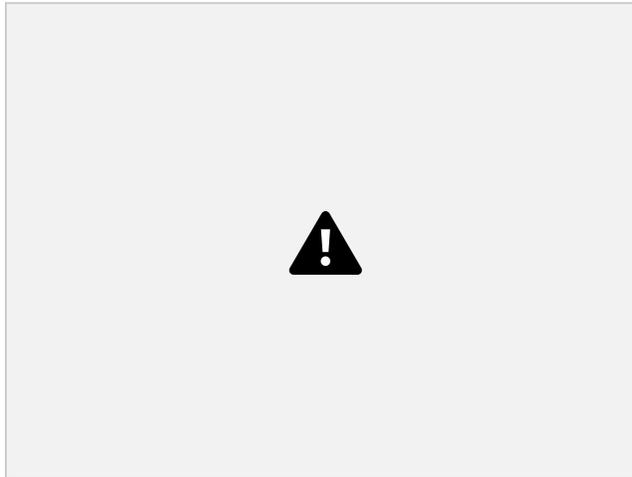
Items

Manufacturer: Magic Chef

Air Conditioning Design Life: 10 - 15 Years

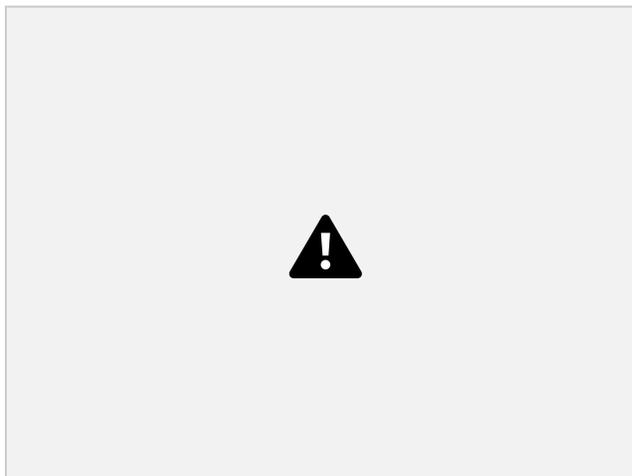
Refrigerant Type: R-22

(1) The foam for the air-conditioning suction (large, insulated) line is missing or damaged in area(s) at the compressor (outside unit). Missing foam on the suction line can cause energy loss and reduced cooling comfort.



9.0

(2) The cooling fins are damaged/ flattened on the coils of the outside A/C condensing unit. The cooling system efficiency may be compromised when this condition exists.



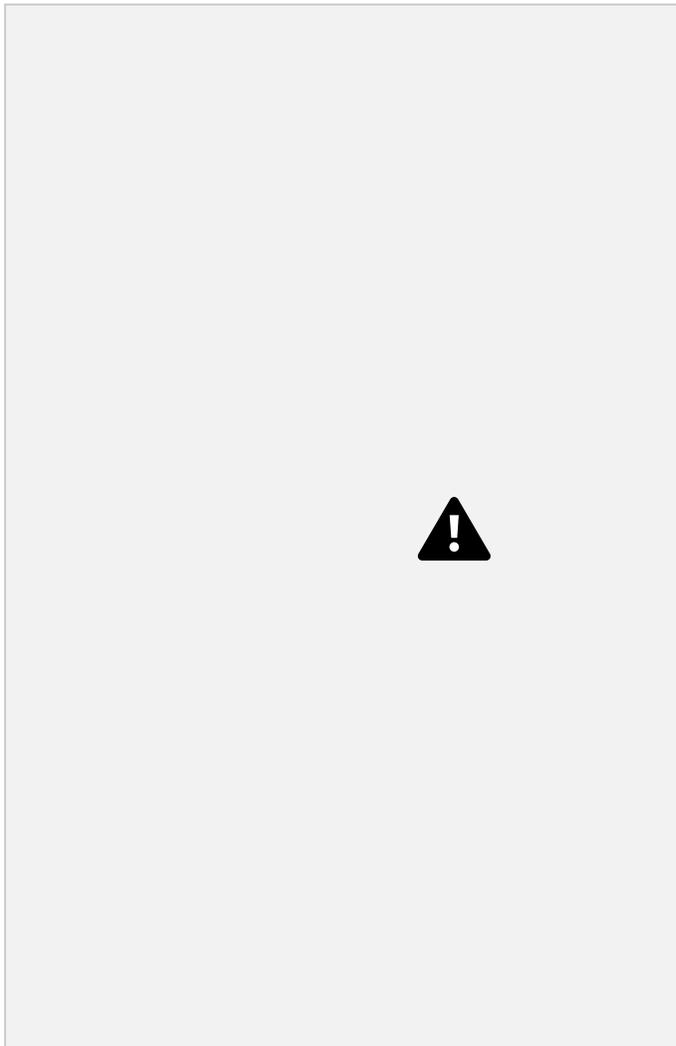
9.0

(3) The air conditioner is beyond the end of its life expectancy (reference life expectancy above in the general description section). Continue to use and service until replacement is necessary and consider budgeting for a replacement. If desired, have a qualified heating, ventilation and air conditioning (HVAC) contractor evaluate further.

(4) The refrigerant used in this air conditioner is R-22 which is being phased out and will no longer be produced after 2020. New air conditioners are required to use a more environmentally friendly R-410A refrigerant which is not compatible with this unit. This change has led to an increase in the cost of R-22 refrigerant. Servicing this unit will likely be expensive and possibly cost prohibitive.

9.0

(5) The air-conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the homes exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside the duct at the furnace.



(6) The air-conditioning system was not tested as the outdoor temperature was below 65 degrees at the time of the inspection and/or for 12 hours prior to the inspection. Operation would risk damaging the coils. The inspector did perform a visual inspection of the cooling system components. Notable exceptions will be mentioned in this report. It is suggested that you ask the seller for history, have the system inspected by a

qualified heating, ventilation and air-conditioning (HVAC) contractor and/or consider adding on air-conditioning coverage to a third party home warranty.

ASHI Standards of Practice:

The home inspector shall open readily openable access panels, inspect permanently installed central and through wall cooling equipment, cooling distribution systems **and describe** energy source(s) and cooling systems; Operate the systems using normal operating controls.

Common items that are beyond the scope of this inspection and not inspected include window air-conditioning units, humidifiers or dehumidifiers, electronic air filters, determining the adequacy or balance of the cooling supply to various rooms, inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.



10. Interiors

Styles & Materials

Basement partially finished, limited

Major Floor Covering Materials:

Carpet

Wood

Vinyl

Window Material:

Vinyl-Plastic

Basement:

view **10.0 Floors**

Major Wall and Ceiling Materials:

Gypsum Board (Drywall)

Window Glazing:

Double-Pane

Items

Interior Doors:

Composite, Hollow Core

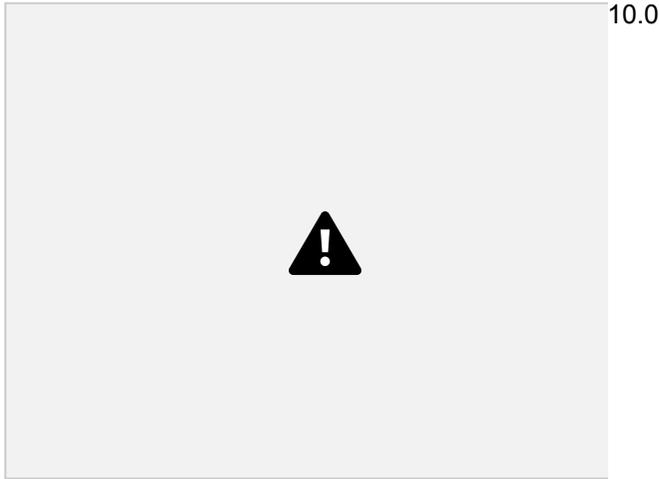
Window Operation:

Single/Double-Hung Sliding

the underlying sub-floor.

Comments: Attention Recommended

(1) Caulking along the floor and tub in the guest bathroom is needed to prevent moisture intrusion to

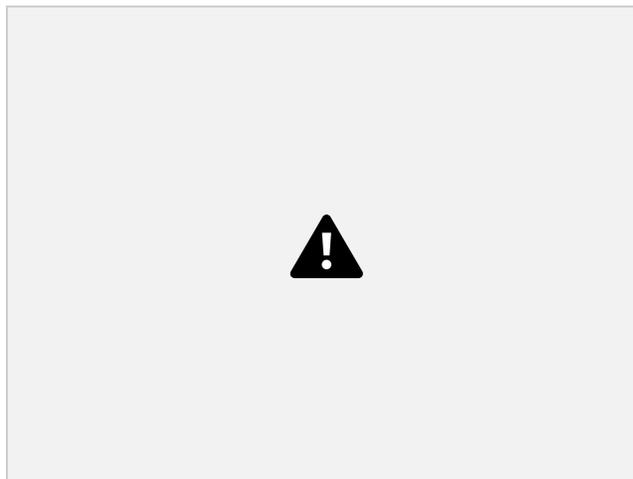


(2) The home had general moderate carpet wear visible at the time of the inspection.

10.1 Walls

Comments: Attention Recommended

Walls in the guest bedroom exhibited moderate damage or deterioration at the time of the inspection. Consult with a qualified contractor to discuss options and costs for repairs. Exterior porch stair risers exceeded the 7 3/4-inch maximum suggested by standard building practices. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.



10.1

10.2 Ceilings

Comments: Satisfactory

10.3 Interior Trim

Comments: Attention Recommended

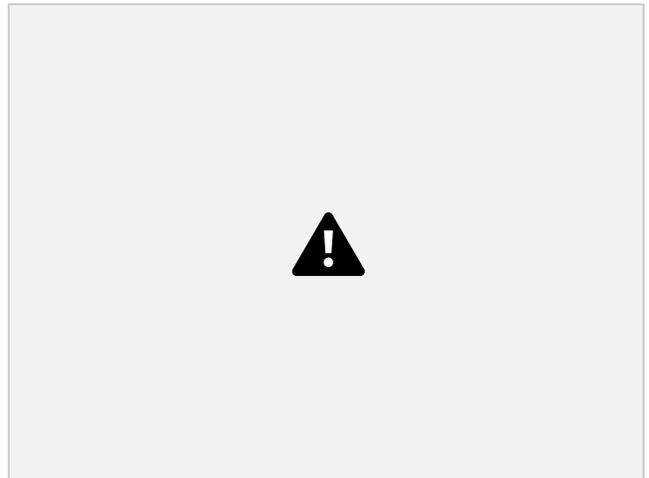
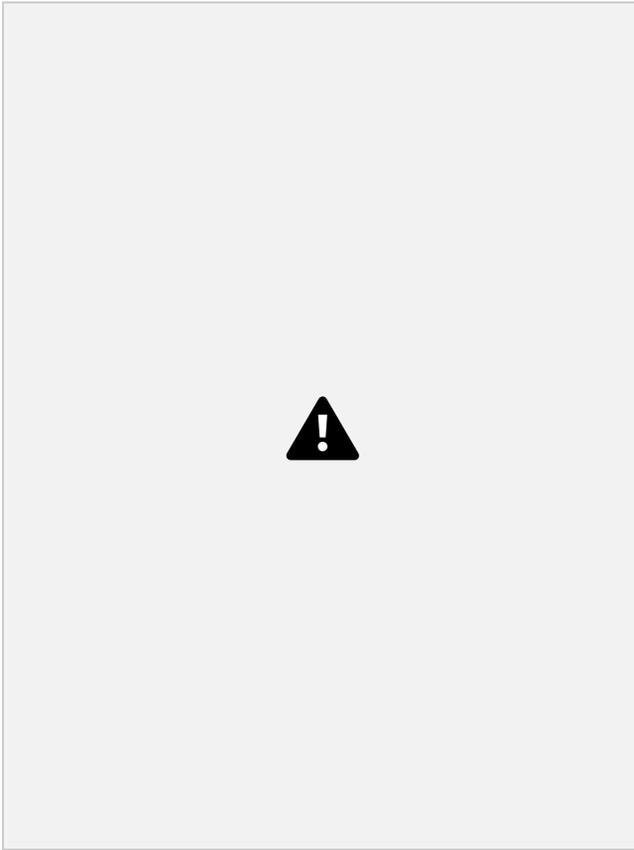
The trim in the home showed general minor deterioration commensurate with the age of the home.

10.4 Windows and Skylights

Comments: Correction Recommended

Page 63 of 78

(1) The sash window channel balance was disconnected or damaged in the kitchen and master bedroom. The master bedroom window will not stay open and could fall down and injure someone. Correction by a qualified contractor is recommended.



10.4

10.4

(2) **Note** - Windows were operated during the inspection where access was not obstructed by personal belongings. Detection of fogged windows (windows that have condensation between the panes of glass in an insulated or multi-pane window) is often times difficult to detect on a one-day visit. The weather conditions at

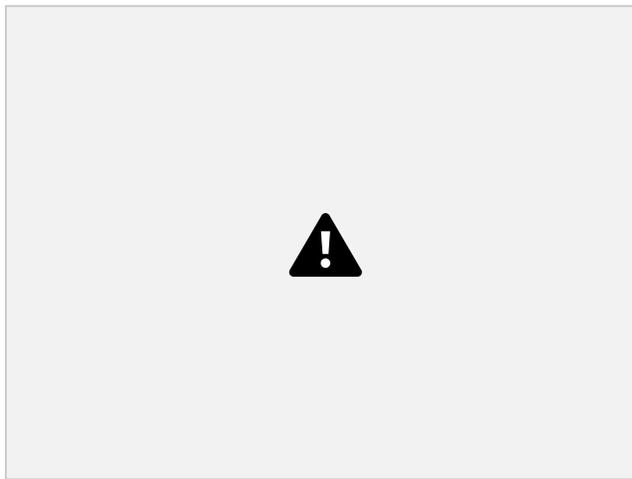
the time of the inspection affect what may be visible on that day.

10.5 Doors

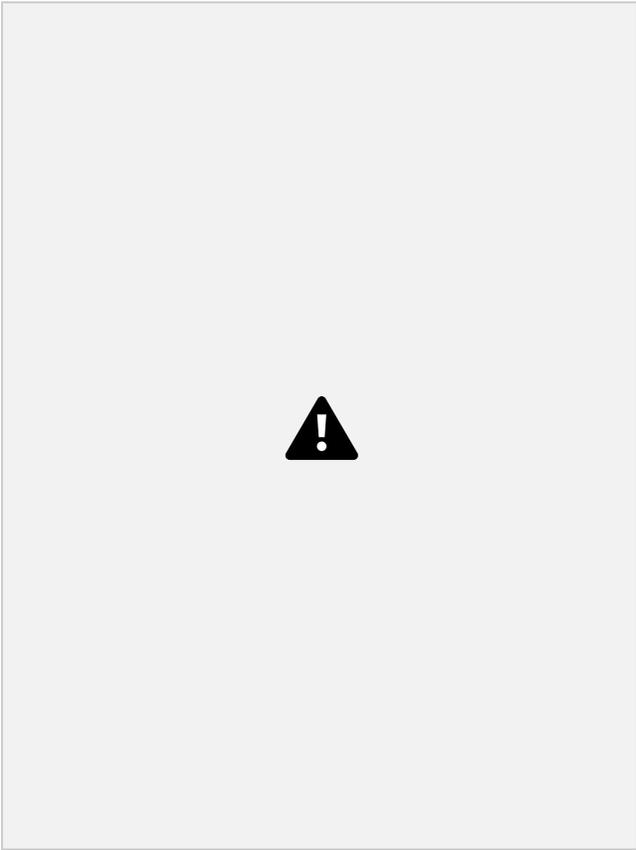
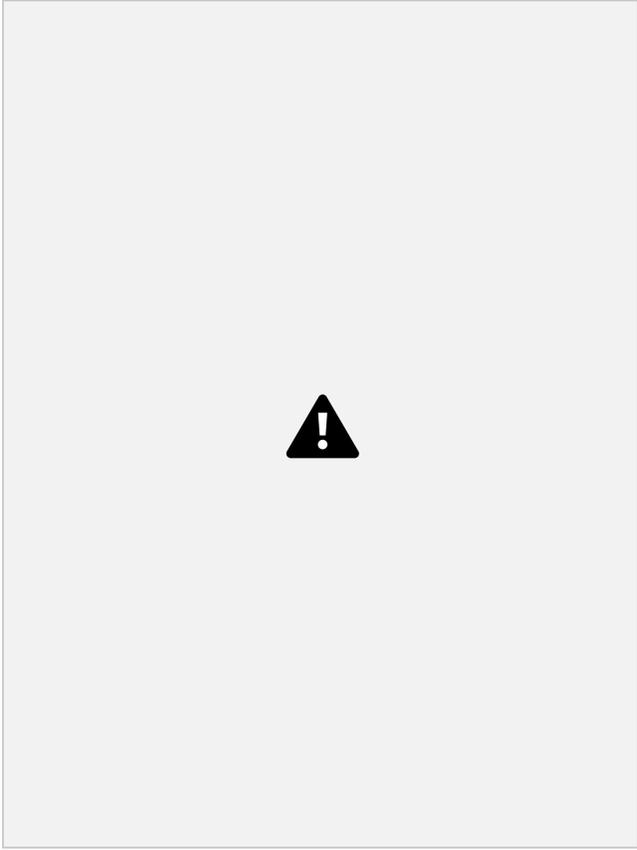
Comments: Correction Recommended

Page 64 of 78

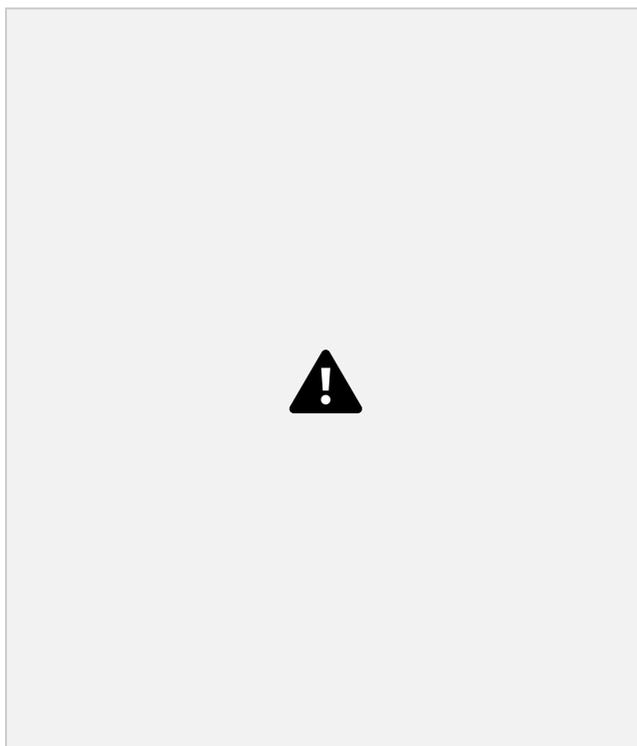
(1) Multiple doors to the home exterior had deadbolts that required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer allowed in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever. All work should be performed by a qualified contractor. 10.5



(2) The latch bolt of an interior door in the master bathroom and closet did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. The Inspector recommends service by a qualified contractor.

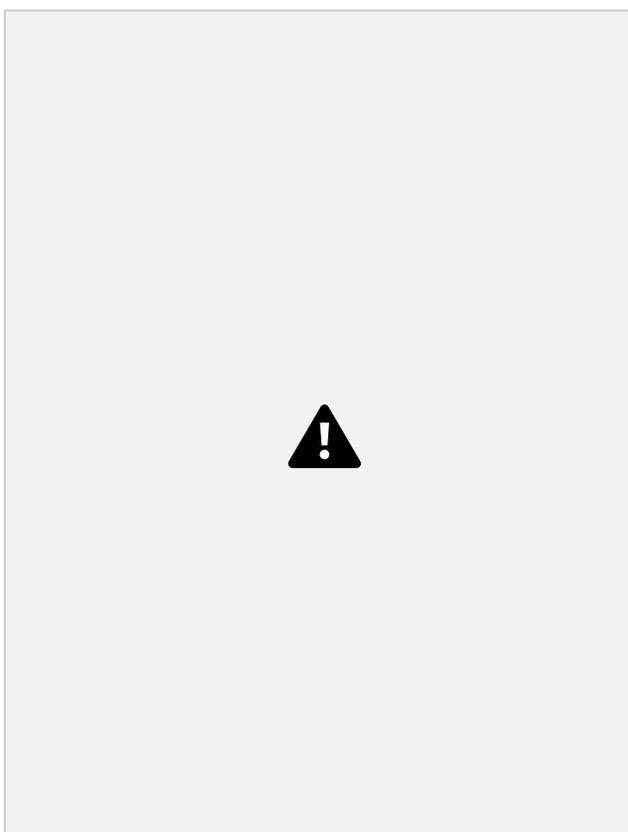


10.5 10.5



10.5 D098C - Latch and Strike Plate

(3) One or more closet doors were damaged or missing. The Inspector recommends a qualified contractor replace or repair doors as necessary.



10.5

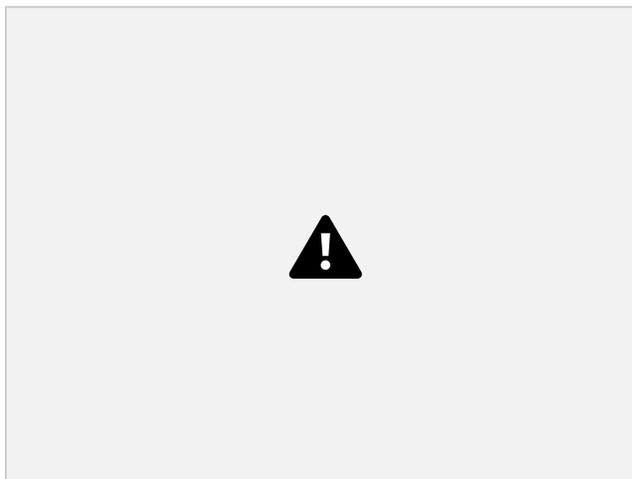
10.6 Closets

Comments: Attention Recommended

10.7 Cabinets, Countertops and Accessories

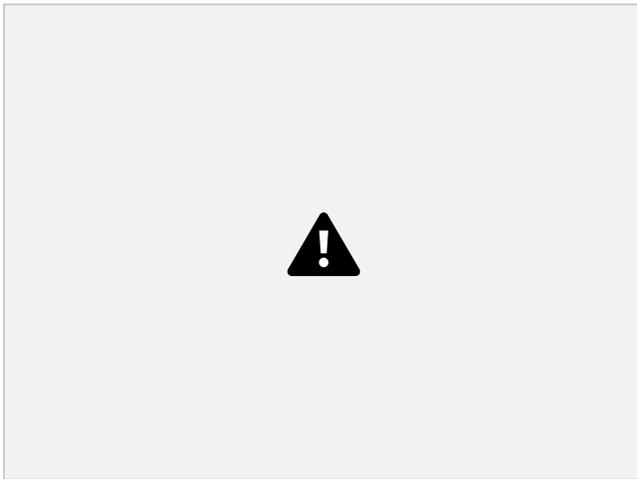
Comments: Attention Recommended

(1) While the kitchen and bathroom counters and cabinets are functional, note they are generally older and show signs of wear consistent with their age.



10.7

(2) Moderate damage was noted on the cabinets in the guest and master bathroom.

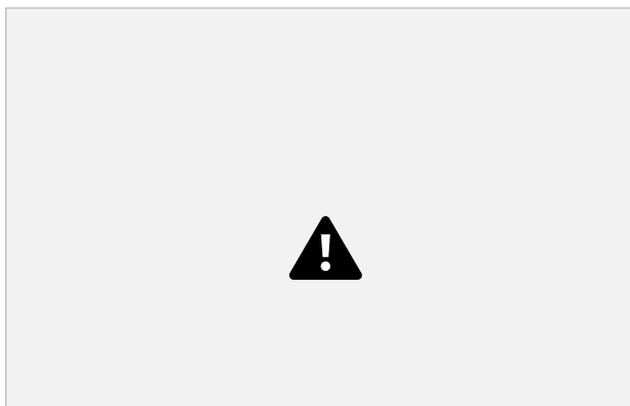


10.7 10.7

10.8 Steps, Stairways, Balconies and Railings

Comments: Attention Recommended

The handrail at the staircase did not appear to be adequately secured to the wall. Inspector recommends that attachment hardware be installed to make the handrail attachment to the wall secure. Physical testing for compliance with any building standards or building codes lies beyond the scope of the General



Home Inspection. The Inspector recommends correction by a qualified contractor.

10.8

10.9 Exhaust Systems (Baths, Laundry and Kitchens)

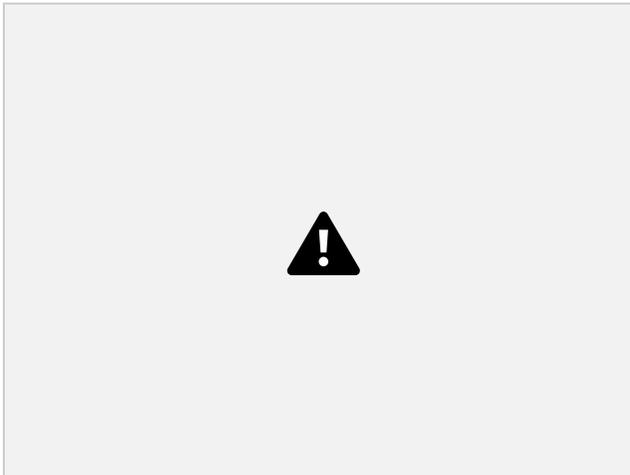
Comments: Attention Recommended

(1) A bathroom exhaust duct 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

microbial growth or possibly mold.

Exhaust ducts should terminate outside and not in the attic. Many homes built in this era have exhaust ducts terminate at ventilation openings such as this one. The Inspector

recommends adding an exhaust duct termination and associated flashing the next time the roof is replaced by a



qualified contractor.

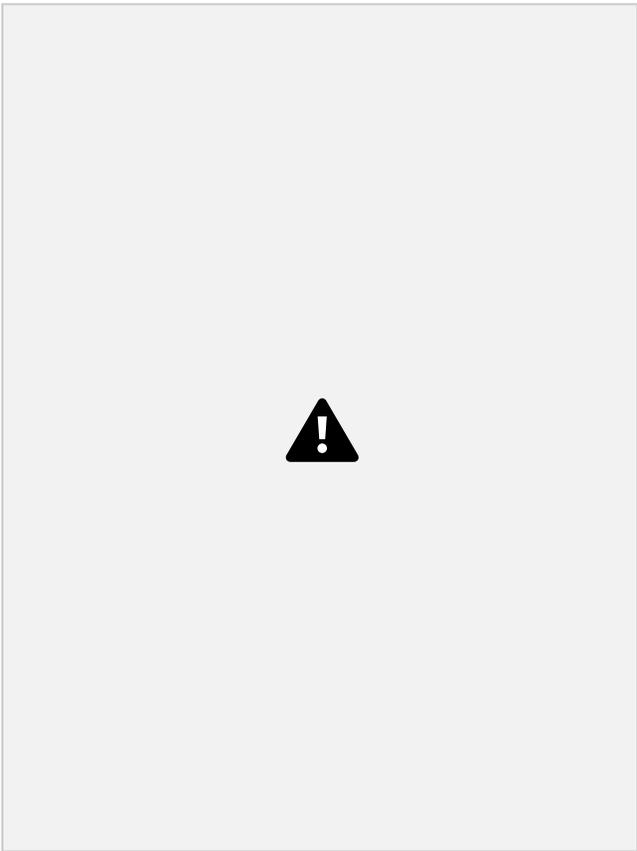
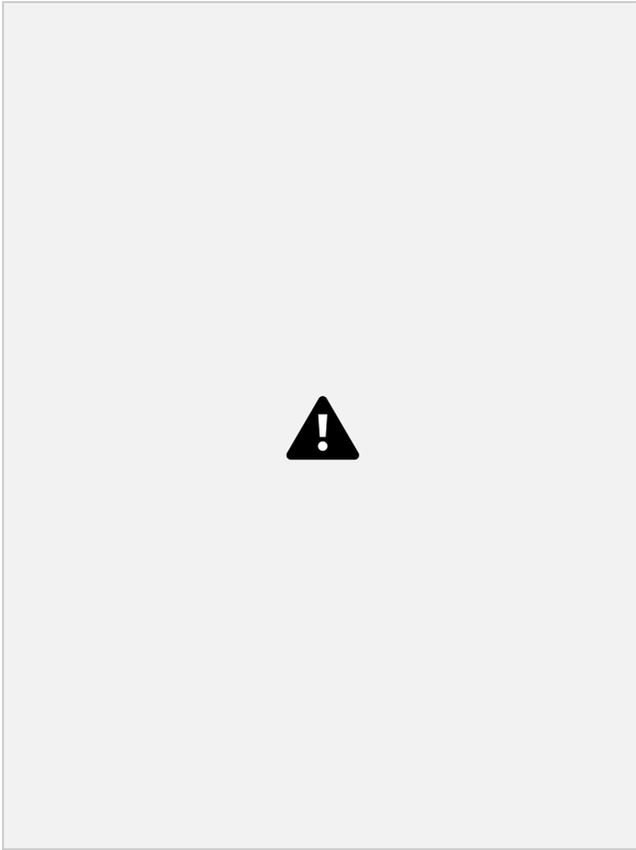
10.9

(2) **Maintenance Tip** - Most of the clothes dryer exhaust ducting is not visible due to the dryer itself blocking access. Ducts should be as short and straight as possible to reduce the risk of lint collecting inside the duct. There should be no screws that extend into the duct. Though fire hazards may be exaggerated, the dryer is the number one appliance responsible for fires. Exhaust ducts that are longer than 10 feet or that exhaust vertically should be cleaned on an annual basis. Many chimney sweeps and duct cleaning contractors clean dryer ducts also. Modifications to the frequency should be made based on how many loads of laundry are done each week.

Common items that are beyond the scope of this inspection and not inspected include paint, wallpaper and other finish treatments, floor coverings, window treatments (draperies, blinds, etc.), coatings on the hermetic seals between panes of glass, cosmetic defects, central vacuum systems, recreational facilities.

11. Attic





Method(s) of Attic

Inspection: From Access Hatch

Roof Structure Ventilation: Attic Ventilation Appeared Sufficient

Comments: Satisfactory

11.1 Attic Ventilation

Comments: Satisfactory

Type(s) of Attic

Insulation: Blown-In Fiberglass

Roof Structure Ventilation

Type: Roof and Soffit Vents

[*Items*](#)

Approximate Insulation Depth:

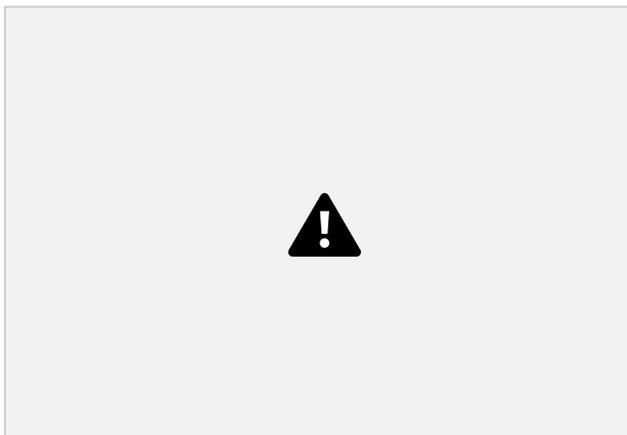
12-14 Inches

Limitations:

Remote areas were not fully visible for inspection

11.0 Access

Roof vents (also called turtle vents) and soffit vents were installed as a part of the roof structure ventilation system.



11.1 V002 - Attic Ventilation

11.2 Insulation

Comments: Satisfactory

11.3 Conditions (Leakage, Debris, etc.)

Comments: Satisfactory

ASHI Standards of Practice:

The inspector shall inspect visible insulation in unfinished spaces, ventilation of attics, kitchen, bathroom, laundry, and similar exhaust systems and clothes dryer exhaust systems.

The inspector shall describe insulation in unfinished spaces, absence of insulation in unfinished spaces at conditioned surfaces and the method(s) used to inspect the attic.

The inspector is not required to move insulation to access components or enter any area that may be dangerous to the health or safety of the home inspector or potentially damage the property or its components.

12. Appliances

Styles & Materials

Drain Standpipe



Kitchen Location(s):

Main level

Dishwasher Anti-Siphon Method:

High-Loop Not Installed

Range/Oven Brand:

General Electric

Clothes Dryer:

Not Inspected

Clothes Washer Connections:

12.0 Ranges/Ovens/Cooktops

Refrigerator Brand:

Samsung

Garbage Disposal Brand:

InSinkErator

Built-In Microwave:

No Built-In Microwave Installed

Clothes Dryer Connections:

4-Prong 240 Volt Outlet

Items

Dishwasher Brand: Bosch

Range:

Electric

Laundry Location(s): Main level

Clothes Washer: Not Inspected

Comments: Attention Recommended

(1) An anti-tip bracket for the oven should be installed to prevent the range from tipping over in the event that a child were to stand on the open door or if something heavy were placed on the door. This condition is a safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

(2) While the oven is functional, note it is generally older and shows signs of wear consistent with its age.

(3) Life expectancies of ranges, ovens and cooktops are typically 10 - 20 years.

12.1 Range Hood/Down Draft

Comments: Satisfactory

Life expectancies of kitchen exhaust fans are typically 5 - 15 years.

12.2 Built-In Microwave

Comments: Not Present

(1) Life expectancies of microwave ovens are typically around 10 years.

(2) There isn't a built-in microwave in this home.

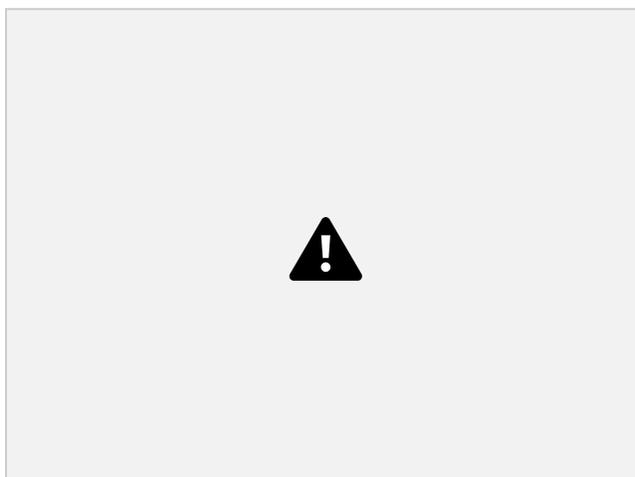
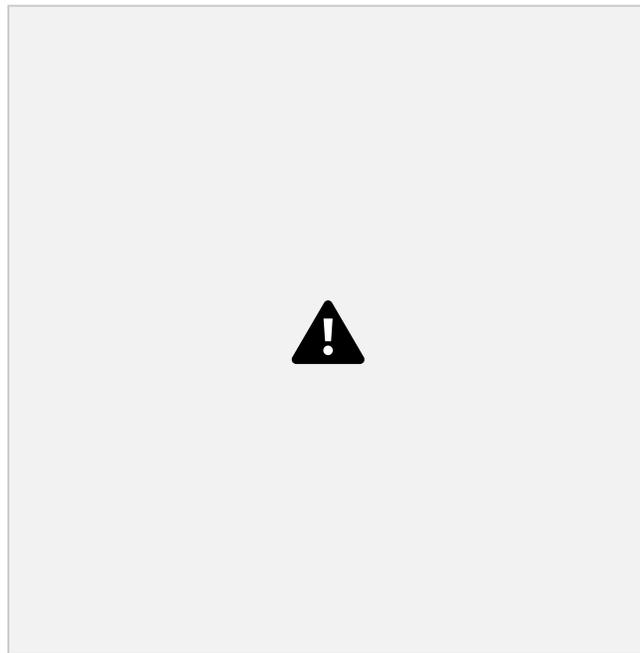
12.3 Refrigerator

Comments: Satisfactory

Life expectancies of refrigerators are typically 12 - 20 years.

Page 72 of 78

Maintenance Tip - Regularly cleaning the lint and dirt from the coil on the back of the refrigerator will help increase the refrigerator efficiency, lower energy costs and prolong the appliance life. Clean the coils with a vacuum.

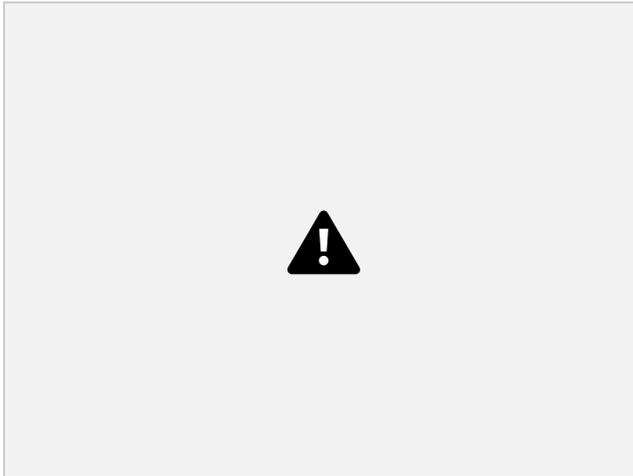


12.4 Dishwasher

Comments: Correction Recommended

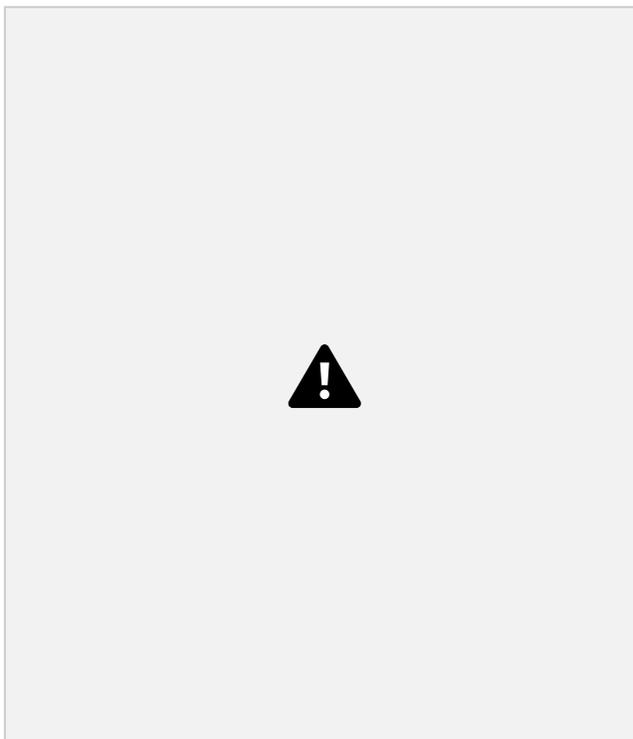
(1) The dishwasher is loose and needs securing to underside of countertop (using a proper length screw) or the side of the cabinets. This is a relatively easy repair that can be made by a handyman.

(2) The dishwasher drain hose did not perform a loop to the bottom of the countertop to create a trap under the sink. The high loop or air gap must be used to prevent back flow contamination from the drain or disposal into the dishwasher. This should be a simple task for a plumber or handyman.



12.4

12.4 Dishwasher - High Loop Drain



(3) Life expectancies of dishwashers are typically 8 - 15 years.

12.5 Garbage Disposal

Comments: Satisfactory

Life expectancies of food waste disposers are typically 6 - 12 years.

12.6 Clothes Washer

Comments: Not Inspected

(1) Life expectancies of washing machines are typically 10 - 15 years.

(2) The washing machine was not inspected.

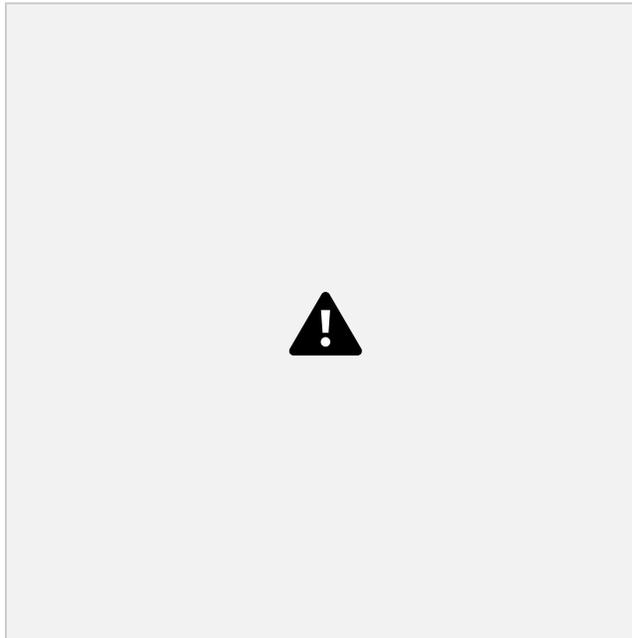
12.7 Clothes Washer Connections

Comments: Satisfactory

Page 74 of 78

(1) **Maintenance Tip** - Braided steel hoses are preferable to rubber hoses for connecting washing machines to supply piping in the home. A ruptured hose can result in serious water damage in a short period of time, especially if the laundry area is in or above a finished area of the home. For even more protection, there are automatic shut off valves available that turn off the water in the event of a burst hose. At a bare minimum, turn off the water supply to your washing machine when leaving the home unattended for longer periods of time.

(2) Stand pipes are often hidden in the wall.



12.7 P045 - Standpipe Drain

12.8 Clothes Dryer

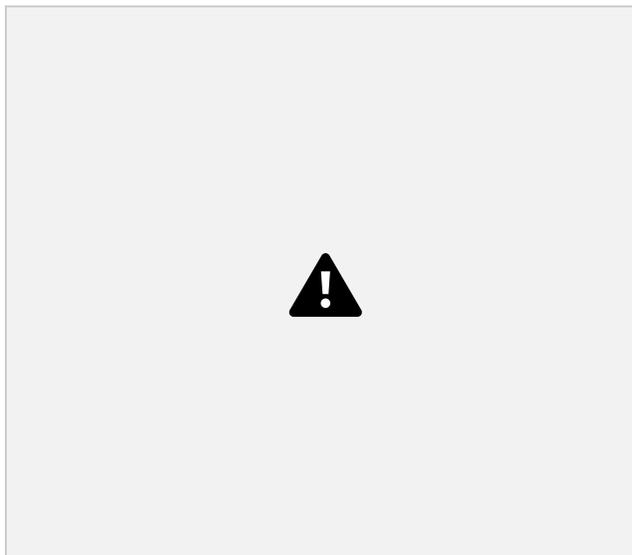
Comments: Not Inspected

(1) Life expectancies of dryers are typically 12 - 18 years.

(2) The dryer was not inspected.

(3) The dryer receptacle is a newer 4-prong style. Starting in about 1996 (depending on when the local jurisdiction having authority adopted the updated National Electrical Codes), new dryer receptacles are required to be the newer 4-prong style.

If your existing dryer cord is of the 3-prong variety, you will need to replace the cord with a 4-prong style and remove the bonding jumper to the dryer.



12.8 E021 - 240-volt Outlet - With and Without Ground

ASHI Standards of Practice:

The home inspector shall inspect installed ovens, ranges, surface cooking appliances, microwave ovens, dish washing machines, and food waste grinders by **using normal operating controls to activate the primary function.**

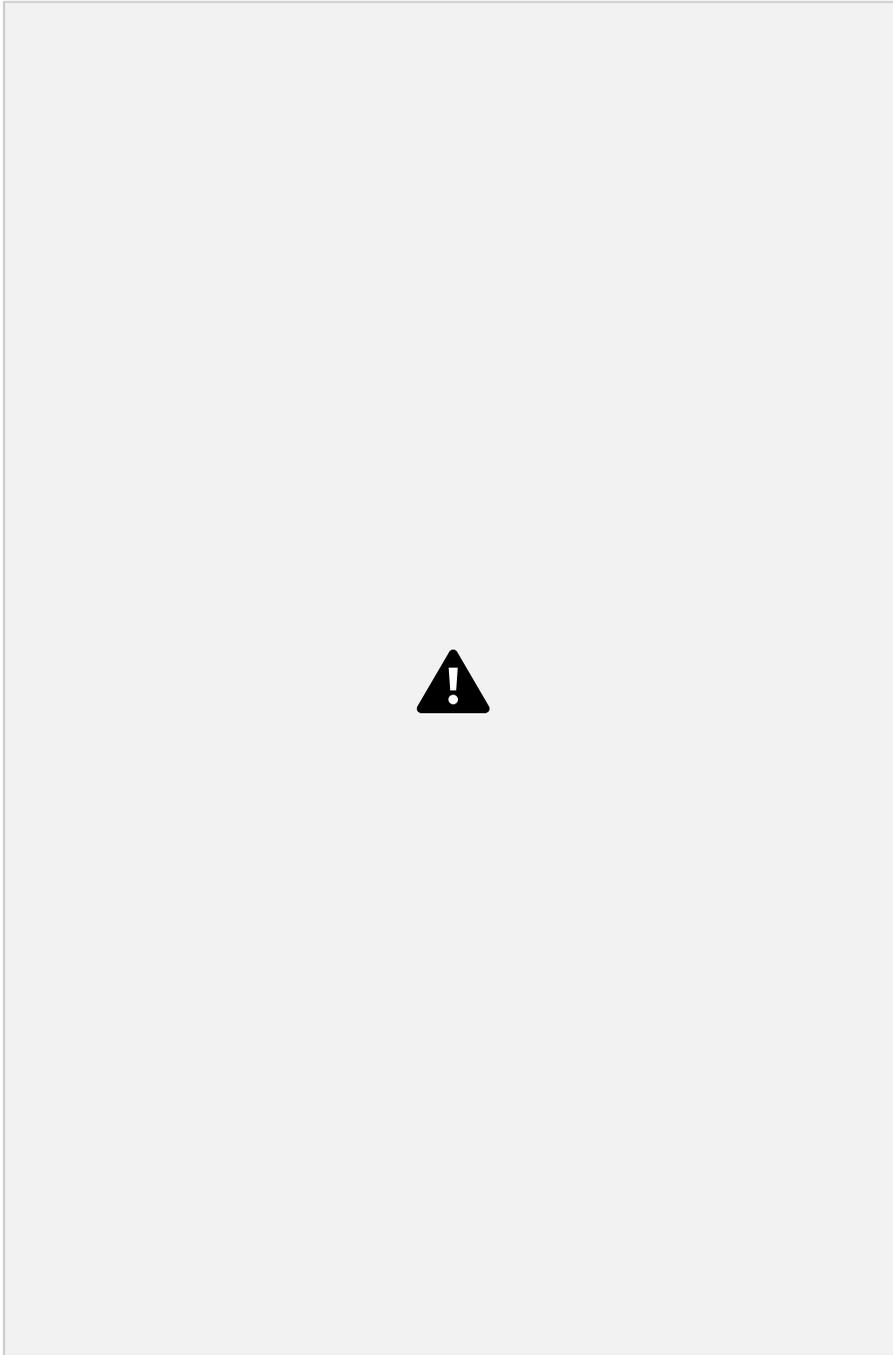
Common items that are beyond the scope of this inspection and not inspected include appliance thermostats including their calibration,

adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance and operate or confirm the operation of every control and feature of an inspected appliance

13. Environmental

Based on data collected by the Colorado Department of Public Health and Environment, approximately 50 percent of the homes tested in Colorado have elevated levels of radon. Radon is a colorless, odorless, tasteless, naturally occurring radioactive gas which is formed deep underground from the decay of uranium. Lighter than air, radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. The only foundation type which will not allow radon to accumulate is a raised foundation through which natural air movement occurs freely. Because radon levels are related to the structure of the soil beneath the home, they are home site specific and may vary widely among homes which are closely situated. According to the U.S. Environmental Protection Agency, (EPA), radon causes over 20,000 lung cancer deaths per year in the United States (U.S.). In Colorado, approximately 500 people die annually from radon-induced lung cancer. Radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 6th leading cause of cancer death overall. Mitigation techniques are available which are typically effective. Consider having radon measurement performed in order to confirm that safe conditions exist and to negotiate with the seller for the cost of any needed mitigation. Measurement should be performed by qualified personnel familiar with radon testing protocols for real estate transactions.





[Styles & Materials](#)

Radon Mitigation System:

Not Present

[Items](#)

13.0 Radon Test

Comments: Not Inspected

A radon test was not performed at this home. We do perform 48-hour radon testing for an additional fee. Please let us know if you wish to discuss radon testing.

13.1 Radon Mitigation System

Comments: Not Present

According to the U.S Environmental Protection Agency (EPA), over 20,000 people die from radon-induced lung cancer in the U.S every year. In Colorado, approximately 500 people die annually from radon-induced lung cancer. Long-term residential radon exposure is the second leading cause of lung cancer in the general population (cigarette smoking is the first).

Based on data collected by the Colorado Department of Public Health and Environment, approximately 50 percent of the homes tested in Colorado have elevated levels of radon. Radon is an odorless, invisible radioactive gas. The EPA recommends testing for radon in all homes below the 3rd floor and mitigating homes with elevated levels of radon.

The home did not have a radon mitigation system installed.

Testing Recommendations:

The EPA recommends the following testing steps:

Step 1 - Conduct a short-term test (step 1 results are listed above if you conducted a test with us).

Step 2 - If the short-term test result is less than 4 pico curies per liter (pCi/L), the EPA does not recommend any immediate action. Consider conducting a long-term test (90 days - 1 year) after moving in to the home to gain a year-round average of radon levels.

Step 3 - If the short-term test result is 4 pCi/L or higher, consider asking the seller to pay for a mitigation system. You can also consider purchasing the property and mitigating the property after moving into the home. **All homes can be fixed.**

Step 4 - Once you decide to install a mitigation system in the home, seek bids from NRPP or NRSB-certified mitigation contractors who are willing to guarantee the results to below 4 pCi/L. A list of certified contractors is available at www.coloradoradon.info.

For more information on radon and radon mitigation, go to the EPA website, at www.epa.gov/radon. Free publications can be found at this web site including "Home Buyers and Sellers Guide to Radon" and the "Consumer's Guide to Radon Reduction". These publications will help you interpret the results and assist you in making an informed decisions about your future course of action.

Thank you for choosing Blackstone Home Inspections as your radon measurement provider. Please feel free to contact us with any questions you may have regarding this report.