

**ONYX Home Inspections LLC.**  
3835 S Moore St  
Lakewood CO 80235  
303-594-1353  
onyxhomeinspections.com ONYX Home Inspections LLC.

**Inspection reference: 1014**

**Confidential Inspection Report**  
**3835 S Moore St**  
**Lakewood CO 80235**

**November 14, 2017**



Prepared for:  
**Erik Johnson**  
**3835 S Moore St**  
**Denver CO 80235**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Colorado real estate agent or an attorney."

Thursday, November 16, 2017

Erik Johnson  
3835 S Moore St  
Denver CO 80235

Inspection Site



3835 S Moore St  
Lakewood CO 80235

Dear Erik Johnson:

At your request, a visual inspection of the above referenced property was conducted on Tuesday, November 14, 2017. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

**GROUNDS**

Paving Conditions:

*Driveway:*

Cracks noted are major. Substantial cracks were observed on the driveway. Repairs are recommended to prevent further deterioration. Surface raised/settled, Spalling noted, Tripping hazards.

**EXTERIOR - FOUNDATION**

Exterior Walls:*Materials & Condition:*

The siding is pulling away from the chimney leaving a gap between the house and brick fireplace which is a possible sign of settlement. Repair is needed to prevent moisture and or insects from penetrating the home.

Chimney:*Flashing:*

**Attention Needed** - The flashing as installed does not appear to be adequate, due to deterioration of the metal. Repairs are needed.

*Chimney Cap:*

There is a chimney cap. The chimney cap is made of mortar. Its function is to keep water from entering the stack and causing deterioration. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

The chimney cap has some cracking and should be monitored for further deterioration. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

Foundation:*Materials & Condition:*

There is a crawlspace foundation made of concrete with a gravel floor.

There is some typical cracking in some areas of the foundation around the outside of the house. These cracks should be repaired or at least monitored to prevent further damage.

**BASEMENT - CRAWLSPACE**Crawlspace:*Walls:*

There is efflorescence on the foundation wall in the crawlspace. Efflorescence is the dissolved salts deposited on the surface of a porous material such as concrete or brick that are visible by a white chalky powder after the evaporation of water. The substance alone does not pose a major problem, but it can be an indication of moisture intrusion, which may compromise the structural material.

*Moisture:*

Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture.

**ROOF SYSTEM**Gutters & Downspouts:*Type & Condition:*

Gutters and downspout materials are aluminum. Building is fully guttered, Damage/Defects, Debris in gutter.

**HEATING - AIR CONDITIONING**Heating Equipment:*General Operation & Cabinet:*

Unit was operational at the time of inspection. Ill fitting access panels are noted. The access panel for the furnace is being held closed by a rock and a metal rod. Further evaluation by a licensed HVAC professional recommended.

**PLUMBING SYSTEM**Water Heater:*Condition:*

There is some corrosion on the supply line of the water heater. I recommend it be further evaluated by a licensed plumber. Pressure relief valve noted, not tested.

**KITCHEN - APPLIANCES**

Kitchen Interior:

*Garbage Disposal:*

Garbage disposal outlet has a open ground. Recommend be evaluated by a licensed electrician.

**INTERIOR ROOMS**

Closets:

*General:*

At least one or more rooms have no closet doors.

**GARAGE - CARPORT**

Garage Door:

*Service Doors:*

The fire rated door is not self closing.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Erik Johnson  
ONYX Home Inspections LLC.

## GENERAL INFORMATION

### Client & Site Information:

<b>Inspection Date:</b> 11/14/2017 9:00 AM.	<b>Client:</b> Erik Johnson 3835 S Moore St Denver CO 80235 303-594-1353 303-594-1353.	<b>Inspection Site:</b> 3835 S Moore St Lakewood CO 80235.	<b>People Present:</b> Homeowner.
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### Building Characteristics:

<b>Estimated Age:</b> 1972.	<b>Building Style &amp; Type:</b> 1 family.	<b>Stories:</b> 2	<b>Space Below Grade:</b> Ground floor living area, Crawl space.
<b>Water Source:</b> Public.	<b>Sewage Disposal:</b> Public.	<b>Utilities Status:</b> All utilities on.	<b>Main Entry Faces:</b> East.

### Climatic Conditions:

<b>Weather:</b> Partly Cloudy.	<b>Soil Conditions:</b> Dry.	<b>Outside Temperature (f):</b> 50-60.
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### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

*Driveway:* OK MM RR  
   Cracks noted are major. Substantial cracks were observed on the driveway. Repairs are recommended to prevent further deterioration. Surface raised/settled, Spalling noted, Tripping hazards.



*Walks:*    Sidewalk type: Brick, Surface raised/settled, Tripping hazards.



*Exterior Steps / Stoops:*    There is some minor concrete cracking and spalling on the front steps. Monitor and repair as needed.



### Patio / Porch:

*Slab:*    Patio type: Concrete. . Concrete surfaces are prone to cracking from shrinkage and settling. Cracks noted - typical. The concrete patio slab exhibits minor cracking. Monitor and repair as needed.





Structure:

OK MM RR

Sunroom attached to back of house. There is some damage to the outside of the sunroom under the gutter support. This should be repaired to prevent further damage and to prevent the possibility of bees nesting in the opening.



Cover / Roof:

## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

*Materials & Condition:*

- |                          | OK                                  | MM                                  | RR                       |  |
|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | , Walls are constructed with Hardboard siding. Cracks noted are typical, Damaged areas of siding are seen but can be easily repaired with a sealant. Monitor and repair to prevent further damage.                     |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The siding is pulling away from the chimney leaving a gap between the house and brick fireplace which is a possible sign of settlement .Repair is needed to prevent moisture and or insects from penetrating the home. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Gaps in the exterior wall finish were not properly sealed at the gas or electric service A/C lines. Sealing these openings may prevent air, water, or insect entry.  |



*Flashing & Trim:*

- |                                     |                          |                          |  |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Metal materials. The flashing around the exterior of the home seems to be in good condition at time of inspection. |
|-------------------------------------|--------------------------|--------------------------|--|

### Exterior Doors:

*Main Entry Door:*

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hardware is operational, A storm door is present, made of Aluminum. |
|-------------------------------------|--------------------------|--------------------------|---|

*Rear Entry Door:*

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sliding glass door was operational at time of inspection. |
|-------------------------------------|--------------------------|--------------------------|---|

**Exterior Windows:**

*Predominant Type:* Vertical Sliders.

**Chimney:**

*Please Note:* There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

*Chimney Exterior:*

OK MM RR  
   Chimney is constructed of brick materials.

*Flue:*

*Flashing:*

**Attention Needed** - The flashing as installed does not appear to be adequate, due to deterioration of the metal. Repairs are needed .



*Chimney Cap:*

There is a chimney cap. The chimney cap is made of mortar. Its function is to keep water from entering the stack and causing deterioration. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

The chimney cap has some cracking and should be monitored for further deterioration. There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.



*Height & Clearance:*

The chimney installation appears to meet clearance requirements.

**Foundation:**

*Materials & Condition:*

There is a crawlspace foundation made of concrete with a gravel floor.

There is some typical cracking in some areas of the foundation around the outside of the house. These cracks should be repaired or at least monitored to prevent further damage.



## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

**Crawlspace:**

*Access:* Crawl space is fully accessible.

- |               |                          |                          |                                     |  |
|---------------|--------------------------|--------------------------|-------------------------------------|--|
|               | OK                       | MM                       | RR                                  |  |
| <i>Walls:</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There are horizontal cracks on the crawlspace wall. These are not a major issue at this time but should be monitored and or repaired to prevent further deterioration. I recommend a licensed foundation engineer evaluate the cracks in the near future.  |
|               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | There is effloresce on the foundation wall in the crawlspace. Efflorescence is the dissolved salts deposited on the surface of a porous material such as concrete or brick that are visible by a white chalky powder after the evaporation of water. The substance alone does not pose a major problem, but it can be an indication of moisture intrusion, which may compromise the structural material. |



- |                          |                                     |                                     |                                     |   |
|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <i>Moisture:</i>         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture.   |
| <i>Beams/Underfloor:</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |   |
| <i>Ventilation:</i>      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | There is some ventilation in the crawlspace. However, additional ventilation is needed. This will help to eliminate moisture intrusion. |
| <i>Floor:</i>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Soil, Gravel.   |
| <i>Posts / Piers:</i>    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |   |

## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Roof:**

*Style:* Gable.  
*Roof Access:* Walked on roof.  
*Roof Covering:* OK MM RR  
   Composition shingles, Architectural heavy duty design.  
*Roof Covering Condition:* Appears serviceable, Tree limbs are contacting the roof surface and should be trimmed.



**Flashings:**

Metal.

**Eaves - Soffits - Fascias:**

*Type & Condition:*

**Gutters & Downspouts:**

*Type & Condition:*    Gutters and downspout materials are aluminum. Building is fully guttered, Damage/Defects, Debris in gutter.

Gutters should be free of debris.

The gutters on the sunroom are covered with screens to help keep debris out. The screens are held in place with rocks and not directly attached to the gutters. This poses a safety hazard and should be addressed.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:**

*Access:* Accessible.  
 OK MM RR  
*Structure:*    A rafter system is installed in the attic cavity to support the roof decking.  
*Insulation:*    Blown in fiberglass.  
*Depth & R-factor:* 11 inches.

**Ventilation Provisions:**

There are gable end vents installed that allow adequate ventilation.

## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

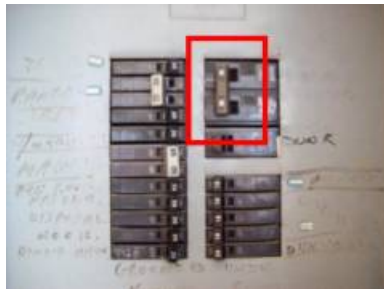
Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

**Service:**

	OK	MM	RR	
<i>Type &amp; Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<i>Grounding Equipment:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounded via plumbing and rod in ground.

**Electrical Distribution Panels:**

<i>Main Panel Location:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The main panel location is in the sunroom.
<i>Main Circuit Rating:</i>	100 amps.			
<i>Entrance Cable Size:</i>	1/0 Aluminum.			
<i>Service Disconnect Switch:</i>	Located at the top of main panel.			



**Conductors:**

<i>Entrance Cables:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum- OK.
<i>Branch Wiring:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum , copper.

**Switches & Fixtures:**

*Kitchen Interior:* Improper wiring is noted.

**Electrical Outlets:**

*Crawlspace:* Unprotected electrical wiring on the bottom of joists is susceptible to damage and should be protected by a rigid conduit.





*Kitchen Interior:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Some grounded type outlets did not appear to be properly grounded.

*Master Bath:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. This the master bathroom outlet . Two prong type.



*Downstairs Bathroom*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Living Room:*

A representative sampling of switches and outlets was tested. At least one or more outlets needs attention by a licensed electrician.



*Master Bedroom:*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Other Room: Downstairs*

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

*Laundry:*

220 Service-operational.

*Garage Walls:*

One or more outlets in the garage has an open ground.



**Attic Wiring:**

*Attic & Insulation:*

OK MM RR

**Ceiling Fans:**

*Master Bedroom:*

Satisfactory - There is a ceiling fan installed in this room. It appears to be functional.

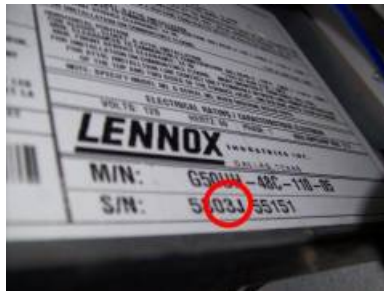
## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**Heating Equipment:**

*Type & Location:* Forced Air. Location- Crawlspace.  
*Fuel Source:* Natural Gas.  
*Capacity / Approx. Age:* Mid efficiency furnace. Approximate age of furnace is determined by serial number . In this case September , 2003 makes unit 14years old.



*General Operation & Cabinet:*

	OK	MM	RR	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unit was operational at the time of inspection. Ill fitting access panels are noted. The access panel for the furnace is being held closed by a rock and a metal rod. Further evaluation by a licensed HVAC professional recommended.



<i>Burners / Heat Exchangers:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Pump / Blower Fan:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Combustion Air:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Flues, Vents, Plenum:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Air Filters: OK MM RR  
    
 Normal Controls:    Thermostat is located in the dining room.

**Fireplaces / Solid Fuel Heating:**

Living Room:    Masonry, Wood - The fireplace is designed to burn wood.

**Ductwork / Distribution:**

Kitchen Interior: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Living Room: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

Dining Room: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Master Bedroom: There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #2:north /West There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #3: South/West There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Other Room: Downstairs There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

**Auxiliary Equipment:**

Swamp Cooler:    The house has a swamp cooler. Not inspected do to being covered.



## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

**Main Line:**

*Shut Off:*

Main shutoff valve is located, at the east side of the house.



*Material:*

Copper.

*Pressure:*

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

**Supply Lines:**

*Material:*

Copper.

*Condition:*

OK	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Waste Lines:**

*Material:*

Plastic.

*Condition:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Hose Bibs / Hookups:**

*General:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A number of hose bibs were not inspected. I suspect the water at these spots were turned off.
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The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

**Water Heater:**

**Power Source:**  
Gas.

**Capacity:**  
50 Gallons.

**Age**  
Manufacturer date is 2006 .  
Water heater is about 11  
years old.

**Location:**  
Closet.

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*Condition:* OK MM RR  
   There is some corrosion on the supply line of the water heater. I  
recommend it be further evaluated by a licensed plumber. Pressure  
relief valve noted, not tested.



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See Bathrooms section of report for information about plumbing and fixtures in those areas.

**Fixtures & Drain**

*Kitchen Sink:*    Faucet is serviceable.

**Hose Bibs / Hookups/Sink Faucets:**

*Laundry:*

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

**Range/ Cooktop / Oven:**

<i>Type &amp; Condition:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General electric Cook top electric.

**Ventilation:**

<i>Type &amp; Condition:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No fan/hood present.

**Refrigerator:**

<i>Type &amp; Condition:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Dishwasher:**

<i>Condition:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher is noisy.

**Garbage Disposal:**

<i>Condition:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Improper wiring.

**Kitchen Interior:**

<i>Counters &amp; Cabinets:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	with minor wear or cracking.

<i>Sink:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Sink Fixture:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Sink Drain:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Sink Cabinet:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Cooktop:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric.

<i>Oven:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Ventilation:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is only windows for ventilation.

<i>Refrigerator:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Dishwasher:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<i>Garbage Disposal:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage disposal outlet has a open ground. Recommend be evaluated by a licensed electrician.



<i>Counters &amp; Backsplashes:</i>	OK	MM	RR	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<i>Cabinets:</i>	OK	MM	RR	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Normal wear from use and age.

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

**Sink & Cabinetry:**

	OK	MM	RR
<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Downstairs Bathroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Toilet:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Downstairs Bathroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Tub/Shower Fixtures:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Downstairs Bathroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Tub/Shower And Walls:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Downstairs Bathroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Bath Ventilation:**

<i>Master Bath:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only a window is provided for ventilation.
<i>Downstairs Bathroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Only a window is provided for ventilation.



## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

**Living Room:**

*Carbon Monoxide Detector:* Colorado state requires that a carbon monoxide detector be installed within 15 feet of every entrance to all bedrooms or other room lawfully used for sleeping purposes.

**Master Bedroom:**

*Carbon Monoxide Detector:* There is no carbon monoxide detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired carbon monoxide detector. Colorado state requires that a carbon monoxide detector be installed within 15 feet of every entrance to all bedrooms or other room lawfully used for sleeping purposes.

**Bedroom #2:north /West**

*Carbon Monoxide Detector:* There is no carbon monoxide detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired carbon monoxide detector. Colorado state requires that a carbon monoxide detector be installed within 15 feet of every entrance to all bedrooms or other room lawfully used for sleeping purposes.

**Bedroom #3: South/West**

*Carbon Monoxide Detector:* There is no carbon monoxide detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired carbon monoxide detector. Colorado state requires that a carbon monoxide detector be installed within 15 feet of every entrance to all bedrooms or other room lawfully used for sleeping purposes.

**Other Room: Downstairs**

*Carbon Monoxide Detector:* There is no carbon monoxide detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired carbon monoxide detector. Colorado state requires that a carbon monoxide detector be installed within 15 feet of every entrance to all bedrooms or other room lawfully used for sleeping purposes.

**Doors:**

	OK	MM	RR
<i>Overall Interior Door Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Master Bedroom:</i>	Hardware operational.		
<i>Bedroom #2:north /West</i>	Hardware operational.		
<i>Bedroom #3: South/West</i>	Hardware operational.		
<i>Other Room: Downstairs</i>	Doors rub/stick/won't latch, Hardware operational.		

**Windows:**

General Type & Condition:  OK  MM  RR Single hung.

**Walls:**

General Material & Condition:    Drywall.

**Ceilings:**

General Type & Condition:    Drywall.

Bedroom #3: South/West  
 There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.

**Floors:**

General:

Kitchen Interior: The floor covering material is ceramic or glazed tile. Good - The floor covering is newer, and it should provide years of service.

Master Bath: The floor covering material is ceramic or glazed tile. Good - The floor covering is newer, and it should provide years of service.

Downstairs Bathroom: The floor covering material is ceramic or glazed tile.

Living Room: The floor covering material is carpet.

Dining Room: The floor covering material is ceramic or glazed tile.

Master Bedroom: The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

Bedroom #2:north /West: The floor covering material is carpet.

Bedroom #3: South/West: The floor covering material is carpet.

Other Room: Downstairs: The floor covering material is carpet.

Laundry: The floor covering material is ceramic or glazed tile.

**Closets:**

General:    At least one or more rooms have no closet doors.

Living Room: Some portion of the closet door or interior fixtures needs repair or replacement. It is not functional as is. Slides or sliding hardware.

Bedroom #2:north /West: No closet doors installed in this room.

Bedroom #3: South/West: The closet doors in this are hard to slide for either door . It is possible that its because of age and wear and tear.

Other Room: Downstairs: No closet doors installed in this room.

**Stairs & Handrails:**

Condition:

**Smoke / Fire Detector:**

Kitchen Interior: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Living Room: There is a functional smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

Dining Room: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Master Bedroom: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #2:north /West: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom #3: South/West: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Other Room: Downstairs: There is no smoke detector installed in this room. For safety considerations, you should

consider installation of a battery operated or hardwired smoke detector.

**Phone / Computer Access Or Jack:**

<i>Kitchen Interior:</i>	There is a telephone jack installed in this room. It may or may not be functional.
<i>Living Room:</i>	There is a telephone jack installed in this room. It may or may not be functional.
<i>Master Bedroom:</i>	There is a telephone jack installed in this room. It may or may not be functional.
<i>Bedroom #2:north /West</i>	There is a telephone jack installed in this room. It may or may not be functional. There is a computer access jack installed in this room. It may or may not be functional.

## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

**Laundry:**

*Location:* Basement.

*Dryer Vent:* A dryer vent is provided, Piping appears in good visual condition.

## GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

**Type:**

Attached.

**Roof:**

*Condition:*

OK MM RR  
   Same as house.

**Ceilings:**

*Condition:*

**Garage Door:**

*Material - Condition:*

*Door Operator:*

Automatic door opener(s)- operational, Automatic reverse feature is, operational.

*Service Doors:*

The fire rated door is not self closing.



**Windows:**

*Condition:*

**Garage Walls:**

*Type & Condition:*

**Floor:**

*Condition:*

Typical cracks noted.



## STANDARDS OF PRACTICE

Your inspector Erik Johnson is proud to conduct your inspection in accordance with the Standards of Practice of the *International Association of Certified Home Inspectors (InterNACHI)*

For your convenience, you will find their current Standards of Practice at

InterNACHI Standards of Practice: <http://www.nachi.org/sop.http>

Where association Standards of Practice differ, the InterNACHI standards of Practice will prevail.

## INSPECTOR CREDENTIALS

**International Association of Certified Home Inspectors**  
**Certified Professional Inspector [NACHI16092325]**