

# Inspection Report



Your House Next To The Creek  
Mountain Town, CO. 99999

Prepared for: Ryan Hunter

Prepared by: Above All Home Inspections, LLC  
PO Box 695  
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## Category 1 Summary

This summary lists items of typical high priority that warrant immediate attention such as potential health and safety concerns, systems which are defective, or those potentially requiring costly repairs. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Plumbing

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1. **Garage Water Heater TPRV and Drain Tube:** Copper, PEX- Improper installation of TPRV (Temperature Pressure Relief Valve) extension tube. Extension tube must be able to drain unrestricted. The end of extension tube is bent at an upward angle which doesn't allow for proper drainage. A qualified contractor is recommended to evaluate and estimate repairs.

### Kitchen

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2. **2nd Floor Kitchen Cooking Appliances:** General Electric- Oven operation produced excessive amounts of CO (Carbon Monoxide), 775ppm of CO was detected, readings of 100ppm are considered by the U.S. Department of Labor, Occupational Safety & Health Administration to be an exposure limit. This oven is producing a dangerous level of CO. A qualified contractor is recommended to evaluate and estimate repairs. Note: At high elevations (Above 6,000ft from sea level) it is a common occurrence for ovens and gas appliances to be maladjusted for the lower amounts of oxygen present in the air and excessive fuel is being supplied to the burners causing CO to be produced by incomplete combustion, adjustment may be needed.
3. **2nd Floor Kitchen Disposal:** In-Sinkerator- Improper wiring connection, exposed wire connection in potentially wet location, wire connections are recommended to be made in approved junction box. A qualified contractor is recommended to evaluate and estimate repairs.

### Bathroom

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4. **1st Floor Main Bathroom Faucets/Traps:** Standard- Leaking drain beneath vanity at p-trap, Leaking shower head, A qualified contractor is recommended to evaluate and estimate repairs.

### Bedroom

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5. **2nd Floor, Guest #1, East Bedroom Windows:** Vinyl slider- Broken glass, Moisture present inside the layers of glass, this is an indication that the seal between the two panes of glass is compromised. Recommend repair and/or replacement.

## Category 2 Summary

Items warrant attention, such as systems which are not operating properly, or those requiring maintenance or repair. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

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1. **Steps/Stoops:** Wood- Steps bow and sag as they are walked on. Condition may be due to weathered wood and/or weakening wood. A qualified contractor is recommended to evaluate and estimate repairs
2. **Deck:** Stained wood- Loose railing at deck and stairs, this condition can lead to future failure of the railing and provides a false sense of security. A qualified contractor is recommended to evaluate and estimate repairs. Twisted deck board and loose screws noted at deck, these items do not pose a immediate concern of the integrity of the deck, maintenance and repair is recommended.

### Attic

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3. **Main Attic Insulation:** Fiberglass- Improper installation of insulation. Per manufacturer's recommendation insulation vapor barrier must be installed towards the living space, currently the insulation is installed with the kraft paper (vapor barrier) facing away from the living space. Recommend correct placement and installation of insulation.

### Electrical

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4. **Basement Electric Panel Manufacturer:** Cutler-Hammer- Improper clearance in front of electrical panel, 36" is recommended for safety, fire, and service access. Evaluation by a qualified contractor is recommended.

### Living Space

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5. **Living Room, 2nd Floor Living Space Electrical:** 120 VAC outlets and lighting circuits- Loose switch or outlet, Recommend repair or replacement.

## Category 3 Summary

Items noted minor in nature, such as deferred maintenance, minor repairs, and upgrades and improvements that are considered discretionary. This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Exterior Surface and Components

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1. **Air intake/ Exhaust Vents** Metal- Air vent is damaged, and a void is present around the vent penetration. Recommend repair and/or replacement of vent and sealing voids to prevent future moisture and pest infiltration.

#### Roof

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2. **South Chimney Chimney Flashing:** Metal- Wall penetration for stove flue has voids at sides of flashing. Recommend sealing voids to prevent the infiltration of water and pest.

#### Attic

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3. **Main Attic Ventilation:** Soffit vents- Although vents are present, attic air was stagnant without much air circulation. Increased ventilation may be warranted, adequate air flow will help keep the attic and living space cooler during the summer, and will help prevent ice damming during the winter, in addition ventilation help with moisture removal from these areas.
4. **Main Attic Wiring/Lighting:** 120 VAC lighting circuit- Wires are ran on top of attic access, recommend relocating wires.

### Heating System

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5. **Gas Line** Rigid Pipe, Flex Line- No drop leg present before appliance. A properly installed drop leg will act as a sediment and moisture trap, therefore collecting sediment before it travels to the burner of the appliance causing clogged burners or other maintenance problems from occurring. Recommend installing drop leg. A qualified contractor is recommended to evaluate and estimate repairs.

#### Bathroom

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6. **2nd Floor, Master Bathroom Sink/Basin:** Molded single bowl- Overflow does not have adequate drainage, recommend clearing or repairing overflow drain.

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## Definitions

All definitions listed below refer to the property or items listed as inspected on this report at the time of inspection. The following rating and description are categorized into descending levels of severity, which are designed to assist the reader in distinguishing significant conditions from those of lesser importance.

|               |   |
|---------------|---|
| Acceptable    | Functional with no obvious signs of damage or defect. Item appears to be performing as intended.  |
| Category 1    | Items of typical high priority that warrant immediate attention such as potential health and safety concerns, systems which are defective, or those potentially requiring costly repairs. |
| Category 2    | Items warrant attention, such as systems which are not operating properly, or those requiring maintenance or repair.  |
| Category 3    | Items noted minor in nature, such as deferred maintenance, minor repairs, and upgrades and improvements that are considered discretionary.  |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.  |

## General Information

### Property Information

Property Address Your House Next To The Creek  
City Mountain Town State CO. Zip 99999  
Contact Name Your Local Real Estate Professional  
Phone 719-555-5455 Fax 719-555-5555

### Client Information

Client Name Ryan Hunter  
Client Address 123 Circle Way  
City Your Town State CO Zip 99999  
Phone 970-333-3333 Fax N/A

### Inspection Company

Inspector Name Terry L. Sandmeier  
Company Name Above All Home Inspections, LLC  
Company Address PO Box 695  
City Buena Vista State CO Zip 81211-0695  
Phone (970) 389-8109 Fax (720) 306-3072  
E-Mail tsand@above-all.net

### Conditions

Others Present None Property Occupied Vacant  
Estimated Age/ Year Built 2002 Entrance Faces North  
Inspection Date Before the closing of your next house  
Start Time 12:30pm End Time 3:00pm  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 70  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Septic How Verified Visual Inspection  
Water Source Well How Verified Visual Inspection

## Scope of Work

*You have contracted with Above All Home Inspections, LLC. to perform a generalist inspection in accordance with the standards of practice established by InterNACHI (International Association of Certified Home Inspectors), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialist, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as technically exhaustive, as that generated by specialist, and is not intended to be. The purpose of a generalist is to identify significant defects or adverse conditions that would warrant a specialist evaluation. There fore you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is nor intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.*

*Our report is based on information obtained at the site. With time, conditions change and the information contained in this report may no longer be accurate. If you are not the client who contracted for this inspection and wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report.*

*The information contained in this report is not intended as criticisms of the building, but as observations of the conditions noted in the "Inspection Report Summary" are categorized to directly assist the reader with such understandings. This report, due to its detailed nature, is organized in a unique fashion. It is composed of nineteen major categories all of which are addressed during the inspection (though some are excluded from the inspection based upon the property's unique characteristics). These include the condition of the dwelling's Structure, Lots and Grounds, Exterior Surfaces and Components, Roof, Attic, Crawlspace, Basement, Air Conditioning, Fireplace/Woodstove, Electrical, Heating Systems, Plumbing, Living Space(s), Kitchen, Bathroom(s), Bedrooms(s), Laundry Room/Area, and Garage/Carport. Outbuildings can be inspected but are subject to an additional fee. Each major category begins with a "Guidelines" section to give the reader a better understanding of what is being addressed. Detailed information is then noted by numbered sub-categories. And lastly, each major category concludes with a "Note" section to summarize the general condition and our findings also to note any information that would further assist the readers understanding.*

### CODE COMPLIANCE

*While we may make reference to the conformity of certain improvements, this is not a code compliance inspection. We make no representations as to the compliance of any system or component. Building codes change from area to area and from time to time. determining whether the property is "up to code" would require contacting the jurisdiction having authority.*

### VACANT HOMES

*If the property was vacant at the time of inspection, our relatively brief test of the various systems and components may not replicate the actual load placed on the items under true living conditions.*

### CONDOS & TOWNHOMES

*The common areas of Condos & Townhomes, including the roof, structure, extrior, etc., are not examined, except as specifically noted. As a point of information, certain components of the common ares, such as the roof, paving, painting, etc., all have a life span and will require maintenance and repair at regular intervals.*

*Funds for the maintenance and replacement should be on hand, based on the annualized cost of these items. This type of information is contained in a "Reserve Study" which should be available from the Homeowner's Association.*

## Structure

*GUIDLINES: The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for excessive or unusual wear and general state of repair. Our inspection is to determine the current condition and performance of the structure rather than assess its suitability from a design or engineering standpoint or conformity to various codes. A qualified structural engineer could be retained if a design analysis or more thorough evaluation is sought. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance.*

- |                  |   |
|------------------|---|
| 1. Acceptable    | <b>Structure Type:</b> Wood frame   |
| 2. Acceptable    | <b>Foundation:</b> Poured   |
| 3. Acceptable    | <b>Differential Movement:</b> No movement or displacement noted   |
| 4. Acceptable    | <b>Beams:</b> Not visible   |
| 5. Acceptable    | <b>Bearing Walls:</b> Frame   |
| 6. Acceptable    | <b>Joists/Trusses:</b> Manufactured TJI   |
| 7. Acceptable    | <b>Piers/Posts:</b> Poured piers and steel posts  |
| 8. Acceptable    | <b>Floor/Slab:</b> Poured slab  |
| 9. Acceptable    | <b>Stairs/Handrails:</b> Wood stairs with wood handrails- See notes at exterior deck and stairs.  |
| 10. Acceptable   | <b>Subfloor:</b> Orient Strand Boards (OSB)   |
| 11. <b>Note-</b> | Based on the visible sections and the condition of adjacent surfaces, the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. |

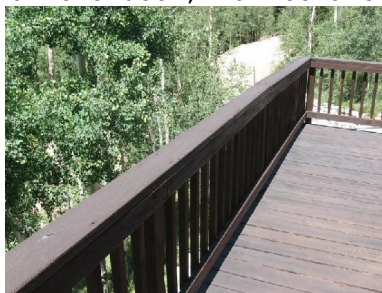
## Lots and Grounds

*GUIDLINES: Our review of the lots and grounds includes, where applicable, grading, drainage, walkways, driveways, patios, and retaining walls connected to or directly adjacent to the structure. These items are visually examined for excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.*

- |               |  |
|---------------|--|
| 1. Acceptable | <b>Driveway:</b> Gravel  |
| 2. Acceptable | <b>Walks:</b> Gravel   |
| 3. Category 2 | <b>Steps/Stoops:</b> Wood- Steps bow and sag as they are walked on. Condition may be due to weathered wood and/or weakening wood. A qualified contractor is recommended to evaluate and estimate repairs |



- |               |   |
|---------------|---|
| 4. Category 2 | <b>Deck:</b> Stained wood- Loose railing at deck and stairs, this condition can lead to future failure of the railing and provides a false sense of security. A qualified contractor is recommended to evaluate and estimate repairs. Twisted deck board and loose screws noted at deck, these items do not pose a immediate concern of the integrity of the deck, maintenance and repair is recommended. |
|---------------|---|





## Lots and Grounds (Continued)

Deck: (continued)



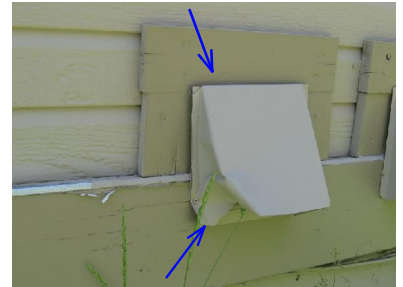
- 5. Acceptable      **Grading:** Moderate slope
- 6. Acceptable      **Swale:** Adequate slope and depth for drainage
- 7. Acceptable      **Vegetation:** Native
- 8. Acceptable      **Retaining Walls:** Stone
- 9. **Note:** The general condition of the lots and ground was satisfactory with the noted exceptions.

## Exterior Surface and Components

*GUIDLINES: Examination of the building exterior includes the exterior wall surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for excessive or unusual wear and general state of repair. Components may not be visible because of soil, vegetation, storage and/or the nature of construction. In such cases these items are considered inaccessible.*

### Entire House Exterior Surface

- 1. Acceptable      **Type:** Composite Fiber Lap
- 2. Acceptable      **Trim:** Wood
- 3. Acceptable      **Fascia:** Wood
- 4. Acceptable      **Soffits:** Wood
- 5. Acceptable      **Door Bell:** Hard wired
- 6. Acceptable      **Entry Doors:** Wood
- 7. Acceptable      **Patio Door:** Vinyl sliding
- 8. Acceptable      **Windows:** Ratings at individual rooms
- 9. Acceptable      **Window Screens:** Mesh
- 10. Acceptable      **Exterior Lighting:** Surface mount- Dawn to Dusk light not inspected due to daytime conditions.
- 11. Acceptable      **Exterior Electric Outlets:** 120 VAC GFCI
- 12. Acceptable      **Hose Bibs:** Gate
- 13. Acceptable      **Gas Meter:** At propane tank
- 14. Acceptable      **Main Gas Valve:** Located at gas meter, Located at main line- Main gas line is located at the south side of the house.
- 15. Category 3      **Air intake/ Exhaust Vents** Metal- Air vent is damaged, and a void is present around the vent penetration. Recommend repair and/or replacement of vent and sealing voids to prevent future moisture and pest infiltration.



- 16. **Note:** The general condition of the exterior components was satisfactory with the noted exceptions.

## Roof

*GUIDELINES: A roof system consists of the decking, surface, flashing, connections and penetrations and drainage (gutters and downspouts). The condition of the roof components is determined by visually inspecting the surface materials, the connections and penetrations, and drainage for damage and deterioration. Damage, conditions affecting the roof are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. This is rarely possible during the inspection.*

### Main Roof Surface

1. Method of Inspection: On roof
2. Acceptable      **Unable to Inspect:** 10%
3. Acceptable      **Material:** Asphalt shingle
4. Type: Gable
5. Approximate Age: 5+ Years
6. Acceptable      **Flashing:** Galvanized
7. Acceptable      **Valleys:** Asphalt shingle
8. Acceptable      **Plumbing Vents:** ABS

### South Chimney

9. Acceptable      **Chimney:** Metal pipe
10. Acceptable     **Flue/Flue Cap:** Metal
11. Category 3      **Chimney Flashing:** Metal- Wall penetration for stove flue has voids at sides of flashing. Recommend sealing voids to prevent the infiltration of water and pest.



12. Notes: Some roofs may leak under severe weather conditions. Vulnerable areas include transitions or penetrations in the roof, such as second story sidewalls, chimneys, vent openings, etc. A past or intermittent leak may not necessarily leave a visible stain for the inspector or buyer to see. It is important that you ask the seller or occupant if the roof had ever leaked. If so, when and what was done. Has there ever been any repairs done. If so, when, and obtain records for any such work.

## Attic

*GUIDELINES: The review of insulation is based upon a random sampling of accessible areas. Given the concealed nature of insulation, it is not possible to confirm that all such areas are uniformly insulated or are insulated to current standards. Insulation performance is measured in terms of its resistance to heat transfer, or R value. The higher the R value the greater the performance of the insulation. Determining the energy efficiency or thermal efficiency of the home, the ability of the heating or cooling system to keep the house and occupants comfortable, is beyond the scope of the inspection. For detailed testing of the building's thermal and energy efficiency, we suggest having the building Energy rated through Colorado's Energy Rating System.*

### Main Attic

1. Method of Inspection: In the attic
2. Acceptable      **Unable to Inspect:** 45%
3. Acceptable      **Roof Framing:** 2x4 Truss
4. Acceptable      **Sheathing:** OSB
5. Category 3      **Ventilation:** Soffit vents- Although vents are present, attic air was stagnant without much air circulation. Increased ventilation may be warranted, adequate air flow will help keep the attic and living space cooler during the summer, and will help prevent ice damming during the winter, in addition ventilation help with moisture removal from these areas.
6. Category 2      **Insulation:** Fiberglass- Improper installation of insulation. Per manufacturer's recommendation insulation vapor barrier must be installed towards the living space, currently the insulation is installed with the kraft paper (vapor barrier) facing away from the living space. Recommend correct placement and installation of insulation.



## Attic (Continued)

- 7. Acceptable      **Insulation Depth:** 8"
- 8. Acceptable      **Vapor Barrier:** Paper- See notes at insulation.
- 9. Category 3      **Wiring/Lighting:** 120 VAC lighting circuit- Wires are ran on top of attic access, recommend relocating wires.



- 10. Acceptable      **Moisture Penetration:** No moisture present
- 11. Acceptable      **Bathroom Fan Venting:** Electric fan
- 12. **Note:** Although mostly concealed, the visible portions of insulation and weatherization are in acceptable condition, with noted exceptions.

## Fireplace/Wood Stove

### Basement, Great Room Fireplace

- 1. Acceptable      **Freestanding Stove:** Wood burning
- 2. Acceptable      **Fireplace Construction:** Metal
- 3. **Type:** Gas log
- 4. Acceptable      **Smoke Chamber:** Brick, Metal
- 5. Acceptable      **Flue:** Metal
- 6. Acceptable      **Damper:** Metal
- 7. Acceptable      **Hearth:** Raised stone hearth

## Electrical

*GUIDELINES: An electrical system consist of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, over current protection devices, and a random sampling of convenience outlets. Adverse conditions such as hazardous installations, improper grounding, over fusing, exposed splices, and other potential safety hazards are focal points. Keep in mind the hidden nature of the electrical wiring prevents inspections of every length of wire.*

- 1. **Service Size Amps:** 200    **Volts:** 240 VAC
  - 2. Acceptable      **Service:** Aluminum
  - 3. Acceptable      **120 VAC Branch Circuits:** Copper
  - 4. Acceptable      **240 VAC Branch Circuits:** Copper and aluminum
  - 5. Acceptable      **Aluminum Wiring:** Feeders, Sub panel
  - 6. Acceptable      **Conductor Type:** Romex
  - 7. Acceptable      **Ground:** Plumbing ground only visible, Rod in ground assumed installed, panel is bonded.
  - 8. Acceptable      **Smoke Detectors:** Hard wired with battery back up
- East exterior of house Electric Panel**
- 9. Acceptable      **Manufacturer:** Square D
  - 10. **Maximum Capacity:** 200 Amps
  - 11. Acceptable      **Main Breaker Size:** 200 Amps
  - 12. Acceptable      **Breakers:** Copper and Aluminum
  - 13. Acceptable      **AFCI:** 120 VAC Bedrooms only
  - 14. Acceptable      **GFCI:** At GFCI receptacles only
  - 15. **Is the panel bonded?** Yes

### Basement Electric Panel

## Electrical (Continued)

16. Category 2 **Manufacturer:** Cutler-Hammer- Improper clearance in front of electrical panel, 36" is recommended for safety, fire, and service access. Evaluation by a qualified contractor is recommended.



17. **Maximum Capacity:** 125 Amps  
18. **Acceptable Main Breaker Size:** 60 Amps  
19. **Acceptable Breakers:** Copper and Aluminum  
20. **Acceptable GFCI:** At GFCI receptacles only  
21. **Is the panel bonded?** Yes  
22. **Note:** The electrical system is generally in acceptable condition, with noted exceptions.

## Heating System

*GUIDELINES: A heating system consist of the heating equipment and combustion area, operating and safety controls, venting and the means of distribution. These items are visually examined for excessive or unusual wear and general state of repair. Regular servicing and inspection of fuel burning heating systems is encouraged. Determining the adequacy of the heating system or its ability to effectively keep the building and its occupants comfortable, requires detailed calculations and analysis, which is beyond the scope of this inspection.*

### 1st Floor Heating System

1. **Acceptable Heating System Operation:** Functional at time of inspection  
2. **Manufacturer:** Rudd  
3. **Model Number:** UGPH-10EAMER **Serial Number:** FD6D302F510102453  
4. **Type:** Forced air **Capacity:** 100,000 BTUHR  
5. **Area Served:** Entire building **Approximate Age:** Original to construction  
6. **Fuel Type:** Propane gas  
7. **Acceptable Heat Exchanger:** 4 Burner- Limited visibility at heat exchanger. CO (Carbon Monoxide) reading were taken register to test heat exchanger, Oppm was detected.  
8. **Unable to Inspect:** 80%  
9. **Acceptable Blower Fan/Filter:** Direct drive with disposable filter  
10. **Acceptable Distribution:** Metal duct  
11. **Acceptable Circulator:** Blower  
12. **Acceptable Draft Control:** Natural Draft  
13. **Acceptable Flue Pipe:** Metal  
14. **Acceptable Controls:** Limit switch, Proving switch, Thermostat  
15. **Acceptable Thermostats:** At hallway at Top Level  
16. **Category 3 Gas Line Rigid Pipe, Flex Line-** No drop leg present before appliance. A properly installed drop leg will act as a sediment and moisture trap, therefore collecting sediment before it travels to the burner of the appliance causing clogged burners or other maintenance problems from occurring. Recommend installing drop leg. A qualified contractor is recommended to evaluate and estimate repairs.



17. **Acceptable Fuel Tank:** Propane tank  
18. **Tank Location:** Rear yard  
19. **Suspected Asbestos:** No  
20. **Note:** The heating plant responded to user controls and was functional. The heating system is in acceptable condition, with the noted exceptions. We recommend that gas appliances be serviced annually for safe and proper operation.

## Plumbing

*GUIDLINES: A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. Our review of the plumbing system does not include private wells or septic systems.*

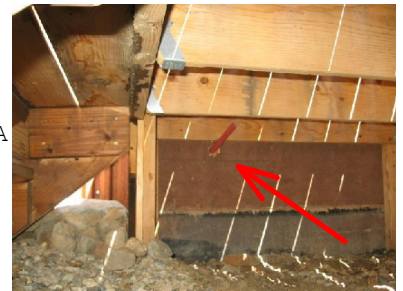
- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Basement, Utility closet



- 3. Acceptable Water Lines: PEX
- 4. Acceptable Drain Pipes: ABS
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: ABS
- 7. Acceptable Gas Service Lines: Black iron

### Garage Water Heater

- 8. Acceptable Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: American Water Heater Company
- 10. Model Number: MDL-50DSPT Serial Number: 029755812993
- 11. Type: Propane Capacity: 50 Gal.
- 12. Approximate Age: Original to construction Area Served: Entire building
- 13. Acceptable Flue Pipe: Metal
- 14. Category 1 TPRV and Drain Tube: Copper, PEX- Improper installation of TPRV (Temperature Pressure Relief Valve) extension tube. Extension tube must be able to drain unrestricted. The end of extension tube is bent at an upward angle which doesn't allow for proper drainage. A qualified contractor is recommended to evaluate and estimate repairs.



- 15. Note: The visible plumbing system is in acceptable condition, with noted exceptions.

## Living Space

*GUIDLINES: Inspection of the interior includes examination of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for excessive wear and general state of repair. As a general rule, cosmetic deficiencies to wall and floor, counters, cabinets, etc., are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. The condition of surfaces behind walls and floor coverings, furnishings, and stored belongings cannot be judged. We make no representation concerning the condition of any concealed component.*

### Living Room, 2nd Floor Living Space

- 1. Acceptable Ceiling: Drywall, Textured, and Painted
- 2. Acceptable Walls: Drywall, Textured, and Painted
- 3. Acceptable Floor: Carpet
- 4. Acceptable Doors: Wood
- 5. Acceptable Windows: Vinyl slider

## Living Space (Continued)

6. Category 2 **Electrical:** 120 VAC outlets and lighting circuits- Loose switch or outlet, Recommend repair or replacement.



7. Acceptable **HVAC Source:** Forced air  
8. Acceptable **Smoke Detector:** Hard wired with battery back up

### 1st Floor, Entertainment Room Living Space

9. Acceptable **Ceiling:** Drywall, Textured, and Painted  
10. Acceptable **Walls:** Drywall, Textured, and Painted  
11. Acceptable **Floor:** Tile  
12. Acceptable **Doors:** Wood  
13. Acceptable **Windows:** Vinyl slider  
14. Acceptable **Electrical:** 120 VAC outlets and lighting circuits  
15. **Wet Bar Countertop/Cabinets** Functional with no obvious signs of defect **Wet Bar Plumbing** Functional with no obvious signs of defect **Wet Bar Electrical** Functional with no obvious signs of defect

16. Acceptable **HVAC Source:** Forced air  
17. Acceptable **Smoke Detector:** Hard wired with battery back up

### 1st Floor, Great Room Living Space

18. Acceptable **Ceiling:** Drywall, Textured, and Painted  
19. Acceptable **Walls:** Drywall, Textured, and Painted  
20. Acceptable **Floor:** Tile  
21. Acceptable **Doors:** Vinyl sliding door  
22. Acceptable **Windows:** Vinyl slider  
23. Acceptable **Electrical:** 120 VAC outlets and lighting circuits  
24. Acceptable **HVAC Source:** Forced air, Fireplace  
25. Acceptable **Smoke Detector:** Hard wired with battery back up  
26. **Note:** The living spaces noted in this section appeared to be in good overall condition with noted exceptions. Care has been taken in the areas of upkeep and repairs.

## Kitchen

***GUIDLINES:** The kitchen is visually inspected for active leakage, excessive or unusual wear and general state of repair. Built-in appliances are inspected to the extent possible using normal operating controls.*

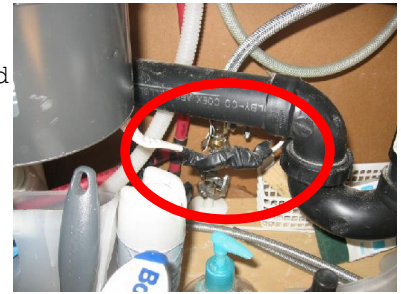
### 2nd Floor Kitchen

1. Category 1 **Cooking Appliances:** General Electric- Oven operation produced excessive amounts of CO (Carbon Monoxide), 775ppm of CO was detected, readings of 100ppm are considered by the U.S. Department of Labor, Occupational Safety & Health Administration to be an exposure limit. This oven is producing a dangerous level of CO. A qualified contractor is recommended to evaluate and estimate repairs. Note: At high elevations (Above 6,000ft from sea level) it is a common occurrence for ovens and gas appliances to be maladjusted for the lower amounts of oxygen present in the air and excessive fuel is being supplied to the burners causing CO to be produced by incomplete combustion, adjustment may be needed.
2. Acceptable **Ventilator:** General Electric, Over the Range



## Kitchen (Continued)

3. Category 1 **Disposal:** In-Sinkerator- Improper wiring connection, exposed wire connection in potentially wet location, wire connections are recommended to be made in approved junction box. A qualified contractor is recommended to evaluate and estimate repairs.



4. Acceptable **Dishwasher:** General Electric  
 5. **Air Gap Present?** Yes  
 6. Acceptable **Refrigerator:** General Electric  
 7. Acceptable **Microwave:** General Electric  
 8. Acceptable **Sink:** Porcelain Coated Cast Iron  
 9. Acceptable **Electrical:** 120 VAC outlets and lighting circuits- All outlets are GFCI protected.  
 10. Acceptable **Plumbing/Fixtures:** Standard  
 11. Acceptable **Counter Tops:** Tile deck  
 12. Acceptable **Cabinets:** Laminate and wood  
 13. Acceptable **Pantry:** Small  
 14. Acceptable **Ceiling:** Drywall, Textured, and Painted  
 15. Acceptable **Walls:** Wood, Tongue and Groove, Drywall, Textured, and Painted  
 16. Acceptable **Floor:** Tile  
 17. Acceptable **Doors:** Wood  
 18. Acceptable **Windows:** Vinyl slider  
 19. Acceptable **HVAC Source:** Forced air  
 20. **Note:** The kitchen and appliances were in serviceable and satisfactory conditions, with noted exceptions.

## Bathroom

*GUIDLINES: Bathroom are visually inspected for active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.*

### 1st Floor Main Bathroom

1. Acceptable **Ceiling:** Drywall, Textured, and Painted  
 2. Acceptable **Walls:** Drywall, Textured, and Painted  
 3. Acceptable **Floor:** Tile  
 4. Acceptable **Doors:** Wood  
 5. Acceptable **Electrical:** 120 VAC outlets and lighting circuits- All outlets are GFCI protected  
 6. Acceptable **Sink/Basin:** Pedestal  
 7. Category 1 **Faucets/Traps:** Standard- Leaking drain beneath vanity at p-trap, Leaking shower head, A qualified contractor is recommended to evaluate and estimate repairs.



8. Acceptable **Shower/Surround:** Tile, Glass Surround  
 9. Acceptable **Toilets:** Standard  
 10. Acceptable **HVAC Source:** Forced air  
 11. Acceptable **Ventilation:** Electric ventilation fan  
**2nd Floor, Hall Bathroom**  
 12. Acceptable **Ceiling:** Drywall, Textured, and Painted  
 13. Acceptable **Walls:** Drywall, Textured, and Painted

## Bathroom (Continued)

- 14. Acceptable Floor: Tile
- 15. Acceptable Doors: Wood
- 16. Acceptable Electrical: 120 VAC outlets and lighting circuits- All outlets are GFCI protected
- 17. Acceptable Counter/Cabinet: Laminate and wood
- 18. Acceptable Sink/Basin: Molded single bowl
- 19. Acceptable Faucets/Traps: Standard
- 20. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
- 21. Acceptable Toilets: Standard
- 22. Acceptable HVAC Source: Forced air
- 23. Acceptable Ventilation: Electric ventilation fan

### 2nd Floor, Master Bathroom

- 24. Acceptable Closet: Walk In
- 25. Acceptable Ceiling: Drywall, Textured, and Painted
- 26. Acceptable Walls: Drywall, Textured, and Painted
- 27. Acceptable Floor: Tile
- 28. Acceptable Doors: Wood
- 29. Acceptable Windows: Vinyl slider
- 30. Acceptable Electrical: 120 VAC outlets and lighting circuits- All outlets are GFCI protected
- 31. Acceptable Counter/Cabinet: Laminate and wood
- 32. Category 3 Sink/Basin: Molded single bowl- Overflow does not have adequate drainage, recommend clearing or repairing overflow drain.



- 33. Acceptable Faucets/Traps: Standard
- 34. Acceptable Shower/Surround: Tile, Glass Surround
- 35. Not Inspected Spa Tub/Surround: Fiberglass tub and tile surround- No presence of a service access panel for pump and electrical service was identified. A GFCI circuit was not identified for spa tub at inspection. Recommend verifying with the seller if access is present to the electrical and mechanical components of the tub and ask to verify the presence of the electrical to be protected by an GFCI circuit. Also a qualified contractor is recommended to evaluate and estimate repairs.



- 36. Acceptable Toilets: Standard
- 37. Acceptable HVAC Source: Forced air
- 38. Acceptable Ventilation: Electric ventilation fan and window



## Bathroom (Continued)

39. **Note:** The bath(s) are in satisfactory condition with noted exceptions.

## Bedroom

*GUIDELINES: Inspection of the interior includes examination of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for excessive wear and general state of repair. As a general rule, cosmetic deficiencies to wall and floor, counters, cabinets, etc., are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. The condition of surfaces behind walls and floor coverings, furnishings, and stored belongings cannot be judged. We make no representation concerning the condition of any concealed component.*

### 2nd Floor, Guest #1, East Bedroom

- 1. Acceptable **Closet:** Large
- 2. Acceptable **Ceiling:** Drywall, Textured, and Painted
- 3. Acceptable **Walls:** Drywall, Textured, and Painted
- 4. Acceptable **Floor:** Carpet
- 5. Acceptable **Doors:** Wood
- 6. Category 1 **Windows:** Vinyl slider- Broken glass, Moisture present inside the layers of glass, this is an indication that the seal between the two panes of glass is compromised. Recommend repair and/or replacement.



- 7. Acceptable **Electrical:** 120 VAC outlets and lighting circuits
- 8. Acceptable **HVAC Source:** Forced air
- 9. Acceptable **Smoke Detector:** Hard wired with battery back up

### 2nd Floor, Guest #2, South, East Bedroom

- 10. Acceptable **Closet:** Large
- 11. Acceptable **Ceiling:** Drywall, Textured, and Painted
- 12. Acceptable **Walls:** Drywall, Textured, and Painted
- 13. Acceptable **Floor:** Carpet
- 14. Acceptable **Doors:** Wood
- 15. Acceptable **Windows:** Vinyl slider
- 16. Acceptable **Electrical:** 120 VAC outlets and lighting circuits
- 17. Acceptable **HVAC Source:** Forced air
- 18. Acceptable **Smoke Detector:** Hard wired with battery back up

### 2nd Floor, Master Bedroom

- 19. Acceptable **Closet:** Walk In
- 20. Acceptable **Ceiling:** Drywall, Textured, and Painted
- 21. Acceptable **Walls:** Drywall, Textured, and Painted
- 22. Acceptable **Floor:** Carpet
- 23. Acceptable **Doors:** Wood
- 24. Acceptable **Windows:** Vinyl slider
- 25. Acceptable **Electrical:** 120 VAC outlets and lighting circuits
- 26. Acceptable **HVAC Source:** Forced air
- 27. Acceptable **Smoke Detector:** Hard wired with battery back up

## Bedroom (Continued)

28. **Note:** The bedroom(s) are in satisfactory condition with the noted exceptions.

## Laundry Room/Area

### 2nd Floor Laundry Room/Area

- |                |  |
|----------------|--|
| 1. Acceptable  | <b>Ceiling:</b> Drywall, Textured, and Painted           |
| 2. Acceptable  | <b>Walls:</b> Drywall, Textured, and Painted             |
| 3. Acceptable  | <b>Floor:</b> Tile                                       |
| 4. Acceptable  | <b>Doors:</b> Wood                                       |
| 5. Acceptable  | <b>Windows:</b> Vinyl slider                             |
| 6. Acceptable  | <b>Electrical:</b> 120 VAC outlets and lighting circuits |
| 7. Acceptable  | <b>HVAC Source:</b> Forced air                           |
| 8. Acceptable  | <b>Washer Hose Bib:</b> Ball valves                      |
| 9. Acceptable  | <b>Washer and Dryer Electrical:</b> 120 VAC, 240 VAC     |
| 10. Acceptable | <b>Dryer Vent:</b> Metal flex                            |
| 11. Acceptable | <b>Washer Drain:</b> Wall mounted drain                  |

## Garage/Carport

*GUIDLINES: Our review of the garage includes where applicable the vehicle doors and safety controls, fire separation, fire door, surfaces and receptacles.*

### Attached Garage

- |                       |   |
|-----------------------|---|
| 1. Type of Structure: | Attached Car Spaces: 1  |
| 2. Acceptable         | <b>Garage Doors:</b> Formed plastic insulated   |
| 3. Acceptable         | <b>Door Operation:</b> Mechanized   |
| 4. Acceptable         | <b>Door Opener:</b> Lift Master   |
| 5. Acceptable         | <b>Service Doors:</b> Metal clad, Fire rated  |
| 6. Acceptable         | <b>Ceiling:</b> Drywall, Taped, and Painted   |
| 7. Acceptable         | <b>Walls:</b> Drywall, Taped, and Painted   |
| 8. Acceptable         | <b>Floor/Foundation:</b> Poured slab- Settling crack noted in garage, No displacement or movement noted |



- |               |  |
|---------------|--|
| 9. Acceptable | <b>Electrical:</b> 120 VAC outlets and lighting circuits- All outlets are GFCI protected |
|---------------|--|

## Final Comments

Congratulations on the purchase of your new home! Our overall inspection conclusion notes the property appears to be in good condition with the exceptions that are noted in the appropriate categories.

Further evaluations or corrections of these items are left to the professionals retained for such repair or service. Moreover, there may be additional findings during repair that were not reported during our inspection. We do not warrant that our inspection or the accompanying report will describe every conceivable flaw or defect.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.