



# Inspection Report

**JIM ROSINSKI**

**Property Address:**  
3252 SUNSHINE CANYON  
BOULDER CO



**HomeFront Inspection, LLC**

**Philip Gage - Certified # 04082092**  
**303-777-8025**





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<b>Date:</b> 2/5/2010	<b>Time:</b>	<b>Report ID:</b> 100205
<b>Property:</b> 3252 SUNSHINE CANYON BOULDER CO	<b>Customer:</b> JIM ROSINSKI	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Maintenance (M)** = General maintenance and normal ware and tare that should be repaired in the near future to protect the property. There are the ordinary and expected repairs that every house needs done from time to time.

**Discretionary Improvements (DI)** = Deferred Maintenance and or items NOT in need of immediate repair

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**PLEASE READ THE ENTIRE REPORT AND SUMMARY**

This report is divided in two parts, the main report and a summary. To get the most out of this report, it is very important to read the entire report and summary. Do Not rely totally on the summary only. Many times some items may not show up in the summary that you may feel are important to you. Therefore, it is highly recommended to read the main report and highlight the items of importance to you. Make sure these items are among the list of defects in the summary. Otherwise, you may overlook some important defects that you wished you had to negotiated with.

<b>Approximate age of building:</b> 1965	<b>In Attendance:</b> Customer and their agent	<b>Type of building:</b> Single Family (1 story)
<b>Temperature:</b> 40's	<b>Weather:</b> Partly Cloudy	<b>Ground/Soil surface condition:</b> Frozen, Snow covered
<b>Rain in last 3 days:</b> Snowed		

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

	IN	NI	NP	M	DI	RR
1.0 ROOF COVERINGS				X		
1.1 ROOF DRAINAGE SYSTEMS						X
1.2 FLASHINGS		X				
1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS						X

IN NI NP M DI RR

IN=Inspected, NI=Not Inspected, NP=Not Present, M=Normal Maintenance, DI=Discretionary Improvements, RR=Repair or Replace

### Styles & Materials

#### Roof Covering:

Architectural

#### Number of layers:

Two

#### Viewed roof covering from:

Walked roof

#### Sky Light(s):

None

#### Chimney (exterior):

EIFS/Stucco

#### Estimate life of shingles:

5 to 8 years

### Comments:

**1.0** (1) Two or more layers of roof covering exist on roof. This causes a lot of weight on roof. Recommend tear off coverings and replace as necessary. This roof has more layers of roof covering than what is normally allowed.

(2) The roof covering have nail heads popping at the in various areas. This could be because of too short nails or rotted decking. You may want to have a professional roofer evaluate. A qualified person should repair or replace as needed.



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

(3) The TV antenna is laying on the roof. Either the guy wires have come loose or it was intentionally disconnected.



1.0 Picture 4

 **1.1** The gutters are rusting and leaks Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. All the gutters should be replaced. It is recommended a qualified professional replace.



1.1 Picture 1

1.1 Picture 2

 **1.3** The perimeter of the chimney is synthetic stucco which is damaged around the perimeter. This is allowing water to infiltrate inside the stucco which can cause wood decay and mold. Due to recent dry weather, I could not detect moisture at this time. It is recommended to install a metal cap that would cover the chimney with openings for the flue pipes. This should prevent the water from infiltrating.

There are not spark arresters at the top of the chimney flues. It is recommended spark arresters be installed to keep out water and prevent sparks from starting a forest fire.



1.3 Picture 1



1.3 Picture 2

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. 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.

	IN	NI	NP	M	DI	RR	Styles & Materials
2.0 FOUNDATION ABOVE GROUND	X						Siding Material:
2.1 WALL CLADDING FLASHING AND TRIM				X			EIFS Stucco
2.2 EAVES, SOFFITS AND FASCIAS				X			Appurtenance:
2.3 DOORS (Exterior)				X			Balcony
2.4 WINDOWS						X	Driveway:
2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS						X	Dirt
2.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				X			
2.7 DOOR BELL			X				
2.8 OTHER	X						

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### Comments:

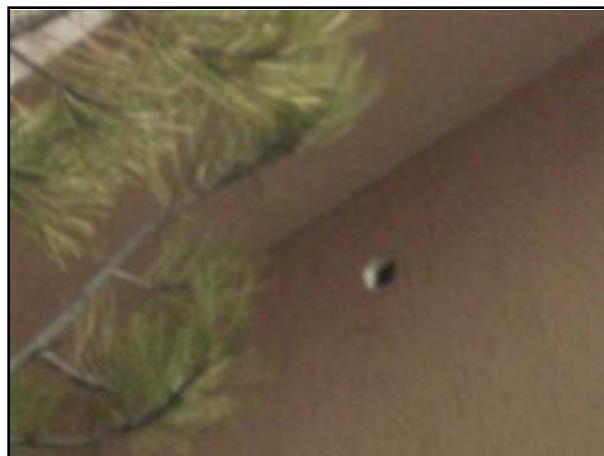
**2.1** The stucco is damaged near the electrical meter, over the garage, and the master bedroom bay window. This can allow moisture to infiltrate and cause wood decay and mold.



2.1 Picture 1



2.1 Picture 2



2.1 Picture 3

**2.2 (1)** The paint on eave/gable ends is/are failing. I recommend prep and paint at the perimeter .



2.2 Picture 1

(2) The soffit panels at eave at the rear of home are weathered. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.2 Picture 2

**2.3** The door at the upper level Deck reveals daylight when latched at areas missing weather-stripping.

This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



2.3 Picture 1



2.3 Picture 2

- 2.4 (1)** One window has been boarded up at the rear gable end. It is recommended to install a gable vent in this place to aid in the ventilation of the attic.



2.4 Picture 1

- (2) The windows of the green house have lost their seal and are cloudy. Because this is a green house this is considered cosmetic as this does not effect the heating or cooling of the house. Repair or replace as desired.



2.4 Picture 2

- ⚠️ (3) The wood trim/sill is peeling paint at all or most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

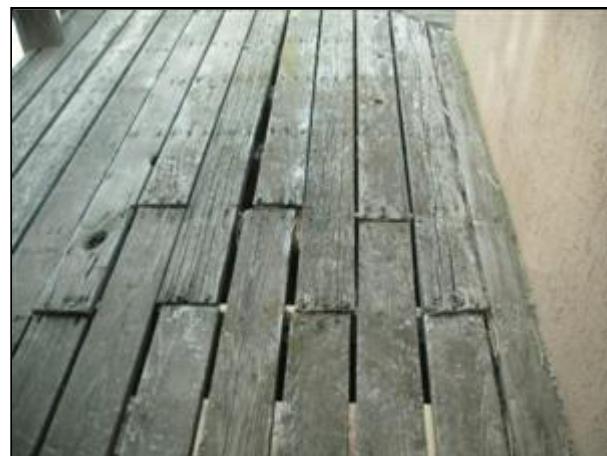


2.4 Picture 3

- ⚠️ 2.5 The upper deck has rotted floor boards and is unsafe and needs to be replaced. A fall or injury could occur if not repaired. A qualified contractor should replace.



2.5 Picture 1



2.5 Picture 2

**2.6 (1)** There is a negative slope at the front of home and rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



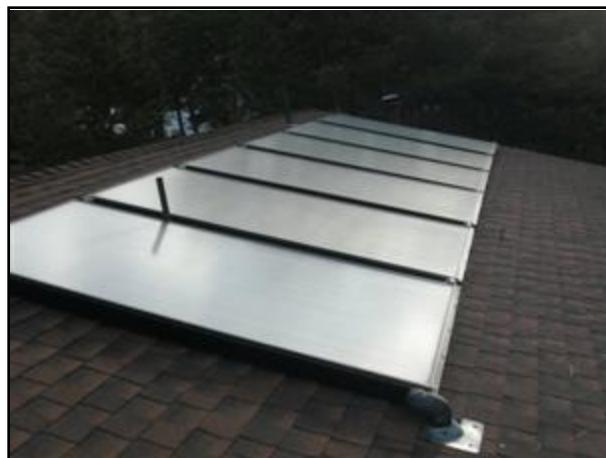
2.6 Picture 1

(2) The house is located on a side of a hill. Water will drain toward the house and could lead to water infiltration. It may be necessary to install a ditch to drain the water away from the house. It is recommended a qualified professional do the work.



2.6 Picture 2

**2.8** There are solar panels on top of the roof. Solar panels are beyond the scope of a home inspection and require a specialist to inspect. However, it appears the solar panels are disconnected or are not functioning at this time.



2.8 Picture 1

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

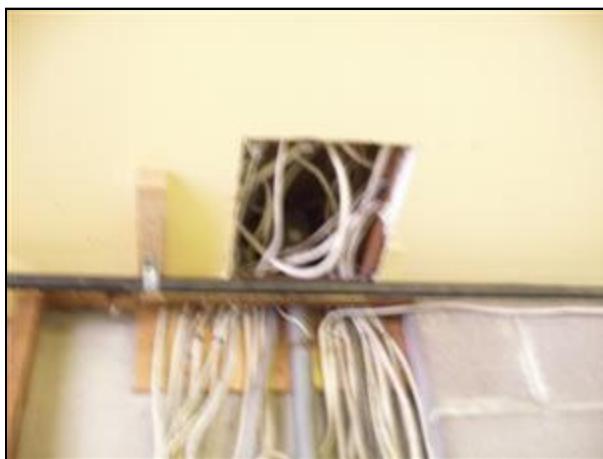
		IN	NI	NP	M	DI	RR
3.0	GARAGE CEILINGS					X	
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	X					
3.2	GARAGE FLOOR	X					
3.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			X			
3.4	GARAGE DOOR (S)	X					
3.5	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME					X	

IN NI NP M DI RR

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#### Comments:

-  **3.0** The fire protection ceiling in garage that separates garage from heated space is damaged and has been repaired improperly and does not afford the intended fire protection. This is considered unsafe until corrected. A qualified person should correct for safety.



3.0 Picture 1



3.0 Picture 2

-  **3.5 (1)** The door from the garage to the house does not self close. This is a fire safety concern. This door does not afford fire protection as one that self closes. It is recommended to install a door closing arm or spring loaded hinges. It is recommended this be completed.

-  **(2)** The occupant door from inside garage to inside the home does not appear to be a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until firemen arrive. This door should be replaced with a fire rated door.

#### Styles & Materials

##### Garage Door Type:

One manual

##### Garage Door Material:

Wood

##### Auto-opener Manufacturer:

N/A

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	M	DI	RR
4.0	IS HOUSE OCCUPIED?	X					
4.1	CEILINGS				X		
4.2	WALLS				X		
4.3	FLOORS	X					
4.4	DOORS (REPRESENTATIVE NUMBER)	X					
4.5	WINDOWS (REPRESENTATIVE NUMBER)					X	
4.6	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					
4.7	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS				X		
4.8	SIGNS OF MOLD				X		
4.9	OTHER				X		

IN NI NP M DI RR

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### Comments:

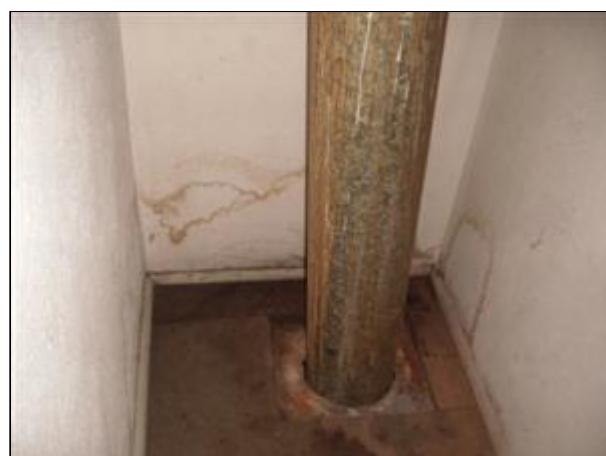
4.0 The house is not occupied.

4.1 The ceiling and the floor around the flue pipe for the boiler shows signs of water damage. (in the closet) A moisture meter was used and did not detect moisture at this time. This damage appears to be old. However, this area should be monitored.

Even though the flue pipe is doubled walled if clothing is hung in the closet it could be a potential fire hazard. Therefore it is recommended to build a dividing wall or barrier to keep flammables from coming in contact with the flue pipe.



4.1 Picture 1



4.1 Picture 2

### Styles & Materials

#### Ceiling Materials:

Wood

#### Wall Material:

Drywall

Wood

#### Floor Covering(s):

Hardwood T&G

Linoleum

#### Interior Doors:

Hollow core

#### Window Types:

Double-hung

#### Window Manufacturer:

UNKNOWN

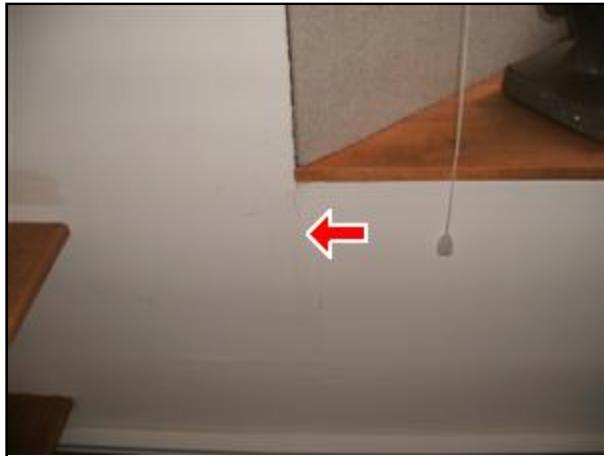
#### Cabinetry:

Wood

#### Countertop:

Laminate

**4.2** (1) The drywall on the wall is cracked at the seams at the Master Bedroom. This damage is considered cosmetic. These cracks do not appear to be a structural concern. A qualified person should repair or replace as needed.



4.2 Picture 1

(2) The drywall on the wall has a hole at the water pipes. This can allow mice to enter the living area. A qualified person should repair or replace as needed.



4.2 Picture 2

(3) The Tile surround at bathtub and or shower on the wall need grout sealer applied at the bathrooms and all rooms with tile. Moisture can seep behind the tile and cause damage and mold. This is not important to do immediately but in the near future. Please follow through to make sure the work is completed.



4.2 Picture 3

(4) The wall in the lower level shows signs of water infiltration. I could not determine the cause or how often this may occur. Correcting the grading outside may prevent future water infiltration.

 **4.5** Some windows are cloudy (lost seal) at the all or most rooms throughout the house. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.



4.5 Picture 1

**4.7** Laminated countertop needs caulking with silicone along backsplash in the kitchen. This can lead to water infiltration and cause damage to the tiles and possibly mold. Recommend repair or replace as necessary.

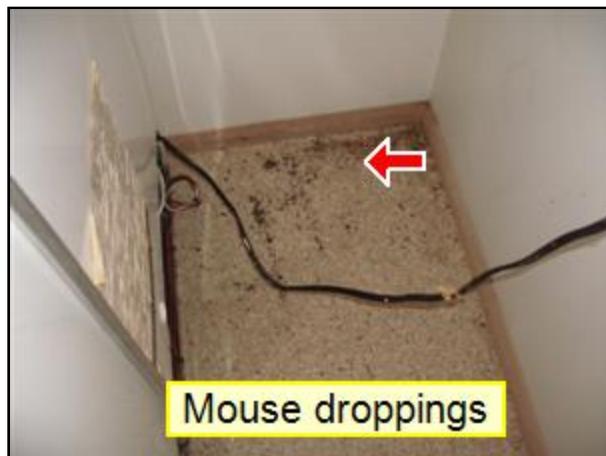


4.7 Picture 1

 **4.8** (1) A mold like substance is present around the boiler. Testing is not part of this inspection unless requested by the client.

(2) Mold should be cleaned up with soap and water followed by a solution of 1 cup bleach per gallon of water. Let the area dry, then paint with Kilz with an anti-fungus inhibitor.

**4.9** Possible rodent problem.



4.9 Picture 1

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(A). MAIN KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	M	DI	RR
5.0.A	FOOD WASTE DISPOSER			X			
5.1.A	DISHWASHER			X			
5.2.A	RANGES/OVENS/COOKTOPS	X					
5.3.A	RANGE HOOD	X					
5.4.A	MICROWAVE COOKING EQUIPMENT			X			
5.5.A	REFRIGERATOR	X					
5.6.A	WASHER AND DRYER				X		

IN NI NP M DI RR

### Styles & Materials

#### Disposer Brand:

NONE

#### Dishwasher Brand:

NONE

#### Range hood:

VENTED

#### Range/Oven:

KITCHEN AIDE

#### Built in Microwave:

NONE

#### Refrigerator:

AMANA

IN=Inspected, NI=Not Inspected, NP=NotPresent, M=Normal Maintenance, DI=Descretionary

Improvements, RR=Repair or Replace

### Comments:

**5.1.A** Due to time limitations, the dishwasher could only be tested on one cycle and it was operational. Other cycles may not work properly.

**5.5.A** The inspection of the refrigerator is limited to proper cooling temperatures. The ice maker is not tested. This is for your information.

**5.6.A** There is no dryer hook up or venting.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(B). APARTMENT KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	M	DI	RR
5.0.B	FOOD WASTE DISPOSER			X			
5.1.B	DISHWASHER			X			
5.2.B	RANGES/OVENS/COOKTOPS	X					
5.3.B	RANGE HOOD			X			
5.4.B	MICROWAVE COOKING EQUIPMENT			X			
5.5.B	REFRIGERATOR	X					
5.6.B	WASHER AND DRYER			X			

IN NI NP M DI RR

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### Comments:

**5.1.B** Due to time limitations, the dishwasher could only be tested on one cycle and it was operational. Other cycles may not work properly.

**5.5.B** The inspection of the refrigerator is limited to proper cooling temperatures. The ice maker is not tested. This is for your information.

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### Styles & Materials

#### Disposer Brand:

NONE

#### Dishwasher Brand:

NONE

#### Range hood:

NONE

#### Range/Oven:

Premier

#### Built in Microwave:

NONE

#### Refrigerator:

HOTPOINT

## 6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	M	DI	RR
6.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
6.1	SERVICE ENTRANCE CONDUCTORS			X			
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS			X			
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE					X	
6.4	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		X				
6.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE			X			
6.6	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)					X	
6.7	SMOKE DETECTORS					X	
6.8	CARBON MONOXIDE DETECTORS					X	

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### Comments:

**6.0** (1) The main panel box is located at the garage.

 (2) The meter has been pulled but someone has installed jumpers so the house has electricity. This is illegal and should be corrected prior to your purchase of the house. Call the Power Company for his area.

### Styles & Materials

**Electrical Service Conductors:**  
Overhead service

**Panel capacity:**  
200 AMP

**Panel Type:**  
Circuit breakers

**Electric Panel Manufacturer:**  
MURRAY\*  
\*Known to have problems

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
Romex



6.0 Picture 1

**6.1** The electrical service conductors clearance (outside) from the ground is lower than 12 feet, and needs correcting for safety.

**6.2 (1)** The main breaker panel is a Murray. They are known to have the breakers fail by burning or melting. It is recommended that a licensed electrician evaluate the condition of the breakers in this panel and any other electrical defects found by the electrician.



6.2 Picture 1

**(2)** The problem(s) discovered in the panel such as breaker(s) are different brands, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

**6.3** There are exposed electrical wires in the garage. Wires should be enclosed in the wall or in conduit.



6.3 Picture 1



6.3 Picture 2

-  **6.5 (1)** There are no GFCI (Ground Fault Circuit Interrupter) outlets in the Kitchen. Although not required in the kitchen at the time this house was built, a GFCI protected device is an inexpensive and strongly suggested safety upgrade. If this house was built today, such a device would be required.



6.5 Picture 1

-  **(2)** There are not GFCI (Ground Fault Circuit Interrupter) outlets in the bathroom(s). Although these may not have been required in the bathroom at the time this house was built, a GFCI protected device is an inexpensive and strongly suggested safety upgrade. If this house was built today, such a device would be required.



6.5 Picture 2

(3) The exterior outlet at the Deck loose in the wall, and needs to be secured properly. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.5 Picture 3

 **6.6 (1)** There is an outlet labeled 220 volts. There is a disconnect next to this outlet. However, the disconnect is wired incorrectly which indicates this outlet may not be protected unless there is a breaker for this outlet in the main panel. It is recommended a licensed electrician evaluate.



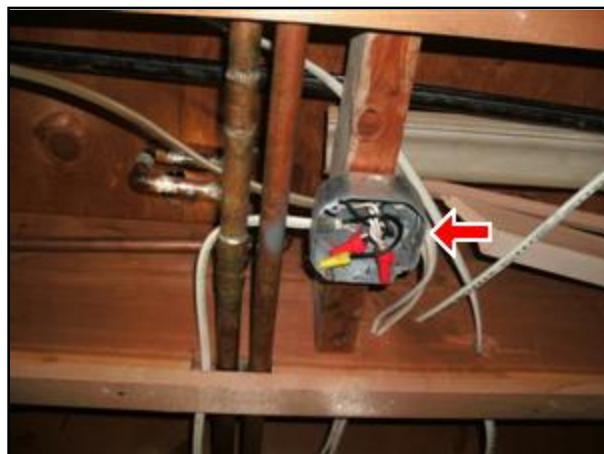
## 6.6 Picture 1

(2) The ceiling switch is hanging by it's wires in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.6 Picture 2

🏡 (3) One splice box needs a cover-plate over head in the unfinished bathroom. I recommend repair as needed.



6.6 Picture 3

🏡 (4) Most outlets are not grounded in the apartment. Electrical issues are considered a hazard until repaired. This was not a requirement when the house was built. However, with the electrical demands of today this may not meet your personal needs. Components that require ground outlets like computers and LCD and Plasma TV's are not recommended to be plugged into these outlets. . A qualified licensed electrical contractor should perform repairs that involve wiring.



6.6 Picture 4

-  **6.6** (5) The Outlet(s) is missing cover-plate in the kitchen. This is a safety issue that needs to be corrected. I recommend repair as needed.



6.6 Picture 5

-  **6.7** Smoke detectors are missing.

-  **6.8** (1) The National Fire and Safety Association recommends a Carbon Monoxide detector be place on each level of the house within 10 feet of all bedrooms and any gas operated component. (fireplace, gas stove/oven, furnace, water heater, gas dryer).

- (2) This house does not have CO detectors.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	M	DI	RR
7.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES					X	
7.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X					
7.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					
7.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					
7.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					
7.5	SEWER LINE						X

IN NI NP M DI RR

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### Styles & Materials

#### Water Source:

Well

#### Plumbing Water Supply (into home):

Copper

#### Plumbing Water Distribution (inside home):

Copper

#### Washer Drain Size:

Drains into tub

#### Plumbing Waste:

ABS

#### Water Heater Power Source:

Electric

#### Water Heater Capacity:

50 Gallon (2-3 people)

#### Manufacturer:

BRADFORD-WHITE

#### APROX. AGE:

6-9 years old

### Comments:

7.0 (1) The spray nozzle leaks at the kitchen sink. Repairs are needed to prevent further damage to the area below. A qualified person should repair as necessary.



7.0 Picture 1

(2) The water pipe for the toilet is leaks at the master bathroom. Repairs are needed to prevent further damage to the area below. A qualified person should repair as necessary.

**7.1** The plumbing waste line (under sink) has been repaired improperly at the apartment bathroom. While this repair is working, it is only considered temporary. A qualified licensed plumber should repair or correct as needed.



7.1 Picture 1

**7.3** The main water shut-off is the black knob located in the basement. This is for your information.



7.3 Picture 1

 **7.5** Because sewer line damage is a costly repair (\$3,000 to \$30,000) it is highly recommended to have the drain line video scoped to determine if such damage exists. It is recommended you have a reputable company such as Hydro Physics, 303-806-0622, to examine your drain line.

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	M	DI	RR	Styles & Materials
8.0	HEATING EQUIPMENT	X						<b>Heat Type:</b> Circulating boiler
8.1	COMBUSTION AIR SUPPLY	X						<b>Efficiency Type:</b> High - 90%
8.2	NORMAL OPERATING CONTROLS	X						<b>Energy Source:</b> Propane
8.3	AUTOMATIC SAFETY CONTROLS	X						<b>Number of Heat Systems (excluding wood):</b> One
8.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)						X	<b>Heat System Brand:</b> BURNHAM
8.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X						<b>Approx. Age of furnace:</b> 10 years
8.6	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)						X	<b>Types of Fireplaces:</b> Solid Fuel
8.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)				X			<b>Operable Fireplaces:</b> One

IN NI NP M DI RR

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**Number of Woodstoves:**  
One  
**Number of AC Only Units:**  
None

### Comments:

 **8.4** (1) The boiler piping is rusting and may have leaked but the rust sealed the leak . There is evidence of previous water damage. If these pipes should leak it could cause serious damage to the boiler system. Also, there is a mold like substance on the drywall behind the boiler. It is recommended a qualified heating person repair, plumber or HVAC professional.



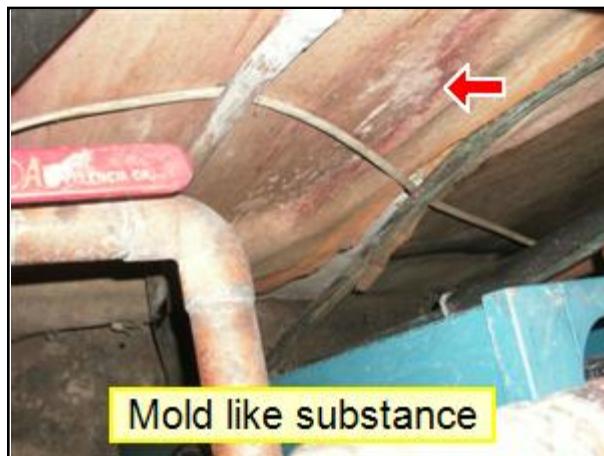
8.4 Picture 1



8.4 Picture 2



8.4 Picture 3



8.4 Picture 4

(2) The water pipes are in the boiler room which have heat tape and insulation wrapped around some of the pipes. This is to prevent the pipes from freezing. The heat tape should be checked periodically to ensure they are working properly.



8.4 Picture 5

**8.6** The boiler flue runs through a closet. This could be a potential fire hazard. Safety measures should be exercised to prevent a possible fire.

**8.7 (1)** The glass doors for the wood stove in the Living room has broken glass . I recommend repair as needed.



8.7 Picture 1

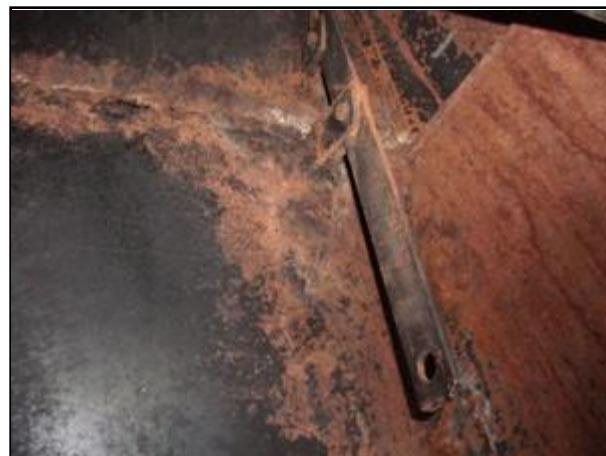


8.7 Picture 2

**(2)** The fire box (Burn Area) for the the fireplace at the Living room is rusted. It appears water is infiltration from the chimney because there are no caps on the flues. A qualified chimney sweep such as Tom Quinlan 303-946-6535 should inspect and repair as needed.



8.7 Picture 3



8.7 Picture 4

(3) Some of the stones are missing from the fireplace.



8.7 Picture 5

(4) The old wood stove may not be safe to operate. It is recommended to have a professional repair or replace the wood burning stove.



8.7 Picture 6



8.7 Picture 7

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	M	DI	RR
9.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				X		
9.1	WALLS (Structural)	X					
9.2	COLUMNS OR PIERS	X					
9.3	FLOORS (Structural)	X					
9.4	CEILINGS (structural)	X					
9.5	ROOF STRUCTURE AND ATTIC	X					
9.6	CRAWL SPACE			X			

IN NI NP M DI RR

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### Styles & Materials

#### Foundation:

Masonry block  
Poured concrete

#### Method used to observe Crawlspace:

No crawlspace

#### Floor Structure:

2 X 8

#### Wall Structure:

2 X 4 Wood

#### Ceiling Structure:

2X4

#### Roof Structure:

Engineered wood trusses

#### Roof-Type:

Gable

#### Method used to observe attic:

From entry

### Comments:

**9.0** White efflorescence (powder substance) on wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



9.0 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	M	DI	RR
10.0	ATTIC		X				
10.1	VENTS AND PIPES (in attic)	X					
10.2	INSULATION IN ATTIC	X					
10.3	VENTILATION OF ATTIC AND FOUNDATION AREAS			X			
10.4	VENTING SYSTEMS (Kitchens, baths and laundry)					X	

IN NI NP M DI RR

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### Styles & Materials

#### Attic Insulation:

Blown

Cellulose

#### Attic Vents:

Roof Vents

#### Exhaust Fans:

Bathroom Fan

#### Dryer Power Source:

None

#### Dryer Vent:

None

#### Floor System Insulation:

NONE

### Comments:

**10.0** The attic access was painted shut. The attic could not be inspected.

**10.3** Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.

 **10.4** The Exhaust fan did not work at the apartment bathroom . Bathrooms need a working vent fan or window to keep the moisture levels low so mold growth will be inhibited. . A qualified person should repair or replace as needed.



10.4 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**11. PROFESSIONAL RESOURCES**

IN NI NP M DI RR

11.0	PROFESSIONALS THAT YOU MAY NEED	X					
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IN NI NP M DI RR

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**Comments:**

**11.0** CLICK ON THIS LINK TO VIEW A LIST OF PROFESSIONALS THAT MAY BE OF HELP TO YOU.  
[CLICK HERE](#) OR COPY AND PASTE THIS LINK INTO YOUR BROWSER:  
<http://www.homefrontinspection.com/referral.htm>

## 12. THERMAL IMAGING (Seeing the unseen)

Thermal imaging is the process of using infrared light to see surface temperature differences. Similar to X-Ray vision but infrared light is only seen on the objects surface. This has greatly enhanced the home inspection industry. However, because of the extremely high cost, very few home inspectors own an infrared camera. The ability to see defects that would otherwise go unnoticed and could be a costly repair for the home owner is the very reason Thermal Imaging is important to my company and my clients. Hidden moisture can be a costly repair and thermal imaging is the perfect way to detect such damage.

Thermal imaging is not always going to detect all defects every time. The right condition must be present. If a house has been winterized for a long period of time or a long dry spell, moisture may not be present to detect. Therefore, I am not responsible for any defects that may appear after the inspection. As always, I have your best interest in mind, however, it is impossible to find all defects with any house. I just do my best I can under any given circumstances.

		IN	NI	NP	M	DI	RR
12.0	THERMAL IMAGING EXPLAINED	X					
12.1	Moisture Survey						X
12.2	Insulation				X		
12.3	Energy Survey				X		

IN NI NP M DI RR

IN=Inspected, NI=Not Inspected, NP=NotPresent, M=Normal Maintenance, DI=Descretionary

Improvements, RR=Repair or Replace

### Comments:

**12.0** Thermal imaging is the process of using infrared light to see surface temperature differences. Similar to X-Ray vision but infrared light is only seen on the objects surface. This has greatly enhanced the home inspection industry. However, because of the extremely high cost, very few home inspectors own an infrared camera. The ability to see defects that would otherwise go unnoticed and could be a costly repair for the home owner is the very reason Thermal Imaging is important to my company and my clients. Hidden moisture can be a costly repair and thermal imaging is the perfect way to detect such damage.

 **12.1** A leak was detected under the kitchen sink and at the master bathroom toilet.



12.1 Picture 1



12.1 Picture 2

**12.2** The ceiling about the apartment kitchen has areas of missing insulation.



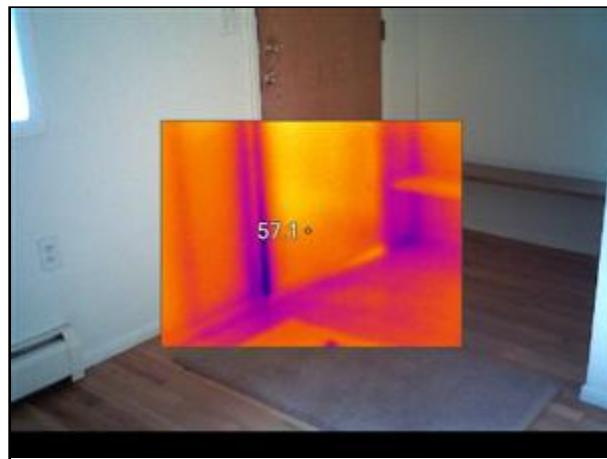
12.2 Picture 1

**12.3 (1)** The door to the upper deck is not weather tight,



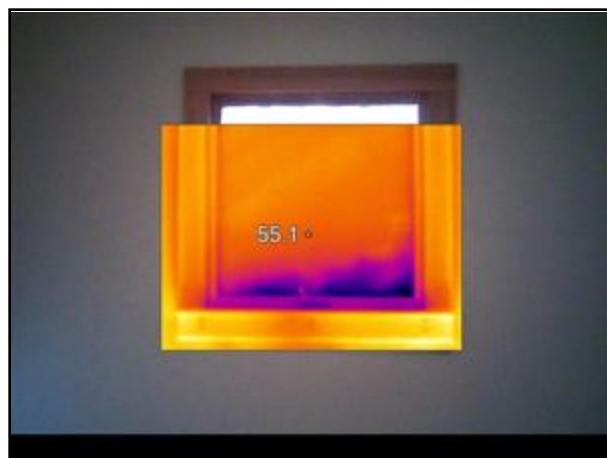
12.3 Picture 1

(2) The apartment door needs weather stripping.



12.3 Picture 2

(3) The apartment window is not weather tight.



12.3 Picture 3

**13. Free 90 Day Home Warranty**

IN NI NP M DI RR

13.0	Free 90 Day Limited Home Warranty	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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**Comments:**

**13.0 [Click Here To Apply for your Free 90 Day Limited Home Warranty](#)**

This inspection comes with a FREE 90 Day Limited Home Warranty.

**It is your responsibility to apply for this warranty.**

You must know you are purchasing this property before you apply. If you are not sure of the purchase, please do not apply for the warranty. The warranty only applies to the house you are purchasing.

If you do not apply, the house will NOT be covered under this warranty.

If you have any trouble applying please call 303-777-8025 or email me at [pepage1@msn.com](mailto:pepage1@msn.com)

**14. Rate The Inspector**

IN NI NP M DI RR

14.0 Write a review/testimonial of the inspector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> X	<input type="checkbox"/>
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IN NI NP M DI RR

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Improvements, RR=Repair or Replace

**Comments:****14.0** How did I do?

Please click on this link to write your comments about the inspector.

<http://www.homefrontinspection.com/testimonial.htm>

Thank You

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To HomeFront Inspection, LLC

## Repair or Replacement - Summary



**303-777-8025**

**Customer**  
JIM ROSINSKI

**Address**  
3252 SUNSHINE CANYON  
BOULDER CO

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### **WHAT REALLY MATTERS**

This report is not intended to be used as a "Seller repairs all" or a means to further reduce the purchase price, but to be used as information so the buyer can make an informed decision on the purchase. If you are a first time home buyer this report may seem overwhelming. Home ownership involves responsibility to maintain your investment. You no longer have a Land Lord to call and repair problems. This burden is now yours as a home owner. If you are unable to make repairs yourself, you will need to hire a professional at your expense.

This report consist of both major and minor problems with this home. It is very important to understand the differences. Minor problems are usually cosmetic or maintenance items that the BUYER may wish to repair after the purchase because they do not affect the livability of the home. These minor items are not intended to be a "Punch List" for the seller to correct prior to the sale.

Major items are items the inspector considers are important to alert the buyer to because they may affect the safety, structural and mechanical performance of the house. Depending on the purchase price of the house some or all of the major defects may be negotiated with the seller prior to the purchase of the house. Your real estate agent will assist you in this process. Whenever you consider renegotiating your purchase agreement, it is wise to consider the sellers position. If you are purchasing the home under the market value the seller is less likely to agree to any further repairs or reductions. It is advised that you keep all things in perspective and only ask for **What Really Matters.** This helps the transaction proceed smoothly.

## 1. Roofing

### 1.1 ROOF DRAINAGE SYSTEMS

#### Repair or Replace

-  The gutters are rusting and leaks Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. All the gutters should be replaced. It is recommended a qualified professional replace.

### 1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Repair or Replace

-  The perimeter of the chimney is synthetic stucco which is damaged around the perimeter. This is allowing water to infiltrate inside the stucco which can cause wood decay and mold. Due to recent dry weather, I could not detect moisture at this time. It is recommended to install a metal cap that would cover the chimney with openings for the flue pipes. This should prevent the water from infiltrating.

There are not spark arresters at the top of the chimney flues. It is recommended spark arresters be installed to keep out water and prevent sparks from starting a forest fire.

## 2. Exterior

### 2.4 WINDOWS

#### Repair or Replace

-  (1) One window has been boarded up at the rear gable end. It is recommended to install a gable vent in this place to aid in the ventilation of the attic.
-  (3) The wood trim/sill is peeling paint at all or most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

### 2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

#### Repair or Replace

-  The upper deck has rotted floor boards and is unsafe and needs to be replaced. A fall or injury could occur if not repaired. A qualified contractor should replace.

## 3. Garage

### 3.0 GARAGE CEILINGS

#### Repair or Replace

-  The fire protection ceiling in garage that separates garage from heated space is damaged and has been repaired improperly and does not afford the intended fire protection. This is considered unsafe until corrected. A qualified person should correct for safety.

### 3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

#### Repair or Replace

### 3. Garage

-  (1) The door from the garage to the house does not self close. This is a fire safety concern. This door does not afford fire protection as one that self closes. It is recommended to install a door closing arm or spring loaded hinges. It is recommended this be completed.
-  (2) The occupant door from inside garage to inside the home does not appear to be a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

### 4. Interiors

#### 4.5 WINDOWS (REPRESENTATIVE NUMBER)

##### Repair or Replace

-  Some windows are cloudy (lost seal) at the all or most rooms throughout the house. In order to correct the cloudy appearance of glass, a replacement of glass pane or the unit will be necessary. A qualified person should repair or replace as needed.

#### 4.8 SIGNS OF MOLD

##### Normal Maintenance

-  (1) A mold like substance is present around the boiler. Testing is not part of this inspection unless requested by the client.

### 6. Electrical System

#### 6.0 LOCATION OF MAIN AND DISTRIBUTION PANELS

##### Inspected

-  (2) The meter has been pulled but someone has installed jumpers so the house has electricity. This is illegal and should be corrected prior to your purchase of the house. Call the Power Company for his area.

#### 6.1 SERVICE ENTRANCE CONDUCTORS

##### Normal Maintenance

-  The electrical service conductors clearance (outside) from the ground is lower than 12 feet, and needs correcting for safety.

#### 6.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

##### Normal Maintenance

-  (1) The main breaker panel is a Murray. They are known to have the breakers fail by burning or melting. It is recommended that a licensed electrician evaluate the condition of the breakers in this panel and any other electrical defects found by the electrician.

-  (2) The problem(s) discovered in the panel such as breaker(s) are different brands, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

#### 6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

##### Repair or Replace

## 6. Electrical System

-  There are exposed electrical wires in the garage. Wires should be enclosed in the wall or in conduit.
- 6.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

### Normal Maintenance

-  (1) There are no GFCI (Ground Fault Circuit Interrupter) outlets in the Kitchen. Although not required in the kitchen at the time this house was built, a GFCI protected device is an inexpensive and strongly suggested safety upgrade. If this house was built today, such a device would be required.
-  (2) There are not GFCI (Ground Fault Circuit Interrupter) outlets in the bathroom(s). Although these may not have been required in the bathroom at the time this house was built, a GFCI protected device is an inexpensive and strongly suggested safety upgrade. If this house was built today, such a device would be required.

- 6.6 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

### Repair or Replace

-  (1) There is an outlet labeled 220 volts. There is a disconnect next to this outlet. However, the disconnect is wired incorrectly which indicates this outlet may not be protected unless there is a breaker for this outlet in the main panel. It is recommended a licensed electrician evaluate.
-  (3) One splice box needs a cover-plate over head in the unfinished bathroom. I recommend repair as needed.
-  (4) Most outlets are not grounded in the apartment. Electrical issues are considered a hazard until repaired. This was not a requirement when the house was built. However, with the electrical demands of today this may not meet your personal needs. Components that require ground outlets like computers and LCD and Plasma TV's are not recommended to be plugged into these outlets. . A qualified licensed electrical contractor should perform repairs that involve wiring.
-  (5) The Outlet(s) is missing cover-plate in the kitchen. This is a safety issue that needs to be corrected. I recommend repair as needed.

- 6.7 SMOKE DETECTORS**

### Repair or Replace

-  Smoke detectors are missing.

- 6.8 CARBON MONOXIDE DETECTORS**

### Repair or Replace

-  (1) The National Fire and Safety Association recommends a Carbon Monoxide detector be place on each level of the house within 10 feet of all bedrooms and any gas operated component. (fireplace, gas stove/oven, furnace, water heater, gas dryer).

## 7. Plumbing System

- 7.5 SEWER LINE**

### Repair or Replace

## 7. Plumbing System

-  Because sewer line damage is a costly repair (\$3,000 to \$30,000) it is highly recommended to have the drain line video scoped to determine if such damage exists. It is recommended you have a reputable company such as Hydro Physics, 303-806-0622, to examine your drain line.

## 8. Heating / Central Air Conditioning

### 8.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

-  (1) The boiler piping is rusting and may have leaked but the rust sealed the leak . There is evidence of previous water damage. If these pipes should leak it could cause serious damage to the boiler system. Also, there is a mold like substance on the drywall behind the boiler. It is recommended a qualified heating person repair, plumber or HVAC professional.

### 8.6 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

#### Repair or Replace

-  The boiler flue runs through a closet. This could be a potential fire hazard. Safety measures should be exercised to prevent a possible fire.

### 8.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

#### Normal Maintenance

-  (2) The fire box (Burn Area) for the the fireplace at the Living room is rusted. It appears water is infiltration from the chimney because there are no caps on the flues. A qualified chimney sweep such as Tom Quinlan 303-946-6535 should inspect and repair as needed.
-  (4) The old wood stove may not be safe to operate. It is recommended to have a professional repair or replace the wood burning stove.

## 10. Insulation and Ventilation

### 10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Repair or Replace

-  The Exhaust fan did not work at the apartment bathroom . Bathrooms need a working vent fan or window to keep the moisture levels low so mold growth will be inhibited. . A qualified person should repair or replace as needed.

## 12. THERMAL IMAGING (Seeing the unseen)

### 12.1 Moisture Survey

#### Repair or Replace

-  A leak was detected under the kitchen sink and at the master bathroom toilet.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes,

regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# Maintenance - Summary



**HomeFront Inspection, LLC**

**303-777-8025**

**Customer**  
JIM ROSINSKI

**Address**  
3252 SUNSHINE CANYON  
BOULDER CO

## **1. Roofing**

### **1.0 ROOF COVERINGS**

#### **Normal Maintenance**

(1) Two or more layers of roof covering exist on roof. This causes a lot of weight on roof. Recommend tear off coverings and replace as necessary. This roof has more layers of roof covering than what is normally allowed.

(2) The roof covering have nail heads popping at the in various areas. This could be because of too short nails or rotted decking. You may want to have a professional roofer evaluate. A qualified person should repair or replace as needed.

## **2. Exterior**

### **2.1 WALL CLADDING FLASHING AND TRIM**

#### **Normal Maintenance**

The stucco is damaged near the electrical meter, over the garage, and the master bedroom bay window. This can allow moisture to infiltrate and cause wood decay and mold.

### **2.2 EAVES, SOFFITS AND FASCIAS**

#### **Normal Maintenance**

(1) The paint on eave/gable ends is/are failing. I recommend prep and paint at the perimeter .  
(2) The soffit panels at eave at the rear of home are weathered. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

### **2.3 DOORS (Exterior)**

#### **Normal Maintenance**

The door at the upper level Deck reveals daylight when latched at areas missing weatherstripping. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.

## 2. Exterior

### 2.4 WINDOWS

#### Repair or Replace

(2) The windows of the green house have lost their seal and are cloudy. Because this is a green house this is considered cosmetic as this does not effect the heating or cooling of the house. Repair or replace as desired.

### 2.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Normal Maintenance

(1) There is a negative slope at the front of home and rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

(2) The house is located on a side of a hill. Water will drain toward the house and could lead to water infiltration. It may be necessary to install a ditch to drain the water away from the house. It is recommended a qualified professional do the work.

## 4. Interiors

### 4.1 CEILINGS

#### Normal Maintenance

The ceiling and the floor around the flue pipe for the boiler shows signs of water damage. (in the closet) A moisture meter was used and did not detect moisture at this time. This damage appears to be old. However, this area should be monitored.

Even though the flue pipe is doubled walled if clothing is hung in the closet it could be a potential fire hazard. Therefore it is recommended to build a dividing wall or barrier to keep flammables from coming in contact with the flue pipe.

### 4.2 WALLS

#### Normal Maintenance

(1) The drywall on the wall is cracked at the seams at the Master Bedroom. This damage is considered cosmetic. These cracks do not appear to be a structural concern. A qualified person should repair or replace as needed.

(2) The drywall on the wall has a hole at the water pipes. This can allow mice to enter the living area. A qualified person should repair or replace as needed.

(3) The Tile surround at bathtub and or shower on the wall need grout sealer applied at the bathrooms and all rooms with tile. Moisture can seep behind the tile and cause damage and mold. This is not important to do immediately but in the near future. Please follow through to make sure the work is completed.

(4) The wall in the lower level shows signs of water infiltration. I could not determine the cause or how often this may occur. Correcting the grading outside may prevent future water infiltration.

### 4.7 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

#### Normal Maintenance

## 4. Interiors

Laminated countertop needs caulking with silicone along backsplash in the kitchen. This can lead to water infiltration and cause damage to the tiles and possibly mold. Recommend repair or replace as necessary.

### 4.8 SIGNS OF MOLD

#### Normal Maintenance

-  (1) A mold like substance is present around the boiler. Testing is not part of this inspection unless requested by the client.

### 4.9 OTHER

#### Normal Maintenance

Possible rodent problem.

## 5(A). MAIN KITCHEN

### 5.6.A WASHER AND DRYER

#### Normal Maintenance

There is no dryer hook up or venting.

## 6. Electrical System

### 6.1 SERVICE ENTRANCE CONDUCTORS

#### Normal Maintenance

-  The electrical service conductors clearance (outside) from the ground is lower than 12 feet, and needs correcting for safety.

### 6.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Normal Maintenance

-  (1) The main breaker panel is a Murray. They are known to have the breakers fail by burning or melting. It is recommended that a licensed electrician evaluate the condition of the breakers in this panel and any other electrical defects found by the electrician.
-  (2) The problem(s) discovered in the panel such as breaker(s) are different brands, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

### 6.5 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

#### Normal Maintenance

-  (1) There are no GFCI (Ground Fault Circuit Interrupter) outlets in the Kitchen. Although not required in the kitchen at the time this house was built, a GFCI protected device is an inexpensive and strongly suggested safety upgrade. If this house was built today, such a device would be required.

## 6. Electrical System

-  (2) There are not GFCI (Ground Fault Circuit Interrupter) outlets in the bathroom(s). Although these may not have been required in the bathroom at the time this house was built, a GFCI protected device is an inexpensive and strongly suggested safety upgrade. If this house was built today, such a device would be required.
- (3) The exterior outlet at the Deck loose in the wall, and needs to be secured properly. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

## 7. Plumbing System

### 7.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace

- (1) The spray nozzle leaks at the kitchen sink. Repairs are needed to prevent further damage to the area below. A qualified person should repair as necessary.
- (2) The water pipe for the toilet is leaks at the master bathroom. Repairs are needed to prevent further damage to the area below. A qualified person should repair as necessary.

### 7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected

The plumbing waste line (under sink) has been repaired improperly at the apartment bathroom. While this repair is working, it is only considered temporary. A qualified licensed plumber should repair or correct as needed.

## 8. Heating / Central Air Conditioning

### 8.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

-  (1) The boiler piping is rusting and may have leaked but the rust sealed the leak . There is evidence of previous water damage. If these pipes should leak it could cause serious damage to the boiler system. Also, there is a mold like substance on the drywall behind the boiler. It is recommended a qualified heating person repair, plumber or HVAC professional.
- (2) The water pipes are in the boiler room which have heat tape and insulation wrapped around some of the pipes. This is to prevent the pipes from freezing. The heat tape should be checked periodically to ensure they are working properly.

### 8.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

#### Normal Maintenance

- (1) The glass doors for the wood stove in the Living room has broken glass . I recommend repair as needed.

## 9. Structural Components

### 9.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on

## 9. Structural Components

**building components.)**

### **Normal Maintenance**

White efflorescence (powder substance) on wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

## 10. Insulation and Ventilation

### 10.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### **Normal Maintenance**

Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.

### 10.4 VENTING SYSTEMS (Kitchens, baths and laundry)

#### **Repair or Replace**

-  The Exhaust fan did not work at the apartment bathroom . Bathrooms need a working vent fan or window to keep the moisture levels low so mold growth will be inhibited. . A qualified person should repair or replace as needed.

## 12. THERMAL IMAGING (Seeing the unseen)

### 12.2 Insulation

#### **Normal Maintenance**

The ceiling about the apartment kitchen has areas of missing insulation.

### 12.3 Energy Survey

#### **Normal Maintenance**

- (1) The door to the upper deck is not weather tight,

## Suggested Improvements - Summary



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### 4. Interiors

#### 4.8 SIGNS OF MOLD

##### Normal Maintenance

(2) Mold should be cleaned up with soap and water followed by a solution of 1 cup bleach per gallon of water. Let the area dry, then paint with Kilz with an anti-fungus inhibitor.

### 13. Free 90 Day Home Warranty

#### 13.0 Free 90 Day Limited Home Warranty

##### Discretionary Improvements

[Click Here To Apply for your Free 90 Day Limited Home Warranty](#)

This inspection comes with a FREE 90 Day Limited Home Warranty.

**It is your responsibility to apply for this warranty.**

You must know you are purchasing this property before you apply. If you are not sure of the purchase, please do not apply for the warranty. The warranty only applies to the house you are purchasing.

If you do not apply, the house will NOT be covered under this warranty.

If you have any trouble applying please call 303-777-8025 or email me at [pegage1@msn.com](mailto:pegage1@msn.com)

### 14. Rate The Inspector

#### 14.0 Write a review/testimonial of the inspector

## 14. Rate The Inspector

### Descretionary Improvements

How did I do?

Please click on this link to write your comments about the inspector.

<http://www.homefrontinspection.com/testimonial.htm>

Thank You

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## Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.