



RESIDENTIAL REPORT

1234 Main St. Centennial Colorado 80112

Buyer Name

06/23/2021 9:00AM



Inspector

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This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

This summary represents a partial list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation. It no way constitutes a recommendation of what should be negotiated as part of inspection resolution.

In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.

Inspection Categories

This report contains three different categories of concerns that are noted during the inspection.

Regardless of the category, all of the items should be reviewed by qualified professionals.

The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home.

Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction.

Maintenance/Minor Concern

Items listed in this category are relatively minor in nature. They may be common for the age of the home and noted as an informative item, may include wear-and-tear

items commonly found in occupied homes, repairs appear to be in-expensive to address and are likely to be uncomplicated, etc.

Moderate or Potential Concern

Most defects will fall under this heading. Items in this category will be considered defective, in need of repair or replacement, show obvious signs of concern and damage, may require additional repairs that are not visible, etc.

Safety/Major Concern

These are items that are considered to be of greater significance based on the likelihood that repair costs may be expensive, items may be causing immediate damage to the structure or a component, health and / or safety may be at risk, a system may be not-operable, etc.

Trades Recommendations

Listed with most items is a recommendation for a trades specialist. The persons recommended in this report are, in my honest and unbiased opinion, the best and most qualified persons to address the specific concerns. A lesser skilled professional may be able to make repairs on some of the items listed; however, contracting a lesser skilled individual to perform repairs is not the decision of our company and the person who hires the contractor assumes all risk.

1: INSPECTION DETAILS

Information

Cooling System Observed Central	Foundation Design Basement, Crawl Space	Ground Conditions Dry
Heating System Furnace	House/Front Door Faces North	In Attendance Client, Client's Agent
Method to Inspect Attic At entrance	Method to Inspect Crawl Space Inside crawl space	Method to Inspect Roof On Roof
Occupancy Vacant	Property Type Single Family Home	Sewer System Public
Temperature (approximate) 68 degrees Fahrenheit (F)	Water Supply Public	Weather Conditions Cloudy

2: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Beam Description Metal	Floor Joist Material Engineered joist	Foundation Material Poured Concrete
Pier/Column Description Metal	Roof Framing Truss	Roof Sheathing OSB

Basement Slabs, SWF & Crawlspaces: No moisture in basement/lower level

No evidence of significant moisture penetration was visible in the basement/lower level at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.



Observations

2.1.1 Foundation

EXHIBITS HAIRLINE VERTICAL/DIAGONAL CRACKING

EAST

The cracking may worsen allowing moisture intrusion. Monitor for further cracking. If the cracks widen have epoxy injected into the crack by a licensed waterproofing contractor.

Recommendation

Contact a qualified professional.

Maintenance/Minor Concern



2.1.2 Foundation

FOOTER QUESTIONABLE

BACK ADDITION

Moderate or Potential Concern

The back addition did not appear to have a foundation wall, and questionable footers. Without proper footers, the structure is more likely to move. Have a general contractor further evaluate the structure to determine if improvements are needed for integrity. The home owner should also be asked for any permits for the addition of this space.

Recommendation

Contact a qualified general contractor.



3: ROOF

Information

Flashing Material Metal	Gutter Material Aluminum	Roof Material Observed Asphalt - Architectural Dimensional Shingle
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Coverings: Dimensional asphalt fiberglass shingles observed on roof



Coverings: Warranty information needed

As the roof appears to have been recently replaced or installed, obtaining any warranty information as well as if this is an impact resistant roof from the current owner is recommended.

4: EXTERIOR

Information

Roof Drainage Systems: Below-grade downspout visible

Below grade downspouts can easily get clogged or damaged, which can lead to moisture issues within the house. Monitor the function of the downspouts to ensure they are draining properly.



Observations

4.1.1 Decks, Balconies, & Pergolas

 Maintenance/Minor Concern

STAIN, PAINT OR SEALER HAS PEELED, FADED, MISSING OR BLEACHED OUT (MINOR)

Re-paint or stain the decking as needed.

Recommendation

Contact a qualified professional.



4.1.2 Decks, Balconies, & Pergolas

 Maintenance/Minor Concern

WOOD IS IN CONTACT WITH SOIL

BACK DECK

The soil may cause moisture damage to the wood. Monitor for wood deterioration. Should deterioration continue have repaired or replaced.

Recommendation

Contact a qualified professional.



4.4.1 Roof Drainage Systems

**DOWNSPOUT EXTENSION
DAMAGED**

EAST

Reduced efficiency, allowing water close to the house. Replace extension as needed.

Recommendation

Contact a qualified handyman.



Moderate or Potential Concern



4.5.1 Siding & Trim

DISCOLORATION OF SIDING OBSERVED - SPOTTING

NORTH, EAST

Discolored or "spotting" on the siding (typically the north side of the house) indicates moisture build-up on the siding that doesn't evaporate quickly, and turns into Microbial-like growth. Painting the siding with an exterior paint/primer is recommended where the discoloration is present.

Recommendation

Contact a qualified professional.



Maintenance/Minor Concern



4.5.2 Siding & Trim

**HOUSE WRAP/MOISTURE
BARRIER NOT OBSERVED BEHIND SIDING**

Lack of a moisture barrier can allow water to penetrate the home's framing. Verify whether house wrap was installed during construction. As this is typically very costly to add if missing, verifying it is in place is recommended.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



4.5.3 Siding & Trim

**MOISTURE INTRUSION -
MODERATE**

WEST ATTIC



Moderate or Potential Concern

With moisture intrusion present, mold could grow and there could be moisture damage inside the house. Have a general contractor or mitigation company assess for the exterior damage, and the source of moisture intrusion and recommend repairs.

Recommendation

Contact a qualified professional.



4.5.4 Siding & Trim

VINYL SIDING OR TRIM DAMAGED

NORTH , LOWER SOUTH

This can allow moisture to get back behind the vinyl siding. Damaged pieces of siding material should be replaced.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



4.5.5 Siding & Trim

VINYL SIDING OR TRIM HAS MELTED

With damaged siding, the under sheathing has no protection from the damaging effects of the elements. Replace the damaged siding.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



4.6.1 Walkways, Patios & Driveways

CONCRETE HAS MINOR CRACKS

All cracks in the concrete should be sealed with a concrete sealer to prevent future moisture entry.

Recommendation

Contact a handyman or DIY project



Maintenance/Minor Concern



4.10.1 Fencing, & Retaining Walls

RETAINING WALL BRICKS OR STONE ARE MISSING

BACK YARD

Primarily a cosmetic issue. Have repaired by qualified stone mason or landscaper.

Recommendation

Contact a qualified professional.



Maintenance/Minor Concern



4.11.1 Vegetation & Grading/Drainage

DOES NOT HAVE A POSITIVE GRADE

SOUTH

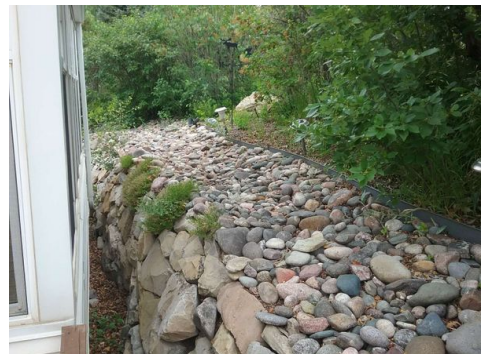
Directing more moisture towards the foundation increases the risk of moisture intrusion. Monitor the area for moisture buildup. Should it arise, if possible, regrade the area to achieve a slope away from the building. If regrading is not possible, add drain tile to re-direct water away from the building. French drain systems can be beneficial as well. Also, consult with a licensed waterproofing professional.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



4.11.2 Vegetation & Grading/Drainage

DOES NOT HAVE A POSITIVE GRADE/EXTEND WINDOW WELL

WEST

Directing more moisture towards the foundation increases the risk of moisture intrusion. Improving grading in this area is recommended, which will entail extending 1 or more window wells. If regrading is not possible, add drain tile to re-direct water away from the house.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



4.11.3 Vegetation & Grading/Drainage

FRENCH DRAIN SYSTEM RECOMMENDED

Moderate or Potential Concern

A French drainage system helps to move storm run-off from the back of the yard to the front of the house, and can reduce moisture issues with the house and yard. A landscaper should further evaluate installing a French drain system in the back/sides of the yard.

Recommendation

Contact a qualified landscaping contractor



5: GARAGE

Information

Garage Description Attached	Overhead Door Material Aluminum	Overhead Garage Door: Garage door springs working properly at time of inspection No improvements needed at the time of the inspection.
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6: ELECTRICAL

Information

Circuit Disconnect Type Breakers	Distribution Wiring Copper, Aluminum Stranded	Main Electrical Panel Rating 150 Amp
Main Service Panel Location Garage	Main Service Size to House 150	Main Wire Type Aluminum Stranded
Manufacturer Name Siemens	GFCI & AFCI: GFCI present at exterior	GFCI & AFCI: GFCI present in bathroom(s) Master Bathroom , 1st Floor Bathroom



GFCI & AFCI: GFCI present in the kitchen



Smoke Detectors: Smoke alarms Visible in bedrooms
All bedrooms



Carbon Monoxide Detectors: Unit present
2nd Floor stairway , Master Bedroom



Observations

6.2.1 Main Electrical Service Panel

BRANCH CIRCUIT BREAKER DIFFERENT MANUFACTURER THAN PANEL

 Moderate or Potential Concern

It appears that circuit breakers have been used in the panel that are different manufacturer than the panel manufacturer. Not all breakers are inter-changeable, and if not designed for the panel, a breaker can come loose and cause arcing. A certified electrician should determine if these breakers are allowed to be used in this panel.

Recommendation
Contact a qualified electrical contractor.



6.2.2 Main Electrical Service Panel

FULL PANEL

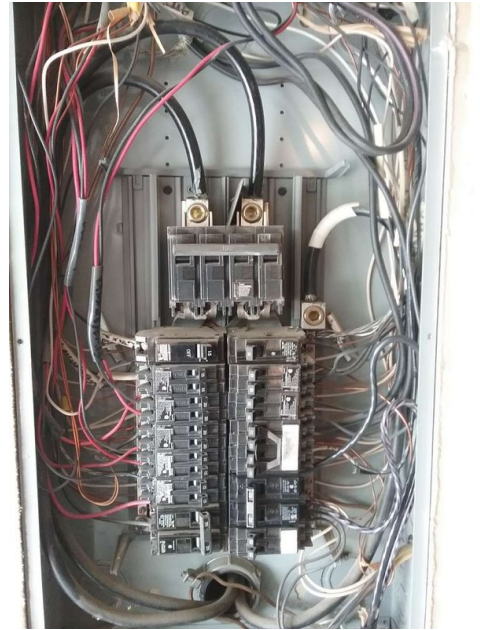
If additional circuits are needed, a larger panel or sub-panel will need to be added.

Recommendation

Recommend monitoring.



Maintenance/Minor Concern



6.4.1 Lighting Fixtures

**NOT WORKING-BULB
BLOWN/ON A SENSOR**

FRONT EXTERIOR

The light(s) were not operable at the time of the inspection. If the bulbs are not blown or the unit is not on a sensor, the circuit should be repaired.

Recommendation

Contact a qualified professional.



Maintenance/Minor Concern



6.5.1 GFCI & AFCI

NOT PRESENT IN THE BATHROOMS WHERE THEY ARE REQUIRED

MASTER BATHROOM , 2ND FLOOR HALLWAY BATHROOM

Even though the master and 1st floor bathrooms had GFCIs, the outlets listed above did not appear to be on these circuits. Without a GFCI, there is no mechanism to prevent an electrical short. Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations.

Recommendation

Contact a qualified electrical contractor.



Safety/Major Concern



6.5.2 GFCI & AFCI

OUTLET IS LOOSE

EAST EXTERIOR

Loose outlets can cause active wiring to touch the junction box, and spark or short-circuit the outlet. Properly secure the outlet.

Recommendation

Contact a qualified electrical contractor.

**Safety/Major Concern**

6.9.1 Outlets

OUTLET IS LOOSE

SOUTHEAST & SOUTHWEST MASTER BEDROOM

Loose outlets can cause sparking and shortages in the circuit. The loose outlet should be properly secured.

Recommendation

Contact a qualified electrical contractor.

**Safety/Major Concern**

7: HEATING

Information

BTUs Observed 88000	Brand Lennox	Efficiency High efficiency
Energy Source Gas	Filter Size 20x25x1	Heat Distribution Type Forced Air
Heat Type Furnace	Age Manufactured 2020	Furnace: Combustion air present via direct piping of high efficiency unit



Furnace: Flame is consistently blue reflecting normal operation. No gas or carbon monoxide leaks were observed at the time of the inspection

Furnace: High efficiency unit observed



Humidifier: Humidifier was working during inspection

Humidifiers require constant maintenance. Cleaning and repairs should be undertaken prior to each heating season. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.



8: COOLING

Information

Age Manufactured 2020	Brand Lennox	Capacity 4.0 ton
Energy Source/Type Electric	Maximum Amperage 20, 45	Central Air Conditioning: Newer AC condenser observed

Central Air Conditioning: A.C. Maintenance Advice & Troubleshooting

AC CARE & TROUBLE SHOOTING TIPS: 1. Monitor the outside compressor unit for levelness. The compressor may not function properly if tilted more than 5 degrees. 2. Keep shrubbery or vegetation several feet away from the compressor unit for proper cooling. 3. The air coming from the outside compressor unit should be slightly warmer than the ambient air temperature. 4. The cool air coming from the registers in each room should have a 14-22 degree f. Differential as compared to the air at the return register. This indicates proper function. 5. If the supply & return temperature differential is 25 degrees f. Or more, then a technician should check it. 6. Keep male dogs away from the compressor as urine can rot out the cooling coils. Monitor the compressor for corrosion. 7. Be careful not to bump the compressor cooling coils when in the area. 8. Monitor the insulation on the larger refrigerant line and replace as needed. 9. Monitor the end of the condensate drain line. It should drip water indicating proper function. 10. Monitor the plenum (large supply duct) at the furnace for signs of rust or leakage. 11. Keep the evaporator coil unit within the furnace plenum clean by replacing or cleaning the furnace filter monthly. 12. Cover the outside compressor unit when shutdown for the winter, and shut-off the electrical disconnect next to the compressor. 13. Have the entire central air conditioning system inspected and serviced annually by a licensed HVAC technician.



Central Air Conditioning: Air conditioning system tested positively

Basement

Upon testing in the air conditioning mode, a normal temperature reading (below 55 degrees) across the supply register was observed. This suggests that the system is functioning properly.



Window or Mini-Split Air Conditioning: Air conditioning system tested positively

Addition

Upon testing in the air conditioning mode, a normal temperature reading (below 55 degrees) across the supply register was observed. This suggests that the system is functioning properly.



Observations

8.4.1 Whole House Fan

MISSING TIMER

Moderate or Potential Concern

Can cause gas fumes and carbon monoxide to be pulled up from the mechanical room. Install a timer switch for the whole house fan.

Recommendation

Contact a qualified professional.



9: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation Type Batt, Blown, Fiberglass	Attic R-value 30	Crawl Space Insulation Type Fiberglass
Roof Ventilation Type Soffit Vents, Roof Vents	Basement Insulation Observed Not Visible	Insulation: Fiberglass batting insulation observed in attic



Insulation: Fiberglass loose fill observed in Attic



Observations

9.1.1 Insulation

APPEARS TO HAVE SMALL BURROW HOLES SUGGESTING EXISTENCE OF RODENTS

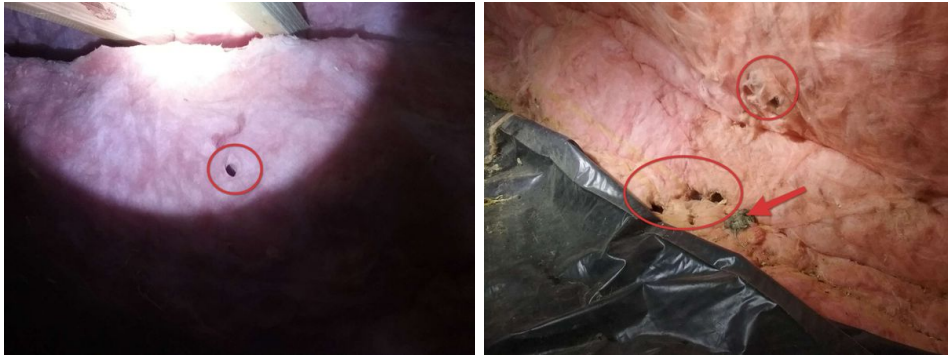
CRAWLSPACE

The holes reduce insulation effectiveness and may get worse if the rodents are still present. Have a pest control company evaluate for treatment. In the possibility that there is an infestation, insulation and further remediation may be needed.

Recommendation

Contact a qualified pest control specialist.

 Safety/Major Concern



9.1.2 Insulation

HATCH NEEDS INSULATION

Maintenance/Minor Concern

The attic access hatch should be better insulated.

Recommendation

Contact a qualified professional.



9.2.1 Ventilation

CRAWL SPACE MOISTURE BARRIER SHOULD BE FULLY SEALED

Maintenance/Minor Concern

The moisture barrier in the crawl space should be fully sealed onto the foundation, and any seams should be sealed.

Recommendation

Recommended DIY Project



9.2.2 Ventilation

CRAWL SPACE SOIL HAS SOME MOISTURE/MUSTY ODORS AT THE TIME OF THE INSPECTION

Moderate or Potential Concern

Moisture in the crawl space can cause microbial-like growth to occur on the framing. The crawl space area should be properly vented, and all exposed areas of soil covered with a moisture barrier. See also any comments in the Exterior section of the report relating to keeping moisture away from the foundation.

Recommendation

Contact a qualified mold remediation contractor



9.3.1 Bath/Kitchen Exhaust

**ADD EXHAUST FAN
W/WINDOW PRESENT**

 Maintenance/Minor Concern

2ND FLOOR HALLWAY BATHROOM, MASTER BATHROOM

Although there is a window that opens so an exhaust fan is not required, adding a fan that exhausts to the exterior is recommended.

Recommendation

Contact a qualified professional.



10: PLUMBING

Information

Main Gas Shut-off Location Gas Meter	Sewer Source Public	Supply Distribution Material Copper
Waste Material ABS	Water Heater Size (Gallons) 50	Water Heater Source/Type Gas
Water Main Location Basement	Water Main Material Copper	Water Pressure 81 psi
Water Source Public	Water Heater Age 2014	Drain and Waste Systems: Sewer line was scoped at the time of the inspection. The results of the sewer scope are not part of this report.
Hot Water Systems, Controls, Flues & Vents: Combustion air vent is present	Sump Pump: Sump pump appears to be working properly	Hose Bib: Pressure is normal - within 50-80 pounds per square inch



Water Heater Manufacturer
Kenmore

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.
[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: No active leaks observed
The water heater(s) were operable at the time of the inspection, and no leakage was visible.



Limitations

Main Water Shut-off Device

BLOCKED/NOT EASILY ACCESSIBLE

The main water valve was not able to be observed. Unknown whether a pressure regulator valve is installed. Recommend installing an access panel to provide quick access to water valve.



Observations

10.4.1 Hot Water Systems, Controls, Flues & Vents



Maintenance/Minor Concern

FLOOR PAN NEEDED

The catch pan will help reduce damage to the home if the water heater leaks. A catch pan below the water heater should be considered, especially when replacing the unit.

Recommendation

Contact a qualified professional.



10.6.1 Sump Pump



Moderate or Potential Concern

DISCHARGE APPEARS TO BE CONNECTED TO WASTE PLUMBING

GOING TO FLOOR DRAIN

This is not allowed in most areas, and is typically required to terminate to the exterior at least 4-5 feet away from the house. Have repaired by a qualified technician.

Recommendation

Contact a qualified professional.



10.6.2 Sump Pump



Moderate or Potential Concern

DISCHARGE PIPE NOT STANDARD

This can cause the sump pit to not properly drain water that has come into the pit. The discharge piping should be replaced with piping that meets today's standards, and that contains a back-flow preventer. This should discharge to the exterior 4-5 feet away from the house.

Recommendation

Contact a qualified professional.



10.6.3 Sump Pump

FLOAT IS TOO HIGH OR PIT NOT DEEP ENOUGH



Moderate or Potential Concern

If the float is too high or the pit not deep enough, the water is not properly removed from the drain tile which could cause moisture intrusion. Adjust the float setting lower so it kicks on prior to water reaching the inlet drain, or possibly increase the depth of the pit, which can be difficult. It is likely in this situation, the pit depth will need to be increased.

Recommendation

Contact a qualified professional.



10.7.1 Hose Bib

HOSE BIB FROZEN/STUCK SHUT

SOUTH



Maintenance/Minor Concern

The hose bib could not be operated as it appears to be frozen at the time of the inspection. Once it is above freezing, pressure should be put on the bib, and it turned on to ensure proper operation.

Recommendation

Contact a qualified professional.



10.7.2 Hose Bib

LEAKING HOSE BIB WHEN OPERATED

NORTHWEST



Maintenance/Minor Concern

The leak may cause water to drain near foundation and behind the wall cladding increasing the risk of moisture penetration into the house. Repair or replace the hose bibs if replacing the gasket is ineffective.

Recommendation

Contact a qualified professional.



10.8.1 Irrigation System

LEAKY SPRINKLER SUPPLY

AT SHUT-OFF VALVE

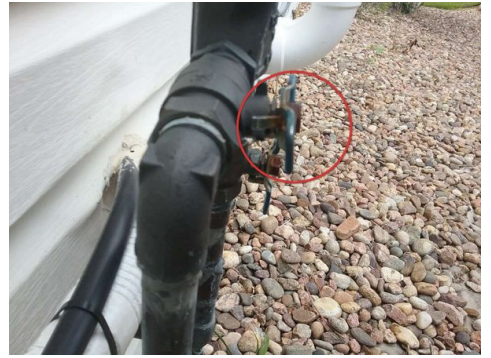
The supply line to the sprinkler system appears to be leaking, and should be further evaluated and repaired as necessary by an irrigation technician.

Recommendation

Contact a qualified professional.



Safety/Major Concern



10.10.1 Radon Mitigation System

RADON MITIGATION NEEDED

Since the radon readings were at or above 4.0, EPA recommends the house have proper radon mitigation. It is recommended that a radon mitigation company be consulted to further evaluate and make necessary improvements. See the Radon Report Results page for specific results.

Recommendation

Contact a qualified radon mitigation specialist



Safety/Major Concern

10.11.1 Shower/Bathtubs

DRAIN STOP IS MISSING/NOT INSTALLED

2ND FLOOR HALLWAY BATHROOM

Replace or install the drain stop.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



10.11.2 Shower/Bathtubs

FAUCET AND/OR MIXING VALVE ARE LOOSE

MASTER BATHROOM

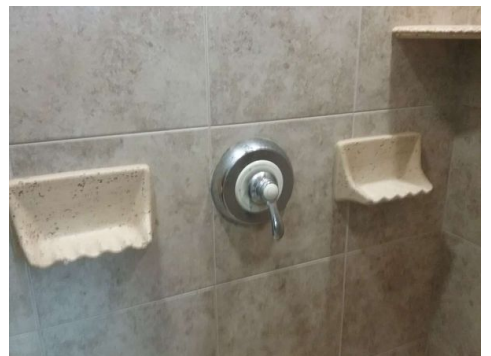
Tighten the set screw for the tub faucet. Caulking around the fixture may also help.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



10.12.1 Sink

DRAINS SLOW

LAUNDRY ROOM



Moderate or Potential Concern

Indicates localized blockage of the waste piping. On occasion, if there has been construction completed in the house, this can be construction debris. Use a rodder/drain snake or have a sewer drain cleaning company clean out the waste pipe.

Recommendation

Contact a qualified professional.



10.12.2 Sink

DRAIN STOP IS MISSING

1ST FLOOR BATHROOM

Replace the drain stop.

Recommendation

Contact a handyman or DIY project



Maintenance/Minor Concern



10.12.3 Sink

DRAIN STOP IS NOT CONNECTED TO THE DRAIN

MASTER BATHROOM WEST SINK

Without a functioning drain stop, you will have to manually install and remove the drain stop to fill and drain the sink. Repair the drain stop.

Recommendation

Contact a handyman or DIY project



Maintenance/Minor Concern



10.14.1 Floor Drain

FLOOR DRAIN HAS WATER MARKS INDICATING A POSSIBLE PAST LEAK

BASEMENT FURNACE ROOM

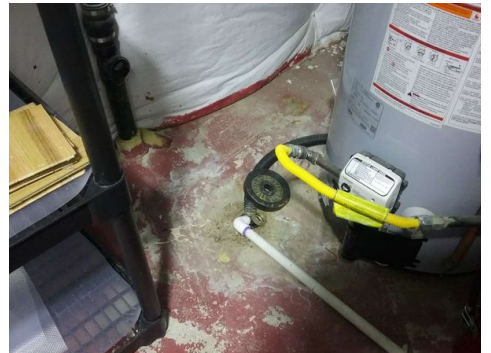
The water marks around the floor drain can indicate a past waste back-up from the drain, indicating blockage in the waste line. A company that cleans waste piping should clean the line in this area to ensure it is free from obstructions.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



11: FIREPLACE & CHIMNEYS

Information

Type
Gas

Observations

11.2.1 Fireplace/Wood Stove

NOT OPERABLE AT INSPECTION

FAMILY ROOM (PILOT WAS ABLE TO BE LIT) , OFFICE

The fireplace does not appear to be fully completed/functional. This should be completed and made operational by a fireplace technician.

Recommendation

Contact a qualified fireplace contractor.

 Safety/Major Concern



12: DOORS, WINDOWS & INTERIOR

Information

Cabinetry Wood	Ceiling Material Drywall	Floor Coverings Carpet, Hardwood, Linoleum, Tile
Wall Material Drywall	Window Frame Type Vinyl	Window Glass Type Double Pane
Window Type Double-hung, Sliders, Stationary		

Observations

12.1.1 Interior Doors

DOOR DOESN'T LATCH

1ST FLOOR BATHROOM

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

 Moderate or Potential Concern



12.2.1 Exterior Doors

SLIDING DOOR IS DIFFICULT TO OPERATE

SUNROOM

The sliding glass door rollers may be damaged. Lubricating the tracking or adjusting the rollers can be under taken as a first step, but door repairs/replacement can be required.

Recommendation

Contact a qualified professional.

 Moderate or Potential Concern



12.3.1 Floors

CARPET IS LOOSE

MASTER BEDROOM BASEMENT

Have repaired by a carpet installer.

Recommendation

Contact a qualified professional.

 Maintenance/Minor Concern



12.3.2 Floors

CARPET STAINS

Moderate or Potential Concern

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company



12.3.3 Floors

VERMIN ACTIVITY OBSERVED

Safety/Major Concern

CRAWLSPACE

A pest control specialist should be contacted for proper clean-up and mitigation of the vermin. It is difficult to know the extent of the activity until this is further evaluated.

Recommendation

Contact a qualified pest control specialist.



12.3.4 Floors

**WOOD FLOOR HAS
MODERATE WATER DAMAGE**

Moderate or Potential Concern

SUNROOM

Water damage indicates past or present water leakage issues, which can sometimes be difficult to locate the source, and can cause rot and microbial-like growth in these areas. Areas of the wood floor that have water damage should be repaired or replaced by a flooring contractor. The home owner should be asked for more information about this area, and further evaluation as to the source of the water may be needed.

Recommendation

Contact a qualified professional.



12.4.1 Walls

DRYWALL HAS DAMAGE

BASEMENT

Beyond being an aesthetic issue, the gaps in the wall affect the thermal boundary of the home. Replace missing insulation and repair the damaged areas of the wall with drywall and compound.

Recommendation

Contact a qualified professional.



Maintenance/Minor Concern



12.5.1 Ceilings

CEILING HAS EVIDENCE OF WATER DAMAGE AND/OR CRACKING - NO ACTIVE WATER

OFFICE

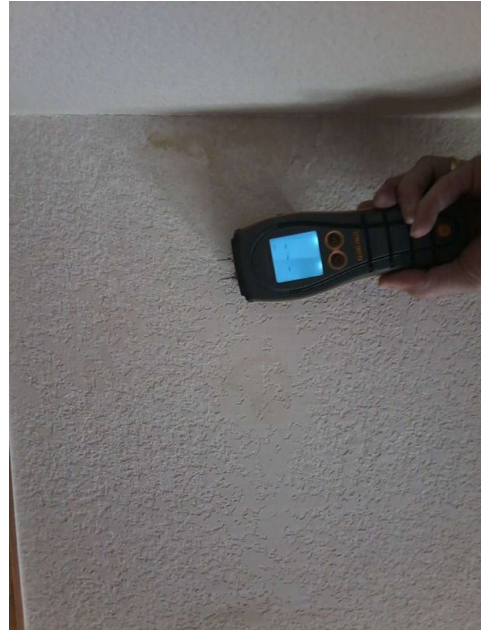
No moisture was observed using a moisture meter at the inspection. This area should be closely monitored for future leaks. No repairs are needed at this time. The home owner should be asked for additional information regarding the cause of the stains, and specific repairs completed.

Recommendation

Contact a qualified professional.



Moderate or Potential Concern



12.7.1 Countertops & Cabinets

HINGES ARE LOOSE, DAMAGED OR MISSING

1ST FLOOR BATHROOM

May not open or close properly. Repair or replace hinges.

Recommendation

Contact a qualified professional.



Maintenance/Minor Concern



12.9.1 Windows

GLASS PANE IS CRACKED OR BROKEN

EAST BEDROOM

The cracks expose sharp edges and reduce protection from the elements. Replace the glass.

Recommendation

Contact a qualified professional.



Safety/Major Concern



12.9.2 Windows

PAST WATER INTRUSION EVIDENT

SUNROOM

This indicates either a very old window, or the window has not been properly flashed or has had drainage leakage issues. A general contractor should further evaluate the window, and make necessary improvements.

Recommendation

Contact a qualified professional.

 Moderate or Potential Concern



12.9.3 Windows

WELL HAS RUST

WEST

If not repaired, further damage may occur to the window well leaving the home at risk of moisture intrusion. Improve drainage adjacent to the window well. If there is significant rusting in the well, it may require repairs/replacement which can be a significant expense.

Recommendation

Contact a qualified professional.

 Moderate or Potential Concern



13: BUILT-IN APPLIANCES

Information

Clothes Dryer Brand
LG

Dishwasher Brand
Kitchenaid

Refrigerator Brand
Kenmore

Clothes Dryer Energy Source
Electrical

Range/Oven Brand
LG

Dishwasher: Unit appears to be working properly. It was run through a cycle, properly drained, and did not show signs of leakage at the time of the inspection

Clothes Washer Brand
LG

Range/Oven Energy Source
Electric

Range/Oven: Burners were working on the cook-top to the oven at the time of the inspection



Range/Oven: Unit is working at the time of the inspection. The oven was operated in both the bake and broil modes and appeared to be heating properly at the time of the inspection.



Refrigerator: Temperature tested ok



Observations

13.2.1 Refrigerator

ICE MAKER IS SHUT OFF

Moderate or Potential Concern

Unknown if ice maker is operational. The home owner should be asked for more information regarding the operation of the ice-maker. The water line may also not be connected.

Recommendation

Contact a qualified professional.

14: SCOPE OF THE INSPECTION

Information

Limitations To the Inspection

Limitations to the Inspection

- Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The inspection is limited to visible and accessible components and areas only.
- No guarantees or warranties are provided in connection with the home inspection.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection is not technically exhaustive.
- As a result of limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only.
- An inspection will not identify concealed or latent defects.
- As stated in the Inspection Agreement, Methamphetamine Contamination detection is not part of the home inspection. It is recommended to have an Industrial Hygienist conduct a separate test for the presence of Methamphetamine levels in the house.
- An inspection will not determine the suitability of the property for any use.
- This home inspection is being conducted in accordance with the American Society of Home Inspectors guidelines. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Not the entire underside of the roof sheathing is inspected for evidence of leaks. Interior finishes may disguise evidence of prior leaks. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- An inspection does not determine the insurability of the property
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The home inspection is NOT a verification of all current codes being met at the property inspected. This is also true for upgrades and remodeling to the property. It is always recommended that the current owner be asked for any permits obtained for any improvements made to the home to ensure Building codes at the time were followed.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- An inspection does not include items not permanently installed.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Potentially hazardous materials such as lead paint, mold, Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- The presence of insects or other pests, including, but not limited to: termites, ants, mice and other rodents is beyond the scope of this inspection. A pest control company should be contacted to further evaluate the presence of pests in the house.

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- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
 - Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
 - The adequacy of heat and cooling supply or distribution balance is not inspected. The interior of flues or chimneys that are not readily accessible are not inspected. The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected. Solar and Space heating equipment/systems are not inspected.
 - Only a representative sampling of outlets and light fixtures were tested. The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components that are not part of the primary electrical power distribution system.

15: INSPECTION AGREEMENT

Information

Inspection Agreement



1. Quality Building Inspections shall perform an Inspection for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI®). The PURPOSE of the Inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Completed and readily accessible components of the Structural, Roofing, Exterior, Electrical, Heating, Cooling, Insulation/Ventilation, Plumbing, and Interior systems will be inspected.
2. The Client shall receive a LIMITED VISUAL INSPECTION of the Subject Property in accordance with this Inspection Agreement and the attached Inspection Scope and Limitations. In approximately 1-3 hours, Quality Building Inspections will provide the Client with information on the condition of the major components of the house at the time of the Inspection.
3. The Inspection is not technically exhaustive and it is NOT A GUARANTEE OR WARRANTY, expressed or implied, regarding the conditions of the property, items, and systems inspected and it should not be relied on as such. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Quality Building Inspections is neither a guarantor nor insurer.
4. The Inspection IS NOT A DETAILED ENGINEERING EVALUATION AND DOES NOT ADDRESS CODE/REGULATION COMPLIANCE AND/OR THE POSSIBLE PRESENCE OF OR DANGER FROM TOXIC OR DANGEROUS SUBSTANCES INCLUDING MOLD. A list of excluded items is described in the attached Inspection Scope and Limitations. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Quality Building Inspections performs engineering evaluations, lead-based paint, and radon testing as optional services. If such optional services are desired they must be ordered separately using a different contract.
5. The Inspection is conducted at the property. The physical on-site inspection of the property is a valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client should be brought to the attention of the Inspector before or during the Inspection. The Inspection Report will not substitute for Client's personal presence during the Inspection.

Inspection Scope and Limitations

SCOPE: Inspection is limited to the visual examination of the safely and readily accessible systems and components for conditions which are adversely affecting their normally intended function or operation within the limits set forth in this Contract and the Inspection Report. No other systems, items, or appliances are included in the Inspection. Inspection is not a substitute for a seller's disclosure statement.

EXCLUSIONS: Excluded are any systems or items not included in the Inspection Report, including but not limited to the following: any information pertaining to manufacturers' recalls of any component, the presence of insects or other pests, low-voltage systems, swimming pools, saunas, spa, and hot tub systems, electrostatic precipitators or electronic air cleaners or filters, septic systems, any underground component or system, private water systems or equipment, wells and well pumps, cisterns, ponds, fountains, water quality or volume, water conditioning systems, central humidification systems, elevators, lifts, dumbwaiters, audio/video systems, landscaping, irrigation systems, solar heating systems, soils, security systems, detection of or testing for any toxic or dangerous substances including but not limited to mold, asbestos, lead, lead-based paint, or gasses including radon and urea formaldehyde (other than gasses typically used as fuel for home heating systems). Quality Building Inspections (further identified as "QBI") performs radon testing as optional services. If such optional services are desired they must be ordered separately using a different contract.

LIMITATIONS: No engineering tests, evaluations, or calculations will be made. No examination will be made to determine compliance with any governmental ordinance, regulation or code (notwithstanding any reference to such during Inspection or in Inspection Report). The Inspection Report is not to be considered an implied or express warranty or insurance on the Subject Property or its components concerning future use, operability, habitability, or suitability. The purpose of the Inspection is for the Client to be informed of as many conditions as possible within the brief period of time allotted for the Inspection. The Client has no expectation of being notified of all conditions, and waives any claim to conditions that are not reported. QBI is not responsible for any condition affecting any system or component which occurs subsequent to the Inspection or is intermittent and not detectable during the inspection. This inspection will comply with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI?) where conditions permit unless otherwise noted.

LIMITED WARRANTY: Client acknowledges that QBI warrants its service to be performed in accordance with the Inspection agreement, the Inspection Scope and Limitations, and the standards of practice of ASHI? only. This is a limited and nontransferable warranty and the only warranty given by QBI. QBI makes and Client receives no other warranty, express or implied. All other warranties including warranties of merchantability and fitness for a particular purpose are expressly excluded. This stated express warranty is in lieu of all liabilities or obligations of QBI for damages arising out of or in connection with the performance of the Inspection and any delivery and use of and reliance on the Inspection Report. Client waives any claim for consequential, exemplary, or incidental damages, even if QBI has been advised of the possibility of such damages.

LIMITS OF LIABILITY: In the event of a breach or a failure of the foregoing warranty, or negligent inspection by QBI (excluding willful misconduct), Client agrees that the liability of QBI, and of its agents and members, for claims or damages, costs of defense and suit, attorney's fees, and expenses and payments arising out of or in any way

connected with errors or omissions in the Inspection or the Inspection Report, shall be limited to liquidated damages equal to all amounts paid for the Inspection to QBI by Client. Client and QBI acknowledge the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among QBI and Client; and (iii) to enable QBI to perform the inspection at the stated fee. In the event of the refund of such fee by QBI, such refund shall be full and final settlement for all present and future claims and causes of action (excluding willful misconduct) and QBI shall thereby be generally and fully released.

RIGHT OF RE-INSPECTION: In the event Client has a claim of a breach or failure of warranty, or for negligent inspection, Client shall provide QBI with three (3) working days to re-inspect the component or item before Client repairs or replaces the component or item. This right of re-inspection is to protect QBI and Client from the business practices of contractors. If Client fails to allow QBI to re-inspect, Client waives any claim against QBI with respect to the component or item.

INDEMNIFICATION: Except as expressly provided herein, Client agrees to indemnify and hold QBI harmless from all liability, claims, causes of action, damages and actions, including QBI's breach of contract and negligence, and including costs and attorney's fees, related to or arising from the conduct of the Inspection which is the subject of this contract (excluding only willful misconduct).

CAUSE OF ACTION: Client hereby expressly waives any cause of action against the Inspector personally (excluding only willful misconduct) and agrees to look solely to QBI for any and all causes of action, including costs of defense and attorney's fees, related to or arising from any claim brought by Client against the Inspector.

ARBITRATION OF DISPUTES: If any dispute arises regarding this Contract, the Inspection, or the Inspection Report, all parties agree to attempt in good faith to settle such disputes between themselves. If such attempts fail, prior to the filing of any legal action, the Client shall submit to QBI written notification of such and Client's intent to file a legal action, and QBI shall have thirty (30) days to submit the dispute to binding arbitration in Denver, Colorado. Such arbitration shall be conducted in accordance with the Construction Industry rules of the American Arbitration Association, except for the rules pertaining to the arbitration selection. The parties submitting the dispute shall appoint an arbitrator by mutual agreement who is knowledgeable in and familiar with the professional building inspection profession and industry and who will follow substantive rules of law. Each party further agrees to pay its own arbitration costs. Any award made by the arbitration and in compliance with this Contract shall be enforceable as a judgement in any court of competent jurisdiction.

TIME LIMITATIONS: No Contract or tort action shall be brought against QBI in arbitration or a court of law beyond the earlier of one year after the Inspection date or 120 days after discovery by Client of the condition which forms the basis of the action.

COSTS AND ATTORNEY'S FEES: Except as provided above for arbitration of disputes, if a claim is made against QBI for any alleged error or omission or other act arising out of the performance of this Inspection, and if Client fails to prove such claim, Client agrees to pay all costs and attorneys' fees incurred by QBI and its Inspectors.

INSPECTION REPORT: The Inspection Report is the property of QBI and shall not be used by or transferred to any other person or company without the prior consent of the client. No third party shall have any right arising from this Contract or the Inspection Report. In consideration of the furnishing of the Inspection Report, and subject to all terms and limitations of this Contract, the Client agrees to indemnify and hold harmless QBI and its Inspectors for all costs, expenses, legal fees, awards, settlements and judgments in any legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby. Client's request that QBI release copies of the Inspection Report shall be at Client's risk with respect to the contents of this paragraph. Only an electronic report (email or fax) will be issued to the client and realtor(s) unless specifically stated otherwise by the client on this document.