



Inspection Report

**Carson Holmes
Jill Holmes**

Property Address:
2246 Parkview Dr.
Longmont CO. 80504



Shawnee Inspection Services

**Dan Schenkel
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Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page3](#)

[1 Buildings5](#)

[2 Lot and Grounds5](#)

[3 Exterior.....5](#)

[4 Roofing.....7](#)

[5 Surface Water Control8](#)

[6 Structural Components9](#)

[7 Insulation and Ventilation10](#)

[8 Interiors11](#)

[9 Appliances12](#)

[10 Plumbing System13](#)

[11 Electrical System.....14](#)

[12 Heating System.....16](#)

[13 Cooling System.....17](#)

[14 Fuel Gas18](#)

[15 Environmental18](#)

[Summary.....20](#)

Date: 2/20/2017	Time: 09:00 AM	Report ID: SB2017-1
Property: 2246 Parkview Dr. Longmont CO. 80504	Customer: Carson Holmes Jill Holmes	Real Estate Professional: Suzy Williamson

The general home inspection performed by Shawnee Inspection Services will assist you in evaluating the condition of the Home and its immediate surrounding areas. While the Inspection can help reduce some of the risk involved in purchasing the Property, it cannot eliminate all risks, nor can the Inspection anticipate future events or changes in performance of the Home due to changes in use or occupancy. We recommend that you obtain information that is available about the Property and the Home, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at the Property.

It is important for you to recognize that this Inspection was:

1. Conducted in accordance with the Standards of Practice promulgated by the American Society of Home Inspectors (ASHI). Shawnee Inspection Services did not "Pass" or "Fail" the Home. Rather, we sought to identify and accurately report on visible issues that affect the construction, general maintenance, and overall safety of the Home and its surrounding areas.
2. Limited in Scope. Shawnee Inspection Services conducted an impartial evaluation of the Home and its permanently-installed, readily-accessible systems and components. The Inspection was not an exhaustive evaluation of the structure, systems or components. We were not required to disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open wall coverings, or disturb items belonging to the Home owner/occupant. Shawnee Inspection Services does not make light of the Limitations and Exclusions inherent with an Inspection. If you are uncomfortable with the Limitations and Exclusions listed in the Inspection Services Agreement you should make arrangements to have comprehensive and technically exhaustive inspection services performed at the Home prior to closing.
3. Not a Code Inspection. While the Inspection findings may address issues that are code-based or may refer to a particular code, we do not conduct a code compliance inspection or code safety inspection, and did not verify compliance with manufacturer's installation instructions for any system or component. Shawnee Inspection Services is not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that all code requirements for the Home were satisfied at the time a Certificate of Occupancy was issued and at the completion of any improvement. You should contact the appropriate government body or manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

It is important for you to recognize that the Inspection Findings:

1. Reflect the visible and apparent condition of the systems and components of the Home, as they existed on the date of the Inspection. We were not able to evaluate items that were concealed, underground, or inaccessible. Consequently, the Home may have issues that were not discovered by Shawnee Inspection Services. Furthermore, conditions at the Home will change, perhaps very dramatically, between the time that we conducted the Inspection and the time that title to the Property changes hands.
2. That we are not attorneys and are not responsible to note all possible recalled items or know all possible class action lawsuits for components in the home or within a specific area. If we are familiar with a specific issue or if an issue is disclosed it may be noted in the Inspection Report but may not be a comprehensive list.
3. Do not specifically address each and every sub- system or component in the Home that we evaluated. Furthermore, numerous and repetitive items such as windows, electrical outlets and light fixtures were randomly selected and a representative number were checked for functionality.
4. Reflect the observations and opinions of Shawnee Inspection Services. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases contradictory, findings. There can be several reasons for discrepancies in findings, not the least of which are differences in the purpose and scope of each inspection/evaluation. In addition to differences in reporting standards, findings are always influenced by the background, training, and subjective opinions and experiences of the individuals performing an inspection or evaluation.

In Attendance:
Buyer, Buyer Agent

Type of building:
Single Family (2 story)

Approximate age of building:
22 Years

Temperature:
55 F

Weather:
Clear

Ground/Soil surface condition:
Dry

1. Buildings

Items

- 1.0 Main Dwelling
- (1) This home inspection does not include any research on the property's permitting history. Prior to closing, check the municipal records pertaining to this property. You should confirm that any necessary permits were obtained for recent repairs, upgrades, modifications and additions, and that these permits were subsequently approved by municipal authorities after the work was completed.

(2) As a reference, I have resorted to right, left, front and rear in terms of descriptive directional orientation in this report. These directions apply as if you were standing in the road or street looking at the front of the building.



1.0 Front



1.0 Left Side



1.0 Right Side



1.0 Rear

2. Lot and Grounds

Styles & Materials

Driveway:	Fencing and Gate:	Walk:
Concrete	Wood	Concrete

Items

- 2.0 Driveway
- Comments: Acceptable
- 2.1 Fencing and Gate
- Comments: Acceptable
- 2.2 Lawn Sprinkler System
- Comments: Not Inspected
- The sprinkler system has been winterized and so could not be evaluated. Its condition is not represented in this report.
- 2.3 Walk
- Comments: Acceptable

3. Exterior

Styles & Materials

Cladding Material(s): Composite/Hard Board Brick veneer	Trim: Composite/Hard Board	Garage Door: Automatic Opener Sectional
Steps: Concrete	Patio: Concrete	

Items

3.0 Wall Cladding

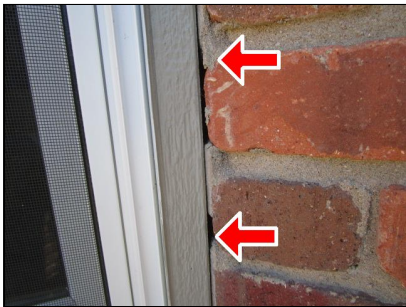
Comments: Acceptable

(1) The cladding system is visually inspected from the ground. Moisture testing of the underlying materials was not conducted and no representation is made regarding the condition of the materials behind the siding.

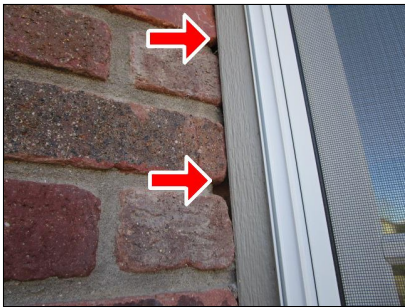
(2) All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

(3) Hard Board siding or composition board siding is installed as an exterior cladding. Some of these types of siding material may be vulnerable to disfigurement due to moisture absorption at bottom edges and at butt joints. Wavy bulges are also common. Diligent maintenance is needed to prevent moisture absorption and subsequent deterioration. Follow with a good caulk, primer and finish paint schedule to prevent moisture from reaching the edges and ends of the siding.

(4) Caulking is inadequate or missing where the brick veneer butts the trim boards. Have a qualified contractor seal all areas of siding junctions to help reduce the risk of water penetration.



3.0 Caulk Missing (Example)



3.0 Caulk Missing (Example)

3.1 Trim

(1) Composite wood trim is present. This material is man-made and highly vulnerable to deterioration as a result of water absorption along edges, butt joints, and other typically unpainted spots. Keep this material well protected from moisture penetration.

(2) The soffit board is loose over the garage. Secure or replace the board to prevent water penetration or pest intrusion in to the attic area.



3.1 Soffit Loose

3.2 Doors (Exterior)

The screen for the patio sliding door is torn. Have the screen or door replaced for proper function.

3.3 Overhead Garage Door

(1) The safety return on the garage overhead door opener should be tested periodically to ensure it is in working order. Underwriter’s Laboratories and garage door manufacturers recommend that testing of the reversing mechanism be

conducted using a two by four block laid flat on the floor. Closing on the block should cause the door to reverse within 2 seconds without damaging the door or causing injury to the person testing the door.

(2) The electronic sensor for the reverse mechanism on the single car garage door opener is installed at the wrong height. The beam should be installed four to six inches from the floor to perform properly for safety. Have a qualified garage door specialist properly install the electronic sensor.



3.3 Sensor Too High

- 3.4 Steps
- Comments: Acceptable
- 3.5 Patio
- Comments: Acceptable

4. Roofing

Styles & Materials		
Roof Covering:	Roof Covering Age:	Roof Covering Design Life:
Asphalt/Fiberglass	22 Years	20 - 25 Years
Viewed roof covering from:	Sky Light(s):	Flashings:
Walked roof	Fixed	Metal
		Neoprene

Items

4.0 Roof Coverings

The roof covering is old, worn, cracked and blistered with very little remaining useful life. Have a roofing contractor replace the roof materials. All existing layers should be removed prior to replacement. You should consider augmenting the attic ventilation when the roof materials are replaced.



4.0 Main Roof



4.0 Main Roof



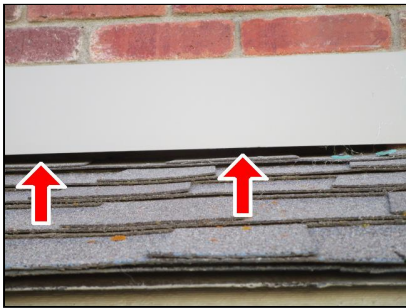
4.0 Main Roof



4.0 Main Roof - Average Condition

4.1 Flashings

Although a counter flashing is present over the fireplace bump-out, a wall flashing is missing. Ensure a wall flashing is installed when the roof is replaced.



4.1 Wall Flashing Missing

4.2 Skylights

Comments: Acceptable

5. Surface Water Control

Styles & Materials

Signs of Water Penetration:

None

Items

5.0 Grading

Comments: Acceptable

The grading around the home should be maintained so that surface water does not accumulate close to the structure. The grade should slope away from the home with a drop of at least six inches to a distance 10 feet away from the foundation.

5.1 Gutters and Downspouts

Comments: Acceptable

It is important to maintain the gutter system in working order. Gutters that hold water will tend to sag and overflow which may cause water penetration to occur through below grade foundation walls. Periodic removal of debris will help water flow without restriction. Downspouts should deposit water away from the walls of the house.

5.2 Window Wells

Comments: Acceptable

5.3 Sump Pit

Comments: Acceptable

5.4 Sump Pump

Comments: Not Inspected

The cover to the sump pit is sealed and could not be removed for inspection. The pump's condition and ability perform its function is not represented in this report.



5.4 Sump Pit and Pump - Lid Sealed for Radon Mitigation

5.5 Stairwell Drain

Comments: Acceptable

The basement stairwell drain will need periodic cleaning. Significant back up and flooding may result if it cannot perform its intended function during heavy weather.



5.5 Stairwell Drain

6. Structural Components

The visible structural elements are inspected for signs of movement or structural failure. Finished walls, ceilings, and floors are inspected for signs of movement such as cracks in the surface covering, door frames that are out of square, and sloping floors. Load calculations are not performed to determine the adequacy of the structural members.

Styles & Materials

Foundation Type: Basement Crawlspace	Foundation Material: Poured Concrete	Method used to observe Crawlspace: Entered
Floor Structure: Engineered I Joists	Columns Piers or Posts: Steel	Structural Beams or Girders: Steel
Wall Structure: Conventional Wood Frame	Roof Structure: Engineered Wood Trusses	Method used to observe attic: Entered

Items

6.0 Foundation Material

Comments: Acceptable

6.1 Floor Structure

Comments: Acceptable

6.2 Structural Beams or Girders

Comments: Acceptable

6.3 Columns, Piers or Posts

Comments: Acceptable

6.4 Walls

Comments: Acceptable

6.5 Roof Structure

Comments: Acceptable

6.6 Crawlspace

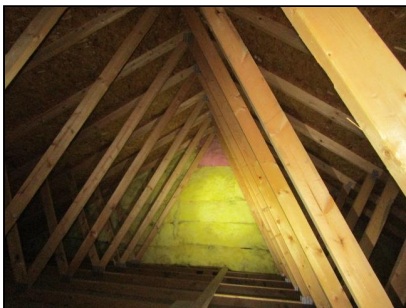
Comments: Acceptable



6.6 Crawlspace

6.7 Attic

Comments: Acceptable



6.7 Garage Attic



6.7 Main Attic

7. Insulation and Ventilation

The insulation is inspected in accessible unfinished spaces. Insulation is not disturbed to inspect materials which it conceals. Calculations to determine the adequacy of the existing insulation are not performed.

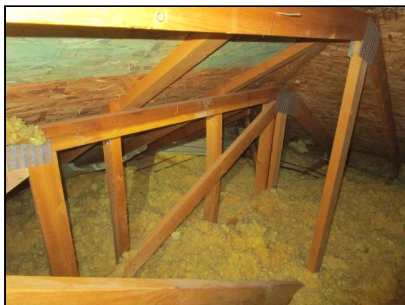
Styles & Materials

Attic Insulation: Fiberglass Loose Fill	Attic Insulation Depth: 9 - 11 Inches	Attic Ventilation: Roof Vents Soffit Vents
Crawlspace Insulation: Fiberglass Batts	Crawlspace Ventilation: Conditioned (Unvented)	Crawlspace Vapor Barrier: Plastic
Bathroom Ventilation: Exhaust Fan	Dryer Vent: Metal	Exterior Wall Insulation: Unable to Determine Type

Items

7.0 Attic Insulation

The attic insulation has been disturbed in areas, mainly around the perimeter and is significantly compressed. Compressed insulation reduces the R Value. Install additional insulation where needed as an energy conservation upgrade.



7.0 Compressed Insulation
(Example)



7.0 Compressed Insulation
(Example)

7.1 Attic Ventilation

Comments: Acceptable

Good attic ventilation is important. During the heating season, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems. During the warmer seasons, inadequate attic ventilation can lead to roof degradation and higher utility bills.

7.2 Exterior Wall Insulation

Comments: Not Inspected

7.3 Crawlspace Insulation

Comments: Acceptable

7.4 Crawlspace Vapor Barrier

Comments: Acceptable

7.5 Bathroom Ventilation

Comments: Acceptable

7.6 Clothes Dryer Vent

(1) Dryer vents should be cleaned of lint at least annually and more often as the need arises. The vent may be clogged if the clothing is taking an unusually long time to dry or if the airflow at the exhaust end of the duct is very low. The best type of dryer vent material is a rigid type with sections taped together as opposed to screwed together so that lint will not collect on any screw points that penetrate the duct material. Runs of the vent should be as short and straight as possible. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

(2) The clothes dryer is not connected to the vent. Ensure the vent is connected to prevent moisture and lint from accumulating inside the home.



7.6 Dryer Vent Not Connected

8. Interiors

Styles & Materials

Wall and Ceiling Materials: Gypsum Board	Floor Covering(s): Carpet Wood Ceramic Tile	Interior Doors: Solid
Window Types: Thermal/Insulated	Fireplace Type: Direct Vent - Natural Gas	

Items

8.0 Walls and Ceilings

Comments: Acceptable

8.1 Floors

Comments: Acceptable

8.2 Stairs

Comments: Acceptable

8.3 Counters and Cabinets

Comments: Acceptable

8.4 Interior Doors

Comments: Acceptable

8.5 Windows

- (1) The windows are visually inspected and operated when they are accessible. Screens and storm windows are included if they are installed at the time of the inspection.
- (2) Window screens are torn or damaged in the dining room, living room, right rear bedroom and garage. Replace the screens for proper operation.
- (3) The sash springs for the master bath window are not functioning. The window will not stay open as designed. Have a window specialist repair or replace the springs.

8.6 Fireplace

There is an excessive amount of soot built up on the exterior vent for the gas fireplace. This usually indicates faulty combustion. Have the fireplace serviced and adjusted as needed for proper and safe operation.



8.6 Soot Build-Up at Vent

9. Appliances

Styles & Materials

Cooktop: Electric	Built-In Oven: Electric	Kitchen Exhaust Fan: Exterior Discharge Integral with Microwave
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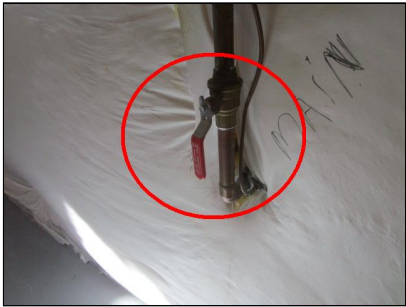
Items
9.0 Dishwasher
Comments: Acceptable
9.1 Cooktop
Comments: Acceptable
9.2 Built-In Oven
Comments: Acceptable
9.3 Kitchen Exhaust Fan
Comments: Acceptable
9.4 Food Waste Disposer
Comments: Acceptable
9.5 Microwave Cooking Equipment
Comments: Acceptable
9.6 Refrigerator
Comments: Acceptable
9.7 Ice Maker/Water Dispenser
Comments: Acceptable
9.8 Clothes Washer
Comments: Acceptable
9.9 Clothes Dryer
Comments: Acceptable

10. Plumbing System

The plumbing system is visually inspected and the functional flow is evaluated by operating the faucets. Sinks, bathtubs and showers are not filled to test for leaking or to test the function of overflow drains. The main shut off valve and individual fixture stops are not operated. The functionality of anti-siphon devices, temperature balancing devices, and faucets connected to an appliance are not tested. Whether supply and waste systems are public or private may not be conclusively verified.

Styles & Materials		
Water Source: Public	Main Water Shut-Off Location: Basement - Front Wall	Water Service Pipe Material: Copper
Supply Pipe Material: Copper	DWV Material: Plastic	Water Heater Type: Natural Gas
Water Heater Capacity: Two Tanks - 50 Gallons Each	Water Heater Age: 2 Years	Water Heater Design Life: 8 - 12 Years
Waster Water: Public Sewer		

Items
10.0 Water Source
Comments: Acceptable
10.1 Main Water Shut-Off Valve
Comments: Acceptable



10.1 Water Main

10.2 Water Service Pipe

Comments: Acceptable

10.3 Water Supply and Distribution System

Comments: Acceptable

10.4 Drain, Waste and Vent (DWV) System

Comments: Acceptable

10.5 Water Heater

Comments: Acceptable

The recommended temperature for domestic hot water is approximately 120 °F or lower. Second- and third-degree burns will occur on adult skin as follows: in about 30 seconds at 130 °F; in less than 5 seconds at 140 °F; in about 1.5 seconds at 150 °F; in about 0.5 seconds at 160 °F. Burns will occur more quickly on infants and children.



10.5 Water Heaters - Both 2 Years Old

10.6 Plumbing Fixtures

Comments: Acceptable

10.7 Waste Water

Comments: Acceptable

11. Electrical System

The visible portions of the electrical system are inspected for safety concerns. A representative sample of outlets are tested for polarity and grounding using a three light tester. Covers are not removed from junction boxes, switches or outlets. A load calculation is not performed.

Styles & Materials

Electrical Service Conductors:

Underground

Equipment Ground:

Driven Rod

Main Service Disconnect:

Main Panel
200 Amps
Exterior - Right Side

Remote Panel Location:

Basement

Branch Circuit Conductors:

Copper

Wiring Type:

Non-Metalic (Romex)

Items**11.0 Service Entrance Conductors**

Comments: Acceptable

11.1 Equipment Ground

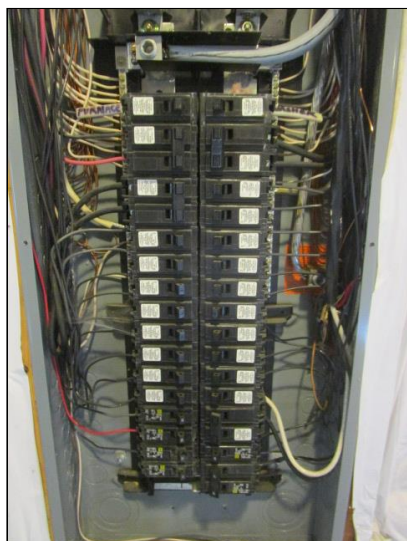
Comments: Acceptable

11.2 Main Overcurrent Device

Comments: Acceptable

11.3 Remote Distribution Panel

Comments: Acceptable



11.3 Sub Panel in Basement

11.4 Branch Circuit Conductors

Comments: Acceptable

11.5 Connected Devices and Fixtures

Comments: Acceptable

11.6 Receptacles (Outlets)

Comments: Acceptable

11.7 GFCI (Ground Fault Circuit Interrupters)

Comments: Acceptable

11.8 Smoke Detectors

Comments: Acceptable

Government testing has shown that as many as one quarter of all smoke detectors in homes do not operate properly (1994-95 "National Smoke Detector Project"). This is true even when the units responded to a test button operation. Testing of smoke detectors will not provide definitive proof that the unit will respond as needed in the event of a fire. Causes of these response failures include batteries that were found to be dead or missing, the detector's vents becoming clogged with paint, dirt, dust or grease, and insects infesting the sensing chambers. Any smoke detectors that are over 10 years old or have damaged test buttons should be replaced.

11.9 Carbon Monoxide Detectors

Comments: Acceptable

Colorado requires homeowners and owners of rental property to install carbon monoxide alarms near the bedrooms (or other room lawfully used for sleeping purposes) in every home that is heated with fossil fuel, has a fuel-fired appliance, has a fireplace, or has an attached garage. The presence of any combustion device within the dwelling justifies the installation of a carbon monoxide detector. Even though such a device is present, these items do not necessarily convey with the property. Many sellers will remove these devices for installation in their new dwelling. Ensure that carbon monoxide detectors are present in accordance with local regulations upon occupancy.

11.10 Meter Box

The meter box is loose from the exterior wall. Have the Electrical Service Company re-secure the meter box and inspect for loose wiring within.



11.10 Meter Box Loose

12. Heating System

Inspection of the HVAC system involves visual observation and operation using normal control devices. Readily accessible mechanical equipment and distribution systems are included. The system is not operated when weather conditions or other circumstances may damage the equipment or if the system is deemed to be unsafe.

Styles & Materials

Heat Type:	Heating System Age:	Heating System Design Life:
Forced Air Furnace	7 Years	20 to 25 Years
Energy Source:		
Natural Gas		

Items

12.0 Heating System

- (1) Comprehensive evaluation of the heat exchanger is specifically excluded from this inspection due to visibility and design limitations of forced-air furnaces. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.
- (2) Most HVAC manufacturers recommend inspection or replacement /cleaning of air filters on a monthly basis when the system is in use. Dirty filters restrict the effective operation of the system reducing the overall service life expectancy of the equipment. Dirty filters can also increase the amount of particulate in the conditioned air, thus affecting the air quality within the home.



12.0 Furnace

(3) The second water heater is encroaching in the required 30" of working space in front of the furnace. Have the water heater re-located to provide space for routine maintenance and inspection of the furnace.



12.0 Poor Clearance In Front Of
Furnace

12.1 Distribution Systems

Comments: Acceptable

12.2 Venting of Post Combustion Gasses

Comments: Acceptable

12.3 Humidifier

Comments: Acceptable

Properly operating humidifiers improve the economics of the heating system and the comfort level in the living envelope of the dwelling. Every eight percent of relative humidity will change the comfort level in the living space by about one degree Fahrenheit. Be aware that humidifiers are high maintenance systems and are quite often neglected by homeowners and even by maintenance technicians. A neglected humidifier can quickly scale up, resulting in reduced performance and possibly overflow. Humidifiers can sponsor biological contamination (molds, bacteria, etc.) of the conditioned air within the dwelling. Check the humidifier on a monthly basis and clean as needed.



12.3 Humidifier

13. Cooling System

Styles & Materials

Cooling System Type:

Central Air Conditioning

Cooling System Age:

7 Years

Cooling System Design Life:

15 - 20 Years

Cooling System Energy Source:

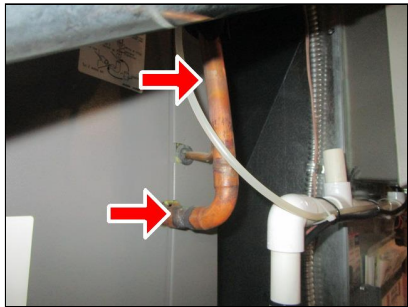
Electric

Items

13.0 Cooling System

(1) The ambient indoor temperature is: +/- 67°F. The delivery air temperature is: +/- 48°F. The temperature differential is: +/- 19°F. This temperature differential is within normal operating parameters for this type of system. The temperature differential (also known as delta T) is the difference in temperature between the ambient indoor temperature and the temperature of the conditioned air at the delivery registers. The acceptable range is 14 to 22 °F.

(2) The insulation on the suction line is short where it enters the evaporator. Install insulation to help prevent dripping condensation on the furnace.



13.0 Insulation Short

13.1 Distribution System
Comments: Acceptable

14. Fuel Gas

Styles & Materials

Main Shut Off Location:	Fuel Type:	Fuel Distribution:
Gas Meter - Right Side	Natural Gas	Hard Pipe

Items

14.0 Main Shut Off
Comments: Acceptable

14.1 Fuel Distribution
Comments: Acceptable

15. Environmental

Items

15.0 Radon
Comments: Acceptable
The radon mitigation system is visually inspected for physical damage or deficiencies. A visual inspection cannot determine if the mitigation system is actually working correctly by reducing the level of radon gas in the home to below the EPA action level of 4 pCi/L. Periodic radon testing should be performed to verify the adequacy and functionality of the radon mitigation equipment.



15.0 Radon Fan



15.0 Radon Pressure Monitor

15.1 Rodents or Pests

There are signs of rodent activity in the attic. Have a pest control contractor discover and seal all potential entry points and eradicate any live animals.



15.1 Signs of Rodent Activity in Attic

Summary



Shawnee Inspection Services

303-472-9777
dan@shawneeis.com

Customer
Carson Holmes
Jill Holmes

Address
2246 Parkview Dr.
Longmont CO. 80504

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report. For complete information about the condition of the components included in this inspection, please refer to the appropriate sections of the report. Any repair cost estimates, verbal or written, are not intended to be exact costs, and should not be relied upon as such. You should obtain accurate and written repair cost estimates from appropriate qualified contractors. It is not unusual to discover additional deficiencies during the course of repairs that were concealed from view during the inspection. This may have a significant impact on the repair cost.

3. Exterior

3.0 Wall Cladding

Acceptable

(4) Caulking is inadequate or missing where the brick veneer butts the trim boards. Have a qualified contractor seal all areas of siding junctions to help reduce the risk of water penetration.



3.0 Caulk Missing (Example)



3.0 Caulk Missing (Example)

3.1 Trim

(2) The soffit board is loose over the garage. Secure or replace the board to prevent water penetration or pest intrusion in to the attic area.



3.1 Soffit Loose

3.2 Doors (Exterior)

The screen for the patio sliding door is torn. Have the screen or door replaced for proper function.

3.3 Overhead Garage Door

(2) The electronic sensor for the reverse mechanism on the single car garage door opener is installed at the wrong height. The beam should be installed four to six inches from the floor to perform properly for safety. Have a qualified garage door specialist properly install the electronic sensor.



3.3 Sensor Too High

4. Roofing

4.0 Roof Coverings

The roof covering is old, worn, cracked and blistered with very little remaining useful life. Have a roofing contractor replace the roof materials. All existing layers should be removed prior to replacement. You should consider augmenting the attic ventilation when the roof materials are replaced.



4.0 Main Roof



4.0 Main Roof



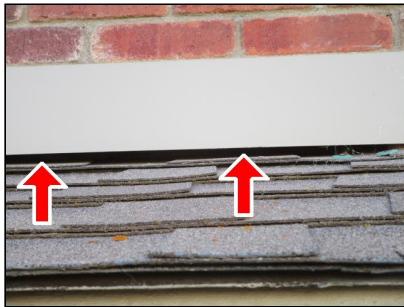
4.0 Main Roof



4.0 Main Roof - Average Condition

4.1 Flashings

Although a counter flashing is present over the fireplace bump-out, a wall flashing is missing. Ensure a wall flashing is installed when the roof is replaced.



4.1 Wall Flashing Missing

7. Insulation and Ventilation

7.0 Attic Insulation

The attic insulation has been disturbed in areas, mainly around the perimeter and is significantly compressed. Compressed insulation reduces the R Value. Install additional insulation where needed as an energy conservation upgrade.



7.0 Compressed Insulation (Example)



7.0 Compressed Insulation (Example)

7.6 Clothes Dryer Vent

(2) The clothes dryer is not connected to the vent. Ensure the vent is connected to prevent moisture and lint from accumulating inside the home.



7.6 Dryer Vent Not Connected

8. Interiors

8.5 Windows

(2) Window screens are torn or damaged in the dining room, living room, right rear bedroom and garage. Replace the screens for proper operation.

(3) The sash springs for the master bath window are not functioning. The window will not stay open as designed. Have a window specialist repair or replace the springs.

8.6 Fireplace

There is an excessive amount of soot built up on the exterior vent for the gas fireplace. This usually indicates faulty combustion. Have the fireplace serviced and adjusted as needed for proper and safe operation.



8.6 Soot Build-Up at Vent

11. Electrical System

11.10 Meter Box

The meter box is loose from the exterior wall. Have the Electrical Service Company re-secure the meter box and inspect for loose wiring within.



11.10 Meter Box Loose

12. Heating System

12.0 Heating System

(3) The second water heater is encroaching in the required 30" of working space in front of the furnace. Have the water heater re-located to provide space for routine maintenance and inspection of the furnace.

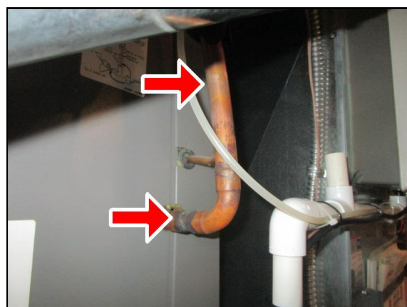


12.0 Poor Clearance In Front Of
Furnace

13. Cooling System

13.0 Cooling System

(2) The insulation on the suction line is short where it enters the evaporator. Install insulation to help prevent dripping condensation on the furnace.



13.0 Insulation Short

15. Environmental

15.1 Rodents or Pests

There are signs of rodent activity in the attic. Have a pest control contractor discover and seal all potential entry points and eradicate any live animals.



15.1 Signs of Rodent Activity in
Attic

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Dan Schenkel