

# PROPERTY INSPECTION REPORT



**Inspection Prepared For:** [REDACTED]

**Agent:** [REDACTED]

**Date of Inspection: 10/18/2021**

**Year Built: 1971**

**Size: 2,730 sq/ft**

**Tom Glassburn**

**TEC Property Inspections and Radon Mitigation**

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## Report Summary

**Exterior**

Page 8	Wall-Covering	<ul style="list-style-type: none"> <li>• Gaps at intersections of the siding, trim, and door and window openings, as well as any other holes in the siding, should be sealed with an appropriate sealant to prevent water penetration into the wall system. This is common home maintenance that should be attended to annually. A qualified contractor should evaluate and repair or replace as necessary.</li> <li>• Cracking as well as movement was present in the mortar of the brick at the front east corner. Masonry can deform elastically over long periods of time to accommodate small amounts of movement. Recommend monitoring the crack for further movement.</li> <li>• The siding had damage at the back east side of the home. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> </ul>
Page 14	Railings, Guards & Handrails	<ul style="list-style-type: none"> <li>• Improper spacing was noted between balusters, spindles and rails. Guards may not allow the passage of a sphere 4 inches in diameter. This is a current safety standard that they did not have in 1971.</li> </ul>
Page 15	Downspouts & Extensions	<ul style="list-style-type: none"> <li>• Downspout(s) are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> <li>• Downspout(s) need reconnecting to existing drain line. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> </ul>
Page 16	Stairs & Ramps	<ul style="list-style-type: none"> <li>• Minor cracking was visible at the steps. Monitoring is the minimum recommendation.</li> </ul>
Page 17	Walkways & Driveways	<ul style="list-style-type: none"> <li>• The driveway/walkway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> <li>• There were signs of moderate cracking at the driveway. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> <li>• There were signs of moderate cracking at the walkway. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> <li>• The driveway/walkway had surface spalling in areas. This condition will continue to degrade if not corrected. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
Page 18	Window Wells	<ul style="list-style-type: none"> <li>• Window Well(s) lacked covers and may represent a danger to small children and may trap pests. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>

Page 19	Windows	<ul style="list-style-type: none"> <li>• A window had cracked glass or cracked windowpane. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.</li> </ul>
<b>Attached Garage</b>		
Page 22	Electric in Garage	<ul style="list-style-type: none"> <li>• The garage had one or more outlets without <b>GFCI</b> (or ground fault circuit interrupter) protection. GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.</li> </ul>
Page 23	Garage Floor	<ul style="list-style-type: none"> <li>• The garage floor was pitted/spalling in areas the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.</li> </ul>
Page 23	Garage Occupant Door	<ul style="list-style-type: none"> <li>• The door between the garage and the living space failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
Page 25	Stairs, Steps, Stoops, Stairways & Ramps	<ul style="list-style-type: none"> <li>• The step at the back of the garage was broken concrete and a block. There are better ways to build a permanent step.</li> </ul>
<b>Master Bathroom</b>		
Page 32	Plumbing, Drain Waste and Vent System	<ul style="list-style-type: none"> <li>• Flexible drain lines can clog, leak or fail. A qualified contractor should evaluate and repair or replace as necessary.</li> <li>• The sink drain pipe was leaking at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
<b>Kitchen</b>		
Page 48	Ceilings and Walls	<ul style="list-style-type: none"> <li>• The kitchen knee wall showed evidence of moisture intrusion from behind the wall. This is likely from the drain back up in the kitchen. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
Page 50	Plumbing Faucets Fixtures	<ul style="list-style-type: none"> <li>• The sprayer was leaking, when operated, at the connection. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
Page 54	Range/Oven/Cooktop	<ul style="list-style-type: none"> <li>• The upper oven was set at a testing temperature of 350°. The oven never registered over 325° and did not reach the demanded temperature. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
<b>Interior, Doors, Windows</b>		
Page 59	Ceilings & Walls	<ul style="list-style-type: none"> <li>• The interior walls showed evidence that moisture was entering from behind the downstairs wall, on the right side of the basement stairs heading down, possibly from the shared bath tub drain. A qualified contractor should evaluate and repair or replace as necessary.</li> <li>• The basement ceilings showed evidence that moisture was entering the drywall possibly from the kitchen drains. A qualified contractor should evaluate and repair or replace as necessary.</li> <li>• Two interior basement walls showed evidence that moisture was entering from behind the wall from the kitchen drain. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
Page 62	Floors	<ul style="list-style-type: none"> <li>• The carpet floor had wet stains indicating moisture intrusion did or does exist. This is likely from the kitchen back up. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>

Page 63	Electrical Outlets	<ul style="list-style-type: none"> <li>• An electrical outlet was broken/damaged. A qualified contractor should evaluate and repair or replace as necessary.</li> <li>• An electrical outlet, on the north wall of the downstairs guest bedroom, was not working. A qualified contractor should evaluate and repair or replace as necessary.</li> <li>• Solid conductor aluminum branch-circuit wiring was present at the 120-volt 15 amp outlets in the home. Copalum and Alumicon connectors are the proper permanent fix. Purple wire nuts are only a temporary fix. A qualified contractor should evaluate the electrical system and repair or replace as necessary. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
Page 68	Presence of Smoke and CO Detectors	<ul style="list-style-type: none"> <li>• Carbon monoxide detectors were not installed within a specified distance of each room lawfully used for sleeping purposes. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that has a fuel-burning heater or appliance, a fireplace, or an attached garage.</li> </ul>

### Laundry

Page 71	Ceilings and Walls	<ul style="list-style-type: none"> <li>• The walls showed signs of moisture entering behind the wall, likely from the shared bathroom tub drain. A qualified contractor should evaluate and repair or replace as necessary.</li> </ul>
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### Electrical

Page 80	Electrical Wiring	<ul style="list-style-type: none"> <li>• Solid conductor aluminum branch-circuit wiring was present at the 120-volt 15 amp circuits. A qualified contractor should evaluate the electrical system and repair or replace as necessary. Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <a href="http://www.cpsc.gov">http://www.cpsc.gov</a>. For more details, visit InterNACHI's Free Inspection Library.</li> </ul>
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### Heating

Page 87	Combustion Air Supply	<ul style="list-style-type: none"> <li>• The <b>combustion air</b> supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.</li> </ul>
Page 87	Air Filter	<ul style="list-style-type: none"> <li>• The HVAC system air filter was dirty. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Recommend Cleaning out the air filter.</li> </ul>

Page 90	Heating System Operation	<ul style="list-style-type: none"><li>• The furnace was short-cycling (repeated start-up and shut-down) at the time of the inspection. A qualified contractor should evaluate and repair or replace as necessary.</li><li>• The heating system did fire and appeared to be in serviceable condition at the time of the inspection. However, the interior of the cabinet was dirty. Cleaning, servicing and/or certification of the HVAC system by a qualified contractor is recommended and repaired or replaced as necessary.</li></ul>
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### Water Heating Equipment

Page 93	Combustion Air Supply	<ul style="list-style-type: none"><li>• The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.</li></ul>
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## Inspection Detail

### In Attendance

- Client
- Client's Agent

### Occupancy

- Vacant

### Weather Conditions

- Sunny
- 49-65 Degrees

### Type of Building

- Single Family

## Roof

### Roof Covering

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

Type of Roof-Covering Described:

- Roof Covering Type: Wood
- Roof Configuration: Hip, Gabled
- The roof was not walked due to the roof covering material. Roofs comprised of tile, concrete, shake or other brittle/breakable material are not walked due to the high likelihood of damage.





## Exterior

### General

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The exterior of your home is constantly affected by the sun, wind, rain and temperatures. Your job is to monitor the buildings exterior for its condition and weather tightness. Check the condition of all exterior materials and look for developing patterns of damage or deterioration. During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation. Look for areas of pooling that will show you neutral or negative grade toward the foundation.



### Wall-Covering

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Type of Wall-Covering Materials Described:

- Brick
- Wood

*• Gaps at intersections of the siding, trim, and door and window openings, as well as any other holes in the siding, should be sealed with an appropriate sealant to prevent water penetration into the wall system. This is common home maintenance that should be attended to annually. A qualified contractor should evaluate and repair or replace as necessary.*

- Cracking as well as movement was present in the mortar of the brick at the front east corner. Masonry can deform elastically over long periods of time to accommodate small amounts of movement. Recommend monitoring the crack for further movement.
- The siding had damage at the back east side of the home. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



Brick façade



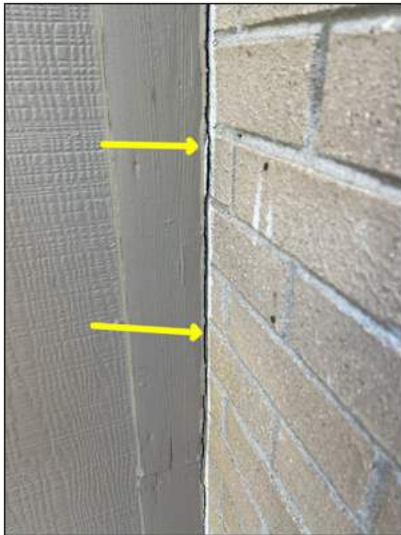
Wood siding



Minor damage to the siding east side of the home by the back garage door



Seal gaps at the trim east side of the home



Home maintenance: seal gaps between him and brick



Seal gaps



Monitor minor settling crack front east side of the home above the east garage door

### Eaves, Soffits & Fascia

NI   
  I   
  R/R

• The eaves (overhangs), soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall. The eaves, soffits and fascia were generally performing as designed and were in acceptable condition.



### Flashing and Trim

NI   
  I   
  R/R

Observations:

- Flashing at doors, windows, and trim around the home was inspected and has been installed correctly.

### Exterior Electrical Fixtures

NI   
  I   
  R/R

- Light fixtures mounted on the exterior walls of the residence responded to the switches and appeared to be in serviceable condition at the time of the inspection.

### Exterior Foundation Wall

NI   
  I   
  R/R

- The visible portions of the exterior foundation walls appeared to be in serviceable condition at the time of the inspection. It is common to have minor vertical cracks in the concrete foundation as well as minor cracks at the corners. Recommend monitoring these minor cracks for further movement.



**Monitor minor crack on the south east corner**





Minor crack southwest corner of the home



### Garage Door Exterior

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The exterior of garage doors appeared to be in serviceable condition at the time of the inspection. Inspection of exterior garage doors typically includes examination of door exterior surface condition, weather-stripping condition and jamb condition.





Minor damage to the top of the west garage door



Minor dent in the west garage door

### Exterior Faucets (Hose Bibs)

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The water had been turned off at the exterior faucets at the time of the inspection. The condition of the faucets and the water pressure for the property could not be evaluated.



Faucet at the back is not on

### Railings, Guards & Handrails

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• Improper spacing was noted between balusters, spindles and rails. Guards may not allow the passage of a sphere 4 inches in diameter. This is a current safety standard that they did not have in 1971.



### Downspouts & Extensions

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• Downspout(s) are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

• Downspout(s) need reconnecting to existing drain line. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



Missing extension on the east side of the home



Reconnect downspout with the drain southwest corner of the house





Missing extension

### Sprinkler System Supply Line

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



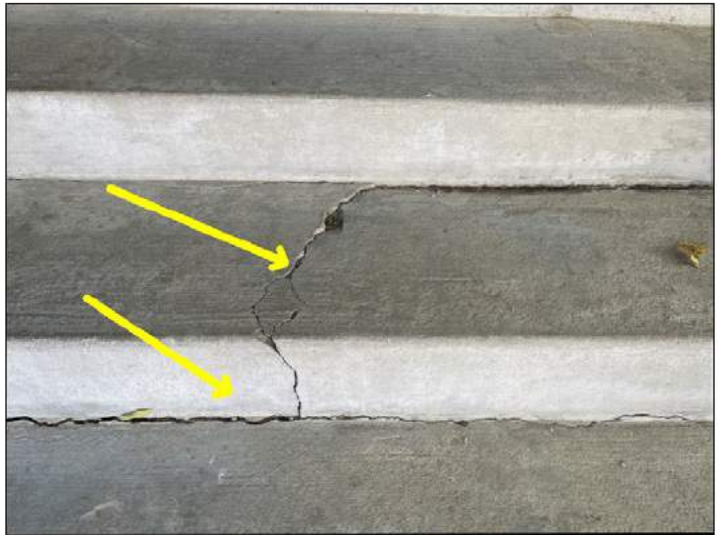
### Stairs & Ramps

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• *Minor cracking was visible at the steps. Monitoring is the minimum recommendation.*



Not a permanent step



Monitor minor cracking in the concrete steps

### Vegetation, Grading & Drainage

NI   
  I   
  R/R

• The vegetation, grading & drainage, and retaining walls of the property were inspected - especially where they may adversely affect the structure due to moisture intrusion. Grading of the property appeared to route runoff from precipitation away from the foundation and appeared to be serviceable at the time of inspection.

### Walkways & Driveways

NI   
  I   
  R/R

• *The driveway/walkway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.*

• *There were signs of moderate cracking at the driveway. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.*

• *There were signs of moderate cracking at the walkway. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.*

• *The driveway/walkway had surface spalling in areas. This condition will continue to degrade if not corrected. A qualified contractor should evaluate and repair or replace as necessary.*



Cracking and settling in the front



Spauling at the front walkway



Cracking in the driveway



Spauling on the driveway



Settling on the driveway

### Window Wells

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• Window Well(s) lacked covers and may represent a danger to small children and may trap pests. A qualified contractor should evaluate and repair or replace as necessary.



## Windows

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• A window had cracked glass or cracked windowpane. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



Cracked window pane east side of the home

## Exterior Doors

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

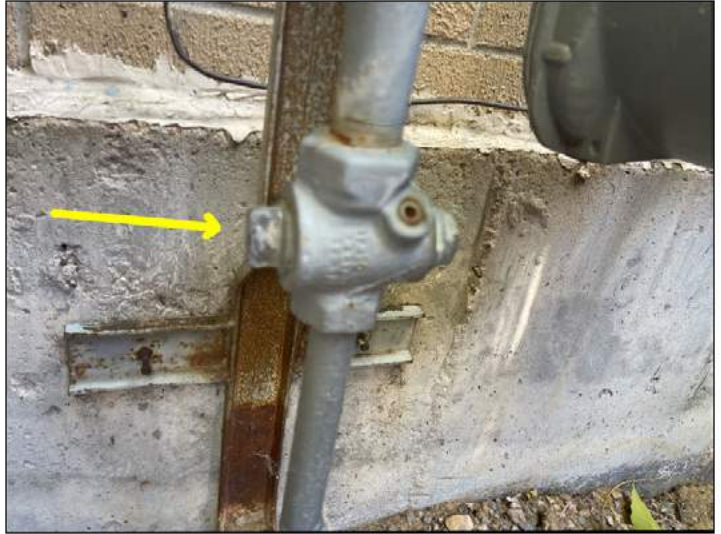
## Gas Meter/Gas Shut-Off

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Shut-Off Location:

- Side of the house

• The condition and placement of the gas shut off and meter were acceptable at the time of the inspection.



Gas main shut off

## Exterior Vents

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The exterior vents and vent covers were secured to wall, not obstructed, and in generally serviceable condition at time of inspection.





### Porches & Patios

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The Porch, and or the Patio was inspected and was in good working condition at the time of the inspection.



## Attached Garage

### Ceiling, Walls & Firewalls in Garage

NI   
  I   
  R/R

• The ceiling and walls of the garage were inspected according to the Home Inspection Standards of Practice.

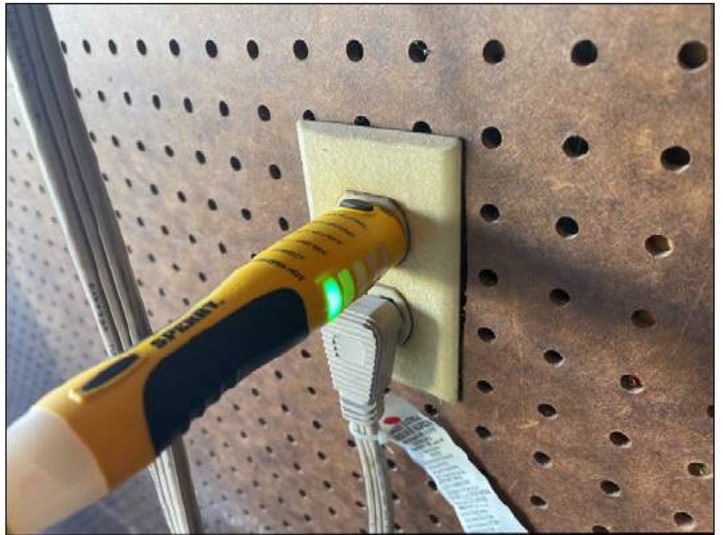
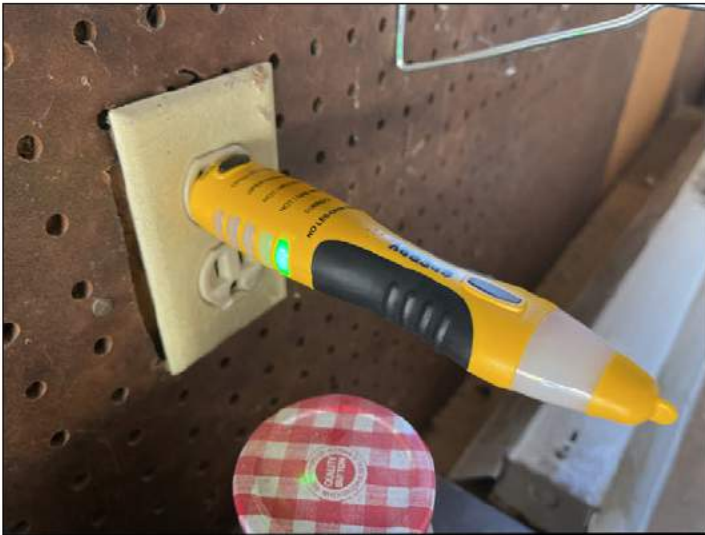


### Electric in Garage

NI   
  I   
  R/R

• The garage had one or more outlets without **GFCI** (or ground fault circuit interrupter) protection. GFCI protection is required for all 15- and 20-amp receptacles, including outlets for refrigerators, garage door openers, and washing machines.





### Garage Floor

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*• The garage floor was pitted/spauling in areas the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.*



### Garage Occupant Door

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*• The door between the garage and the living space failed to close by itself. Modern safety requirements require that the door between the home interior and the garage be self-closing for safety reasons related to fire hazard and toxic fumes. A qualified contractor should evaluate and repair or replace as necessary.*





## Garage Vehicle Door

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Type of Door Operation:

#### • Opener

• Manual operation of the garage door was performed to inspect the current operation condition of the door. The manual safety release was pulled to disconnect the door from the opener assembly and the door was manually lifted to half and fully open positions to test the spring assembly's performance. The door moved freely, and opened and closed without difficulty. The door was inspected as it moves to make sure the hinges are smooth, and rollers stay in the track. The safety release was reconnected, if present. The garage door panels and framing brackets were inspected and found to be in satisfactory condition. The springs, hinges, and supporting hardware were visually inspected for proper installation and current condition.



## Garage Vehicle Door Opener

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The garage vehicle door opener is comprised of multiple components. The opener motor itself was inspected for: proper installation, operations, and any add-on features and found to be in serviceable condition at the time of inspection. The wall button was properly installed and successfully operated the garage door opener when pressed. This button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children.



**Stairs, Steps, Stoops, Stairways & Ramps**

NI  I  R/R

*• The step at the back of the garage was broken concrete and a block. There are better ways to build a permanent step.*



## Attic, Insulation & Ventilation

### Attic Access

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attic Access Location:

- Hallway
- The attic had a proper access opening that was in serviceable condition and insulated properly.



### Attic Structural Components

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The visible roof framing and structural components were in serviceable condition at time of inspection.



### Electrical Wiring In Attic

NI
  I
  R/R

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

### Insulation in Attic

NI
  I
  R/R

Type of Insulation Observed:

• Fiberglass

Approx. Average Depth of Insulation:

• 6-9 inches

• Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60.



### Ventilation in Attic

NI  I  R/R

Attic Ventilation Type:

- Gable
- Soffit
- The ventilation in the attic appeared to be satisfactory.



Soffit vent



Gable vent

### Exhaust System Vents

NI  I  R/R

- All visible vent ducts terminated to the exterior of the property and were properly installed and supported.



### Attic Moisture Intrusion

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

## Master Bathroom

### Ceilings and Walls

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
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#### Observations:

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



### Bathroom Door

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
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- The doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation, and condition.

### Bathroom Floor

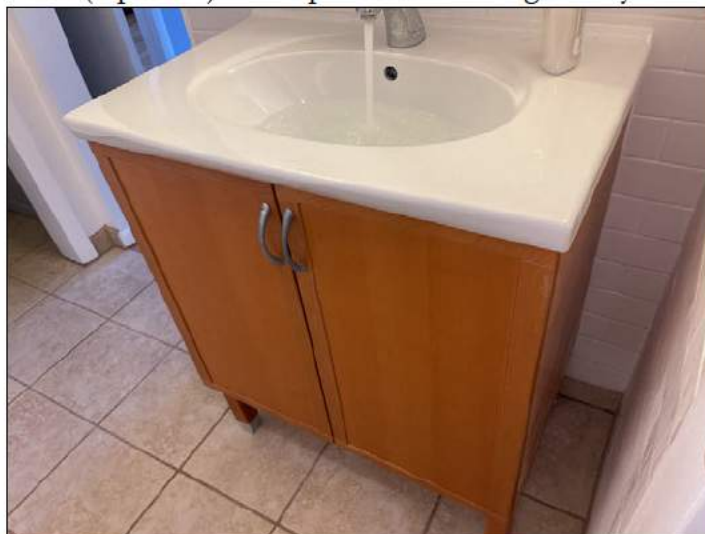
NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
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- The Tile floor in this bathroom was inspected and appeared to be in satisfactory condition at the time of inspection.

### Cabinets & Counters

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
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- The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
- The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.



## Bathroom Exhaust Fan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.



## Electrical Fixtures & Switches

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

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

## Electrical Outlets

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

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

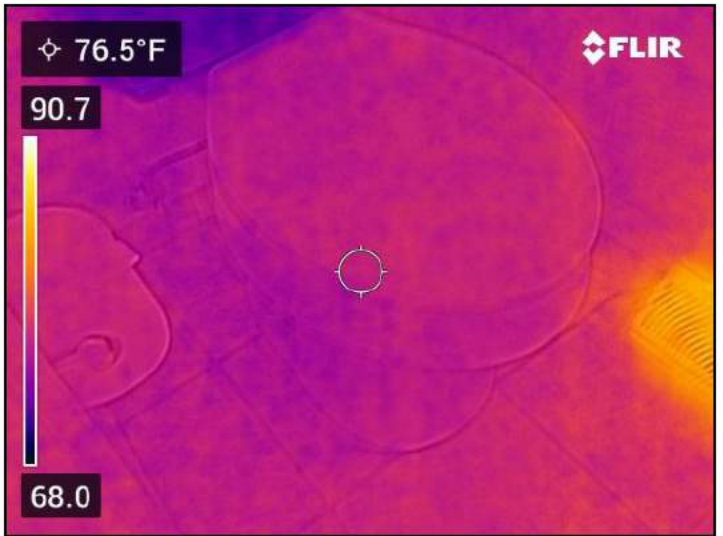


## Toilets

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The visible components of the toilet were in satisfactory condition and functioning as designed and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.





**Plumbing, Drain Waste and Vent System**

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- Flexible drain lines can clog, leak or fail. A qualified contractor should evaluate and repair or replace as necessary.
- The sink drain pipe was leaking at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.



Flex drain



Sink is filled to test the drain connection



Leak at the connection

### Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



### Plumbing Fixtures

NI   
  I   
  R/R

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

### Water Supply Functional Flow

NI   
  I   
  R/R

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.



### Fixture Valve Installation And Temperature

NI   
  I   
  R/R

• The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



### Tub/Shower Area

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.



### Presence Of Installed Heat Source

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The furnace was cycling at the time of inspection. Temperature readings at individual heat sources were not able to be tested as a result.

## Upstairs Shared Bathroom

### Ceilings and Walls

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

#### Observations:

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



### Bathroom Door

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

- The doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation, and condition.

### Bathroom Floor

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

- The Tile floor in this bathroom was inspected and appeared to be in satisfactory condition at the time of inspection.

### Cabinets & Counters

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

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



## Bathroom Exhaust Fan

<input type="checkbox"/> NI	<input checked="" type="checkbox"/> I	<input type="checkbox"/> R/R
-----------------------------	---------------------------------------	------------------------------

• The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.



## Electrical Fixtures & Switches

<input type="checkbox"/> NI	<input checked="" type="checkbox"/> I	<input type="checkbox"/> R/R
-----------------------------	---------------------------------------	------------------------------

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

## Electrical Outlets

<input type="checkbox"/> NI	<input checked="" type="checkbox"/> I	<input type="checkbox"/> R/R
-----------------------------	---------------------------------------	------------------------------

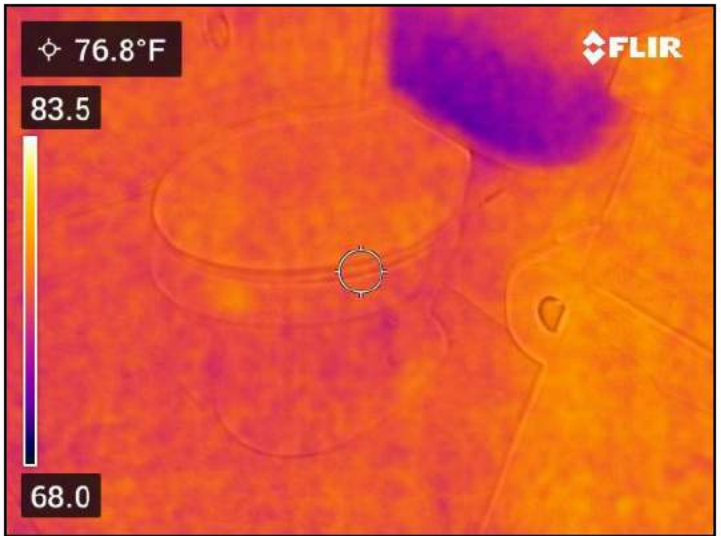
• Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection.



## Toilets

<input type="checkbox"/> NI	<input checked="" type="checkbox"/> I	<input type="checkbox"/> R/R
-----------------------------	---------------------------------------	------------------------------

• The visible components of the toilet were in satisfactory condition and functioning as designed and as intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.



**Plumbing, Drain Waste and Vent System**

NI   
  I   
  R/R

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



The sink is filled to test the drain connection



The bathtub is filled to test the drain connection

### Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected





### Plumbing Fixtures

NI   
  I   
  R/R

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

### Water Supply Functional Flow

NI   
  I   
  R/R

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.



### Fixture Valve Installation And Temperature

NI   
  I   
  R/R

• The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



### Tub/Shower Area

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.



### Presence Of Installed Heat Source

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The furnace was cycling at the time of inspection. Temperature readings at individual heat sources were not able to be tested as a result.

## 3/4 Bathroom

### Ceilings and Walls

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

#### Observations:

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



### Bathroom Door

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

- The doors and hardware in this bathroom appeared to be in satisfactory condition at the time of the inspection. Door inspection includes examination for proper installation, operation, and condition.

### Bathroom Floor

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

- The Tile floor in this bathroom was inspected and appeared to be in satisfactory condition at the time of inspection.

### Cabinets & Counters

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

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



## Bathroom Exhaust Fan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.



## Electrical Fixtures & Switches

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

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

## Electrical Outlets

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

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



## Toilets

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The visible components of the toilet were in satisfactory condition and functioning as designed and as intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.



**Plumbing, Drain Waste and Vent System**

NI   
  I   
  R/R

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



Sink is filled to test the drain connection

### Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



### Plumbing Fixtures

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

### Water Supply Functional Flow

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow of shower water when another fixture is in use or when two fixtures are operated simultaneously.



### Fixture Valve Installation And Temperature

NI   
  I   
  R/R

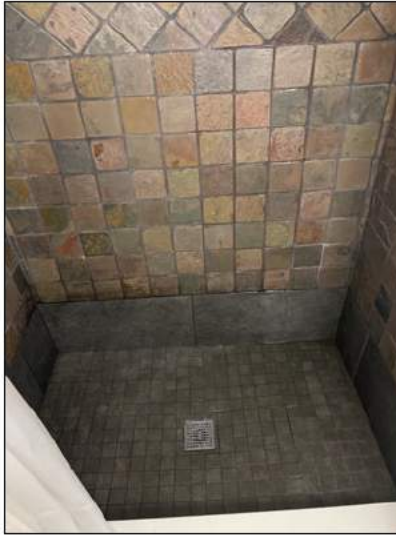
• The hot and cold water supply valves and corresponding supply lines at the fixtures were installed correctly and were functioning as designed and intended. The hot control produced hot water, and the cold control produced cold water. Hot and cold temperatures were within an acceptable ranges according to current standards.



### Tub/Shower Area

NI   
  I   
  R/R

• The tub and/or shower areas were found to be correctly sealed and caulked at the time of inspection. Adjacent walls, windows, and floors were inspected and in serviceable condition at the time of inspection.



### Presence Of Installed Heat Source

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The furnace was cycling at the time of inspection. Temperature readings at individual heat sources were not able to be tested as a result.



## Kitchen

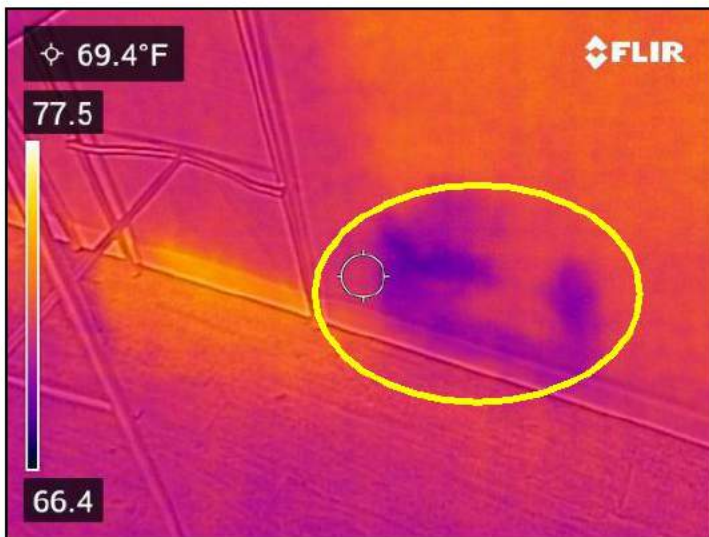
### Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*• The kitchen knee wall showed evidence of moisture intrusion from behind the wall. This is likely from the drain back up in the kitchen. A qualified contractor should evaluate and repair or replace as necessary.*



**Moisture meter showing moisture in the drywall**



**Moisture in the kitchen knee wall**



**Moisture from the leak at the sprayer**

### Cabinets & Counters

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



### Electrical Fixtures & Switches

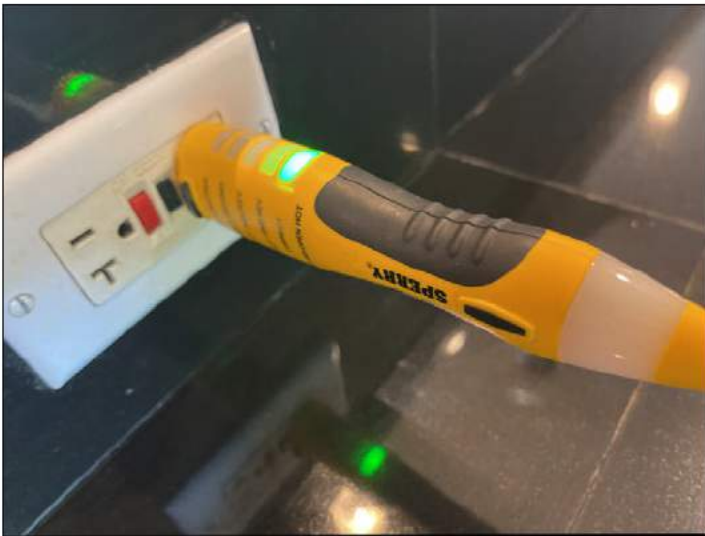
NI   
  I   
  R/R

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

### Electrical Outlets

NI   
  I   
  R/R

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



### Plumbing Faucets Fixtures

Ni	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The sprayer was leaking, when operated, at the connection. A qualified contractor should evaluate and repair or replace as necessary.



Connection to the sprayer is leaking



Connection to the sprayer is leaking



Leak from the sprayer



### Plumbing Water Supply Shutoff Valves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected



### Plumbing, Drain Waste and Vent System

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



### Presence Of Installed Heat Source

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The furnace was cycling at the time of inspection. Temperature readings at individual heat sources were not able to be tested as a result.

## Dishwasher

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Dishwasher Details:

- **Manufacturer: Maytag**

- The dishwasher was operated and no leaks were visible at the time of inspection. Inspection of appliances, such as the dishwasher, is outside the scope of a general home inspection. However, as a courtesy to the client we will operate the dishwasher to confirm that it is working and there are no leaks during the time of inspection.



## Food Waste Disposer

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Food Waste Disposer Details:

- **Manufacturer: Badger**

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



### Mounted Microwave

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• There was not a permanently mounted, or "built-in" microwave installed in the kitchen at the time of inspection.

### Range/Oven/Cooktop

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Range/Oven/Cooktop Details:**

- Range Manufacturer: General Electric
- Wall Oven Manufacturer: General Electric

**Range/Oven/Cooktop Fuel Source:**

- Range Fuel Source: Electric
- Wall Oven Fuel Source: Electric
- All cooking elements and burners were tested and operational at the time of inspection. Any exceptions will be listed in this section.
- *The upper oven was set at a testing temperature of 350°. The oven never registered over 325° and did not reach the demanded temperature. A qualified contractor should evaluate and repair or replace as necessary.*



Upper oven set at 350 and never reached temperature







Testing bake on the lower oven



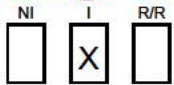
Testing broil on the lower oven



Testing the broil setting on the upper oven



## Range Hood

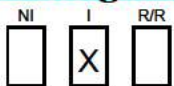


### Range Hood Details:

- **Manufacturer: General Electric**
- **Range Hood Type: Down Draft Range Hood Fan**
- The range hood fan was tested and was operational at the time of inspection. The device also had an operational light, and was generally clear of excessive grease build up at the time of inspection.



## Refrigerator



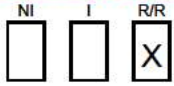
### Refrigerator Details:

- **Manufacturer: Whirlpool**
- The refrigerator was operational at the time of inspection.



## Interior, Doors, Windows

### Ceilings & Walls



- The interior walls showed evidence that moisture was entering from behind the downstairs wall, on the right side of the basement stairs heading down, possibly from the shared bath tub drain. A qualified contractor should evaluate and repair or replace as necessary.
- The basement ceilings showed evidence that moisture was entering the drywall possibly from the kitchen drains. A qualified contractor should evaluate and repair or replace as necessary.
- Two interior basement walls showed evidence that moisture was entering from behind the wall from the kitchen drain. A qualified contractor should evaluate and repair or replace as necessary.



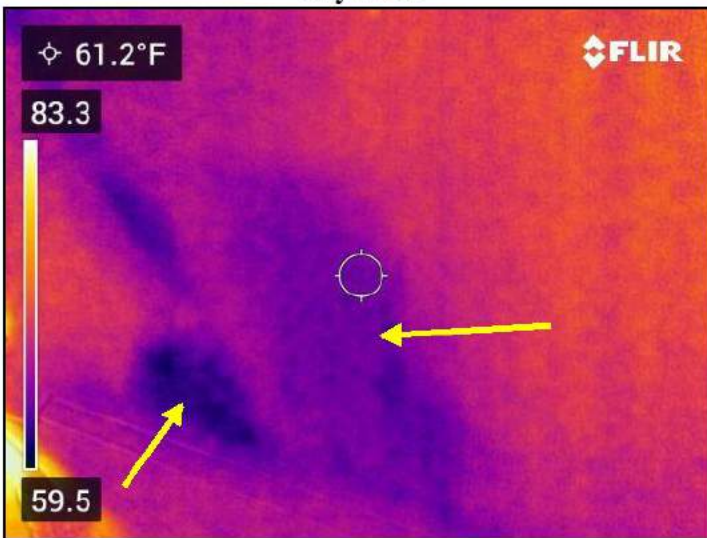
Moisture meter confirming moisture meter in the wall



Basement wall showing moisture in the drywall



Moisture meter confirming moisture meter in the wall



Dark blue is moisture in the drywall



Moisture meter confirming moisture meter in the wall



Moisture in the basement wall at the stairs



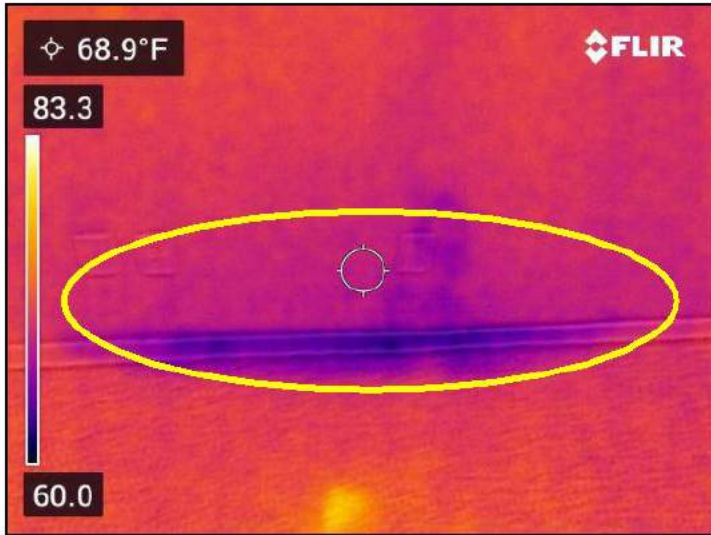
Moisture meter confirming moisture meter in the wall



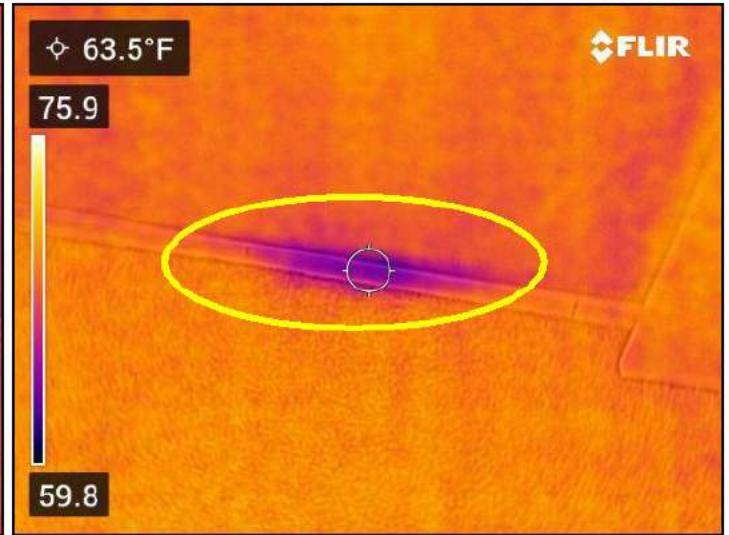
Moisture meter confirming moisture meter in the wall



Moisture in the basement ceiling



Moisture in the basement north wall



Moisture in the basement west wall

### Doors

NI   
  I   
  R/R

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

### Floors

NI   
  I   
  R/R

• *The carpet floor had wet stains indicating moisture intrusion did or does exist. This is likely from the kitchen back up. A qualified contractor should evaluate and repair or replace as necessary.*



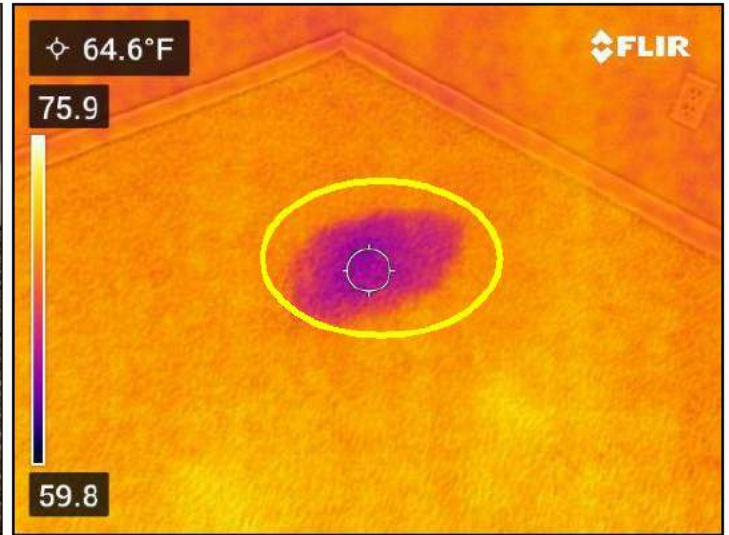
Moisture meter showing wet carpet in the basement



Moisture meter showing wet carpet in the basement

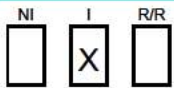


Moisture meter showing wet carpet in the basement



Moisture in the basement carpet

### Electrical Fixtures & Switches



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

### Electrical Outlets

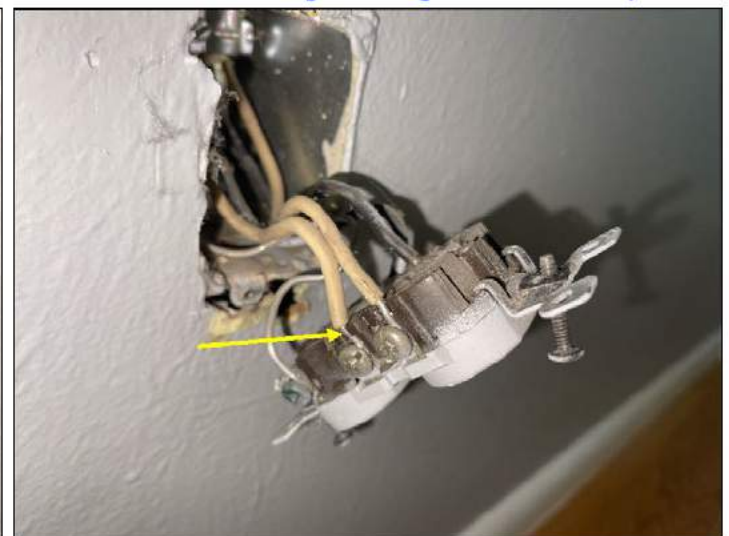


• Electrical outlets in the property appeared to be in serviceable condition at the time of inspection. Notable exceptions will be listed in this report. A representative number of outlets were tested.

- *An electrical outlet was broken/damaged. A qualified contractor should evaluate and repair or replace as necessary.*
- *An electrical outlet, on the north wall of the downstairs guest bedroom, was not working. A qualified contractor should evaluate and repair or replace as necessary.*
- *Solid conductor aluminum branch-circuit wiring was present at the 120-volt 15 amp outlets in the home. Copalum and Alumicon connectors are the proper permanent fix. Purple wire nuts are only a temporary fix. A qualified contractor should evaluate the electrical system and repair or replace as necessary. A qualified contractor should evaluate and repair or replace as necessary.*



Aluminum wiring Outlet on the west wall of the front room



Aluminum wiring, outlet on the south wall of the master bedroom



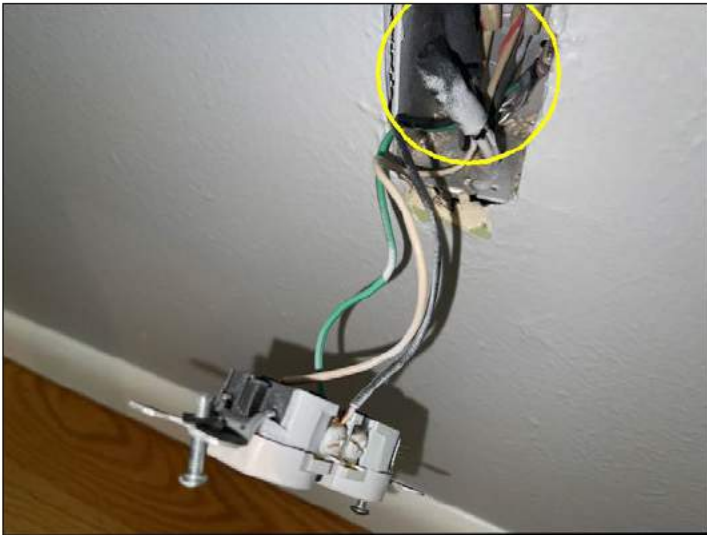


Outlet on the north wall of the downstairs guest bedroom does not work



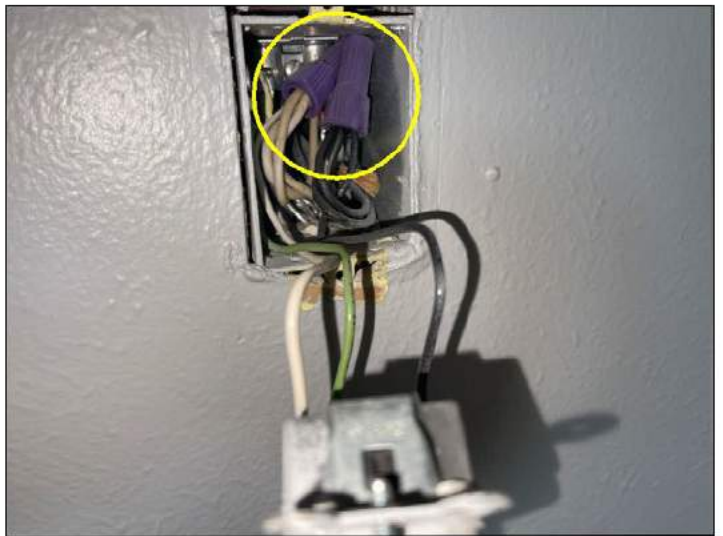
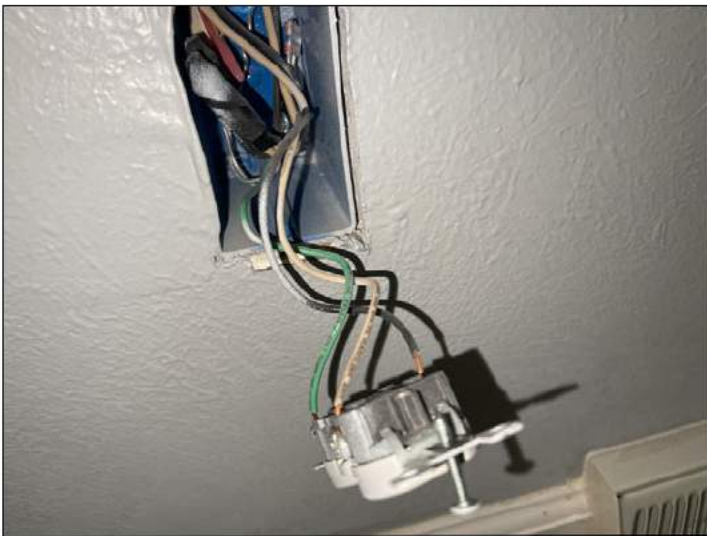
Broken plug south wall in the family room





Outlet on the North wall of the north east guest bedroom has correct copalum wiring

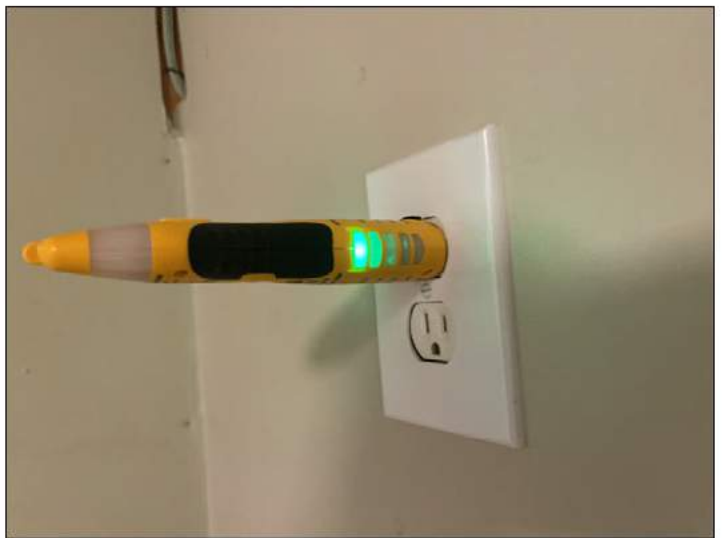
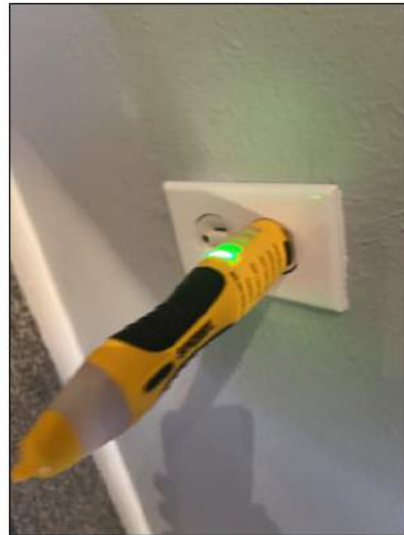




**Proper Copalum connection outlet on the north wall of the family room**

**Purple wire nuts outlet on the west wall of the master bedroom**





## Presence of Smoke and CO Detectors

NI   
  I   
  R/R

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

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



## Railings, Guards & Handrails

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

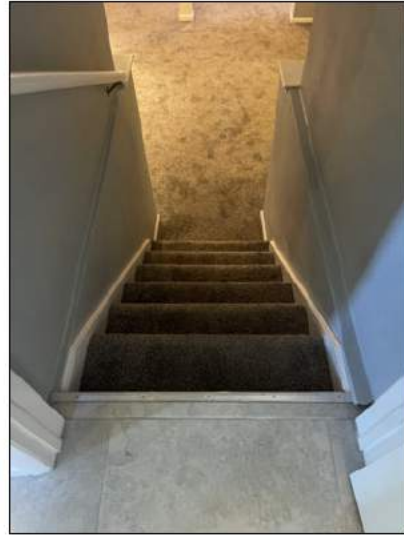
• An interior balcony, loft, or perch, had guards and/or handrails that were found to be in satisfactory condition. The guard/rail was secure, continuous, and 36 inches above the standing surface.



## Steps, Stairways Balconies and Railings

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The guard/hand rail for the interior stairs was secure, and balusters, if present, had a maximum spacing of 4 inches. The rails were installed at a acceptable height greater than 32 inches. Step treads and risers meet depth and height requirements. All stairway components are in serviceable condition.



## Windows

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

## Presence Of Installed Heat Source

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The furnace was cycling at the time of inspection. Temperature readings at individual heat sources were not able to be tested as a result.

## Laundry

### Ceilings and Walls

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Observations:**

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

- *The walls showed signs of moisture entering behind the wall, likely from the shared bathroom tub drain. A qualified contractor should evaluate and repair or replace as necessary.*



Moisture meter showing moisture in the drywall of the laundry room



Dark blue is moisture in the drywall





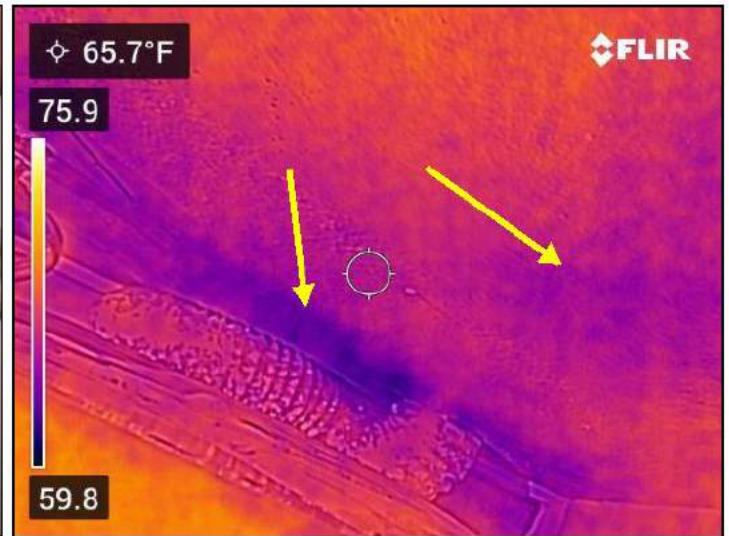
Moisture meter showing moisture in the drywall of the laundry room



Moisture in the laundry room wall



Moisture meter showing moisture in the drywall of the laundry room



### Clothes Dryer

NI	I	R/R
X		

• Clothes washers and dryers are outside the scope of a general home inspection. The only way to truly evaluate a clothes dryer is to dry a load of laundry. The dryer is inspected by turning it on and making sure the vent connections and electrical connection are correct.



### Clothes Washer

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Clothes washers and dryers are outside the scope of a general home inspection. The only way to truly evaluate a clothes washer is to wash a load of laundry. The washer is inspected by turning it on and making sure the water, electrical, and drain connections are correct.



### Exhaust Fan

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The laundry room did not have an exhaust fan or an openable window.

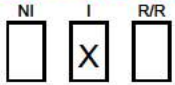
### Cabinets, Counters, & Shelves

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



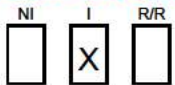
## Electrical Outlets



• Laundry electrical outlets responded to testing and appeared to be in serviceable condition at the time of inspection.



## 220 Volt Dryer Outlet



Outlet Type:

• 3-pronged

• The 220-volt dryer electrical outlet was inspected and appeared to be in serviceable condition at the time of inspection.



## Dryer Vent Piping

NI  I  R/R

### Piping Material:

- Flexible Foil

• A dryer vent connection was installed in the laundry area. The dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard the inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even if in approved properly installed vents.



## Washer Drain

NI  I  R/R

• The majority of the washer drain system was not visible and could not be inspected for proper operation. Inspection of the washing machine (if present) is beyond the scope of this inspection. The washing machine (if present) was not operated and the inspector is unable to determine if there are any deficiencies with the washer drain system.



### Washer Plumbing Supply

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The water shut off valves for the clothes washer appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected.



### Installed Heat Source

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NI	I	R/R

• The furnace was cycling at the time of inspection. Temperature readings at individual heat sources were not able to be tested as a result.

## Chimney, Fireplace, or Stove

### Fireplaces Gas/LP

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The property had a gas-fueled fireplace that appeared to be in serviceable condition and responded to the controls. The fireplace had a gas shutoff valve present. No gas leaks were detected.



# Electrical

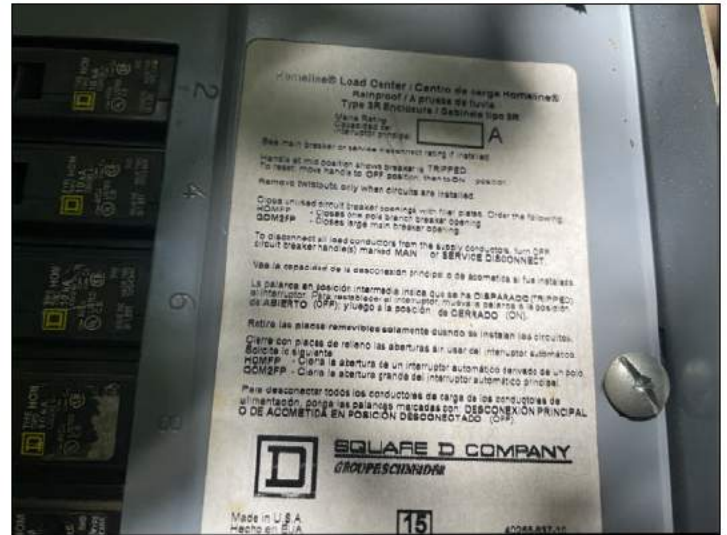
## Distribution Panels

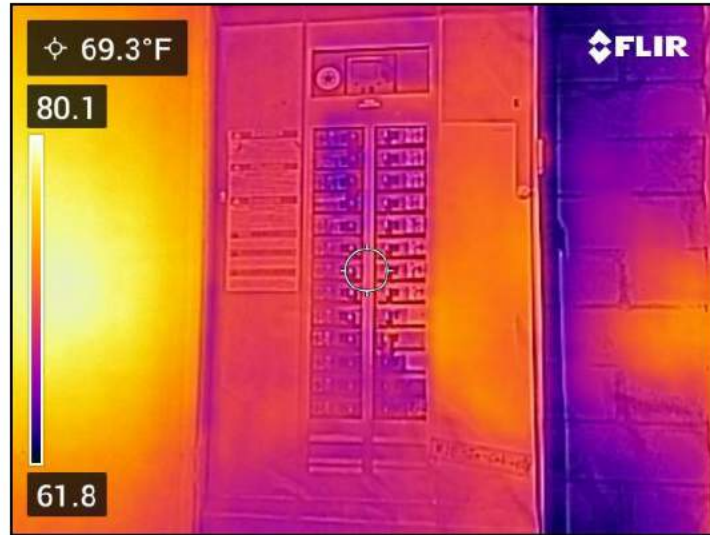
NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- The electrical distribution panel installation and condition was inspected, and found to be in satisfactory condition at the time of inspection.
- The manufacturer's label was present at the main electrical service panel. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model.
- The circuit label for the main electrical service panel is shown in the photo. Circuits in the main service panel were labeled. The accuracy of the labeling was not verified. When the opportunity arises, we recommend verifying the accuracy of the labeling by actually operating the breakers.



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19	Garage	Dishwasher
20		
21	Garage	Disposal
22		
23	Break Room	DBL OVENS
24		
25	Breakroom	DBL OVENS
26		





### Electric Meter & Base

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The meter was installed at a proper height, with the center of the meter measuring between 4 feet and 6 feet above the walking surface. The electric meter was securely fastened to the property and appeared to be in serviceable condition at the time of the inspection.

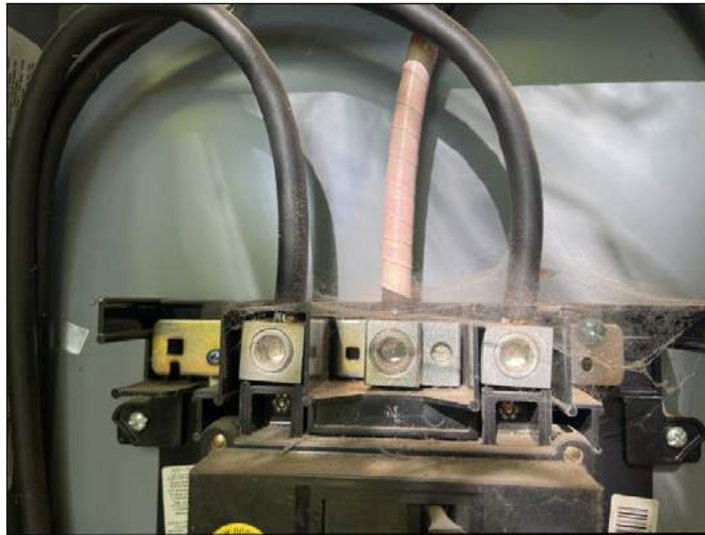


### Service-Entrance Conductors

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• Electrical service-entrance conductors were inspected and found to be in satisfactory condition at the time of inspection.

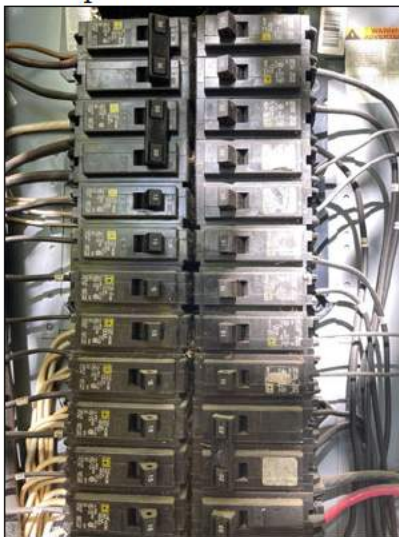




## Electrical Circuit Breakers

NI  I  R/R

• Electrical over-current protection devices (circuit breakers and fuses) were not tested, but visually inspected, and found to be in satisfactory installation and condition at the time of inspection.



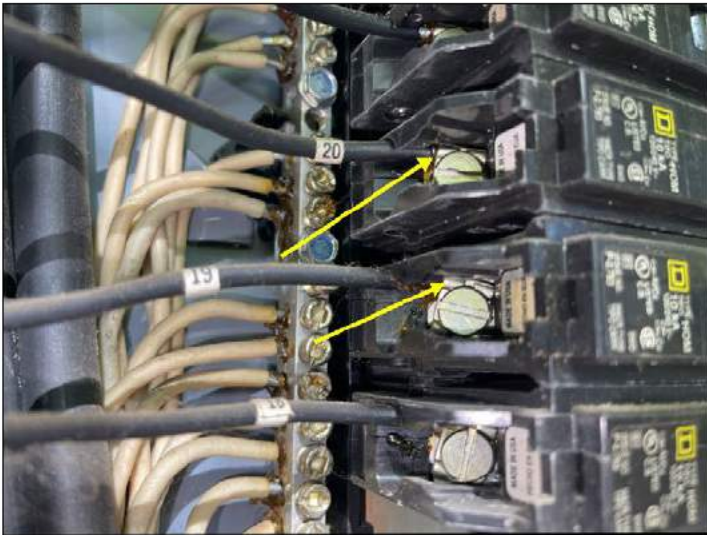
## Electrical Wiring

NI  I  R/R

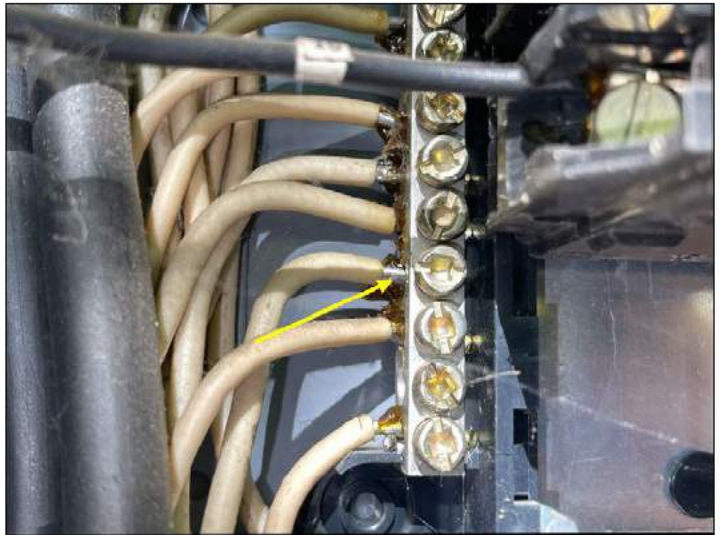
**Wiring Type:**

• Aluminum Solid

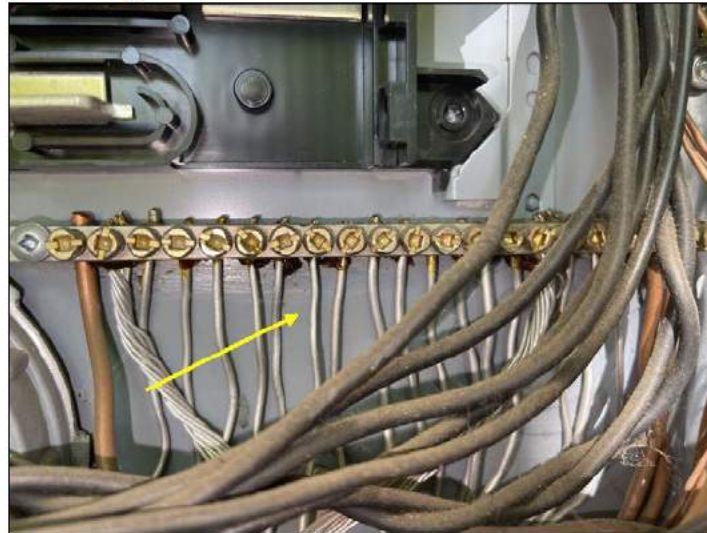
• *Solid conductor aluminum branch-circuit wiring was present at the 120-volt 15 amp circuits. A qualified contractor should evaluate the electrical system and repair or replace as necessary. Aluminum wire appears to be installed on branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov>. For more details, visit InterNACHI's Free Inspection Library.*



Aluminum wiring

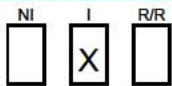


Aluminum wiring



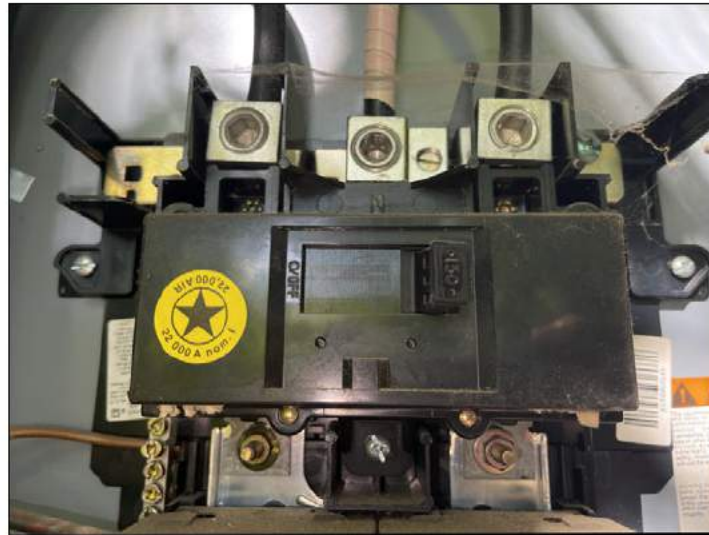
Aluminum wiring

### Main Service Disconnect



**Main Service Disconnect Rating:**

- 150 amps
- The main electrical disconnect was provided by a two-pole circuit breaker mounted in the main distribution panel. The breaker appeared to be in good condition, although it was not tested during this inspection.



## Plumbing

### Drain, Waste, & Vent Systems

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

#### Drain, Waste, & Vent Systems Material:

- Cast Iron

- The system was in satisfactory condition at the time of inspection. The drains from all functioning plumbing fixtures were tested during the inspection and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.



### Gas Piping

NI <input type="checkbox"/>	I <input checked="" type="checkbox"/>	R/R <input type="checkbox"/>
--------------------------------	--	---------------------------------

- The interior gas piping was in acceptable condition. No evidence of leakage was detected at any of the exposed gas piping. Pressure testing is considered beyond the scope of a property inspection.



### Plumbing Water Pressure

NI <input checked="" type="checkbox"/>	I <input type="checkbox"/>	R/R <input type="checkbox"/>
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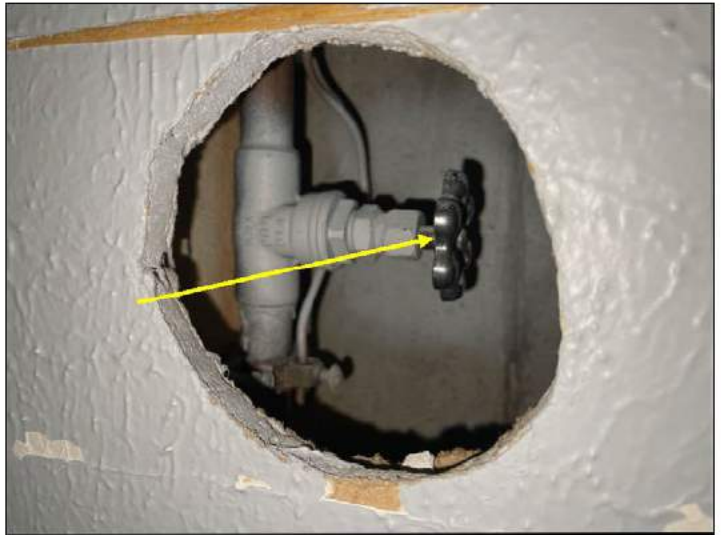
- The exterior water hose bibs were not on for inspection. The water pressure of the home was not determined.

## Main Water Shut-Off Valve

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Materials:

- Basement Front
- The water main shut off is a silver knob located inside the north wall of the basement.



Water main shut off

## Water Supply

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Water Supply Material:

- Copper
- The main water supply line material is considered what enters the home from the city or well. The water supply to the house appeared to be in satisfactory condition at the time of the inspection.



## Water Supply & Distribution Systems

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Water Supply & Distribution Systems Material:

- Copper
- The exposed, visible, distribution piping running from the main source to each faucet or fixture was inspected. The exposed and visible supply piping was in acceptable condition.



# Heating

## Heating System Information

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Heating System Details:**

- Energy Source: Gas
- Heating Method: Warm-Air Heating System
- Efficiency: Mid-Efficiency
- System Age: 15+ years
- System Location: Basement Mechanical Room

**Heating Label Information:**

• Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.

- Lennox
- September
- 1996
- The home had a forced-air furnace that heats air and disperses it throughout your home via ductwork and vents. Forced-air furnaces heat air in various ways, including by burning natural gas, propane or heating oil, or less often with electricity.



## Combustion Air Supply

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The **combustion air** supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

## Air Filter

NI	I	R/R
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

• The HVAC system air filter was dirty. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Recommend Cleaning out the air filter.



## Blower

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection. Preventative maintenance would include changing air filters at recommended intervals. Blowers are subjected to high dirt, dust, and lint conditions and should be cleaned upon moving in and regularly throughout usage.





## Ductwork

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. The inspector will attempt to determine if each room has a heat source, but may not be able to access every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

## Exhaust Flue

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



## Gas Supply Shut-Off Valve

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



Gas main shut off

## Heating Service Disconnect

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.



### Draft Inducer Motor

NI   
  I   
  R/R

#### Observations:

- The draft inducer motor was inspected and is functioning as it should. The purpose of the inducer motor is to move air and gasses out of the furnace and up through the heating vents. This determines how much and how fast air will flow through the heat exchanger.



### Heating System Cabinet

NI   
  I   
  R/R

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

### Thermostat & Normal Operating Controls

NI   
  I   
  R/R

#### Thermostat Location:

- Living room**
- The Air Conditioning was controlled by one Programmable thermostat. The Thermostat was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The inspector takes three pictures of the thermostat. The first picture is to show all the settings on the thermostat and the current setting, before the inspector operates it. The second picture shows the setting used to make the Furnace heat up. The third picture shows that the inspector has reset the thermostat back to the original setting after operation.



Thermostat initial setting



Thermostat setting to test heat

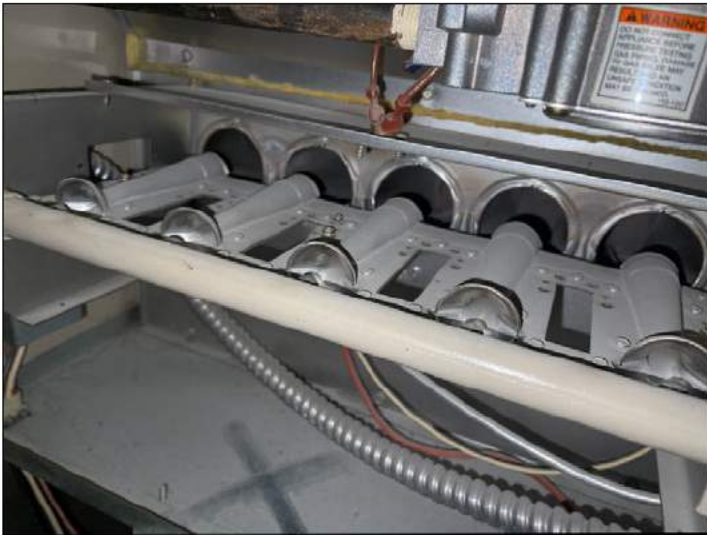


Thermostat returned to the initial setting

## Heating System Operation

NI  I  R/R

- The heating operation and furnace burners were visually inspected and appear to be operational at the time of the inspection. A furnace burner is a component of a furnace where air mixes with fuel, and is burned in order to create heat.
- The furnace gas was lit using a spark ignition. The spark transmits too fast to photograph. Spark ignition is used on mid and high efficiency to light burners when heat is called for. Spark igniters are electric powered and function as a device that ignites compressed fuels, such as the gas supplied to your furnace. Generally, they are considered efficient devices because they are easy and safe to handle.
- *The furnace was short-cycling (repeated start-up and shut-down) at the time of the inspection. A qualified contractor should evaluate and repair or replace as necessary.*
- *The heating system did fire and appeared to be in serviceable condition at the time of the inspection. However, the interior of the cabinet was dirty. Cleaning, servicing and/or certification of the HVAC system by a qualified contractor is recommended and repaired or replaced as necessary.*



Furnace burn chamber



Dirty furnace



## Water Heating Equipment

### General Information

NI  
  I  
  R/R

**Water Heating Type:**

- Fuel Source: Natural Gas
- System Type: Tank Heater
- Capacity: 50 Gal

**Water Heating Equipment Details:**

- Manufacturer: Whirlpool
- Manufacture month: November
- Manufacture Year: 2011



### Water Shut-Off & Pipe Connections

NI  
  I  
  R/R

- The water shut off to the water heater green lever located on the cold line just above the water heater



Water shut off to the water heater

## Combustion Air Supply

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

## Draft Diverter & Exhaust Flue

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

• The draft diverter of the gas-fired water heater had proper clearance to allow for proper uptake of cool air, was properly aligned and secured. Water heater venting systems are designed to moderate vent temperatures and control exhaust velocity by mixing room-temperature air with hot exhaust gasses. The gas-fired water heater exhaust flue connected to the furnace flue pipe with the proper double wall Y connection or had its own separate flue. The exhaust vent had proper clearance from combustibles.



## Temperature & Pressure Relief Valve

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



## Exterior Condition/Leakage

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



## Drain Valve & Drip Pan

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

## Gas Supply Shut-Off Valve

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



Gas shut off to the water heater

## Burn Chamber

NI	I	R/R
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The water heater was "F.V.I.R." (Flammable Vapor Ignition Resistant) compliant and had a sealed burn chamber that was not visible for inspection.



### Operation & Response to Controls

NI   
  I   
  R/R

• The gas water heater had an electronic spark ignition that automatically ignites when a demand for hot water is called for by the thermostat. The thermostat is a dial with general temperature settings such as warm, hot, and very hot. The water heater responded to the demand for hot water. The ignition system system was in acceptable condition.



Water heater initial setting



Water heater test setting





Water heater return to initial setting

## Water Temperature

NI	I	R/R
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

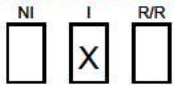
### Water Temperature Measurement:

- 120-130 Degrees
- The water temperature was within the acceptable range of 120-130 degrees.

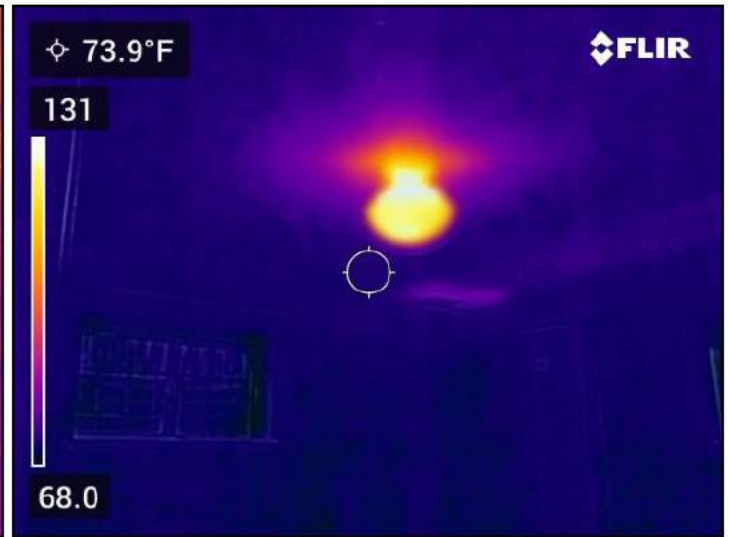


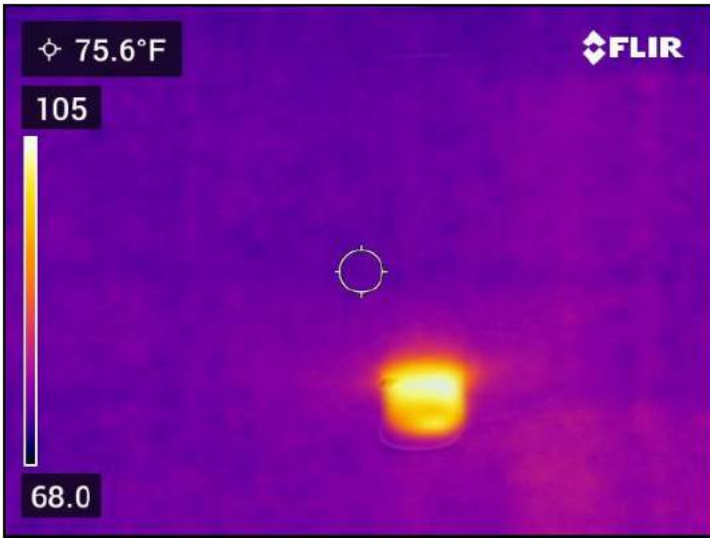
## Infrared Thermal Imaging

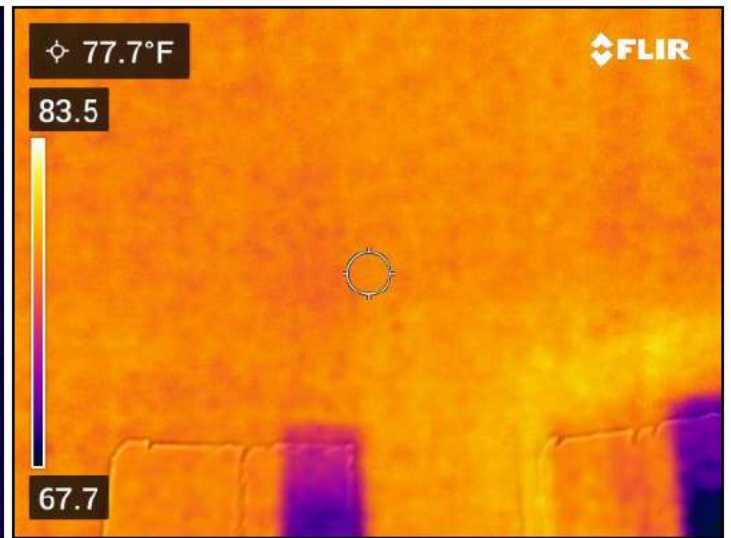
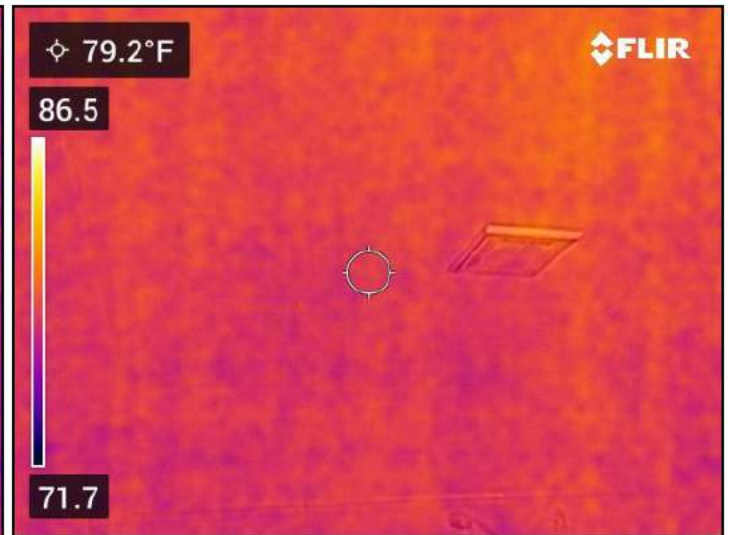
### Infrared Thermal Imaging



• An infrared inspection of the home was done from the interior and revealed no abnormal or suspicious condition. Any moisture intrusion will be listed in the specific room it was found in.







## Glossary

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