



Inspection Connection

SAMPLE ONLY



Inspector: Scott Van Wyhe
Inspection Date: 3/31/2017

Date: 3/31/2017	Time: 2:00 PM	Report ID: ICO17033110SVW
Property: Colorado Springs , CO 80922	Customer:	Real Estate Professional:

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung

cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Inspection Connection offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or

component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for



3.03 Doors

Repair or Replace



3.03.1 • The rear entry door shows areas of peeling paint. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



3.04 Door Bell

Inspected

3.04.1 • The doorbell was operable and responded to the button next to the front door.

3.05 Fixtures (exterior)

Repair or Replace



3.05.1 • The exterior light fixture at the main entry had one or more bulbs that didn't work (possibly due to a motion/daylight sensor). A qualified contractor should evaluate and make necessary repairs.



3.06 Outlets (exterior)

Repair or Replace



3.06.1 • The exterior electrical outlet at the back left corner was not working. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Standards of Practice

NACHI National

In Attendance

Customer

Type of Building

Single Family (2 Story)

Temperature

30-39

Weather

Cloudy

Ground Soil Surface Condition

Damp

Radon Test

No

Water Test

No

Mold Screen

No

General Summary



Customer

Property Address:

Colorado Springs , CO 80922

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

1 • Roofing/Chimney

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1.07 Roof Covering Condition

Repair or Replace

1.07.1 • Although the roof covering of this property was not new, it appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report.

1.09 Flashings - Wall

Repair or Replace

 1.09.1 • Wall flashing at the front of the house was missing. This may allow moisture intrusion of the exterior walls. A qualified contractor should evaluate and repair or replace as necessary.

3 • Site Exterior

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3.01 Wall Siding, Flashing and Trim Condition

Repair or Replace

 3.01.1 • The siding at the rear of the home is damaged. A qualified contractor should evaluate and repair or replace as necessary.

3.02 Eaves, Soffits and Fascias

Repair or Replace

-  3.02.1 • The fascia board is damaged in areas. A qualified contractor should evaluate and repair as needed. The eaves or overhangs, soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.

3.03 Doors

Repair or Replace

-  3.03.1 • The rear entry door shows areas of peeling paint. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.05 Fixtures (exterior)

Repair or Replace

-  3.05.1 • The exterior light fixture at the main entry had one or more bulbs that didn't work (possibly due to a motion/daylight sensor). A qualified contractor should evaluate and make necessary repairs.

3.06 Outlets (exterior)

Repair or Replace

-  3.06.1 • The exterior electrical outlet at the back left corner was not working. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.07 Windows

Repair or Replace

-  3.07.1 • The window screen at the south side of home damaged. A qualified contractor should evaluate and repair or replace as necessary.

3.08 Window Wells

Repair or Replace

-  3.08.1 • One window well(s) at the right corner Missing cover. A qualified contractor should evaluate and repair or replace as necessary.

3.09 Driveways

Repair or Replace

-  3.09.1 • The concrete driveway had common cracks at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture. A qualified contractor should evaluate and repair or replace as necessary.

3.10 Walkways

Repair or Replace

-  3.10.1 • Common cracks were visible in the concrete porch at the front of the home at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the surface from freezing moisture. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.11 Grading and Drainage

Repair or Replace

-  3.11.1 • The property had areas of neutral or negative drainage at the front of the home, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the property ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.

3.12 Vegetation

Repair or Replace

-  3.12.1 • The tree limbs that are in contact with the roof or hanging near the roof should be trimmed. Evaluating trees lies beyond the scope of the general property inspection.

3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace

-  3.14.1 • The outside water spigot at the left side of the house was missing the knob. It is noted that the knob was located close by, however the gate opening did not allow adequate space to open with the knob on the spigot. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.19 Exterior Foundation Wall

Repair or Replace

-  3.19.1 • The exterior poured concrete foundation wall around the property had vertical crack (s). A qualified contractor should evaluate and repair or replace as necessary.

3.21 Decks and Balconies

Repair or Replace

-  3.21.1 • A post had a fastener not properly nailed at the deck at the rear of the home, the extent of structure integrity is unknown at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

5 • Kitchen Components and Appliances

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5.05 Floors

Repair or Replace

-  5.05.1 • The wood floor in the kitchen had indentation marks, potentially from high heels. A qualified contractor should evaluate and repair/replace as necessary.
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6 • Laundry Room/Closet

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6.06 Counters, Cabinets, Shelves

Repair or Replace

-  6.06.1 • The shelving was Installed using nails instead of screws, which is not a proper anchoring method for weight bearing shelves. A qualified contractor should evaluate and repair or replace as necessary.
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7 • Interior Rooms

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7.02 Walls

Repair or Replace

-  7.02.1 • The drywall on the interior wall(s) in the basement was damaged. A qualified contractor should evaluate and repair or replace as necessary.

7.03 Floors

Repair or Replace

-  7.03.1 • The carpeted floor at several areas of the property was stained. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.07 Electrical Fixtures and Switches

Repair or Replace

-  7.07.1 • The ceiling fan light in the den was not working and the fan appeared to be out of balance (slight wobble). A qualified contractor should evaluate and repair or replace as necessary.

7.08 Steps, Stairways, Balconies and Railings

Repair or Replace

-  7.08.1 • At the interior stairs to the basement, the lights on stairway steps did not work. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

8.1 • Bathroom and Components

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8.1.0 Door(s)

Repair or Replace

-  8.1.01.1 • The hollow core in the half bathroom Does not clear the heat register. A qualified contractor should evaluate and repair or replace as necessary.

8.3 • Bathroom and Components

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8.3.0 Door(s)

Repair or Replace

-  8.3.01.1 • The hollow core Door in the three-quarter bathroom Was missing a doorstop. A qualified contractor should evaluate and repair or replace as necessary.

8.3.1 Plumbing Drain, Waste and Vent Systems

Repair or Replace

-  8.3.11.1 • The sink drain at the bath sink in the three-quarter bathroom was clogged or drains slow, this was exasperated when the sink was drained in conjunction with the shower. A qualified contractor should evaluate and repair or replace as necessary.

8.3.1 Fixture Valve Installation and Temperature

Repair or Replace

-  8.3.16.1 • The water supply valves and supply lines at the shower fixture in the three-quarter bathroom were installed improperly with a reversed configuration. Current standards for installation produce hot water when valve is turned to the left and cold water when valve is turned to the right. A qualified contractor should evaluate and repair or replace as necessary.

10 • Water Heater

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10.08 Temperature & Pressure Relief Valve

Repair or Replace

-  10.08.1 • The TPR discharge pipe is PVC material (not allowed for hot water). Material must be Copper, Galvanized, CPVC, PEX or Poly. A qualified contractor should evaluate and repair/replace as necessary.

10.13 Combustion Air Supply

Repair or Replace

-  10.13.1 • The combustion air supply for this appliance was blocked and air flow was restricted. A qualified contractor should evaluate and make necessary corrections according to current standards.
- Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

12 • Cooling System

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12.06 Cooling System Operation

Not Inspected

-  12.06.1 • The air conditioning system was not tested because the outside temperature was below 65° F at the time of the inspection. Testing the air conditioning in these conditions risks damaging the compressor. In addition, the temperature differentials will not be accurate in these conditions. The system should be serviced at the beginning of every cooling season.

13 • Heating System

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13.07 Combustion Air Supply

Repair or Replace

-  13.07.1 • The combustion air supply for this appliance was blocked and air flow was restricted. A qualified contractor should evaluate and make necessary corrections.
- Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

13.10 Air Filter**Repair or Replace**

13.10.1 • The disposable (20x25) air filter is located under the blower chamber. The filter was very dirty and clogged. This condition reflects a lack of regular maintenance of the HVAC system. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the damage that can be caused by dirty or clogged coils, recommend replacing filter, as well as cleaning and servicing of the HVAC system by a qualified HVAC professional.

14 • Fireplaces

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14.02 Gas/LP Firelogs and Fireplaces**Repair or Replace**

14.02.1 • The gas fireplace at the fireplace in the family room was not operable. A qualified contractor should evaluate and repair or replace as necessary.

15 • Structural Basement

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15.03 Basement Foundation Wall Structure**Repair or Replace**

15.03.1 • Vertical and/or diagonal cracks were observed in the basement foundation walls. Recommend sealing these cracks to prevent moisture intrusion, and monitoring for further movement. For further analysis, consulting with a licensed structural engineer is recommended.

15.05 Basement Interior Wall Structure**Repair or Replace**

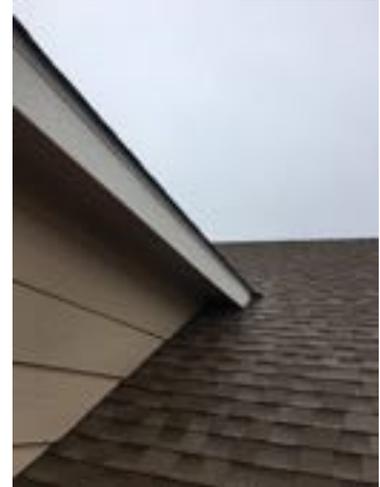
15.05.1 • Basement walls were not constructed using a method which will allow for soil movement. This method is usually termed "floating" the walls and involves leaving a gap at the bottom of the wall so that vertical movement (heaving) of the concrete slab basement floor will not be transmitted to the rest of the property structure. Colorado has areas with expansive soils. Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage property structural components such as foundations, floor slabs, flat work and interior and exterior wall coverings. Consider consulting with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction an/ or stabilization.

15.10 Basement Electrical**Repair or Replace**

15.10.1 • Two outlets in the 'crawlspac' room in the basement did not work. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

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

1 • Roofing/Chimney



It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. The inspector makes no warranty as to the remaining life of this roof or related components. Any verbal estimates as to the remaining life of this roof are only opinion of the inspector.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof-covering material will wear differently relative to the following lifespan factors:

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: south-facing roofs will have shorter lifespans.
- Degree of roof slope: flatter roofs will have shorter lifespans.
- Climate (snow & rain): harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: darker roofs absorb more heat which shortens roof lifespan.
- Elevation: homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Orientation: roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: poor ventilation shortens roof lifespans.
- Quality of maintenance

Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. This membrane can be split by movement, or deteriorated through time. Although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

However, what remains true of all roofs is that, whereas their 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 the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, 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 insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

The home inspector shall observe: roof covering; roof drainage systems (gutters and downspouts); vents; flashings; skylights, chimneys, and other roof penetrations; and signs of leaks or abnormal condensation on building components.

The home inspector shall: describe the type of roof covering materials; and report the methods used to observe the roofing.

The home inspector is not required to: walk on any roof surface; predict the service life expectancy; inspect underground downspout diverter drainage pipes; remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces; observe attached accessories including but not limited to solar systems, antennae, lightning arrestors, or similar attachments.

1.01 Method of Evaluation

Inspected

1.01.1 • The roof and its components were inspected by walking the roof.

1.02 Roof Configuration

Inspected

1.02.1 • The property has a gabled roof.

1.03 Number of Layers

Inspected

1.03.1 • The roof had one layer of roof covering material installed at the time of the inspection.



1.04 Membrane

Not Inspected

1.04.1 • The roof covering could not be lifted at the edge and the roof membrane condition could not be evaluated at time of inspection. Most of this membrane was hidden beneath roof-covering materials.

1.05 Flashings - Edge
Inspected

1.05.1 • All edge flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.

1.06 Roof Covering Materials
Inspected

1.06.1 • The roof was covered with composition asphalt shingles. Composition shingles are composed of asphalt-impregnated fiberglass mat. Mineral granules are embedded in the surface to protect the mat by reflecting the deteriorating ultraviolet (UV) rays of the sun.

1.07 Roof Covering Condition
Repair or Replace

1.07.1 • Although the roof covering of this property was not new, it appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report.



1.07.2 • The subjects roof had signs of shingle cracking and random areas of damage indicative to hail. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.





1.08 Flashings - Ridge

Inspected

1.08.1 • All ridge shingles used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.

1.09 Flashings - Wall

Repair or Replace



1.09.1 • Wall flashing at the front of the house was missing. This may allow moisture intrusion of the exterior walls. A qualified contractor should evaluate and repair or replace as necessary.



1.10 Flashings - Vent

Inspected

1.10.1 • All vent flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.



1.11 Flashings - Valley

Inspected

1.11.1 • All valley flashing used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.

1.12 Plumbing Vents

Inspected

1.12.1 • All rubber boot flange seals at vent pipe(s) used to protect areas of the roof from moisture intrusion appeared to be properly installed and in serviceable condition at the time of the inspection.

1.13 Flue Pipes

Inspected

1.13.1 • The combustion appliance exhaust flue and flue flashing appeared to be properly installed and in serviceable condition at the time of the inspection.



1.14 Skylights

Not Present

1.14.1 • The property did not have skylights.

1.15 Chimney

Not Present

1.15.1 • The property did not have a chimney installed.

1.16 Roof Ventilation

Inspected

1.16.1 • The property appeared to have proper ventilation and roof vents appeared to be installed correctly and in serviceable condition at the time of the inspection.

1.17 Mounting Penetrations

Inspected

1.17.1 • Fastener and mounting penetrations for any roof-mounted equipment appeared to be installed correctly and in serviceable condition at the time of the inspection. These areas will need periodic inspection and maintenance to prevent water penetration.

1.18 Roof Structure (Exterior)

Inspected

1.18.1 • All visible roof structural components appeared to be in serviceable condition at the time of the inspection. Exterior roof inspection typically includes examination of the visible roof framing including the ridge, rafters and sheathing.

1.19 Roof Drainage Systems - Gutters

Inspected

1.19.1 • The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property foundation. The roof drainage system appeared to be in serviceable condition at the time of the inspection. The gutters appear intact, but due to the lack of recent rain, determining if gutters leak at seams or spill water was not possible at the time of the inspection.



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

2 • Roof Structure and Attic



The inspector shall observe: insulation in unfinished spaces, ventilation of attic spaces, mechanical ventilation systems, signs of leaks or abnormal condensation on building components.

The inspector shall: report on the general absence or lack of insulation.

The inspector is not required to: enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion; move, touch, or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels and covers; identify the composition of or the exact R-value of insulation material; activate thermostatically operated fans; determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring; determine adequacy of ventilation.

2.01 Attic Access Location

Inspected

2.01.1 • Attic access was provided by an opening located at the ceiling in the hallway. The hatch cover was insulated.



2.02 Roof Structure Description

Inspected

2.02.1 • The attic was observed from the entry. (The attic is not walked if the attic or the attic opening does not allow an adult to move about freely or, in the inspector's opinion, doing so would compromise the ceiling below or would otherwise be unsafe for the inspector or the property). The roof structure was constructed with engineered wood trusses and OSB sheathing. The ceiling was constructed with 2x4 ceiling joists.



2.03 Roof Structure Condition

Inspected

2.03.1 • The visible roof framing and structural components were in serviceable condition at time of inspection.

2.04 Insulation in Attic

Inspected

2.04.1 • The blown fiberglass and fiberglass batt (1 inch = R2.5-R4.3) insulation in the attic was about eight inches thick. Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.



2.05 Attic Ventilation

Inspected

2.05.1 • The attic ventilation appeared to be satisfactory, and was provided by static roof vents ("turtle vents").



2.06 Visible Electric Wiring in Attic

Not Present

2.06.1 • The inspector could not locate any wiring or wiring was not visible for inspection in the attic.

2.07 Vent Ducts **Inspected**

2.07.1 • All vent ducts terminated to the exterior of the property and were properly installed and supported.

2.08 Attic Ventilation Fans **Not Present**

2.08.1 • There was not a powered attic vent fan in the attic. These fans are an upgrade component to the property and are not present in most properties.

2.09 Whole House Attic Fan **Not Present**

2.09.1 • The home did not have a whole house attic fan installed. Whole house attic fans are not standard or required and, if present, are an upgrade to the property.

2.10 Attic Moisture Intrusion **Inspected**

2.10.1 • No visible signs of water intrusion were present at the time of the inspection.

3 • Site Exterior



At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and re-fasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then re-fastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary.

The home inspector shall observe: wall cladding, flashings, and trim; entryway doors and a representative number of windows; decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall: describe wall cladding materials; operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration is suspected.

The home inspector is NOT required to observe: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door operator remote control transmitters; geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or presence or condition of buried fuel storage tanks.

The home inspector is not required to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

3.01 Wall Siding, Flashing and Trim Condition

Repair or Replace



3.01.1 • The siding at the rear of the home is damaged. A qualified contractor should evaluate and repair or replace as necessary.



3.01.2 • Wire entry and gas line entry on side of house were not caulked, this may allow moisture penetration and begin delaminating the siding. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.01.3 • The mounting bolts of the satellite dish did not appear to have any caulk. This may allow moisture intrusion and begin to delaminate the surrounding siding. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.02 Eaves, Soffits and Fascias

Repair or Replace



3.02.1 • The fascia board is damaged in areas. A qualified contractor should evaluate and repair as needed. The eaves or overhangs, soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall.



3.03 Doors

Repair or Replace



3.03.1 • The rear entry door shows areas of peeling paint. A qualified contractor should evaluate and repair or replace as necessary according to current standards.



3.04 Door Bell

Inspected

3.04.1 • The doorbell was operable and responded to the button next to the front door.

3.05 Fixtures (exterior)

Repair or Replace



3.05.1 • The exterior light fixture at the main entry had one or more bulbs that didn't work (possibly due to a motion/daylight sensor). A qualified contractor should evaluate and make necessary repairs.



3.06 Outlets (exterior)

Repair or Replace



3.06.1 • The exterior electrical outlet at the back left corner was not working. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.