AM Services
Property Inspection Report

~~1815 Midland Ave, Glenwood Springs, Co 81601~~
Inspection prepared for: ~~David Freeman~~
Date of Inspection: 4/21/2023 Time: 9:04am
Age of Home: 1978 Size: 3/3-2358
Weather: 30F, Overcast, Ground damp

Inspector: Angus Morrison

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Email: gusamorrison@gmail.com

AM Services
Home and Property Inspection

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Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior		
Page 13	Decks & Balconies	• The North deck railing, guard/hand rail was too low and could cause a trip or fall. The minimum height for a railing is 36", this railing does not meet the minimum standard. This is a safety hazard. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.
Page 18	Vegetation, Surface Drainage, Retaining Walls & Grading	I observed indication of a defect at the retaining wall. Retaining wall missing. Correction and further evaluation is recommended.
Attached Garage		
Page 23	Garage Occupant Door	• The door between the garage and the living space was not a fire-rated door. This is a fire hazard. The door between the garage and the house should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. This means that should a fire occur in garage, the occupant door does not afford protection until firemen arrive. A qualified contractor should evaluate and repair or replace as necessary. • The door between the garage and the living space failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. A qualified contractor should evaluate and repair or replace as necessary.
Attic, Insulation & Ventilation		
Page 26	Attic Moisture Intrusion	• Visible signs of water intrusion in the attic are present on sheathing and rafters at the North end at the CMU chimney. Water intrusion can lead to more costly repairs and increase damage if not corrected. The extent of intrusion or how often it occurs could not be determined. A qualified contractor should evaluate and repair or replace as necessary.
Page 29	Insulation in Attic	• The insulation should be adjusted to maintain a clearance around recessed lights (can lights) to avoid potential heat

		build-up. This is a possible fire hazard.
Page 31	Mechanical Exhaust System Vents	• Bathroom vent duct and the kitchen vent terminated in the attic and did not vent to the exterior of property.
Interior, Doors, Windows		
Page 43	Presence of Smoke and CO Detectors	• Carbon monoxide detectors were not installed within a specified distance of each room lawfully used for sleeping purposes. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that has a fuel-burning heater or appliance, a fireplace, or an attached garage. Inspector recommends installing separate cover monoxide detectors at floor level to best indicate dangerous levels of carbon monoxide gas. • The smoke detector did not work when tested. A qualified person should repair or replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.
Page 44	Steps, Stairways Balconies and Railings	• At the interior stairs, the upper handrail was not grippable. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary. • At the interior stairs, the handrail had spacing between components that were too far apart. Spacing of more than 4 " could allow a child or pet to fall through. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.
Page 44	Windows	• The primary bedroom window did not close completely and lock. A qualified contractor should evaluate and repair or replace as necessary. • At the time of the inspection, the property did not have emergency escape and rescue openings in the basement which met generally-accepted current standards. Egress opening requirements:For safety reasons, all sleeping room and basements greater than 200 square feet and new properties should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements:1. Sill height shall not exceed 44 inches above the floor.2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windowsmay have a minimum clear opening of 5 square feet.3. Minimum net clear opening height shall be 24 inches.4. Minimum net clear opening width shall be 20 inches.
Kitchen		
Page 49	Electrical Outlets	• An outlet did not provide Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of circuits may not have been required at the time in which this home was

		built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing electrical circuits to include GFCI protection. A qualified contractor should evaluate and repair or replace as necessary.
Page 53	Food Waste Disposer	• The food waste disposer had exposed or improper wiring. A qualified contractor should evaluate and repair or replace as necessary.
Page 56	Range Hood	• The vent hood vents in to the attic. A qualified contractor should evaluate and repair or replace as necessary.
Primary Bathroom		
Page 58	Bathroom Exhaust Fan	• The bathroom exhaust fan vented directly in to another part of the home. A qualified contractor should evaluate and repair or replace as necessary.
Page 59	Electrical Fixtures & Switches	• The light fixture is not rated for use in wet areas. A qualified contractor should evaluate and repair or replace as necessary.
Page 60	Plumbing Fixtures	• The shower head union sprayed water on the ceiling during activation at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.
Hall Bathroom		
Page 65	Bathroom Exhaust Fan	• The bathroom exhaust fan vented directly in to another part of the home. A qualified contractor should evaluate and repair or replace as necessary.
Page 67	Electrical Outlets	• An outlet did not provide Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing electrical circuits to include GFCI protection. A qualified contractor should evaluate and repair or replace as necessary.
Page 67	Plumbing Fixtures	• The shower/tub control lever or knob did not have a lever stop at the off position and continually spins. A qualified contractor should evaluate and repair or replace as necessary.
Page 71	Toilets	• The toilet was loose at the floor. This condition typically is caused by loose bolts or nuts and/or missing floor seals. Loose toilet can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.
Basement Bathroom		
Page 74	Bathroom Exhaust Fan	• The bathroom exhaust fan vented directly in to another part of the home. A qualified contractor should evaluate and repair or replace as necessary.
Page 78	Toilets	• The toilet was loose at the floor. This condition typically is

		caused by loose bolts or nuts and/or missing floor seals. Loose toilet can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.
Laundry		
Page 81	Clothes Washer	• I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards. • The water supply valve was corroded at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.
Electrical		
Page 89	Distribution Panels	• Inspector noted that basement bathroom and the garage and exterior outlets shared the same or common electrical circuit. This is an outdated practice that can cause an overload of electrical circuitry possibly causing an electrical service interruption at the bathrooms electrical fixtures. A qualified electrical contractor should evaluate and repair or replace as necessary and according to current standards. • Foreign objects and contamination was present inside the electrical panel. A qualified contractor should evaluate and repair or replace as necessary.
Plumbing		
Page 92	Main Water Shut-Off Valve	• The main water shutoff valve was leaking. A qualified contractor should evaluate and repair or replace as necessary. • The main water shutoff valve was corroded. A qualified contractor should evaluate and repair or replace as necessary.
Page 93	Plumbing Water Pressure	• The property water supply pressure (95 psi) measured at the exterior hose bib. Property water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally accepted current standards. Excessively high water pressure is likely to cause leaks. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Inspection Detail

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

In Attendance

Client and friend

Occupancy

Occupied

Weather Conditions

Cloudy/Overcast • Recent Rain • 0-32 Degrees

Ground

Materials: Damp

Type of Building

Single Family Split Level Ranch

Roof

Roof Covering

Roof Inspection Method: Roof

• We attempted to inspect the roof from various locations and methods, including from the ground and a ladder. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

• The roof covering appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

• This roof was observed to have more than one layer of roofing material. Multiple layers of roof covering material can cause excess heat buildup and exceed the load capacity for the structure. Inspector does not recommend multiple roof covering layers even though the jurisdiction allows up to three layers of roof covering material.


Roof Structure

• All visible roof structural components appeared to be in serviceable condition at the time of the inspection. Exterior roof inspection typically includes examination of the visible roof framing including the ridge, rafters and sheathing.

Flashing

• Flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.



Plumbing Vent Pipes

• All rubber boot flange seals at vent pipe(s) used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.


Flue Gas Vent Pipes

• The combustion appliance exhaust flue and flue flashing appeared to be properly installed and in serviceable condition at the time of the inspection.

Roof Drainage Systems

• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property foundation. The roof drainage system appeared to be in serviceable condition at the time of the inspection. The gutters appear intact, but due to the lack of recent rain, determining if gutters leak at seams or spill water was not possible at the time of the inspection.

Masonry Chimney

• The chimney exterior was inspected during my home inspection.
• Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Exterior

General

Inspection Restrictions: Limited access
• The inspection of the exterior of the structure was weather and time restricted, the inspection was limited to available time and access to the property. The visual-only inspection was limited by these factors.
• The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness. Check the condition of all exterior materials and look for developing patterns of damage or deterioration. During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Decks & Balconies

• I inspected the decks and balconies at the house that were within the scope of the home inspection. All visible deck and balcony components appeared to be in serviceable condition at the time of inspection. Inspection of the deck typically includes the following: attachment to the property (fastening method and flashing,) structural integrity, planking (flooring,) guardrails, finish coatings, stairs (including treads, risers, attachment to deck, supports, and handrail.)

• The deck area is not accessible time of the inspection (lattice installed). The inspector did no structural with supports in direct contact with soil. This may cause untimely deterioration. A qualified contractor should evaluate and repair or replace as necessary.
• The North deck railing, guard/hand rail was too low and could cause a trip or fall. The minimum height for a railing is 36", this railing does not meet the minimum standard. This is a safety hazard. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

Eaves, Soffits & Fascia

• I did not inspect all of the eaves, soffit, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.




Exhaust Hoods

• I observed some exterior exhaust hoods, but I was unable to identify them as to what their purpose was.

Exterior Electrical Fixtures

Observations: Exterior fixtures and bulbs were active at the time of the inspection.

Exterior Electrical Outlets

Observations: Exterior outlets were GFCI protected, enclosed in weatherproof covers, responded to testing and appeared in serviceable condtion at the time of the inspection.

Exterior Foundation Wall

Observations: The majority of the foundation wall was obscured by the grade and siding at the time of the inspection. One minor crack was noted at the time of the inspection at the South West corner of the structure.




Garage Door Exterior

Observations: Metal

Main Fuel Supply Shut-Off Valve

Main Shut-Off Valve Location: Rear

Observations: Main gas valve inspected. No leaks detected at the time of the inspection. Inspector would recommend cleaning out this well the better access shut off valve in case of emergency.

Plumbing Water Faucets (House Bibs)

• The outside water faucet(s) were secured and sealed to siding, knobs were present and operated properly, and no leaks were present at the time of inspection.

Downspouts & Extensions

• The roof drainage system had conventional downspouts with proper extensions which routed run-off away from the property foundation. The downspouts and extension system appeared to be in serviceable condition at the time of the inspection.

Sprinkler System Supply Line

• Inspection of the lawn sprinkler system is beyond the scope of this home inspection. The inspector only noted components as to presence and not operation, design or configuration. There was an anti-siphon valve installed. The sprinkler system valves were not operated or activated.

Vegetation, Surface Drainage, Retaining Walls & Grading

Observations: I observed indication of a defect at the retaining wall. Retaining wall missing. Correction and further evaluation is recommended.

Walkways & Driveways

• I inspected the walkways and driveways that were adjacent to the structure. The walkways, driveways, and parking areas were observed to be in serviceable condition at the time of the inspection.
• I observed minor cracking and no major damage at the driveway. Monitoring is recommended.

Wall-Covering, Flashing & Trim

Type of Wall-Covering Materials Described: Stucco
• I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited by time and weather conditions. I did not reach and access closely every part of the exterior wall-covering.
• The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the house's exterior for its condition and weather-tightness. Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.


Windows

• A representative number of windows from the ground surface were inspected and appeared to be in serviceable condition at the time of the inspection. Inspection of window exteriors typically includes examination of the visible and accessible exterior sash and sill condition, flashing above window (presence and condition), steel lintels (where applicable), moisture-intrusion integrity.


Exterior Doors

• I inspected the exterior doors. The exterior doors appeared to be in serviceable condition at the time of the inspection. Inspection of door exteriors typically includes examination of the following: door exterior surface condition, weather-stripping condition, presence of an effective sweep, jamb condition, threshold condition, moisture-intrusion integrity, handle and lock hardware.

Attached Garage

Ceiling, Walls & Firewalls in Garage

• The garage walls were partially or completely covered with stored or installed items at the time of the inspection, and all areas were not visible or accessible and could not be properly evaluated.

Electric in Garage

• Garage electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected and responded to testing and appeared to be in serviceable condition at the time of the inspection. Reset located in Basement electrical service panel.

Garage Floor

• The floor of the attached garage was obscured by personal effects and inspection restrictions prevented the inspection of the garage floor.

Garage Occupant Door

• The door between the garage and the living space was not a fire-rated door. This is a fire hazard. The door between the garage and the house should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. This means that should a fire occur in garage, the occupant door does not afford protection until firemen arrive. A qualified contractor should evaluate and repair or replace as necessary.
• The door between the garage and the living space failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. A qualified contractor should evaluate and repair or replace as necessary.

Garage Vehicle Door

Type of Door Operation: Opener

Garage Vehicle Door Opener

• I observed the auto-reverse feature during a non-contact test. Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.
• The garage door and garage door opener were not inspected at the time of the inspection. Personal effects and inspection restrictions prevented the proper operation of the garage door and the garage door opener. A qualified contractor should inspect and repair or replace as necessary

and according to current standards.
• I inspected the garage door panels.
• I checked for a manual release handle--a means of manually detaching the door from the door opener. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.
• I observed that the photo-electric eyes are installed too high from the garage floor surface. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.
• I closed the door. If the door had an opener, I pulled the manual release to disconnect the door from the opener. I lifted and operated the door. If the door was hard to lift, then it is out of balance. This is an unsafe condition. I raised the door to the fully-open position, then closed the door. The door should move freely, and it should open and close without difficulty. As the door operates, I make sure that the rollers stay in the track. The door should stay in the fully open position. The door should also stay in a partially opened position about three to four above the garage floor level. I reconnected the door to the opener, if present. I checked the door handles or gripping points.

Stairs, Steps, Stoops, Stairways & Ramps

• I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

Attic, Insulation & Ventilation

Attic Access

Attic Access Location: Hall Closet
• The attic had a proper access opening that was in serviceable condition and insulated properly.
• The attic access hatch was not properly insulated. A qualified contractor should evaluate and repair or replace as necessary.

Attic Moisture Intrusion

• Visible signs of water intrusion in the attic are present on sheathing and rafters at the North end at the CMU chimney. Water intrusion can lead to more costly repairs and increase damage if not corrected. The extent of intrusion or how often it occurs could not be determined. A qualified contractor should evaluate and repair or replace as necessary.






Attic Structural Components

• The visible roof framing and structural components (plywood, and manufactured truss) were in serviceable condition at time of inspection.

Electrical Wiring In Attic

• All visible and accessible electric wiring was properly installed and in serviceable condition.

Insulation in Attic

Type of Insulation Observed: Fiberglass • Mineral Wool
Approx. Average Depth of Insulation: 9-12 inches
• Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary. Current R-30
• The insulation should be adjusted to maintain a clearance around recessed lights (can lights) to avoid potential heat build-up. This is a possible fire hazard.

Ventilation in Attic

Attic Ventalation Type: Turtle and Gable
• The ventilation in the attic appeared to be satisfactory.

Mechanical Exhaust System Vents

• Bathroom vent duct and the kitchen vent terminated in the attic and did not vent to the exterior of property.

Whole House Attic Fan

• The whole house attic fan was installed correctly and operational at time of inspection.

Chimney, Fireplace, or Stove

Fireplaces Gas/LP

• The property had a gas-fueled fireplace that appeared to be in serviceable condition and responded to the controls. The fireplace had a gas shutoff valve present. No gas leaks were detected. Inspector recommends labeling wall switch to prevent inadvertent activation or deactivation.

Interior, Doors, Windows

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Ceilings & Walls

• The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.
• The property possibly has materials that may contain asbestos. A qualified contractor should evaluate and repair or replace as necessary. Flooring, including sheet vinyl, vinyl or asphalt floor tiles and any associated paper-like backing, mastic, adhesive or glue, may contain asbestos. In the past, asbestos fibers were added during the production of flooring materials to strengthen the flooring and to increase its durability. Flooring that contains asbestos, when intact and in good condition, is generally considered non-friable and is not hazardous. Heat, water, weathering or aging can weaken flooring to the point where it is considered friable. Friable material includes any material containing more than 1 percent asbestos that can be crumbled, pulverized or reduced to powder with hand pressure. This includes previously non-friable material which has been damaged to the extent that it may be crumbled, pulverized or reduced to powder by hand pressure and can also be made friable during its removal. Friable materials can release asbestos fibers into the air. Once in the air, asbestos fibers present a health hazard to people who inhale those fibers.
• Minor cracking was visible on the interior ceilings at the hip intersections. A qualified contractor should evaluate and repair or replace as necessary.
• Minor cracking was visible on the interior walls. A qualified contractor should evaluate and repair or replace as necessary.
• The walls had signs of previous repair. A qualified contractor should evaluate and repair or replace as necessary.
• The ceilings had signs of previous repair. A qualified contractor should evaluate and repair or replace as necessary.









Doors

• Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of inspection. Door inspection includes examination for proper installation, operation and condition.



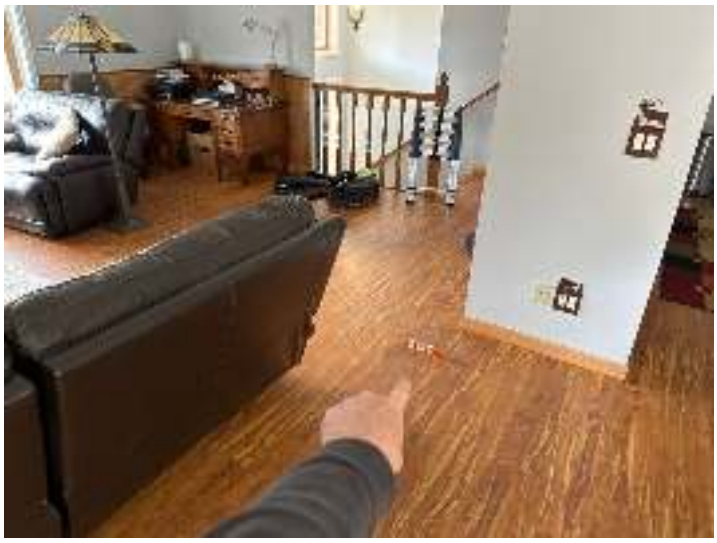


Floors

• The carpet and LVP (laminated vinyl plank)floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.
• The floor had a noticeable hump or rise. A qualified contractor should evaluate and repair or replace as necessary.







Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.







Electrical Outlets

• Electrical outlets in the property appeared to be in serviceable condition at the time of inspection. Notable exceptions will be listed in this report. A representative number of outlets were tested.


KLEIN TOOLS


KLEIN TOOLS


KLEIN TOOLS

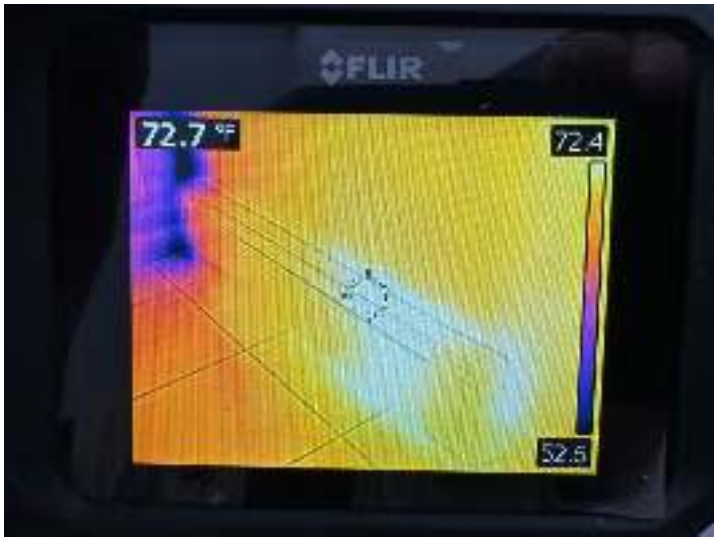

KLEIN TOOLS

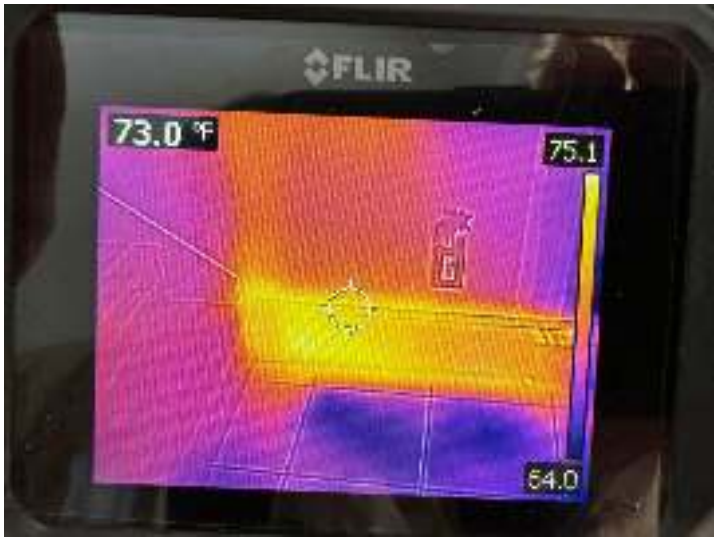

KLEIN TOOLS

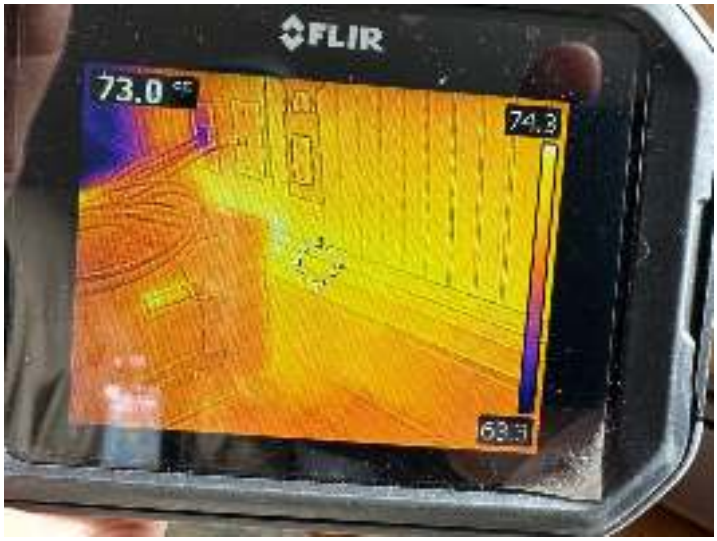

KLEIN TOOLS

Presence Of Installed Heat Source

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.



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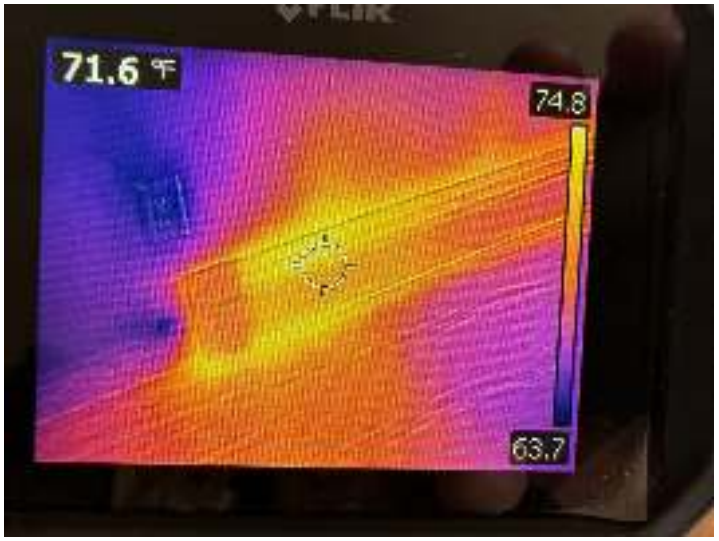
74.3
63.3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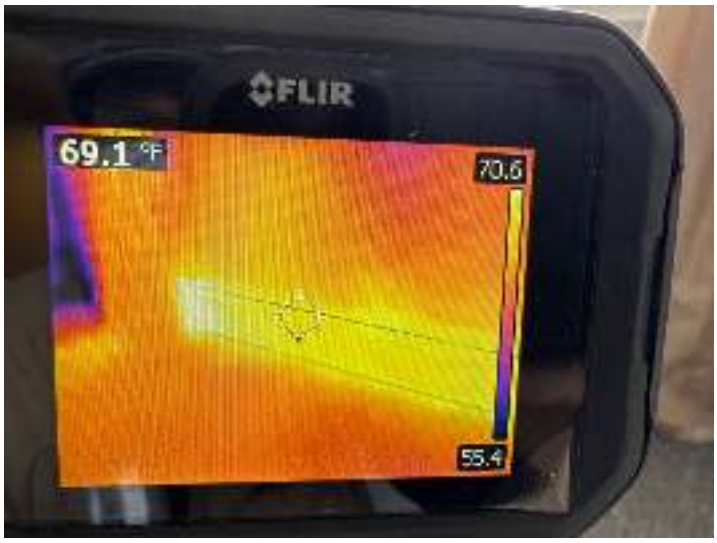
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70.6
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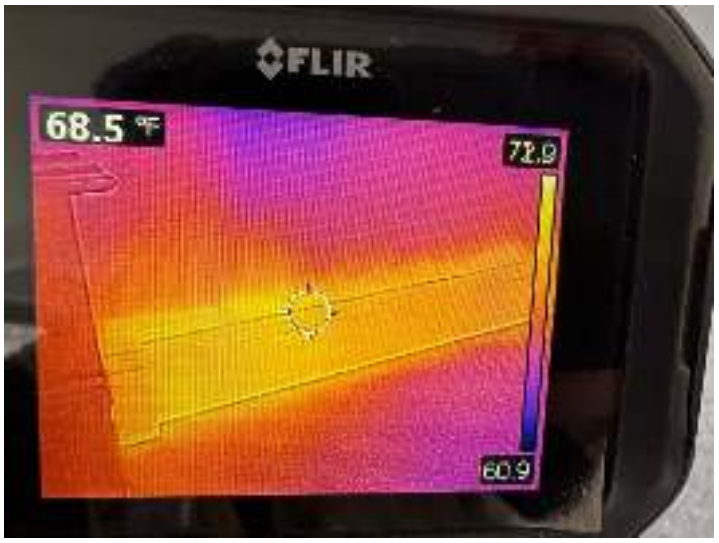
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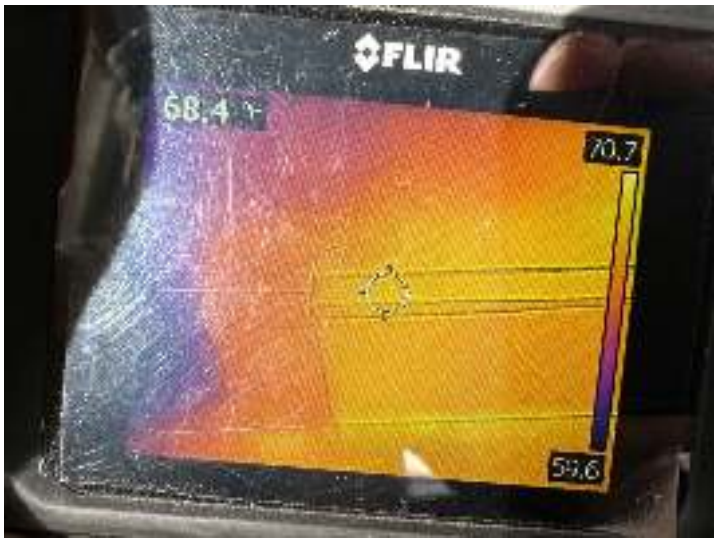
FLIR
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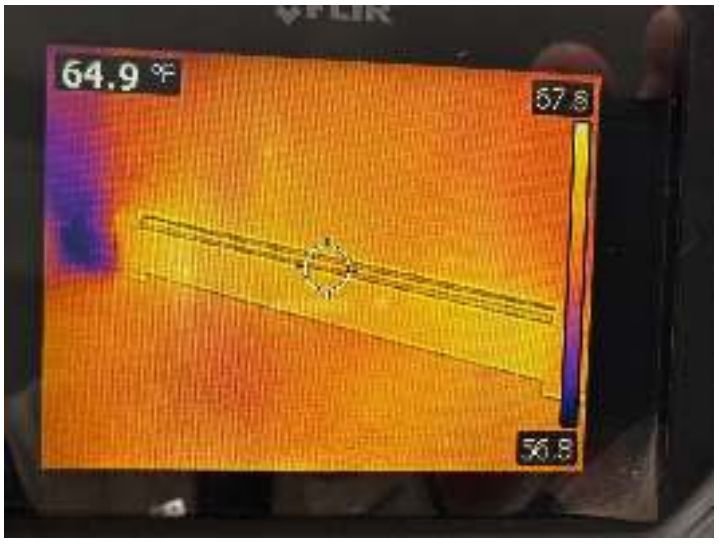
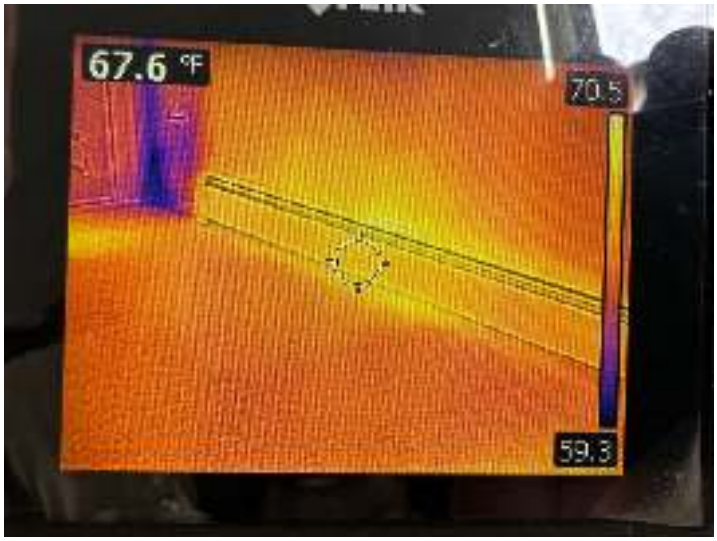
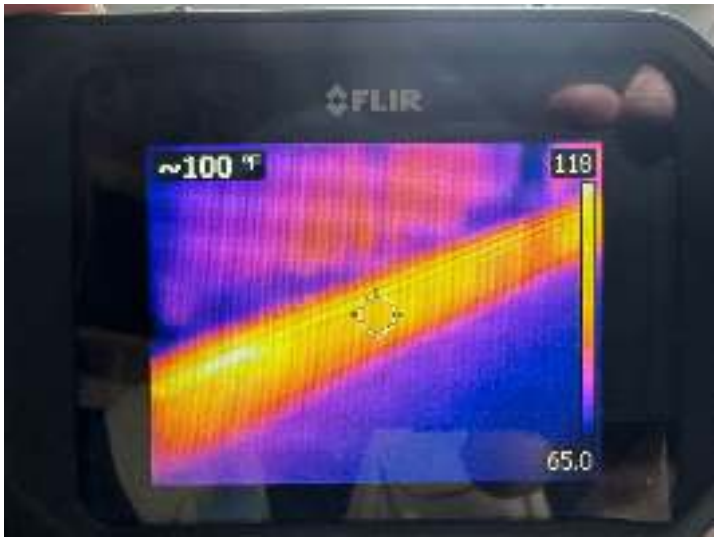
70.7
54.6


64.9 °F
57.8
56.8





Presence of Smoke and CO Detectors

• The smoke detectors appeared to be old and beyond expected life. A qualified person should repair or replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

• Carbon monoxide detectors were not installed within a specified distance of each room lawfully used for sleeping purposes. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that has a fuel-burning heater or appliance, a fireplace, or an attached garage. Inspector recommends installing separate cover monoxide detectors at floor level to best indicate dangerous levels of carbon monoxide gas.

• The smoke detector did not work when tested. A qualified person should repair or replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

Steps, Stairways Balconies and Railings

• The guard/hand rail for the interior stairs was secure, and balusters, if present, had a maximum spacing of 4 inches. The rails were installed at a acceptable height greater than 32 inches. Step treads and risers meet depth and height requirements. All stairway components are in serviceable condition.
• At the interior stairs, the upper handrail was not grippable. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.
• At the interior stairs, the handrail had spacing between components that were too far apart. Spacing of more than 4 " could allow a child or pet to fall through. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

Windows

• The newer vinyl clad double hung style windows appeared to be in satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and reinspected by a professional window contractor.
• The primary bedroom window did not close completely and lock. A qualified contractor should evaluate and repair or replace as necessary.

• At the time of the inspection, the property did not have emergency escape and rescue openings in the basement which met generally-accepted current standards. Egress opening requirements:For safety reasons, all sleeping room and basements greater than 200 square feet and new properties should meet the generally-accepted current standards for emergency escape and rescue openings, which include the following requirements:1. Sill height shall not exceed 44 inches above the floor.2. Minimum net clear opening shall be 5.7 square feet; exception - grade level windowsmay have a minimum clear opening of 5 square feet.3. Minimum net clear opening height shall be 24 inches.4. Minimum net clear opening width shall be 20 inches.









Kitchen

Cabinets & Counters

• The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.
• The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
• The sink base cabinet door was damaged. A qualified contractor should evaluate and repair or replace as necessary.




Ceilings & Walls

• The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

• An outlet did not provide Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing electrical circuits to include GFCI protection. A qualified contractor should evaluate and repair or replace as necessary.

Floors

• The LVP floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Windows

• The windows appeared to be in satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and reinspected by a professional window contractor.

Plumbing Faucets Fixtures

• The visible water supply piping in the kitchen was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Plumbing Water Supply Shutoff Valves

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.

Plumbing, Drain Waste and Vent System

• The visible drain, waste and vent piping material in the kitchen was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.
• The sink drain line was clogged or drains slowly. A qualified contractor should evaluate and repair or replace as necessary.





Presence Of Installed Heat Source

- There was no heat source installed.

Dishwasher

• The dishwasher was not operated and no leaks were visible at the time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope of a general home inspection. The operation of the dishwasher does not serve as a certification that the dishwasher is properly installed up to current standards. It is common for appliances to fail overtime and the dishwasher should be monitored as needed to ensure proper operation in the future. If the client prefers a more intensive inspection of the dishwasher or any other appliance they should contact a qualified contractor to further evaluate before the inspection objection deadline. The dishwasher was not inspected at the time of the inspection. The dishwasher was observed to be clean and regularly used at the time of the inspection.

Food Waste Disposer

• The food waste disposer was operational, securely installed, electrical wiring was properly secured with romex connector and the drain lines were installed properly with no leaks at the time of inspection

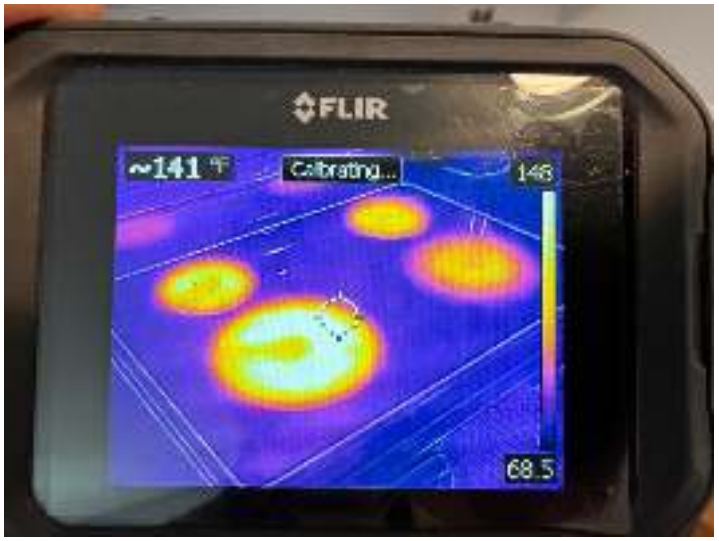
• The food waste disposer had exposed or improper wiring. A qualified contractor should evaluate and repair or replace as necessary.

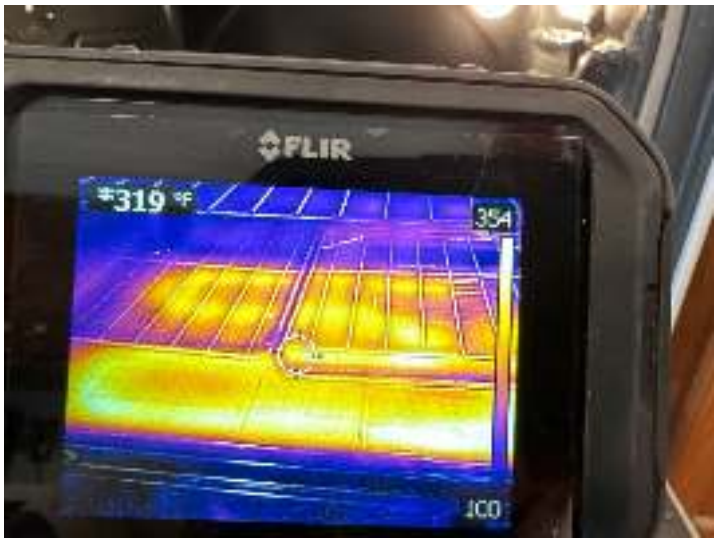
Mounted Microwave

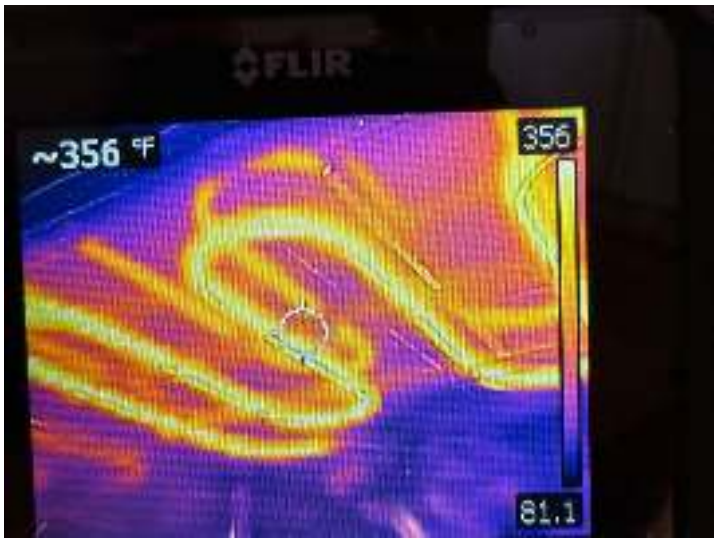
- The installed microwave was properly secured, tested and was operable at the time of inspection.

Range/Oven/Cooktop

• The property had a freestanding range installed. All elements and burners were tested and operational at the time of inspection.
• The heat source of the range is listed above.







Range Hood

• The combination microwave vent hood was properly installed and secured. The fan and light where operational at the time of inspection.
• The vent hood vents in to the attic. A qualified contractor should evaluate and repair or replace as necessary.

Refrigerator

• The refrigerator was operational at the time of inspection.
• The refrigerator/freezer was not cooling at proper temperatures. It is recommended that a refrigerator cool around 38 degrees while a freezer cool around zero degrees. A qualified contractor should evaluate and repair or replace as necessary.

Trash Compactor

• The trash compactor was not operational at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.

Primary Bathroom

Bathroom Exhaust Fan

• The bathroom exhaust fan vented directly in to another part of the home. A qualified contractor should evaluate and repair or replace as necessary.

Ceilings & Walls

• The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Cabinets & Counters

• The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
• The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.
• The light fixture is not rated for use in wet areas. A qualified contractor should evaluate and repair or replace as necessary.

Electrical Outlets

• Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection. Reset located at basement electrical service panel.

Plumbing Fixtures

• The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.
• The finish on the mirror is damaged. A qualified contractor should evaluate and repair or replace as necessary.
• The shower head union sprayed water on the ceiling during activation at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.

Fixture Valve Installation And Temperature

• The water supply valves and supply lines at the fixtures were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.

Water Supply Functional Flow

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow when two fixtures are operated simultaneously.

Plumbing, Drain Waste and Vent System

• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

Plumbing Water Supply Shutoff Valves

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.

Toilets

• The visible components of the toilet were in satisfactory condition and functioning as designed and and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.

Windows

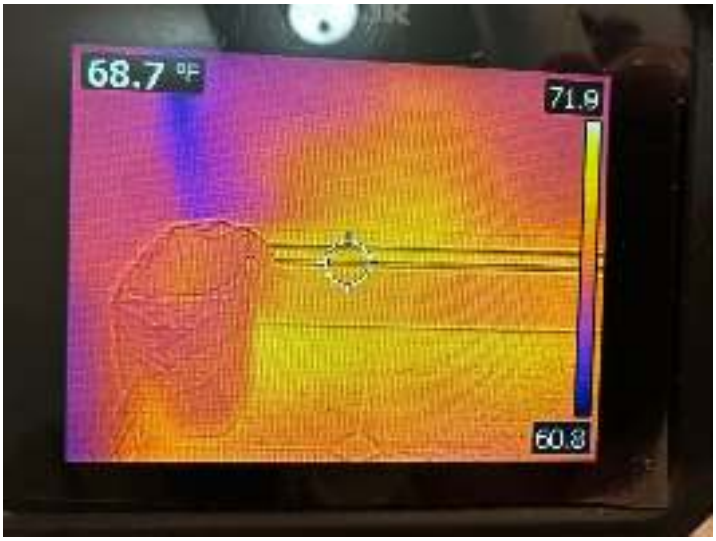
• The windows appeared to be in satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and reinspected by a professional window contractor.

Floors

• The tile floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Presence Of Installed Heat Source

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.



Hall Bathroom

Bathroom Exhaust Fan

• The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.
• The bathroom exhaust fan vented directly in to another part of the home. A qualified contractor should evaluate and repair or replace as necessary.

Ceilings & Walls

• The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.
• The wall was damaged or dented from the robe hook. A qualified contractor should evaluate and repair or replace as necessary.
• The drywall and/or trim was not finished properly (at the toilet water supply). A qualified contractor should evaluate and repair or replace as necessary.

Cabinets & Counters

• The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
• The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

• An outlet did not provide Ground Fault Circuit Interrupter (GFCI) protection. Although GFCI protection of circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating the existing electrical circuits to include GFCI protection. A qualified contractor should evaluate and repair or replace as necessary.

Plumbing Fixtures

• The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.
• The shower diverter did not divert all of the water to the shower and a stream of water passed though bathtub spout when the shower was on. A qualified contractor should evaluate and repair or replace as necessary.
• The shower/tub control lever or knob did not have a lever stop at the off position and continually spins. A qualified contractor should evaluate and repair or replace as necessary.

Fixture Valve Installation And Temperature

• The water supply valves and supply lines at the fixtures were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.

Water Supply Functional Flow

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow when two fixtures are operated simultaneously.

Plumbing, Drain Waste and Vent System

• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.




Plumbing Water Supply Shutoff Valves

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.


Toilets

• The visible components of the toilet were in satisfactory condition and functioning as designed and and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.
• The toilet was loose at the floor. This condition typically is caused by loose bolts or nuts and/or missing floor seals. Loose toilet can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.

Windows

• The windows appeared to be in satisfactory condition at the time of inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather sealing components. Windows in the home may have damaged thermal seals but they may not have been evident at the time of this inspection. Dirt on the windows, the presence of screens, exterior and interior lighting may make thermal seal damage difficult to see. Evidence of damaged seals can appear and disappear as temperature and humidity changes. For a more thorough evaluation of window seals, the inspector recommends that the windows be professionally cleaned and reinspected by a professional window contractor.

Floors

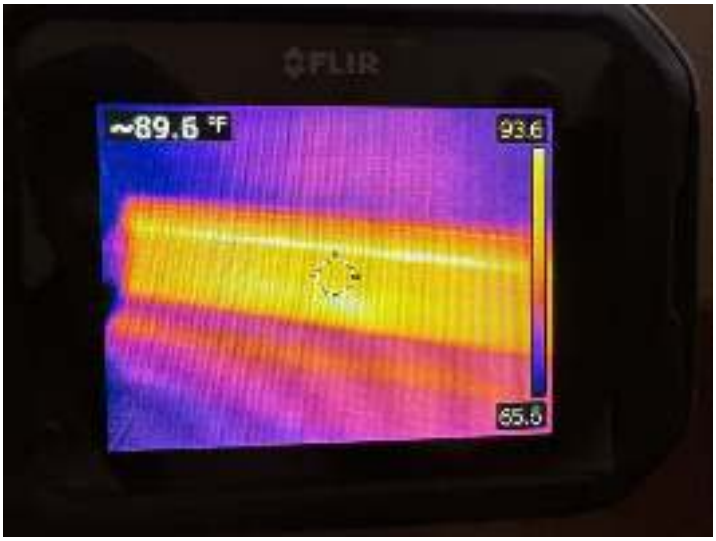
• The tile floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Doors

• Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of inspection. Door inspection includes examination for proper installation, operation and condition.
• The door had a damaged or missing doorstop. A qualified contractor should evaluate and repair or replace as necessary.

Presence Of Installed Heat Source

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.



Basement Bathroom

Bathroom Exhaust Fan

• The bathroom exhaust fan was weak. A qualified contractor should evaluate and repair or replace as necessary.
• The bathroom exhaust fan vented directly in to another part of the home. A qualified contractor should evaluate and repair or replace as necessary.

Ceilings & Walls

• The walls and ceilings in the interior rooms appeared to be in satisfactory condition at the time of inspection.
• Minor cracking was visible on the interior ceilings. A qualified contractor should evaluate and repair or replace as necessary.
• The ceilings had signs of previous repair. A qualified contractor should evaluate and repair or replace as necessary.

Cabinets & Counters

• The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
• The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

• Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection. Reset located in Basement electric service panel.

Plumbing Fixtures

• The visible water supply piping in this bathroom was in satisfactory condition and was function as designed and intended. All functional plumbing fixtures were operated during the inspection and were secured properly, no signs of active leaks were present and were functioning as designed and intended. Evaluation of extra fixtures is outside the scope of the inspection.

Fixture Valve Installation And Temperature

• The water supply valves and supply lines at the fixtures were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.

Water Supply Functional Flow

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow when two fixtures are operated simultaneously.

Plumbing, Drain Waste and Vent System

• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.


Plumbing Water Supply Shutoff Valves

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.

Toilets

• The visible components of the toilet were in satisfactory condition and functioning as designed and and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.
• Inspector recommends replacing all plastic stemmed supply valves and supply lines. A qualified contractor should repair or replace a needed and according to current standards.
• The toilet was loose at the floor. This condition typically is caused by loose bolts or nuts and/or missing floor seals. Loose toilet can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.

Floors

• The tile floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Doors

• Interior hollow core doors and hardware appeared to be in satisfactory condition at the time of inspection. Door inspection includes examination for proper installation, operation and condition.
• The door had a damaged or missing doorstop. A qualified contractor should evaluate and repair or replace as necessary.

Presence Of Installed Heat Source

• The heating system was turned on using normal operating controls and all interior rooms had a heat source installed (bathrooms, kitchens, laundry rooms and unfinished spaces do not require heat sources). Inspection of air flow and/or distribution is beyond the scope of the inspection. We are not able to determine the supply adequacy of the heating system during the course of a general home inspection. As a courtesy to the client the inspector tested a representative number of heat registers throughout the property.

Laundry

Clothes Dryer

Clothes Washer

• I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.
• I observed hoses that were not reliable. Not pressure tested. Replacement of the hoses is recommended.
• The power and water supplies were not accessible at the time of the inspection. The power and water supplies were not inspected at the time of the inspection.
• I observed missing GFCI protection for all receptacle outlets in the laundry, as it is required by standards.
• The water supply valve was corroded at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.


Laundry Room, Electric, and Tub

• I observed a defect in the laundry room. Extension cord uses permanent wiring.



Cooling

Cooling System Information

• The cooling system was not inspected at the time of the inspection. The inspection was weather restricted and limited by operational conditions. A qualified contractor should evaluate and repair/replace this cooling system as necessary prior to your inspection objection deadline.
• The property had a single stage evaporative cooler that was not operational at the time of the inspection due to winter weather conditions. Evaporative cooler‘s are not within the scope of the property inspection and the unit was not inspected. In low humidity areas, evaporating water into the air provides a natural and energy efficient means of cooling. Evaporative cooler‘s, also called swamp coolers, rely on this principle, cooling outdoor air by passing it over water saturated pads, causing the water to evaporate into it.

Evaporative cooler‘s require annual maintenance and require a specialist inspection. The inspector recommends inspection of the evaporative cooler by qualified contractor. Here are some items that should be checked at the beginning of each cooling season:
Blower assembly and motor bearings and need lubrication.
Fan belts should have proper tension.
The water level should be a little below the top of the tray, with the top of the overflow pipe sticking out of the water.
The water tray should be free of debris.
Cooler pads should be in good condition.
Water lines should be disconnected and blown free for the winter in cold climates. For further evaluation, the inspector recommends having the evaporative cooler serviced and certified by qualified HVAC contractor.

Heating

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

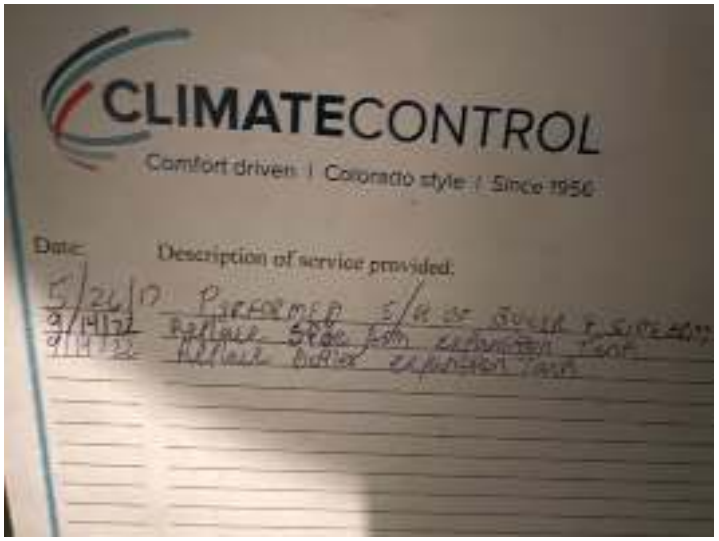
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

Heating System Information

Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date. Navien 2015

• Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

• Navien On Demand Boiler fired when called upon.



Combustion Air Supply

• The combustion air supply for this appliance was present. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Condensate

• The heating system had a discharge pipe connected to the drain or condensate pump installed at the heating system.

Exhaust Flue

• The gas-fired heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

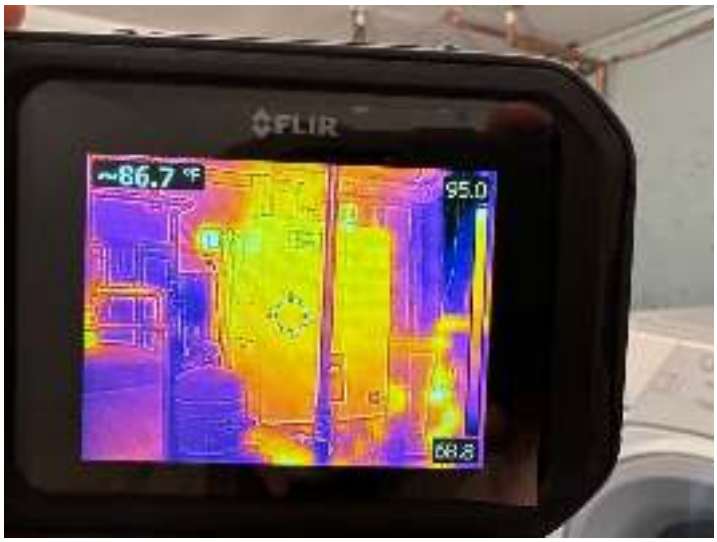
• The gas supply piping included a shutoff valve in the vicinity of the heating system for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.

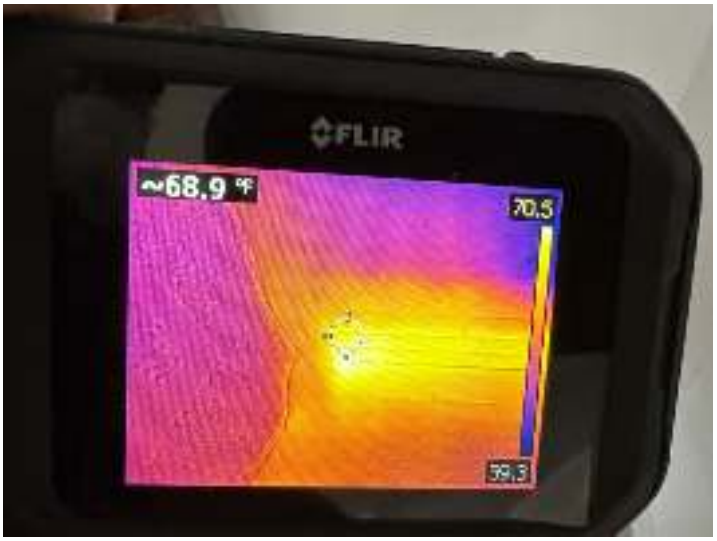
Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.





Heating System Service Disconnect

• There was a disconnect present, but the disconnect means was not within sight and not readily accessible from the equipment. (Electrical service panel) A qualified contractor should evaluate and repair or replace as necessary.

Thermostat & Normal Operating Controls

Thermostat Location: Multiple thermostats
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes two pictures of the thermostat. The first picture is to show all of the settings on the thermostat before the inspector operates it and the second picture shows that the inspector has reset the thermostat back to the original settings after operation.

Electrical

Distribution Panels

• The manufacturer's label was missing, partial, or illegible at the electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.
• The Main/ sub distribution panel had inadequate clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height in front of the equipment. The Main/ Sub electrical distribution panel was obstructed by personal effects and/or shelving at the time of the inspection. The Main/ Sub electrical panel was not accessible at the time of the inspection. The Main/ Sub service panel was not inspected at the time of the inspection. A qualified contractor should evaluate and repair or replace as necessary.
• The circuit label for the main electrical service panel is shown in the photo. Circuits in the main service panel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.
• Inspector noted that basement bathroom and the garage and exterior outlets shared the same or common electrical circuit. This is an outdated practice that can cause an overload of electrical circuitry possibly causing an electrical service interruption at the bathrooms electrical fixtures. A qualified electrical contractor should evaluate and repair or replace as necessary and according to current standards.
• Foreign objects and contamination was present inside the electrical panel. A qualified contractor should evaluate and repair or replace as necessary.

Electric Meter & Base

• The electric meter was not located or inspected. Electric meters are installed by utility companies to measure property electrical consumption.

Electrical Circuit Breakers

• I inspected the electrical over-current protection devices (circuit breakers and fuses).

Electrical Wiring

• I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Main Service Disconnect

Main Service Disconnect Rating: 200 amps
• The main electrical disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel on the exterior of the home by the electric meter. The breaker appeared to be in good condition, although it was not tested during this inspection.
• I observed indications of the main service disconnect's amperage rating. It was labeled.

Service Grounding & Bonding

• I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Plumbing

Drain, Waste, & Vent Systems

Drain, Waste, & Vent Systems Material: PVC • Cast Iron
• The visible drain, waste and vent piping material is listed above. The system was in satisfactory condition at the time of inspection. The drains from all functioning plumbing fixtures were tested during the inspection and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously. Inspector noted in conversation with the owner that the cast-iron sewer line I've been repaired to the septic system and clean out installed.




Main Water Shut-Off Valve

Materials: Next to Water Heater
• Inspector recommends replacing this gate style valve with modern ball valve. Gate valves are known to leak and fail unexpectedly. A qualified contractor should repair or place as needed and according to current standards.
• The main water shutoff valve was leaking. A qualified contractor should evaluate and repair or replace as necessary.
• The main water shutoff valve was corroded. A qualified contractor should evaluate and repair or replace as necessary.

Plumbing Water Pressure

• The property water supply pressure (95 psi) measured at the exterior hose bib. Property water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally accepted current standards. Excessively high water pressure is likely to cause leaks. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Water Supply

Water Supply Material: Copper
Water Supply Source: Public
• The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, it is recommended to ask the homeowner for details.

Water Supply & Distribution Systems

Water Supply & Distribution Systems Material: Copper
• The visible supply piping material is listed above. The exposed and visible supply piping was in acceptable condition.

Water Heating Equipment

General Information

• The water in an indirect fired water heater is heated by a copper coil located inside the hot water tank. The internal coil is in turn heated by circulating water inside the coil to and from the boiler.The lifespan of water heaters depends on the following:-The quality of the water heater -The chemical composition of the water -The long term water temperature settings -The quality and frequency of past and future maintenanceFlushing the water heater tank once a year and replacing the anode rod every 4 years will help extend its lifespan. You should keep the water temperature set at a minimum of 125 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding
• The capacity of the water heating equipment is listed above.
• The water heater age was determined by the photo included in this report. According to the U.S. Department of energy these major appliances are intended to run for between 8 and 12 years. Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, volume of water utilized, size of tank, brand and quality of water heater. Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.

Drain Valve & Drip Pan

• There was a drain valve which was in serviceable condition at the time of inspection.

Expansion Tank / Valve

• The water heater had an expansion tank / valve installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition. We do not dismantle, drain or inspect inside of the tank.

Exterior Condition/Leakage

• The water heating equipment was properly supported, level and no leaks were observed at time of inspection.

Operation & Response to Controls

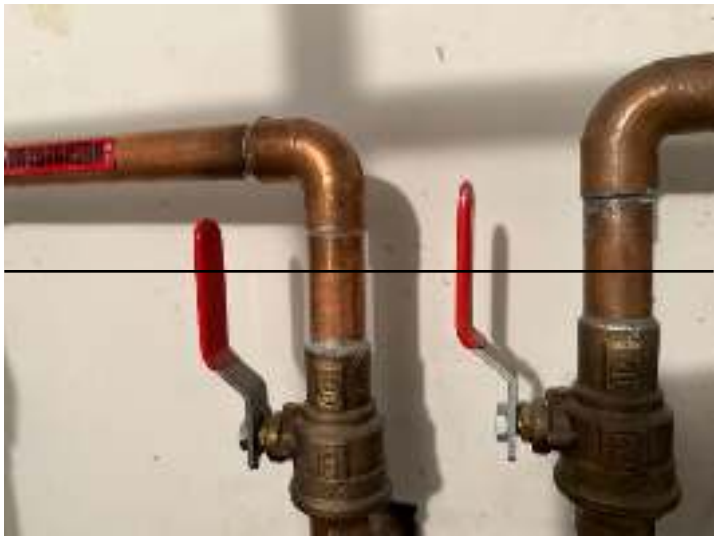
• The water heater responded to the demand for hot water. The ignition system system was in acceptable condition.

Temperature & Pressure Relief Valve

• The water heater was equipped with a TPR (Temperature Pressure Relief) valve and a properly-configured TPR valve discharge pipe which was properly connected to the T&P relief valve and terminated within 6" from the floor. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection. No adverse conditions were observed.

Water Shut-Off & Pipe Connections

• The water heating equipment had a cold water supply shutoff valve installed. The valve was not operated during the inspection; however, it should be "exercised" periodically so that it will remain functional when the need arises.
• Water pipe fittings connected to the water heating equipment appeared to be in serviceable condition at the time of the inspection.



Water Temperature

Water Temperature Meaurement: 110-120 Degrees
• The water temperature was within the acceptable range of 120-130 degrees.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Structural Basement

General Information

Basement Configuration: Full Basement Finished
• One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.
• Personal items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything. Many things were blocking my inspection.
• The basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement, its systems and components.

Basement Electrical

• All visible electrical components in the basement were in serviceable condition at time of inspection.

Basement Floor Structure

Basement Floor Structure: Concrete Slab

Basement Floor Structure & Supports

• Most of the ceilings and walls in the basement were covered and structural members were not visible. (If any structural members were visible, no problems were observed at the time of the inspection.)

Basement Foundation Wall

• The visible foundation walls of the basement were inspected and appeared to be in serviceable condition with no obvious problems discovered at time of inspection.

Basement Insulation

• Most of the walls and ceilings in the finished basement are covered and insulation was not visible. The visible basement foundation walls were not insulated.

Basement Interior Wall Structure

• Most of the walls in the finished basement are covered and structural members are not visible. The inspector could not determine if the walls were constructed using a method which will allow for soil movement. No obvious problems discovered. I could not see behind these coverings.

Basement Moisture Intrusion

• No visible signs of water intrusion were present at time of inspection.

Basement Vapor Barriers

• Most of the walls and ceilings in the finished basement were covered and vapor barriers were not visible. It was not possible to determine whether a vapor barrier was present behind these coverings.

Mold Inspection

Mold Inspection

• As stated in the Inspection Agreement, and acknowledged by the Client, the parties agree that all buildings contain some amount of mold, and that the inspector is held harmless from any claim arising from the presence of any level or species of mold, which may exist in, or on, the structure or property either at the time of the inspection, or identified or discovered anytime thereafter. Mold can occur at any time, and for a variety of reasons, including water penetration or elevated moisture content. It may also remain hidden from view, or return at any time after cleaning if root cause for the mold growth was not identified and corrected. As the inspection is visual only, and therefore noninvasive, it is virtually impossible for inspector to identify all conditions which could result in mold growth, and is also impossible for inspector to reasonably identify area of mold growth. The Client further acknowledged and agreed that the inspector is not responsible for the discovery of toxins of any type, either inside or outside the subject structure and/or property.The general home inspection does not include confirmation of the presence of molds of any type. Many types of molds exist to which different people show widely varying levels of sensitivity. Testing for molds requires a specialist inspection. The inspector recommends that you have specialist testing performed if molds are a concern to you. The inspector offers limited mold testing as an ancillary inspection.

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves