

# Western States Inspections & Services, Inc.

2523 S. Eastover St. Bennett, CO 80102

303-807-6837

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

THIS AGREEMENT made this 13th day of June, 2019, by and between Western States Inspections & Services, Inc. (we are the "Inspector") and Don & Julie Everybody (you are the "Client" and collectively, we are the "Parties" and each a "Party")

**Your email:** Email address

**Subject Property:** 240 Pretty St., Denver

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

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

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

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

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

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

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

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

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

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

**2. STANDARDS OF PRACTICE ("SoP"):** The inspection shall be done in accordance with the InterNational Association of Certified Home Inspectors (InterNACHI), which may be reviewed at <https://www.nachi.org/sop.htm>. You understand that InterNACHI's SoP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over

us, and does not employ or supervise us. Anything inspected that is beyond the SoP specifications, shall be at the inspector's discretion, subject to all terms and conditions described in this Agreement and report.

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

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

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

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

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

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

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

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

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

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

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

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Client

INSPECTION FEE \$Fee

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

Other FEE \$Fee

Other FEE \$Fee

TOTAL INSPECTION FEE \$Total

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

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

☒ Selling agent ☐ Other

#### EXHIBIT B:

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

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

**Yellow highlighting designates a defect or condition that, in the inspector’s opinion, should be repaired, replaced, or evaluated by an appropriate expert for remedial action even if the defect or condition is not preventing the component from performing its intended function.**

**Not all defects are equal.**

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

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

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

**Most defects or defective components checked and/or highlighted should be repaired or replaced for best performance or appearance. Where repair is not recommended or described for an identified defect, client should consult appropriate experts to decide whether repair or replacement is appropriate.**

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

**READ THE ENTIRE REPORT.**



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

## SUMMARY OF MAJOR DEFECTS

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

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

**YOU MUST READ THE ENTIRE REPORT!**

- ☐ Exterior (Sections 1-11) Comments  
☐ Roof (Section 12-16) Comments  
☒ Electrical Panel needs repair/replacement (Sec 17) **Difficult access**  
☒ Garage (Section 18) **door to house is not fire rated**  
☒ Wiring **need CO detectors, other repairs**  
☐ Interior (Sections 19-26) Comments  
☐ Kitchen (Section 29) Comments  
☐ Structural Concerns: Evaluation by structural engineer recommended (Sec 30) Comments  
☐ Basement/Crawlspace (Section 30) Comments  
☒ Heating/Cooling system repair and/or evaluation (Sec 31) **Unsafe condition**  
☐ Plumbing (Section 32) Comments  
☒ Water Heater (Section 32) **beyond normal life expectancy**  
☐ Bath(s) (Section 33) Comments  
Other: Comments

## General Observations/Commentary

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

Material: **concrete**

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

Comments

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

### **2 WALKWAYS** ☐ N/A ☐ Maintained by HOA (not inspected) ☐ Not fully visible Comments

Material: **concrete**

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

Comments

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

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

Topography: **Level (mostly flat)**

- ☒ **Appears to have adequate positive drainage away from foundation**

- ☒ **Plants/ trees touch house** Comments

Retaining walls: ☐ N/A

Material: ☐ Wood ☒ Block ☐ Concrete ☐ Stone ☐ Other

- ☒ **Appears Serviceable**

Comments

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

#### 4 PORCH ☐ N/A ☐ Not fully visible Comments

Material: **concrete**

☒ **Appears Serviceable**

☒ Common cracks ☐ Major cracks ☐ Settled ☐ Spall

Comments

#### 5 PATIO ☒ Off sunroom

Material: **concrete**

☒ Uneven steps

☒ Major cracks ☐ Surface deterioration/spall

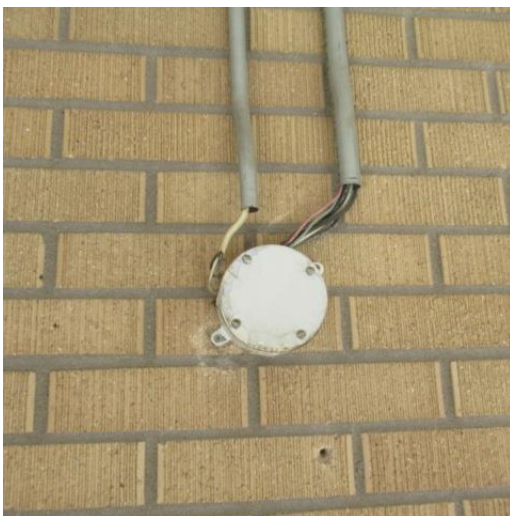
☒ Electrical needs repair **open wiring in open patio and open J-box in sunroom ceiling. Need GFCI outlet on exterior patio.**

Surface: ☐ Raised ☒ Settled ☐ Trip hazards

☒ Drains toward foundation Comments

Cover: ☒ **Appears Serviceable**

**Sunroom has been built directly on patio. A foundation is required for this type of sunroom construction. The patio has settled and caused damage to the metal siding on the exterior. I am unable to confirm that water is not damaging the framing on the sunroom. The SW corner of the patio behind the sunroom has been mudjacked.**



#### 5 PATIO ☒ SW corner of house

Material: **concrete**

☒ Common-minor cracks



☒ Guard rail is needed ☐ Surface deterioration/spall

☒ Electrical outlet needs repair **Need GFCI outlet**

**Block retaining wall has major gapped crack.**



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**6 DECK/VERANDA** ☐ N/A Surface material: **wood and synthetic**

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

A B C

☒ ☐ ☐ Not fully visible **low to grade**

☒ ☐ ☐ **Damaged/worn finish** Comments

☒ ☐ ☐ **Earth to wood contact (may promote rot)** **posts**

**Deck is not considered a house component since it is not attached to house.**

☒ ☐ ☐ **Not constructed to best practice** is common and can be subjective. In this report it means that framing should have been better secured together with approved strapping, brackets, hangers, fasteners, and/or appropriate flashings should have been added. There may be other work that could have been done better. Often, decks not built to best practices or local standards, may be useable at the time of the inspection, but remedial work is recommended by a qualified contractor to ensure that the deck continues to be safely serviceable. Comments

Stairs:

☒ ☐ ☐ **Back stair is made for interior use and is weathering poorly**

Comments



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**7 FENCE** ☐ N/A ☒ Wood ☐ Chainlink ☐ Masonry ☐ Rail ☐ Other ☐ Fences not inspected

☒ Not fully visible Comments

☒ **Leaning**

☒ Loose sections

Comments



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

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

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

**Primary Covering:** ☐ Fibrous (composite) siding   ☐ Stucco\*   ☒ Brick

**Secondary Covering:** ☐ N/A   ☒ Brick   ☒ Metal   ☐ Wood   ☒ Plywood   ☐ Comments

**Siding:**

☒ Minor damage   Comments

Comments



**Masonry veneer (stucco, stone, brick):** ☐ N/A

☒ Appears Serviceable

☒ Tuck pointing repair recommended   Comments

☒ Loose or missing masonry, bricks, stone, etc.   Comments

Brick veneer at porch has tilted away from the house about 3/8".



Further evaluations should be conducted by qualified independent experts.  
Paint prior to 1979 may contain lead. Paint is not tested for lead content.

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

☒ Wood ☐ Fibrous / Composite ☐ Metal ☐ Vinyl

☒ Eaves, soffits, fascia, & trim appear serviceable

☒ Ordinary maintenance needed such as caulking windows, doors, and transitions between trim and siding.

**Comments**

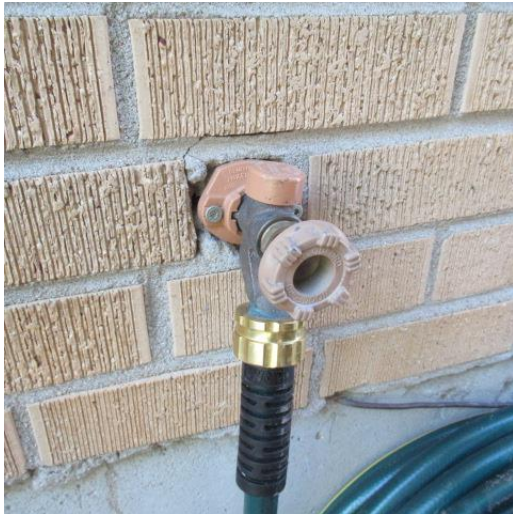
**10 HOSE FAUCET/BIB(S)** ☐ N/A ☐ Winterized – not tested

Frost proof: ☒ Yes ☐ No ☐ Both present

☒ Appears serviceable

☒ Seal around faucet to prevent water penetration **back patio**

**Comments**



**11 SPRINKLER** ☐ N/A ☐ System is off **Minimal Inspection: Inspector does not operate sprinkler system**  
**Damage to water lines under deck**





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

## 12 ROOF

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

**How inspected:** ☒ Walked ☐ Viewed from ladder / ground (these inspections are limited)

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

☒ **Appears serviceable** (shows little age or wear)

**The roof decking is 3/8" plywood which feels soft when walked on. 3/8" is no longer done but does not have to be corrected. However, "H-clips" were required at the joints between the decking sheets and they are missing.**

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

## 13 CHIMNEY(S) ☒ N/A

Comments

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

## 14 ROOF FLASHINGS ☐ N/A ☐ Maintained by HOA (not inspected)

☒ **Appears serviceable**

**Flue(s):** ☒ **Very rusted**

☒ **Missing storm collar**

Comments



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

- ☒ **Appears Serviceable**
- ☒ Debris/leaves need to be removed
- ☒ Damaged **minor**

Comments



\*When weather and gutters are dry, it is difficult to determine leakage or drainage. In most installations, downspout extensions should divert water at least five feet from foundation. Inspector does not determine the effectiveness of any underground drains.

**16 ATTIC** ☐ N/A Comments Access location: **garage**

- ☐ Access blocked or difficult access ☐ No access found
- How inspected: ☒ Inspection limited to view from access ☐ Entered
- ☒ **Appears serviceable**
- Roof frame: ☒ Engineered Trusses

Ventilation:

- ☒ Minimal (may be inadequate) ☐ Blocked ☐ None

- Insulation: ☒ Blown-in (Loose): ☐ Batts: ☐ None
- ☒ Fiberglass ☐ Cellulose ☐ Rockwool ☐ Other

Approximate depth **8** inches

**Wood sap "bleeding" in roof framing is an indication of overheating in attic. Stored items in attic.**



**17 ELECTRICAL SERVICE** ☒ Overhead ☐ Underground (not visible for inspection)

**Service Drop:** ☐ Insufficient drip loop ☐ Improper splices ☐ Conductors touch trees ☐ Damaged wires

Conductors too low or close to: ☐ Grade ☐ Patio ☐ Deck ☒ **Patio or deck covers** ☐ Roof

**Service conductors:** ☒ Aluminum ☐ Copper ☐ Not visible

☒ Ground present

**Grounding clamp on plumbing under kitchen sink should be at main water line entering bsmt.**

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

Location: **sunroom**

Main service disconnect rating **200 amps** Panel rating **200 amps** ☐ Panel label missing or not readable

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

☒ **Unsecured deadfront cover or missing screws**

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

☒ **Insufficient access to or around panel** **difficult to even open the cover door**

☒ Aluminum wiring noted for 120v circuits\* **Comments**



\*Solid aluminum wiring has special concerns and installation instructions. Evaluation by a licensed electrician is recommended.

☒ Aluminum wire connections do not have antioxidant paste\*

\*Antioxidant paste for aluminum wire connections is not required unless prescribed by equipment manufacturer. Requirement for antioxidant is common but not confirmed for this equipment.

**Ideal #65 Purple wire nuts are no longer allowed for copper/aluminum wire splices.**

"Main panel" is considered to be the panel with the majority of the breakers even if the main disconnect breaker is at a different location or in a different panel.

Stranded aluminum wiring for 240v circuits is allowed.

If present, AFCI breakers are not tested in occupied homes. Older AFCI breakers are vulnerable to nuisance trips which cannot be determined by this inspection.

Inspector doesn't determine if Square D breakers (if present) are counterfeit.

**18 GARAGE** ☐ N/A ☒ Garage ☐ Carport ☒ Attached ☐ Unattached

☒ Occupants' possessions block view of entire garage – unable to fully inspect

**Floor:**

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

**Comments**

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

**Walls/Ceiling**

**Interior Firewall:** ☒ **Holes**

**Comments**

**Roof** ☐ N/A ☒ Does not have a separate roof. See Section 10 Roof for information

☒ **Appears serviceable**



**Material:** ☒ Composition ☐ Roll ☐ Wood ☐ Single-ply ☐ Hot pitch & gravel

Comments

**Door To Living Space** ☐ N/A

**Type:** ☐ Solid ☐ Rated door ☒ Not fire rated

**Closer:** ☐ Not operational ☒ Missing ☐ Needs adjustment

**Door is not rated for use and should be replaced with an approved door**

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

☒ Appears serviceable

Comments

**Vehicle Door** ☐ N/A # Doors **1** ☒ Roll-up ☐ Tilt-up ☐ Sliding ☐ Swinging

☒ Appears serviceable

☒ Loose hinges\*

Comments



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

**Opener\*** ☐ N/A # units **1**

☒ Failed hand test\* (Auto reverse needs adjustment) Comments ☐ Hand test not done

Comments

Pressure sensors and electric eyes should be regularly tested.

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

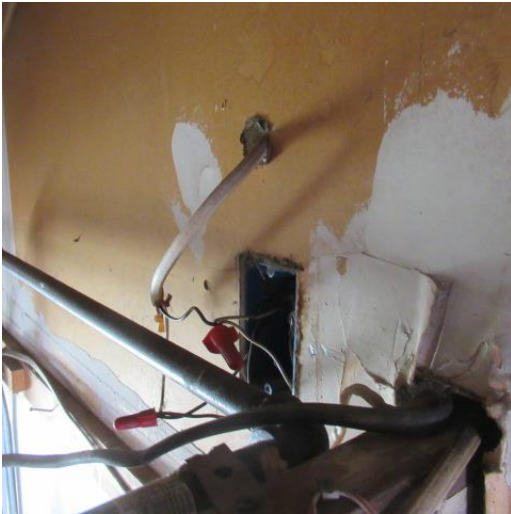
Remote controls for garage door are not inspected.

**Electrical** ☐ N/A ☒ Not fully visible

**Electrical covers:** ☐ Missing ☐ Damaged ☒ Exposed splices

Comments





## 19 EXTERIOR DOORS

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

A B C D E F G

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Appears Serviceable**

☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Damaged jamb** or track

Comments



## 20 INTERIOR DOORS

☒ **Damaged door to laundry**

☒ **Off track some by-pass closet doors**

Comments

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

☒ **Appears serviceable**

☒ Washer/dryer (if present) not operated

**Valves:** ☒ Not tested

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

Comments

**22 FIREPLACE** ☒ N/A

Comments

\*Fireplace inserts are not pulled out for examination.

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

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

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

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

## 23 WINDOWS

☒ Sampled windows appear serviceable

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

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

Pane style(s): ☒ Double pane ☐ Single pane ☐ Other

☒ Furnishings (other) prevent full inspection of all windows

Comments

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

**24 INTERIOR WALLS** ☒ Drywall ☐ Lath & Plaster ☐ Both may be present ☐ Not determined

☒ General condition appears serviceable

☒ Furnishings prevent full inspection

Comments

**25 CEILINGS** ☐ Acoustic spray\* ☐ Ceiling tile ☐ Wood / beam ☐ Drop ceiling

☒ General condition appears serviceable

Comments

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

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

☒ Visible floor coverings appear serviceable

☒ Furnishings prevent full inspection

Comments

## 27 WIRING

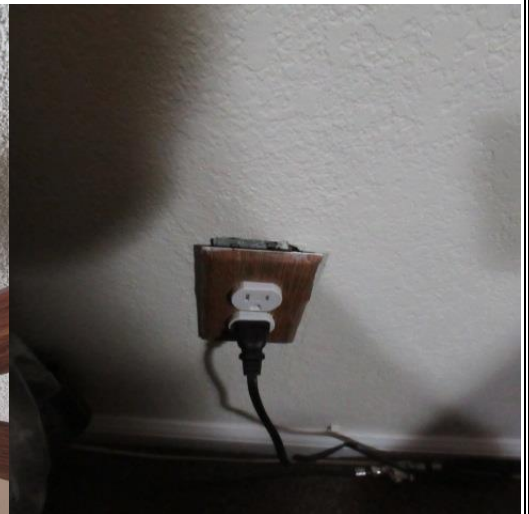
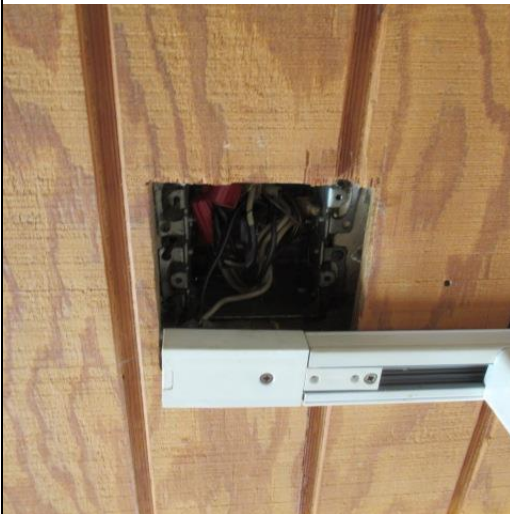
☒ Some outlets and switches are not accessible

☒ Loose outlets **basement**

☒ Painted over outlets/switches (not allowed) Comments

☒ **Open J-box in bedroom ceiling and sunroom**

Comments



**'GFCI' outlets are a safety device recommended at exterior, garage, bathroom, kitchen, and wet bar locations.** An ungrounded GFCI can provide GFCI protection if wired correctly.

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

Ceiling fan(s): ☐ N/A

☒ Operated Comments

Comments

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

☒ Sampled smoke detector responded

☒ Recommend adding detectors in appropriate locations

Comments

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

☒ None found (required and needed) \*

☒ Add or relocate to appropriate places\* Comments

Comments

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

## **28 OTHER SINK** ☒ N/A

Comments

## **29 KITCHEN**

☐ Items block complete view of: ☒ counters ☒ cabinets ☐ floor

### **COUNTERS**

☐ Tile ☐ Laminate ☒ Granite ☐ Solid surface ☐ Other

☒ Appear serviceable

☒ Repair caulk to counter ☐ Water damaged (swollen) underlayment ☐ Edge damaged

Comments



### **CABINETS**

☒ Appear serviceable

Comments

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

☒ Appears serviceable

Comments

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

Sink:

☒ Appears serviceable

Faucet:

☒ Appears serviceable

Plumbing under sink:

☒ Drain from disposal angles upward and should angle downward to drain under other side of sink

## Comments



**DISPOSAL** ☐ N/A ☐ Power off ☐ Not working  
☒ Exposed splices ☐ Loose or missing wire clamp

## Comments



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

☒ Range ☐ Separate cooktop and oven

☒ Electric ☐ Gas

☒ Appears serviceable

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

**Gas valve:** ☐ N/A ☐ Present ☒ Not fully visible [Comments](#)

**Fan / hood:** ☐ Operational ☒ Part of microwave ☐ None

☒ Recirculating

## Comments

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

**Built-in microwave:** ☐ N/A ☒ Operated

**Outlet(s):** ☒ Appear serviceable

☒ GFCI not required for the age of kitchen but recommended

## Comments

**30 STRUCTURAL COMPOSITION** ☐ N/A

☒ BASEMENT



## Comments

**FOUNDATION:** ☒ Poured concrete ☐ Masonry block ☐ Brick ☐ Stone

☒ **Partially visible\* due to:** ☐ Insulation ☒ Wall finish ☐ Stored items ☐ Debris ☐ No access

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

**Visible floor framing:** ☒ **Appear serviceable**

**Visible joists:** ☒ Wood

**Some minor movement in garage side foundation does not appear to need remedial action**



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

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

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

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

**BASEMENT SUPPORT COLUMNS:** ☐ N/A ☒ Not or partially visible (cannot determine serviceability)

## Comments

**BASEMENT FLOOR:** ☒ Not / Partially visible **flooring**

**Floor construction:** ☒ Slab

☒ **Uneven** ☐ Trip hazard

## Comments

**BASEMENT STAIRS:**

☒ **Appear serviceable**

**Railing:**

☒ **Hand rail ends are not properly terminated** **should be turned into walls**

## Comments

**BASEMENT WINDOWS:** ☐ Not operated

☒ **Appear serviceable**

☒ **Sampled windows operated**

## Comments

**BASEMENT FINISH:** ☐ Unfinished ☐ Work started but not completed

☒ **Work appears amateurish and/or done without a permit and may have code violations and hidden defects** Comments

\*Determining "amateurish" work can be subjective but generally means that in the inspector's opinion, the quality of the visible work is less than professional. Floorplan, placement of outlets, lights, and switches, and other features have an amateurish appearance.

Comments

**SUMP PIT:** ☒ N/A

Comments

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

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

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

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

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

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

☐ Utilities off – not inspected

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

Location A: **laundry**

☐ Unit off – not inspected

**Heating type:** BTU's #

☒ Forced air ☐ Boiler (radiant)

☐ Comments

☐ High efficiency/condensing system

**Fuel:**

☒ Natural gas ☐ Propane

☐ Electricity

Location B: Location

☐ Unit off – not inspected

**Heating type:** BTU's #

☐ Forced air ☐ Boiler (radiant)

☐ Comments

☐ High efficiency/condensing system

**Fuel:**

☐ Natural gas ☐ Propane

☐ Electricity

Location C: Location

☐ Unit off – not inspected

**Heating type:** BTU's #

☐ Forced air ☐ Boiler (radiant)

☐ Comments

☐ High efficiency/condensing system

**Fuel:**

☐ Natural gas ☐ Propane

☐ Electricity

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

A B C

☐ ☐ ☐ **Unsafe Flue angle down**

☒ ☐ ☐ **Water stains may indicate condensation problem** Comments

Comments



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

☒ ☐ ☐ Excessive rust or rust flakes Comments

☒ ☐ ☐ Unusual flame or roll out Comments



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

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

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

☒ ☐ ☐ N/A (Not required or was not required when system was installed)

Comments

\*Combustion air is outside (fresh) air brought in for furnace & water heater to burn or adequate volume of room air.

\*\*Sometimes, determining adequacy and/or compliance of combustion air requires computations beyond the scope of this inspection. Different municipalities have different requirements. Since, most heating systems are replaced without permits, client is advised to review permit history and/or have the system evaluated by a HVAC tech.

**DISTRIBUTION** (System not fully visible) ☒ Unable to view heat source in every room

**Type:** ☒ Ducts and registers ☐ Pipes and radiators ☐ Electric baseboard ☐ Electric Radiant floor

☒ ☐ ☐ Appears Serviceable

Comments

Adequate air flow is subjective and comments about air flow are based on inspector's opinions.

**CONTROLS**

☒ ☐ ☐ Appears Serviceable

Comments

**AIR FILTER** (For most forced air systems, filter(s) should be changed every three months)

☒ ☐ ☐ Appears Serviceable

Comments

**HUMIDIFIER** (For most systems, pad should be changed at least once a year)

(Effectiveness of operation is not determined)

☒ ☐ ☐ Pad should be changed

Comments

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

☐ ☐ ☐ Suggest cleaning including blower

☐ ☐ ☐ Short cycled/premature shutdown

☒ ☐ ☐ Rusted cabinet/unusual rust Comments

☐ ☐ ☐ Other **Very old furnace**

☐ ☐ ☐ **Gas leak:** ☐ Pipe ☐ Valve ☐ Regulator Comments



☐ ☐ ☐ **Repairs or modifications needed** (Reference all defects noted in Heating Section 31)

☐ ☐ ☐ **Recommend complete system evaluation (certify safe and operational) by HVAC technician**

Comments

## **COOLING** ☐ N/A

Type: ☒ A/C ☐ Evaporative (swamp) ☐ Window/wall mount ☐ Part of heat pump

### **Air Conditioner (A/C)**

**Compressor Location (For ID):** A: **patio** B: Comments C: Comments

**A B C**

☒ ☐ ☐ **Appears serviceable**

Compressor/condenser unit:

☒ ☐ ☐ **Damage to fins** **hail damage**

Refrigerant lines:

☒ ☐ ☐ **Insulation damaged / missing**

Comments



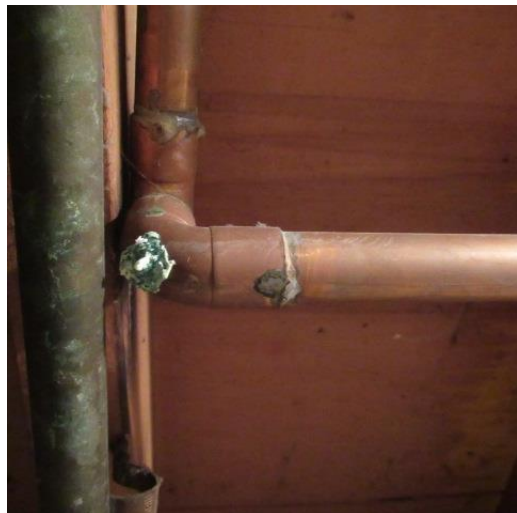
Many factors are involved in determining the adequacy and effectiveness of a cooling system. Home inspector only evaluates the condition of existing components.

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

**SUPPLY LINES:** ☒ Copper

☒ Most of system is hidden

☒ **Corrosion/blisters** **above water heater**



Main line: \* ☐ N/A



**Material:** ☒ Copper ☐ Galvanized ☐ Plastic ☐ Lead ☐ Not sufficiently visible to determine

☒ **Visible portion appears serviceable**

Main valve location **basement bedroom corner**

☒ Difficult to access and/or operate **Comments**

#### Comments

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

**WASTE LINES:** ☐ Water off-partial inspection ☐ Septic System (if present) is beyond the scope of this inspection

☒ Most of system is hidden

☒ Plastic

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

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

**Normally, ABS and PVC plumbing should not be glued together**



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

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

☒ Natural Gas meter ☐ LPG tank

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

☒ **Visible portion appears serviceable**

#### Comments

**WATER HEATER(S)** ☐ N/A ☐ HOA supplies hot water (not inspected) ☐ Water off—no inspection

☒ Gas

**Unit A:** **laundry** Gal: **40** **Unit B:** Location Gal: gals

**A B**

☒ ☐ **Beyond end of normal lifespan (recommend evaluation by plumber or replacement)**

☒ ☐ **Rust / corrosion at:** ☒ Pipes ☒ Nipples ☒ Tank ☒ Shutoff

**Vent flue:** **Comments**

☒ ☐ **Foil or duct tape improperly used** **Comments**

**Thermal Expansion Protection:**

☒ ☐ Thermal expansion protection not present and possibly not required for this older water heater

**\*Thermal expansion protection may not have been required when an older water heater was installed. However, today, thermal expansion protection is recommended by most manufacturers and required by most municipalities with closed plumbing systems. Area cities have or are in the process of installing check valves at**

*all older water meters which puts homes on closed water systems where water cannot return to the city system. The inspection does not determine if a home is on a closed system.*

### Temperature-Pressure-Relief (TPR) valve:

- ☒ ☐ TPR valve not tested (recommend plumber evaluate valve)  
☒ ☐ TPR pipe: ☒ Missing or too short (Should terminate within 6" of floor)

\*Defective TPR valves can't be repaired and must be replaced.

## Comments



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

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

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

## TOILET

- ☒ **Appears serviceable**

## Comments

### SINK(S)

- ☒ **Appears serviceable**

## Comments

## FLOOR

- ☒ **Appears serviceable**

## Comments

## WALLS/CEILING

- ☒ Damaged ceiling **above shower**

## Comments



**VENTILATION** ☐ Fan only ☐ Window only ☒ Fan and window

Fan: ☐ Not Working ☐ Noisy ☒ Improper termination (fan must exhaust outside)

**Fan improperly discharges into space above bath**

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

### **ELECTRICAL**

☐ Outlet(s) appear serviceable

GFCI: ☒ Responded to test

Outlet(s): ☒ Wired incorrectly ☒ Ungrounded ☐ Loose

**Light may not be rated for use in a shower**



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

**SHOWER STALL** ☐ N/A

☐ Slow draining ☒ Caulk pan rim/edge

Valve: ☒ Drips from handle ☐ Loose fixture ☐ Loose handle ☐ Hot/cold reversed

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

## Comments



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

**ENCLOSURE** ☐ N/A

☒ **Appears serviceable**

Comments

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

### TOILET

☒ **Appears serviceable**

Comments

### SINK(S)

Drain Stopper: ☐ Missing ☒ **Not working**

Comments

### FLOOR

☒ **Appears serviceable**

Comments

### WALLS/CEILING

☒ **Appears serviceable**

Comments

**VENTILATION** ☐ Fan only ☒ Window only ☐ Fan and window

☒ **Appears serviceable**

Comments

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

### ELECTRICAL

☒ **Outlet(s) appear serviceable**

☒ **GFCI not required but recommended** Comments

Comments

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

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

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

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

☒ Chipped

Comments





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