

# Western States Inspections & Services, Inc.

2523 S. Eastover St. Bennett, CO 80102

303-807-6837

## **HOME INSPECTION AGREEMENT LIMITS OUR LIABILITY. TAKE YOUR TIME AND READ COMPLETELY**

THIS AGREEMENT made this **3rd** day of **November**, 2019, by and between Western States Inspections & Services, Inc. (we are the "Inspector") and **Mary Janis** (you are the "Client" and collectively, we are the "Parties" and each a "Party")

**Your email:** Email address

**Subject Property:** **71 Mountain Lane, Pine**

**1. SCOPE AND PURPOSE OF INSPECTION:** The purpose of the inspection is to observe the general condition of the subject properly and identify and disclose those major defects, deficiencies, and hazards which are readily visible and accessible at the time of the inspection. Any tools utilized by the inspector are used at the discretion of the inspector. Those minor and cosmetic defects listed in the report do not constitute a comprehensive list. Representative samples of components such as but not limited to, windows, doors, electrical receptacles/outlets/switches, and smoke/CO detectors, shall be inspected. Defects found and reported in sampled components are not to be considered a comprehensive list of all defects that may exist in those components. Conclusions and recommendations in this report are based on the inspected samples. Components, devices, and systems are operated as intended by manufacturers using manufacturers' instructions and related industry recommendations.

**This property inspection is, and can only be, a "snapshot view" of the condition of the readily visible parts of the property at the time of the inspection and how well components functioned during this inspection. This inspection is not a technically exhaustive inspection of the structure, systems, or components and may not reveal all deficiencies.**

**A more exhaustive inspection is available for a substantial additional fee.**

**Your inspector is a home inspection generalist and, while very knowledgeable, is not acting as an expert in any craft or trade. If your inspector recommends repairs or consulting specialized experts, it is your responsibility to follow-up.**

Whether descriptive remedies for any noted defects are included in the report or not, you are advised to seek at least two professional opinions and/or estimates of repair. The client is advised to have any professional making repairs to do further evaluation in order to discover and repair any defects that might not be identified by the visual inspection conducted by the home inspector. The purpose of recommending further evaluation is to have a professional go further in dismantling or examining a component than is done in a home inspection and make recommendations or repairs.

A real estate inspection helps to reduce some of the risk involved in purchasing a home or property, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. Some components and systems require more use and/or observation than possible during this inspection to reveal defects. You should obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, information on recalls, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**1. WHAT IS OUTSIDE THE SCOPE OF THE INSPECTION:** Components and features that we cannot see. Blemishes, discolorations, minor damage, and unfinished trims, etc. Areas and components that have blocked or restricted access, cannot be safely accessed, or accessed without risk of damage to components as determined by the inspector, with the standard tools carried by the inspector. Components seasonally turned off or cannot be safely operated due to temperatures have limited inspections. Inspection does not include destructive testing or dismantling. Inspector does not move furniture, appliances, stored items, or pull up floor coverings. This inspection does not constitute a home warranty, guarantee, insurance policy or substitute for real estate property disclosures. Elements maintained by a Home Owners Association (HOA) are not inspected. The inspector does not identify building code and zoning violations or every component that is or may be the subject of a lawsuit or recall.

**If snow, rain, temperature, other weather, obstructions, uncooperative occupants, or other event prevents or limits inspection of normally inspected components, you may request a follow-up inspection and agree to pay an additional fee for this service.**

You acknowledge that the following components shall not be covered, addressed or inspected during the inspection, and it is your responsibility to get appropriate experts to evaluate these components: Intercom, central vacuum, phone wiring, theater systems, security systems, tracing circuits, most low voltage systems, home networks, saunas, steam baths, radio-controlled devices, dumbwaiters, automatic gates, elevators, lifts, and thermostatic or time-clock controls, pools, spas, window coverings and blinds. Geological stability, soil conditions, site drainage, structural stability or engineering analysis, termites and other wood destroying organisms, pests, asbestos, radon gas, formaldehyde, lead, lead paint, mold, odors, water and air quality, electromagnetic radiation, "meth use and labs," and any other environmental hazards. Fence lines, sheds, detached buildings and barns, roofs above 15' high (ladder height), wells, septic systems, items winterized or turned off for the season, water softener/purifier systems, solar systems, furnace heat exchangers, ac evaporators, and other similar components. Effectiveness, adequacy, efficiency, and predicting the life expectancy of any appliance, system, and component beyond generalized comments.

*(By prior written agreement, some of the above items may be inspected and reported for additional fees)*

**2. STANDARDS OF PRACTICE ("SoP"):** The inspection shall be done in accordance with the InterNational Association of Certified Home Inspectors (InterNACHI), which may be reviewed at <https://www.nachi.org/sop.htm>. You understand that InterNACHI's SoP

contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us. Anything inspected that is beyond the SoP specifications, shall be at the inspector's discretion, subject to all terms and conditions described in this Agreement and report.

**3. LIMITED DISTRIBUTION:** This report is for your use only. Unless instructed otherwise in writing, you give us permission to discuss our observations with real estate agents, owners, repair persons, and others authorized by you. You will be the sole owner of the report and all rights to it. We are not responsible or have any liability for use or misinterpretation by third parties, and third parties who rely on this report in any way. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law. You may not assign this Agreement.

**4. LIMITATION ON LIABILITY AND DAMAGES:** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate these liquidated damages provision, we are willing to perform the inspection for a substantial fee that must be negotiated in advance of the inspection.

If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. We have up to 10 (ten) business day to respond after receipt of written notification. Failure to comply with these conditions releases us from liability.

You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim.

If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise made by us shall be binding unless added in writing to this Agreement. Modifications to this Agreement must be agreed to in writing by all parties and added to this Agreement. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

**5. ADDITIONAL TERMS:** If you request a re-inspection or follow-up inspection, that inspection is subject to the terms of this Agreement. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You can have the time and opportunity to consult qualified counsel before signing this.

If there is more than one Client, you can sign on behalf of all of them, and represent that you are authorized to do so.

The Parties, intending to be legally bound by this Agreement, have executed this Agreement on the date first set forth above. You agree to arrange for and authorize the Inspector to enter the Subject Property to perform the inspection subject to the terms and conditions of this Agreement. Client agrees to pay Western States Inspections & Services, Inc. by cash, check, credit card, or other payment method prior to receipt of the report, the fees described in **Exhibit A**. Past-due fees for your inspection shall accrue interest at 8% per month. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

Client understands and agrees with the terminology used in this report as described in **Exhibit B**.

**Inspector: Lon Henderson, InterNACHI CPI (Certified Property Inspector) and CMI (Certified Master Inspector),  
NAHI CRI (Certified Residential Inspector), CRT (Certified Residential Thermographer),  
InterNACHI Home Inspection School Instructor, Kaplan College Home Inspection Instructor**

**By your signature below, you agree to all the terms of this Agreement.**



Client

INSPECTION FEE \$Fee

RADON TEST: **No** FEE \$Fee

**Water Potability** FEE \$Fee

Other FEE \$Fee

TOTAL INSPECTION FEE \$Total

Revisit or follow-up inspection fees start at \$100. \$Fee

Parties authorized by you (client) to receive this report:

Selling agent  Other

#### EXHIBIT B:

**“Appears Serviceable”** means that the item or component appears capable of being safely used and does not appear to have problems that will lead to failure in the near future. Some components may show normal ‘wear and tear’ and have cosmetic defects or other minor deficiencies checked  that do not materially impact the performance of that item. Any item or description not checked  or highlighted is not applicable.

**Green highlighting is for clarity, emphasis, or acknowledgement. Green does not indicate a defect or problem.**

**Not all defects are equal.**

**Yellow highlighting designates a defect or condition that, in the inspector’s opinion, should be repaired, replaced, or evaluated by an appropriate expert for remedial action. Sometimes, a highlighted component with a defect is performing its intended function.**

**Red highlighting designates a defect or condition that, in the inspector’s opinion, is significant and/or a safety concern. Action is strongly recommended.**

**Significant expense may be required to remedy.**

**“N/W”** means that the item was not working properly or as expected. **“N/A”** means Not Applicable. **“Recommended”** may not mean required.

**If you are unsure about any comments, highlights, or checked boxes; call, text, or email the inspector for clarification. Where repair is not recommended or described for an identified defect, client should consult appropriate experts to decide whether repair or replacement is appropriate.**

**Contact the inspector about any questions arising about this inspection or report.**

**READ THE ENTIRE REPORT.**



- Client or representative was not present for entire inspection  
 Snow covering some features and limiting inspection  Raining (may limit inspection)  Recent rain  
**Average temps during inspection:**  Cold <32°  Cool 32°- 65°  Warm 65°- 85°  Hot >85°  
**Property type:**  Single family  Condo  Townhome  Attached  Multi-unit  Commercial  
**Status:**  Occupied  Vacant  Furnishings present and limit inspection (furniture, etc. is not moved)

## SUMMARY OF MAJOR DEFECTS

**This summary lists important deficiencies that may include significant safety concerns and/or expensive repair/replacement, in the judgment of the inspector. These items should have additional evaluation and/or remedial action by appropriate experts.**

***This summary does not include every concern or defect noted in the report.***

**YOU MUST READ THE ENTIRE REPORT!**

- Exterior (Sections 1-11) Comments  
 Roof (Section 12-16) Comments  
 Electrical Panel needs repair/replacement (Sec 17) Comments  
 **Garage** (Section 18) **Paint garage**  
 **Wiring** **open wire ends and splices in attic must be in J-boxes**  
 Interior (Sections 19-26) Comments  
 Kitchen (Section 29) Comments  
 Structural Concerns: Evaluation by structural engineer recommended (Sec 30) Comments  
 Basement/Crawlspace (Section 30) Comments  
 **Heating/Cooling system repair and/or evaluation** (Sec 31) Comments  
 Plumbing (Section 32) Comments  
 Water Heater (Section 32) Comments  
 Bath(s) (Section 33) Comments  
**Other:** **Recommend evaluating well system**

## General Observations/Commentary

**1 DRIVEWAY**  N/A  Maintained by HOA (not inspected)  Not fully visible Comments

Material: **gravel**

**Appears Serviceable** (common-minor cracks)

Comments

Major cracks, spall, and minor movement are usually more cosmetic and rarely structural. They do not always require remedial action and concrete drive and walkway may still be serviceable.

**2 WALKWAYS**  N/A

Comments

Major cracks, spall, and minor movement are usually more cosmetic and rarely structural. They do not always require remedial action and concrete drive and walkway may still be serviceable.

**3 GRADE** (Water should drain away from foundation)  N/A  Snow present (unable to view some features)

Topography: **Level (mostly flat)**

**Flat next to foundation (may not be draining properly)** Comments

**Improper slope toward foundation** **back of house**

Comments



\*Flat drainage may only become a problem during periods of heavy rain or changes in yard irrigation or other surrounding drainage changes. Positive drainage is required. Surface water should flow away from the foundation at least 5' whenever possible.

**4 PORCH**  N/A  Not fully visible **low to grade**

Material: **wood**

**Appears Serviceable**

**Damaged/worn finish** Comments

**Uneven planks**

Comments

**5 PATIO**  N/A  Stoop  Not fully visible Comments

Material: **concrete**

**Appears Serviceable**

Common-minor cracks

Comments

**6 DECK/VERANDA**  N/A Surface material: **wood**

Location(s): **A:** Location **B:** Location **C:** Location

**A B C**

**Appears Serviceable** (based on observable components)

Not fully visible **low to grade**

Damaged/worn finish Comments

Comments

**7 FENCE**  N/A

Comments

**8 EXTERIOR WALLS**  N/A  Maintained by HOA (not inspected)  Not fully visible Comments.

**Structural Framing:**  Wood frame  Masonry  Steel frame  Not determined

*Structural elements are hidden and may be difficult to determine and may not be the same throughout the house*

**Primary Covering:**  Fibrous (composite) siding

**Siding:**  N/A

**Appears Serviceable**

**PVC pipe sticking out on east side is not doing anything and can be removed.**





\*\*Some siding materials have been part of class action lawsuits. Inspector does not determine if materials are part of a lawsuit.

Further evaluations should be conducted by qualified independent experts.

Paint prior to 1979 may contain lead. Paint is not tested for lead content.

**9 TRIM**  N/A  Maintained by HOA (not inspected)  Not fully visible **Comments**

Wood  Fibrous / Composite  Metal  Vinyl

**Eaves, soffits, fascia, & trim appear serviceable**

Comments

**10 HOSE FAUCET/BIB(S)**  N/A  Winterized – not tested

Frost proof:  Yes  No  Both present

**Appears serviceable**

Comments

**11 SPRINKLER**  N/A  System is off **Minimal Inspection: Inspector does not operate sprinkler system**

Comments

Because most of sprinkler system is hidden and large amounts water must be run to determine function; sprinkler inspection is minimal and buyer should further investigate. Inspector does not inspect valve boxes or spray coverage. If possible, buyer is encouraged to ask the seller or other experts for instructions on use of the system.

**12 ROOF**  Snow covered all or part

Part or all of roof not accessible

**Style:**  Gable  Hip  Combo Gable and Hip  Flat / low slope  Mansard / shed

**How inspected:**  Walked

**Material:**  Composition: **Dimensional** # of Layers visible\* **1** ;

**Appears serviceable** (shows little age or wear) **Visible part**

**The roofing underlayment is under the edge flashing. It should be on top of the flashing.**



\*Depending on municipality, only one or two layers of shingles are allowed whenever shingles are replaced.

**13 CHIMNEY(S)**  N/A  Maintained by HOA (not inspected)  Not fully visible Comments

Location (if applicable): **A:** roof **B:** Location **C:** Location **D:** Location

Material(s):  Block

**A B C D**

Major cracks in crown/cap need repair Comments

Block mortar needs tuck pointing repair

Comments



Common and major cracks in mortar crown/cap need sealing every few years. Hairline cracks in flue tile should be monitored for gapping.

**14 ROOF FLASHINGS**

Not fully visible snow

Boot jacks:

Cone has collapsed

Comments



**15 GUTTERS**  N/A  Maintained by HOA (not inspected)  None installed (usually required)

Appears Serviceable

Comments

\*When weather and gutters are dry, it is difficult to determine leakage or drainage. In most installations, downspout extensions should divert water at least five feet from foundation.

Inspector does not determine the effectiveness of any underground drains.

**16 ATTIC**  N/A Comments Access location: **addition**

How inspected:  Inspection limited to view from access  Entered

**Appears serviceable**

**Roof frame:**

Rafter: **2 x 6**

**Ventilation:**  **Appears adequate**

Minimal (may be inadequate)

**Insulation:**  Blown-in (Loose):  Batts:  None Approximate depth **8** inches

Fiberglass  Cellulose  Rockwool  Other

Uneven and/or Compressed

Comments



---

**17 ELECTRICAL SERVICE**

Inspection is a visual inspection that does not go beyond removing the deadfront cover when that can safely be done. Determining adequacy of service and performance of the system and identifying circuits is beyond the scope of this inspection

**Service Drop:**  Underground (not visible for inspection)

**Service conductors:**  Aluminum  Copper  Not determined

Ground present  Ground system not visible (*unable to determine adequacy of ground*)

Comments

**Main Panel (Service Equipment typically has main service disconnect and most of the circuit breakers)**

Location: **outside**

Main service disconnect rating **200 amps**

Panel rating **200 amps**

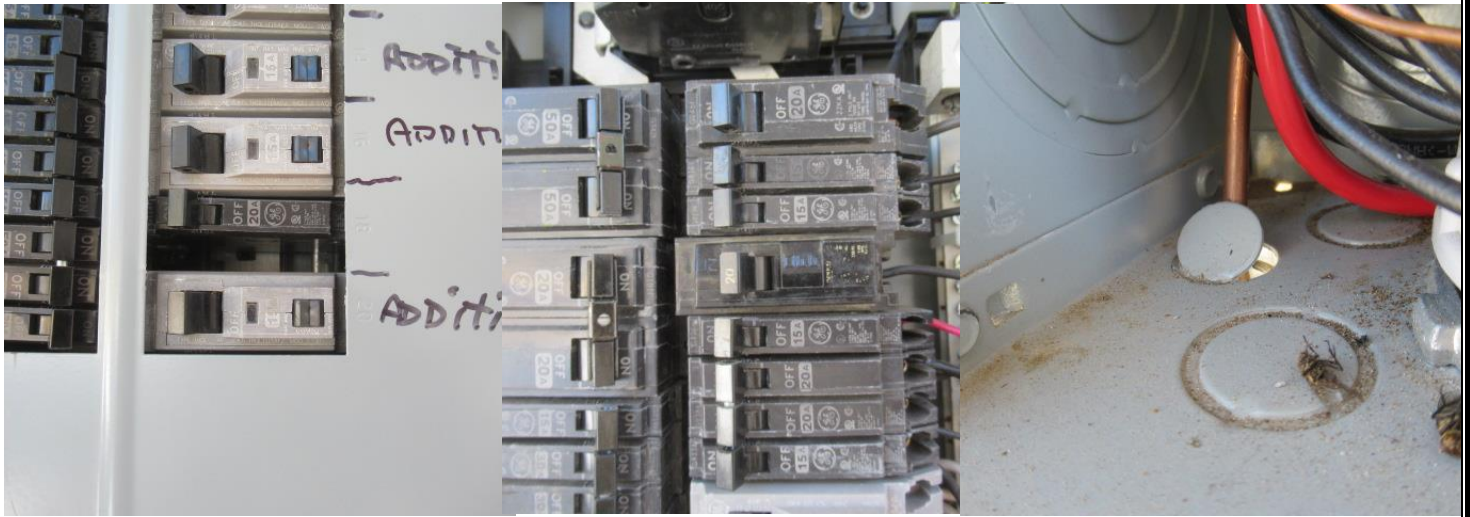
System appears outdated by today's standard (no requirement to update)

Open slots in deadfront cover at panel (Must be covered)

Breakers are different brands or may not be intended for panel (should be evaluated for compatibility)

**Open knock out where grounding wire goes through should be bushing to resist intrusion by insects**





**Sub-Panel(s)**  N/A Locations: A: **garage** B: Location C: Location  
 (Some issues noted for main panel may apply to sub panels)

**A B C**

**Appear serviceable**

**Grounding wire goes to rebar in slab. Normally, this should return to the service equipment (main panel)**

“Main panel” is considered to be the panel with the majority of the breakers even if the main disconnect breaker is at a different location or in a different panel.  
 Stranded aluminum wiring for 240v circuits is allowed.  
 If present, AFCI breakers are not tested in occupied homes. Older AFCI breakers are vulnerable to nuisance trips which cannot be determined by this inspection.  
 Inspector doesn't determine if Square D breakers (if present) are counterfeit.

**18 GARAGE**  N/A  Garage  Carport  Attached  Unattached  
 Occupants' possessions block view of entire garage – unable to fully inspect

**Floor:**

**Visible area appears serviceable** (common-minor cracks)

Comments

Cracks and settling do not always require remedy although sealing cracks is recommended.

**Walls/Ceiling**

**Exterior (if unattached garage):**

**Walls**  Damaged  **Needs paint**

**Trim:**  Damaged  **Needs paint** Comments

**The exterior siding has never been painted and needs paint**



## Roof

### Under snow and not inspected

**Door To Exterior**  N/A  Blocked / locked

**Appears serviceable**

Comments

**Vehicle Door**  N/A Number of doors **1**

Roll-up  Tilt-up  Sliding  Swinging

**Appears serviceable**

Comments

\*Lags, bolts, and nuts on wood doors need to be tightened annually. Do not over tighten.

**Opener\***  N/A # units **1**

**Appears serviceable\***

**Electric eyes more than 6" from floor (should be less than 6" from floor)** Comments

Comments

Pressure/obstruction sensors and electric eyes should be regularly tested.

\*2X4 block test for the auto reverse function is not done due to risk of damage to door or possessions. A garage opener technician should be consulted prior to block testing. A "hand" test creates resistance to the movement of the door to test the auto reverse function (obstruction sensor) of the opener with less chance of damage to components.

Remote controls for garage door are not inspected.

**Electrical**  N/A  Not fully visible

**Appears serviceable**

Comments

## 19 EXTERIOR DOORS

Locations: A: **Entry** B: **slider** C: **back** D: Comments E: Comments F: Comments G: Comments

A B C D E F G

**Appears Serviceable**

Comments

## 20 INTERIOR DOORS

**Appears Serviceable** (may have cosmetic scratches, blemishes, or minor defects)

**Rub or stick master bedroom drags threshold**

Comments

**21 LAUNDRY**  N/A  Unable to view valves, electrical, or venting  Set up for stackable

**Appears serviceable**

Washer/dryer (if present) not operated

**Valves:**  Not tested

**Dryer venting:** *Inside of tube is not inspected and regular cleaning is advised.*

**Laundry sink:**  N/A

### Recommend burst proof water hoses

**22 FIREPLACE**  N/A

Locations A: **living room** B: Location C: Location D: Location

Fireplace A: **Prefab wood burning** Fireplace B: Type Fireplace C: Type Fireplace D: Type

A B C D

**Appears Serviceable**

### Recommend cleaning chimney

\*Fireplace inserts are not pulled out for examination.

\*\*With gas conversion, damper must be removed or secured in an open position

There is a November-March wood burning restriction in the Denver Metro Area. You should investigate how this affects your intended use of the fireplaces or other wood/pellet burning appliances.

<https://www.colorado.gov/airquality/advisory.aspx>

<https://www.colorado.gov/pacific/cdphe/indoor-burning-restrictions>

## 23 WINDOWS

Sampled windows appear serviceable

Frame material(s):  Synthetic, vinyl or composite  Metal  Wood

Style(s):  Sliding  Single hung  Double hung  Casement  Other

Pane style(s):  Double pane  Single pane  Other

Comments

Storm windows may not be operated. Caulking around windows is typical maintenance.

## 24 INTERIOR WALLS

Coverings appear to be:  Drywall  Lath & Plaster  Both may be present  Not determined

General condition appears serviceable

Furnishings prevent full inspection

Common cracks (hairline) appear cosmetic in nature but may recur

Comments



**25 CEILINGS**  Acoustic (popcorn) spray\*  Ceiling tile\*  Wood / beam  Drop ceiling

General condition appears serviceable

Damaged area(s) **Partially repaired in master**

Comments

Determining if acoustic or any component contains asbestos is beyond the scope of this inspection. Asbestos was a common construction material used until the early 1980's in over forty construction products. Asbestos is still used in some materials.

Determining if paint contains lead is beyond scope of this inspection.

**26 FLOORS & STAIRS**  Carpet  Wood  Vinyl / linoleum  Tile  Laminate  Wood Laminate

Visible floor coverings appear serviceable

Furnishings prevent full inspection

**Worn finish on wood floors**

## 27 WIRING

Sampled fixtures, switches, and outlets appear serviceable

Some outlets and switches are not accessible

Both receptacles of switched outlet(s) are improperly controlled by switch (normally, only one receptacle of duplex outlet is on the switch and the other is continuously hot) **living room**

Deficient wiring, splices, J-box, etc at:  Attic **Wire ends and splices must be terminated in J-boxes.**

Doorbell:  Operated  None  Not working  Damaged

## Comments



**'GFCI' outlets are a safety device recommended at exterior, garage, bathroom, kitchen, and wet bar locations and required in remodels or electrical changes (consult local authorities having jurisdiction).** An ungrounded 'GFCI' can provide 'GFCI' protection if wired correctly.

\*\*Some not working lights may simply have burned out bulbs. Unable to inspect hidden wiring. Low voltage systems are not inspected. Connections to aluminum wiring should be inspected by a licensed electrician. Inspector testing cannot determine if outlets have bootleg grounds. All repairs should be done by licensed electricians.

**Ceiling fan(s):**  N/A

**Operated** Comments

Light n/w **bulbs probably out**

Comments

**Smoke detectors may not be required in older homes but are highly recommended.**

**Sampled smoke detector responded**

**Recommend adding detectors in appropriate locations**

Comments

**CO Detector(s) are required if there is any fossil fuel appliance or attached garage present \***

**Test button responded on sampled unit(s)**

Comments

**\* Colorado law requires Carbon Monoxide (CO) detectors be installed within 15' of the doorways of sleeping areas at time of listing** (some exceptions are allowed but never if the property has gas appliances, attached garage or fireplace). This law does not include smoke detectors. Not all smoke or CO detectors are inspected. Typically, one detector is tested.

**28 OTHER SINK**  N/A

Comments

## **29 KITCHEN**

Items block complete view of:  counters  cabinets  floor

### **COUNTERS**

Tile  Laminate

**Water damaged (swollen) underlayment**

Comments





## CABINETS

Appear serviceable

Comments

**FLOORING**  Tile  Wood  Vinyl/linoleum  Laminate  Wood Laminate  Carpet  Peel & Stick

Appears serviceable

Damage:  Minor  Moderate  Major

**Wear and tear**

**SINK**  Dishes block access  Water off – no inspection

Sink:

Appears serviceable

Faucet:

Appears serviceable

Plumbing under sink:

Appears serviceable

Comments

**DISPOSAL**  N/A  Power off  Not working

Appears serviceable

Comments

**STOVE/OVEN**  N/A  Power / gas off—no inspection

Range  Separate cooktop and oven

Electric  Gas

Appears serviceable

Needs anti-tip device (prevents free standing range from tipping over on a child that might stand on an open oven door)

Fan / hood:  Operational  Part of microwave  None

Recirculating

Comments

Self-cleaning feature is not tested. Only basic functions of range, stove top and/or oven(s) are operated. Convection features are not operated. Temperature accuracy is not evaluated.

**DISHWASHER**  N/A

Comments

Unable to see all of plumbing to dishwasher or determine how well different settings operate or unit will clean and dry dishes

Built-in microwave:  N/A  Operated

Outlet(s):  Appear serviceable

'GFCI' not required for the age of kitchen but recommended

Water purifier installed, but not part of this inspection

Comments

## 30 STRUCTURAL COMPOSITION

### CRAWLSPACE

Comments

**FOUNDATION:**  Poured concrete  Masonry block

Foundation appears serviceable (common cracks\*\*) *No structural concerns were observed*

Visible floor framing:  Appear serviceable

Visible joists:  Wood

### Evidence of past repairs



\*Inspector's observations and conclusions are based on observable components.

\*\* Concrete shrinks and cracks during curing process. Settling is common and resulting minor cracks are normal and rarely require remedial action unless noted otherwise by inspector. Not all major cracks require remedial action.

\*\*\*Moisture stains do not automatically indicate a concern, but the source of the water should be determined if possible and corrected. Two common sources of moisture stains are sub-surface water and surface water that can drain down next to the foundation. Inadequate management of surface water is the most common source of water intrusion and inspector's comments in Section 3 are important. Controlling both sources of water may require remedial action such as, a perimeter drain system and sump pump. The inspector's comments in the **Sump Pit** paragraph of this section should be read.

**Changes in exterior grading and surface draining or yard irrigation or heavy rain/snow can activate dormant expansive clay around the foundation and result in structural changes. Maintaining positive drainage away from foundation is important.**

**SUMP PIT:**  N/A

Comments

Perimeter drain system, sometimes called a French drain, if present, is not visible and cannot be evaluated in this inspection.

**CRAWLSPACE :**  N/A  Under main floor

Appears serviceable

Columns:  N/A

Material:  Steel  Wood  Concrete  Brick/block

Columns appear serviceable

Loose  Not plumb

**One is slightly out of plumb**

**Vapor barrier:** Current industry recommendation is that the vapor barrier should be completely sealed to the foundation and any penetrating supports and pipes but there is no requirement to seal an existing vapor barrier or add a sealed barrier.

None

Comments



It's common for basements to be finished without construction permits from the Authorizing Housing Jurisdiction (AHJ). The inspector does not determine if work was done to period codes or inspected by the AHJ.

\*All concrete will shrink causing normal cracking. Settling is common and resulting cracks are normal unless noted otherwise by inspector.

\*\*Musty odors may be from mold. Inspector does not identify source of musty odors and is not a mold expert. Identifying mold requires sampling and laboratory analysis. Inspector will note suspected mold problems, if observed. Determining type and toxicity of any mold is beyond the scope of this inspection. If client requires mold evaluation, other experts should be consulted.

\*\*\*Determining the presence of termites or the extent of termite damage is not part of this inspection.

**31 HEATING**  N/A  Heat source provided by building management (HOA) – not inspected  
 Utilities off – not inspected

**HVAC inspection is not exhaustive. HVAC inspection examines basic function and tries to determine if system can adequately and safely satisfy expected needs. Client should have a qualified HVAC technician evaluate and make appropriate repair/correction of the defects noted in this report. If a HVAC technician makes any repairs based on this report, client should have the technician make a more exhaustive evaluation of the system**

Location A: <b>hall</b>	Location B: Location	Location C: Location
<input type="checkbox"/> Unit off – not inspected	<input type="checkbox"/> Unit off – not inspected	<input type="checkbox"/> Unit off – not inspected
<b>Heating type:</b> BTU's <b>110,000</b>	<b>Heating type:</b> BTU's #	<b>Heating type:</b> BTU's #
<input type="checkbox"/> Forced air <input checked="" type="checkbox"/> Boiler (radiant)	<input type="checkbox"/> Forced air <input type="checkbox"/> Boiler (radiant)	<input type="checkbox"/> Forced air <input type="checkbox"/> Boiler (radiant)
<input type="checkbox"/> Comments	<input type="checkbox"/> Comments	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> High efficiency/condensing system	<input type="checkbox"/> High efficiency/condensing system	<input type="checkbox"/> High efficiency/condensing system
<b>Fuel:</b>	<b>Fuel:</b>	<b>Fuel:</b>
<input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Propane	<input type="checkbox"/> Natural gas <input type="checkbox"/> Propane	<input type="checkbox"/> Natural gas <input type="checkbox"/> Propane
<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity

**FLUE VENT** (Not fully visible) (Removes combustion gases and CO and exhausts outside of house)

**A B C**

- Appears Serviceable**  
   **Direct Vent/condensing** (plastic flue)

**Recommend sealing around flue and intake**



**HEAT EXCHANGER** (Not fully visible) Air or water flows over the heat exchanger and is warmed for distribution.

Ported burners–exchanger (Difficult to examine and have a limited inspection)

Comments

Only a small portion of the heat exchanger is visible. In some units, it is impossible to view any of the heat exchanger. In all cases, it requires the expertise of a licensed HVAC technician to thoroughly evaluate the condition of a heating unit. The inspector makes comments based on what is viewable. The client is always encouraged to have a complete system evaluation done by a licensed HVAC technician. CO test is not definitive.

**COMBUSTION AIR\*** (Ensures adequate air for combustion of fuels without competing with occupants for air)

(Required in most municipalities whenever a gas furnace/boiler is replaced since 1990)

**Appears Serviceable**

Direct intake on high efficiency unit

Comments

\*Combustion air is supplied from outside (fresh) air that is brought in for furnace/boiler and water heater to burn or from inside air if the area has sufficient volume.

\*\* Comments on adequacy of combustion air are based on estimates derived from a visual assessment of the utility area. Determining exact adequacy of combustion air and/or compliance with local standards requires computations beyond the scope of this inspection. Different municipalities have different requirements. Since, most heating systems are replaced without permits, client is advised to review permit history and/or have the system evaluated by a HVAC tech.

## CONTROLS

**Appears Serviceable**

Comments

## HYDRONIC SYSTEM

**Boiler:**

Plumbing at boiler leaking **Pipe above boiler has blister corrosion that may indicate a problem**

Air vent(s) leaking Comments

Mineral deposits from past leaks (dry) Comments

**Distribution:**  Pipes and radiators  PEX (plastic tubing) and radiant floor

**Appears Serviceable**

**Thermostats: (Zone controls)**

**Appears Serviceable**

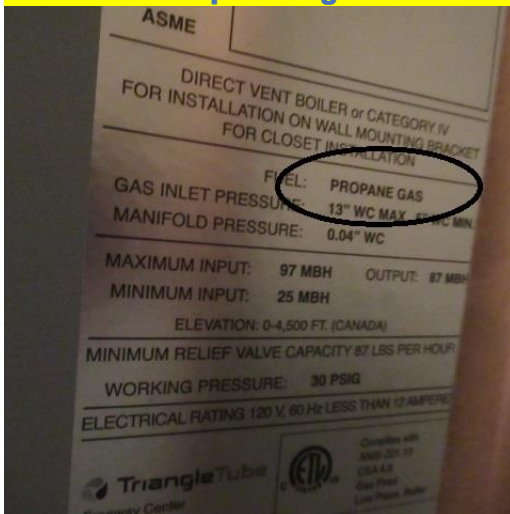


## Comments



### **OPERATION AND SUMMARY** (Reported defects should be repaired by HVAC technician)

- Repairs or modifications needed** (Reference all defects noted in Heating Section 31)
  - Recommend complete system evaluation (certify safe and operational) by HVAC technician**
- Unit has a Propane tag but there is no evidence of conversion to Natural Gas**



### **COOLING** N/A

#### Comments

Many factors are involved in determining the adequacy and effectiveness of a cooling system. Home inspector only evaluates the condition of existing components.

### **32 PLUMBING** Water off-partial inspection

- SUPPLY LINES:**  Copper  Plastic (PEX)  
 Visible portion appears serviceable

#### Comments

#### **WELL INFORMATION:**

Well information should be available from the State Water Engineers office.

<http://www.dwr.state.co.us/WellPermitSearch/default.aspx>

Real estate questions about wells may be answered at the Ground Water Desk at Division of Real Estate: 303-866-3587

#### **Pressure Tank:**

Pressure tank should have pressure checked once a year. The procedure to do this is to turn off the well pump at the switch. Drain the pressure tank by running a faucet until the water stops running. Use a tire gauge to check the air

pressure at the Schrader valve on the tank. Add air with a hand pump or compressor if needed. The pressure should be 2-3psi below the cut-in setting. Turn the well pump switch on.

Tank pressure was not confirmed **Comments**

I recommend that the pressure be around **30 psi**.

Pressure switch settings: "Cut-In": **33 psi** "Cut-Out": **55 psi** **Comments**

(Factory settings are typically 40psi and 60psi for "cut-in" and "cut-out" respectively)

**Sloshing and gurgling in pressure tank is unusual. Air is visible in PEX plumbing which is also unusual. I recommend evaluation by a well tech.**

*Well head is not opened. Well shaft, plumbing, wiring, and pump is not inspected. Functional flow test and potability test is available for an additional fee.*

*Other well information is available at <https://www.watersystemscouncil.org/>*

Pipes that are underground or in walls cannot be evaluated in this inspection. Most of main line is underground and not visible for inspection. Serviceability of plumbing is based on observable parts and evidence. Water quality is not tested in this inspection. Electrical connectivity of metal piping is not determined.

#### **WASTE LINES:**

Plastic  Cast iron  Galvanized  Copper  Lead (municipalities are promoting removal of lead components)

**Visible portion appears serviceable**

**Direct ABS and PVC connection typically not allowed** **Comments**

**Recommend main waste line be inspected or scoped by camera** (recommendation based on observable parts).

**Even if inspector does not recommend scoping this sewer/drain line, any property can have hidden sewer line problems. While newer homes with plastic sewer lines have fewer problems than older clay pipes, a camera scope is the best way to know the condition of the line.)**

**Comments**



Some 'ABS' black plastic piping made between 1984 to 1990 have documented problems. It is recommended to replace lead DWV lines, but not required. **Some leaks and other drainage problems require much more water to be run than can be done during this inspection, to reveal hidden problems.**

**FUEL SYSTEM:**  N/A  Gas off (limited inspection)

Natural Gas meter  LPG tank

Black pipe  Galvanized pipe  CSST flexible tubing (Corrugated Stainless Steel Tubing)

**Visible portion appears serviceable**

**Comments**

#### **WATER HEATER(S)**

Tankless (Tankless systems usually require annual maintenance for best performance) **Boiler supplies hot water**

**Comments**

Any estimate of the remaining life of a water heater doesn't constitute any kind of warranty or guarantee. Estimating average normal life is based on inspector's experience. Average normal life is estimated at 15 years. This average means that some water heaters may fail sooner and others may continue to operate for longer.

\*\* Tankless systems usually require annual maintenance for best performance.

**33 BATH** Description: **addition**  Water turned off (minimal inspection)

**TOILET**

Appears serviceable

Comments

**SINK(S)**

Appears serviceable

Comments

**FLOOR**

Appears serviceable

Comments

**WALLS/CEILING**

Appears serviceable

Comments

**VENTILATION**

Fan only  Window only  Fan and window

Appears serviceable

Comments

Adequacy of vent fan or destination of vented air may not be determined.

**ELECTRICAL**

Outlet(s) appear serviceable

'GFCI':  Responded to test

Comments

\* Ungrounded GFCI outlet is an approved option on a pre-1960 ungrounded electrical system. Outlets may be protected by a GFCI outlet in another bath or area.

**SHOWER STALL**

Caulk pan rim/edge

Valve:  Hot/cold reversed

Surround:  Caulk repair needed  Grout needs repair  Moldy caulk and/or grout

Comments



Identifying mold or type or toxicity of mold is not within the scope of this inspection. "Mold-like substance" or "moldy" means that observed substance has the appearance of mold. Damaged/wet wall may have hidden mold/rot inside.

**33 BATH** Description: **hall**  Water turned off (minimal inspection)

**TOILET**

Appears serviceable

Comments

## SINK(S)

Drain:  Leaks



## FLOOR

Appears serviceable

Comments

## WALLS/CEILING

Appears serviceable

Comments

## VENTILATION

Fan only  Window only  Fan and window

Appears serviceable

Comments

Adequacy of vent fan or destination of vented air may not be determined.

## ELECTRICAL

Outlet(s) appear serviceable

'GFCI' not required but recommended Comments

Comments

\* Ungrounded GFCI outlet is an approved option on a pre-1960 ungrounded electrical system.

Outlets may be protected by a GFCI outlet in another bath or area.

**BATHTUB**  N/A  Tub/shower combination

**Tub:**  Repair tub rim caulk  Moldy caulk

**Drain:**  Slow

**Surround:**  Moldy  Repair grout  Repair caulk  Repair caulk to wall

Comments





Identifying mold or type or toxicity of mold is not within the scope of this inspection. "Mold-like substance" or "moldy" means that observed substance has the appearance of mold. Damaged/wet wall may have hidden mold/rot inside.