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Report: 0000695 Address:

## Confidential Inspection Report

123 Main Street,  
Denver, CO 80301



Prepared for: **Kim McBuyer**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement / Contract must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

UPON RECEIPT of this report, and before the inspection objection deadline, IT IS STRONGLY RECOMMENDED that you have each reported concern and the entire system FURTHER EVALUATED for additional concerns that may be outside of the scope of the inspection. Further evaluation is recommended to provide you with the appropriate opinion of remedy and/or repair under Colorado Laws and / or Regulations. Further evaluation and/or services should be performed by appropriate, unbiased, insured contractors performing within the scope and capacity of their service under Colorado Laws and / or Regulations, such as but not limited to, a Professional Engineer, an Industrial / Environmental Hygienist, HVAC Technicians, Roofing Contractors, Plumbers, Electricians, Chimney / Fireplace Contractors, Stucco / Masonry Contractors, Window Contractors, Radon Mitigation Contractors, Pest / Rodent / Insect Control Contractors, Odor & VOC Inspection/Testing/Removal Contractors, Local Jurisdictions/Building Departments, Utility Service Providers, and/or Manufacturers, etc. As agreed, CBHI Home Inspection Services DO NOT INCLUDE PARTIAL INSPECTION SERVICES, such as but not limited to, site visits/revisits to inspect due to Inclement Weather, Weather Damage, Seller's Negotiations, Seller's Work Performed and/or Work Performed by other Service Contractors and/or Service Providers prior to or after the confirmed/scheduled Home Inspection Date/Time. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Please call our office for any clarifications or further questions.

## REPORT SUMMARY

### EXTERIOR

Patio:

*Condition:*

Soil appeared to have eroded from beneath the patio concrete.

Window Wells:

*Condition:*

Water resistant covers were not installed on the window wells as is typically recommended to prevent water intrusion.

### FOUNDATION - BASEMENT

Basement:

*Foundation Wall Condition:*

Damaged foundation wall insulation was visible in the basement.

*Floor Condition:*

A few cracks were visible at the basement floor.

*Sump Pump / Pit:*

A high water level alarm is recommended at the basement sump pit.

### PLUMBING SYSTEM

Supply Lines:

*Condition:*

The plumbing supply lines did not appear to have a thermal expansion valve / tank as is typically recommended / required near the water heater.

Outside Hose Faucets / Hookups:

*General:*

The exterior hose faucet was not properly secured to the wall.



Water Heater:

Temperature Pressure Relief Valve:

The water heater TPR valve overflow pipe was missing.

Condition:

Corrosion was visible at the water heater fittings.

The water heater may have been replaced without proper permits, check with the local jurisdiction.

Plumbing Notes:

Water Softener:

The water softener appeared to condition both hot and cold water, this may add salt to the water, consult your doctor for health risks.

**HEATING**

Heating Equipment:

Burners / Heat Exchangers:

The heat exchanger / combustion chamber portion of a gas furnace is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. It is recommended that a heat exchanger leak test / inspection be performed to verify the condition of the heat exchanger.

Flues:

The furnace flue appeared to be single wall piping, double walled piping is typically recommended with this type of furnace.

Vents, Plenum:

The air plenum did not appear to be fully sealed at the furnace.

Air Filters:

It is recommended that the furnace filter(s) be changed or cleaned every 30 to 45 days for best performance.

Recommendations / Conditions:

The furnace should be cleaned, serviced, evaluated, and certified before use for safety.

Heating Notes:

Furnaces should be cleaned, serviced, and inspected annually as recommended by the manufacturer.

**HEATING - COOLING CONTINUED**

Air Conditioning:

System Condition:

The air conditioner was not level.

The evaporator coil (A coil) portion of an air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection; therefore it is recommended that the air conditioner be cleaned, serviced, and inspected before the inspection objection deadline, Real Estate contract deadline date.

Air conditioners should be cleaned and serviced annually as recommended by the manufacturer.

Refrigerant Lines:

The air conditioner refrigerant line condensation appeared to be leaking onto the furnace.

Notes:

Refrigerant (R-22), and parts may no longer be available to service this unit / may be difficult / expensive to obtain for the air conditioner.

It was not possible to test the air conditioner due to the outside air temperature, if operated below 65 degrees the air conditioner could be damaged.



## ELECTRICAL SYSTEM

### Electrical Distribution Panels:

#### *Basement Sub Panel:*

The water softener appeared to compromise the safe, proper working space in front of the electrical panel / the basement appeared to lack safe, proper working clearance in front of the electrical panel.

### Switches & Fixtures:

#### *Interior Lighting:*

A few light bulbs did not appear to be operational.

#### *Exterior Lighting:*

The front entry door light fixture / bulb did not appear to be operational.  
The light fixtures were not caulked at the exterior.

### Electrical Outlets:

#### *Interior Outlets:*

Several outlets were painted.  
Several outlets were loose.

#### *Exterior Outlets:*

The rear exterior outlet cover plate was damaged / missing.

### Ceiling Fans:

#### *Condition:*

The living room ceiling fan did not appear to be operational.

## INTERIOR

### Windows:

#### *Condition:*

The tracks appeared to be loose / damaged at the living room NW corner window.  
The tracks appeared to be loose / damaged at the kitchen windows.  
The window tracks were dirty.  
A few window screens were damaged.  
The interior window caulking was cracked and deteriorated.

### Floors:

#### *Condition:*

The floors creaked at / near the master bedroom closets.

## INTERIOR CONTINUED

### Fireplace:

#### *Condition / Recommendation:*

A white build up was visible on the glass of the fireplace.  
The fireplace should be serviced and inspected / repaired before use for safety.

### Smoke / Fire / CO Detectors:

#### *Smoke Detectors:*

All smoke detector batteries should be replaced annually, smoke detectors should be replaced every 8-10 years.

#### *Carbon Monoxide Detectors:*

A carbon monoxide detector should be installed near every sleeping area and on every level of the house as recommended by the CPSC.  
All carbon monoxide detector batteries should be replaced annually, CO detectors should be replaced every 1-5 years.



Laundry:

Dryer Vent:

The condition of the inside of a dryer vent pipe cannot be fully determined during a visual non-invasive inspection; therefore it is recommended that the dryer vent system be cleaned and serviced for safety.

**KITCHEN - APPLIANCES**

Range/ Cooktop / Oven:

Condition:

The oven did not fit in the opening / tip-over device properly.

Microwave:

Condition:

The microwave appeared to be too close to the cook top, manufacturers typically recommend 18 inches for safety; check manufacturer's specifications and / or with the local jurisdiction.

Kitchen Interior:

Counters:

The granite counter tops should be sealed annually.

**BATHROOM**

Main Bathroom:

Bathroom Sinks and Faucets:

The bathroom sink drain line appeared to be improper (flex), this waste line may not drain properly / may be prone to blockage.

Bathtub/Shower Fixtures

The hot and cold water appeared to be reversed at the bathtub / shower faucet.

Bathtub/Shower Walls:

The shower should be cleaned and caulked, all bathroom grout should be sealed.

**RADON**

The average radon level was above 3.9 pCi/l, therefore it is recommended that the house be mitigated for radon using the AARST guidelines.



## GENERAL INFORMATION

### Client & Site Information:

*Inspection Date:* December 2, 2017 09:00 AM.

*Client:*

*Inspection Site:*

*House Occupied?*

No.

*People Present:*

Buyer's agent attended the complete inspection, Buyer's Parents / family attended the last hour of the inspection. Buyer's Agent attended the last 1/2 hour of the inspection for a summary walkthrough.

### Building Characteristics:

*Estimated Age:* 2003.

*Building Type:* Townhouse.

### Climatic Conditions:

*Weather:* Partly Cloudy.

*Outside Temperature (F):* 50-60.

### Utility Services:

*Water Source:* Public.

*Sewage Disposal:* Public.

*Utilities Status:* All utilities on.

### Payment Information:

*Total Fee:*

*Paid By:*

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**SER = "Appears Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, appears worn, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = System, item, component, or unit is not functioning as intended, needs repair or replacement, and/or could not be operated/tested and/or inspected due to weather and/or existing site conditions. Further evaluation is needed by a qualified professional engineer, licensed contractor, or specialty tradesman dealing with that item or system.

**SAF = "Safety Concern"** = Poses a risk of Injury or death. These items should be repaired or replaced before use.

**NI = "Not Inspected"** = Item was not fully visible; not accessible; or not able to be operated at the time of inspection, due to safety concerns, weather, or the possibility of damage; and/or provided as a courtesy note only.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time and date of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the current version of the International Residential Standards of Practice (InterNACHI), a copy of which is available at the following websites: [www.cbhi.biz](http://www.cbhi.biz) / [www.nachi.org](http://www.nachi.org).

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## EXTERIOR

The inspector is not required to inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. The inspector is not required to inspect items, including window and door flashings, which are not visible or readily accessible from the ground.

**Exterior:**

*Wall Covering Materials:* Stone Veneer, Fibrous Siding.

Condition: SER MM RR SAF NI

The exterior was HOA owned and maintained, therefore it was not included in the scope of the inspection.

**Porch:**

*Material / Location:* Concrete, Front.

Condition:

**Patio:**

*Material / Location:* Concrete, Rear.



Condition:

Soil appeared to have eroded from beneath the patio concrete.

**Window Wells:**

*Material:* Metal.

Condition:

Water resistant covers were not installed on the window wells as is typically recommended to prevent water intrusion.

**Client Exterior Courtesy Notes:**

*Client Exterior Courtesy Notes:*

The exterior of the building was HOA owned and maintained, therefore it was not included in the scope of the inspection, any and all exterior comments were given as a courtesy to client only.

## FOUNDATION - CRAWLSPACE- BASEMENT

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Foundation:**

*Materials:*

Poured Concrete.

*Condition:*

SER	MM	RR	SAF	NI
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The foundation was not visible at most areas.

**Basement:**

*Access:*

The basement was unfinished.

*Foundation Wall Condition:*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D a m a g e d foundation wall insulation was visible in the basement. The basement foundation walls were not visible due to the wall coverings.



*Beams/Underfloor Condition:*

*Posts & Pier Condition:*

*Stairs and Railing Condition:*

*Window Condition:*

*Floor Condition:*

*Sump Pump / Pit:*

A few cracks were visible at the basement floor.

A high water level alarm is recommended at the basement sump pit. The sump pit was dry / no pump installed at the time of the inspection.



# ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces; certain roofing materials are prone to damage if walked on; for this reason we indicate the method used to evaluate the roof surface. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and may attempt to approximate its age, but we cannot predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Main Roof:

*Style:* Gable.  
*Material:* Asphalt Composition Shingles.  
 SER MM RR SAF NI  
*Condition:*

The roof was HOA owned and maintained, therefore it was not included in the scope of the inspection.

In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

### Attic & Insulation:

*Access:* Master Bedroom.  
*Roof / Attic Framing:* 2x4 Trusses.  
*Framing Condition:*       
*Ventilation:*       
*Insulation Materials:* Fiberglass- Blown.  
*Depth:* 12-15 inches.  
*Insulation Recommendations / Condition:*

## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement; although rare, there have been documented cases of problems related to some ABS piping. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. It is strongly recommended that the main sewer line be inspected with a camera before inspection objection deadline for damage / blockage.

**Main Line:**

*Material, Size, Location:*

Copper, 3/4 inch, The main water shut off valve was located in the basement.



*Condition:*

SER  MM  RR  SAF  NI

Portions of the main water line were not visible or accessible for inspection.

**Supply Lines:**

*Material:*

Copper.

*Condition:*

The plumbing supply lines did not appear to have a thermal expansion valve / tank as is typically recommended / required near the water heater. Portions of the plumbing supply lines were not visible.

**Waste Lines:**

*Material:*

ABS (Acrylonitrile butadiene styrene)

*Condition:*

Portions of the waste lines and traps were not visible or accessible for inspection.

**Outside Hose Faucets / Hookups:**

*General:*

The exterior hose faucet was not properly secured to the wall.

**Water Heater:**

*Power Source:* Gas.  
*Capacity:* 50 Gallons.  
*Location:* Basement.  
 SER MM RR SAF NI  
*Combustion Air:*       
*Flue:*       
*Temperature Pressure Relief Valve:*

The water heater TPR valve overflow pipe was missing.



*Condition:*

Corrosion was visible at the water heater fittings. The water heater may have been replaced without proper permits, check with the local jurisdiction.



**Plumbing Notes:**

*Water Softener:*

The water softener appeared to condition both hot and cold water, this may add salt to the water, consult your doctor for health risks. Any and all components of the water softener system are not within the InterNACHI Standards of Practice and therefore were not inspected.

**Fuel System:**

*Gas Meter / Tank:* The gas meter was located at the exterior of the house.

*Condition:*      Portions of the gas lines were not visible / accessible for inspection.

See Interior, Kitchen, and Bathrooms section of report for information about plumbing and fixtures in those areas.

## HEATING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect nor required to inspect the furnace heat exchangers or fireboxes for evidence of cracks or holes, or inspect concealed portions of the heat exchanger or firebox, electronic air filters, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating Equipment:

<i>Type &amp; Location:</i>						Forced Air, Basement.
<i>Fuel Source:</i>						Natural Gas.
<i>Capacity / Data Tag Information:</i>						75,000 BTU, Aire-Flo Furnace, Model #AF80MPA07583A, Serial #4603F01352.
<i>Burners / Heat Exchangers:</i>	SER	MM	RR	SAF	NI	The heat exchanger / combustion chamber portion of a gas furnace is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. It is recommended that a heat exchanger leak test / inspection be performed to verify the condition of the heat exchanger. Portions of the heat exchanger were not visible at the time of the inspection.
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<i>Pump / Blower Fan:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Combustion Air:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Flues:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
						The furnace flue appeared to be single wall piping, double walled piping is typically recommended with this type of furnace.
<i>Vents, Plenum:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The air plenum did not appear to be fully sealed at the furnace.
<i>Air Filters:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is recommended that the furnace filter(s) be changed or cleaned every 30 to 45 days for best performance.
<i>Thermostat Location:</i>						Main level hall.
<i>Thermostat Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Fuel Controls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Recommendations / Conditions:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The furnace should be cleaned, serviced, evaluated, and certified before use for safety.
<i>Heating Notes:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnaces should be cleaned, serviced, and inspected annually as recommended by the manufacturer.
<b>Main House Flue:</b>						
<i>Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Portions of the main house flue were not visible / accessible for inspection.

## HEATING - COOLING CONTINUED

The air conditioner cannot be operated when the outside air temperature is below 65 degree Fahrenheit; operating the air conditioner below 65 degrees can damage the system. The inspector is not equipped to inspect nor required to inspect concealed portions of evaporator and condensing coils. The inspector is not required to inspect humidifiers and de-humidifiers; even if comments are made, these items are not to be considered inspected

**Air Conditioning:**

*Primary Type:* Central Air Conditioning.

*Electrical:* 240 Volt with electrical service disconnect panel.

*Capacity:* 2 1/2 ton.

	SER	MM	RR	SAF	NI
<i>System Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The air conditioner was not level. The evaporator coil (A coil) portion of an air conditioner cannot be accessed without disassembly and cannot be checked during a visual inspection; therefore it is recommended that the air conditioner be cleaned, serviced, and inspected before the inspection objection deadline, Real Estate contract deadline date; please consult with your Real Estate Professional / Realtor. Air conditioners should be cleaned and serviced annually as recommended by the manufacturer.

<i>Condensation System:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Not tested due to the outside air temperature.

<i>Refrigerant Lines:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The air conditioner refrigerant line condensation appeared to be leaking onto the furnace. Not tested due to the outside air temperature.



<i>Controls:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Not tested due to outside air temperature.

<i>Notes:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refrigerant (R-22), and parts may no longer be available to service this unit / may be difficult / expensive to obtain for the air conditioner. It was not possible to test the air conditioner due to the outside air temperature, if operated below 65 degrees the air conditioner could be damaged.

**Ducts / Air Supply:**

<i>Ductwork / Distribution:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. The inspector is not required to inspect or operate exterior accent lighting. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

<i>Type of Service:</i>	Underground, 120 / 240 volt, Breakers.
	SER MM RR SAF NI
<i>Condition:</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<i>Grounding Equipment:</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

**Electrical Distribution Panels:**

<i>Main Panel Location, Size:</i>	Exterior of house, 125 Amp.
<i>Main Panel Condition:</i>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<i>Basement Sub Panel:</i>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

The water softener appeared to compromise the safe, proper working space in front of the electrical panel / the basement appeared to lack safe, proper working clearance in front of the electrical panel, typically a space of at least 30 inches wide and 3 feet deep is required (floor to ceiling).



**Wiring Materials:**

<i>Service Cables:</i>	Could Not Determine.
<i>120 Volt Wires:</i>	Copper.
<i>208/240 Volt Wires:</i>	Aluminum / Copper.

**Switches & Fixtures:**

<i>Interior Lighting:</i>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A few light bulbs did not appear to be operational.
<i>Exterior Lighting:</i>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	The front entry door light fixture / bulb did not appear to be operational. The light fixtures were not caulked at the exterior.

**Electrical Outlets:**

	SER	MM	RR	SAF	NI
<i>Interior Outlets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Exterior Outlets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Several outlets were painted. Several outlets were loose. The rear exterior outlet cover plate was damaged / missing.



**Ceiling Fans:**

<i>Condition:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The living room ceiling fan did not appear to be operational.



**General Wiring:**

<i>240 / 208 Volt Circuits:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>120 Volt Circuits:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# INTERIOR

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. The inspector is not required to inspect or operate screens, storm windows, shutters, or awnings. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### Doors:

	SER	MM	RR	SAF	NI
Main Entry Door:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Exterior Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall Interior Door Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Windows:

General Type:	Vinyl windows.				
Condition:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The tracks appeared to be loose / damaged at the living room NW corner window. The tracks appeared to be loose / damaged at the kitchen windows. The window tracks were dirty. A few window screens were damaged. The interior window caulking was cracked and deteriorated.

### Walls:

General Material:	Drywall.				
Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Ceilings:

General Type:	Drywall.				
Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Floors:

Material:	Carpeting, Wood, Laminate.				
Condition:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The floors creaked at / near the master bedroom closets.

### Closets:

Condition:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## INTERIOR CONTINUED

Our inspection of living space includes the visually accessible areas. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Smoke detectors and carbon monoxide detectors are not tested, please refer to the CPSC for their recommendations on smoke detector and carbon monoxide detector placement, testing, and replacement / servicing. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. Per the InterNACHI Standards of Practice free standing appliances / washers and dryers are not inspected or tested, any information provided on these appliances is as a courtesy to client only. These items should be considered outside the scope of the inspection.

### Stairs & Handrails:

<i>Condition:</i>	SER	MM	RR	SAF	NI
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Fireplace:

<i>Type:</i>	Prefabricated.				
<i>Fuel:</i>	Natural Gas.				
<i>Condition / Recommendation:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A white build up was visible on the glass of the fireplace. The fireplace should be serviced and inspected / repaired before use for safety.



### Smoke / Fire / CO Detectors:

<i>Smoke Detectors:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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All smoke detector batteries should be replaced annually, smoke detectors should be replaced every 8-10 years. Visually inspected but not tested.

<i>Carbon Monoxide Detectors:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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A carbon monoxide detector should be installed near every sleeping area and on every level of the house as recommended by the CPSC. All carbon monoxide detector batteries should be replaced annually, CO detectors should be replaced every 1-5 years. Visually inspected but not tested.

### Laundry:

<i>Location:</i>	Basement.				
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<i>Hose Bibs / Hookups/Sink</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<i>Faucets:</i>	<input type="checkbox"/>				
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<i>Dryer Vent:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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The condition of the inside of a dryer vent pipe cannot be fully determined during a visual non-invasive inspection; therefore it is recommended that the dryer vent system be cleaned and serviced for safety.

<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## KITCHEN - APPLIANCES

We may test appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if comments are made, these items are not to be considered inspected: refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Per the InterNACHI Standards of Practice free standing appliances are not inspected or tested, any information provided on these appliances is as a courtesy to client only. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen Sink:

Fixtures & Drains:                      SER   MM   RR   SAF   NI  
           

### Range/ Cooktop / Oven:

Type:    Electric.  
 Condition:                                                     The oven did not fit in the opening / tip-over device properly.

### Exhaust / Ventilation:

Type:    Internal / microwave with grease filter.  
 Condition:                                                 

### Dishwasher:

Dishwasher Drain Type:                      A high-loop system was present on the dishwasher drain line.  
 Dishwasher Condition:                                 

### Disposal:

Condition:                                                 

### Microwave:

Condition:                                                     The microwave appeared to be too close to the cook top, manufacturers typically recommend 18 inches for safety; check manufacturer's specifications and / or with the local jurisdiction.



### Kitchen Interior:

Cabinets:                                                    
 Counters:                                                     The granite counter tops should be sealed annually.

### Kitchen Electrical:

Switches & Fixtures:                                    
 Electrical Outlets:

## BATHROOM

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not / will not leak-test shower pans.

**1/2 Bathroom:**

	SER	MM	RR	SAF	NI
<i>Bathroom Sinks and Faucets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Toilet:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Switches &amp; Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Ventilation:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Main Bathroom:**

<i>Bathroom Sinks and Faucets:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The bathroom sink drain line appeared to be improper (flex), this waste line may not drain properly / may be prone to blockage.



<i>Toilet:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Bathtub/Shower Fixtures</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Bathtub/Shower Walls:</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Switches &amp; Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Electrical Outlets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Ventilation:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The hot and cold water appeared to be reversed at the bathtub / shower faucet.

The shower should be cleaned and caulked, all bathroom grout should be sealed.



# RADON TESTING / MITIGATION

## Radon Testing

*Testing Technician:* James D. Krumm.  
*NRPP Tested Technician #* 104846RT.  
*Monitor Type:* Continuous Radon Monitor.  
*Monitor Serial #:* 54728001.  
*Testing Location:* Basement.  
*Testing Location Minimum 20" Above Floor:* Yes.  
*Testing Location Minimum 12" From Exterior Wall:* Yes.  
*Minimum of 4" Clearance Around Monitor:* Yes.  
*Start Date:* 12/02/2017.  
*Start Time:* 9:00am.  
*Stop Date:* 12/04/2017.  
*Stop Time:* 11:00am.  
*Radon Test In Progress Sign Posted:* Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.  
*Test Limitations:* There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results.

*Test Results:*

Data in pCi/l  
Time Interval 1 Hr

2.8	3.2	5.1
4.3	3.6	4.0
4.0	2.1	4.0
3.2	3.6	5.5
4.3	2.8	2.8
2.5	2.8	3.2
5.1	3.2	4.3
5.1	5.5	5.1
4.7	5.1	6.5
8.7	7.3	4.3
6.5	4.0	3.6
3.2	2.8	6.5
4.3	3.6	4.7
10.2	7.6	5.8
3.6	4.0	3.6
1.8	2.5	5.8
2.5	4.3	

Protocol Avg.= 4.5.

*Results Measurement & Recommendations:*

SER	MM	RR	SAF	NI
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The average radon level was above 3.9 pCi/l, therefore it is recommended that the house be mitigated for radon using the AARST guidelines.



# SEWER SCOPE

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement; although rare, there have been documented cases of problems related to some ABS piping. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. The main sewer line/pipe was observed (where it leaves the house to the city tap) with a camera at the time of inspection and defects / site conditions were noted. Nonetheless, blockages will still occur in the life of any system.

**Access Point:**

*Location of Scope / Entrance:* Basement Floor Cleanout.

*Clean Out Condition:* SER MM RR SAF NI

**Main Sewer Line/Pipe Material:**

*Underfloor Interior Line/Pipe:* ABS (Acrylonitrile butadiene styrene)

*Underground Exterior Line/Pipe:* SDR (Standard Dimensional Ratio PVC)

*Length of Main Line/Pipe:* The main sewer line/pipe was approximately 98 feet from the access point to the HOA tap.

**Main Sewer Line/Pipe:**

*Condition:*

**Sewer Line/Pipe Video:**

*Link to Sewer Line/Pipe Video:* <https://youtu.be/EUiM6TqMeIE>

The inspection is intended to reduce risk, but cannot eliminate risk. This inspection is of the main sewer line/pipe as it leaves the house to the city tap, the interior portions of the sewer lines/pipes will not be observed and/or reported on. Defects may exist that could not be detected by camera / through a visual inspection. The inspection and report in no way lessen the risk or likelihood of repairs or replacement being needed in the future. All measurements / locations are approximate and should not be relied upon to establish the exact location to dig or disturb soil, concrete, or pavement for repairs.