

Inspection Report
1234 Any Street
Longmont, CO 00000
Prepared for: Mr. John Doe



Prepared by: Advantage Home Inspections, Inc.
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July 00, 2013

Mr. John Doe

RE: 1234 Any Street
Longmont, CO 00000

Dear Mr. Doe:

At your request, a visual inspection of the above referenced property was conducted on July 11, 2013. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items should be addressed. Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items.

PRIMARY CONCERNS

GROUNDINGS

SIDEWALKS:

CONDITION:

1. Surface raised/settled, Tripping hazards. Repair or replacement needed.

Recommend a qualified concrete contractor inspect and make repair or replacement recommendations.

EXTERIOR STAIRS/STOOPS:

CONDITION:

2. Main entrance stoop raised/settled, Tripping hazards. Repair or replacement needed.

Recommend a qualified concrete contractor inspect and make repair or replacement recommendations.

ROOF SYSTEM

ATTIC AND INSULATION:

ATTIC CONDITION:

3. There is an attic fan installed at east gable vent. This fan is operated by switch at west wall of livingroom. The electrical connection for fan is not protected by junction box. Recommend repair to protect wiring and limit shock hazard.

Ideally this fan would be hard wired and controlled by a humidistat. Consider upgrade.

Additional attic ventilation is recommended. This will prolong life of roof and limit ice dams in winter.

ROOF:

ROOF COVERING STATUS:

4. Granular loss, Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Roof at the end of its useful life, Anticipate the need to replace the roof covering. A licensed roofing contractor should be called to make further evaluation and replacement recommendations.

PLUMBING

WATER HEATER:

CONDITION:

5. Defects noted, There is corrosion on the water line connections. This is an early warning of future failure. It may not be currently leaking, but it will need to be replaced in the near future.

Temperature for water heater set on low. I raised temperature to observe flame but unit did not fire. Could be a problem with gas control valve or thermocouple.

I recommend that a licensed and insured plumber inspect and make repair or replacement recommendations.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

FUEL TYPE AND NOTES:

6. Natural Gas.

Flexible gas line runs through wall of furnace/boiler. This is a safety hazard as the metal wall can cut the flexible line. The gas line is also not rated to be installed inside furnace/boiler cabinet. I recommend a licensed HVAC or plumbing contractor inspect and make necessary repairs.

APPROXIMATE AGE IN YEARS:

7. The furnace appears to be 33 years old. The life expectancy of a forced air furnace is 18-20 years. This furnace's age is beyond its design life. Further evaluation and replacement recommendations will be needed by a licensed and insured HVAC contractor.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

8. During testing of furnace I detected a Dangerous carbon monoxide reading. I detected a carbon monoxide reading of 75-86 ppm at furnace draft hood connection. The EPA states that prolonged exposure (12 hours or more) to carbon monoxide at 9ppm can be a health hazard. The furnace should not be used until repair or replacement is made! Contact a licensed and insured heating contractor for further evaluation and repairs as needed.

BURNERS/HEAT EXCHANGERS:

9. Due to age of system and related safety concerns a heat exchanger leak test by a licensed HVAC contractor is recommended.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE LOCATION/SIZE

Main Disconnect Location

10. Missing 220 volt handle tie. No handle ties are present between two single pole breakers that are servicing the main electric disconnect. This is a electrical shock hazard. As on breaker could trip while leaving system still energized. Recommend a licensed electrician make further evaluation and corrections as needed.

SWITCHES & OUTLETS:

CONDITION:

11. Improper wiring is noted at hallway light 3-way switch. When west hallway switch is on the east hallway switch will not turn light off, light flickers when switch is moved.

East hallway outlet at light switch is grounded type. outlet is not properly grounded. This could cause damage to computer equipment and other solid state electronics. Ungrounded outlets should be repaired.

INTERIOR

SMOKE / CARBON MONOXIDE DETECTOR:

COMMENTS:

12. To conform to current fire safety requirements it is recommended that smoke alarms be installed in all bedrooms.

Due to age of house, it appears that the smoke detectors are beyond their service life. Smoke alarms are considered good for a maximum of 10 years; we recommend that you change out all the old smoke detectors with a combination ionization/photoelectric alarms.

KITCHEN - APPLIANCES - LAUNDRY

INTERIOR COMPONENTS:

SWITCHES/FIXTURES/OUTLETS:

13. Kitchen does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6' of a water source.

BATHROOMS

Bathroom:

Ground Fault Interrupt Outlets:

14. A Ground Fault Circuit Interrupt protected outlet is installed in the area of the bathroom lavatory. However, it has improper wiring (open ground) and failed to stop the current flow. Repair is required for health safety.

GARAGE

GARAGE:

Electric Service to Garage:

15. There is a 220volt outlet in garage. No dedicated 220volt breaker was observed for this outlet. Unable to determine is outlet is energized. Outlet could be spliced off of other 220volt circuit which would be a fire hazard. Recommend further evaluation by a licensed electrician.

LAWN SPRINKLER SYSTEM

GENERAL NOTES

General Notes

16. The control valves for irrigation system are located in crawlspace. The west valve manifold water supply was off however there was a water leak at one of the pipes. Recommend repair to leaking pipe and repair or replacement of shut-off valve so it will fully operate. Recommend that a qualified landscape contractor or plumber inspect and make any necessary repairs to the system.

WATER SOURCE:

17. No backflow/check valve was visible. The installation of backflow valves are required by most municipalities to prevent the backflow of water and contamination of water supply. Recommend that a qualified landscape contractor or plumber inspect and make necessary repairs.

Other minor items are also noted below and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

SECONDARY CONCERNS

EXTERIOR SIDING & TRIM

WALLS:

CONDITION:

1. Exterior paint at end of expected life. It is recommended that the house siding be sanded/scraped, primed and

painted.

TRIM:

CONDITION:

2. Loose material noted at window and door trim. Repair needed to limit further damage.

Gaps noted around window and door trim. Repair or replace caulking around exterior window frames to prevent moisture intrusion or air infiltration.

Scrape, prime and paint loose or flaking finishes. This will protect trim from damage.

GROUNDNS

LANDSCAPING:

CONDITION:

3. Landscape maintenance and weed control needed.

Trees growing close to structure. Removal may be needed.

GRADING:

SITE:

4. Gentle slope, Grade at foundation needs correction. Some areas around the house have flat to negative slope. Poor slope can cause run-off water to pool at foundation and concrete flatwork. This can lead to moisture penetration through walls and possible damage to concrete walls, patios and related structures. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 6 feet away from the foundation.

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

CONDITION:

5. Route downspouts away from the building. Recommend that the downspouts be extended away from house to prevent water pooling at foundation and to aid in site drainage. We generally recommend the downspouts be extended 4-6 feet away from foundation.

PLUMBING

HOSE FAUCETS:

OPERATION;

6. Rear hose faucet sets proud of wall. Recommend adjustment so faucet is flush with wall to limit freeze hazard.

HEATING - AIR CONDITIONING

AUXILIARY EQUIPMENT:

SWAMP COOLER:

7. System is water supply is off. I was unable to test operation.

Media filter is deteriorated and should be replaced.

Recommend inspection and evaluation of the performance of system by a qualified service technician.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

8. Door handle/lock set has multiple strike plates installed at jam. For personal safety I recommend removal of the multiple strike plates proper adjustment to door.

For added personal safety we generally recommend that all entry door locks be re-keyed.

WINDOWS:

CONDITION:

9. Approximately 3 windows have condensation or condensation residue between window panes. This indicates a broken seal between windows. Generally considered a cosmetic problem. Only known repair is for the glass unit of the window be replaced. Further evaluation by a qualified window repair/replacement company is recommended.

RADON

Test

10. Results of the radon test were 2.7pCi/l. The test results are at an EPA accepted level, The US EPA recommends that you take action to reduce your home's indoor radon levels if your radon test result is 4.0pCi/L or higher. No mitigation is recommended at this time. We generally recommend periodic testing while you live in house, conditions can change with time. For more information visit the EPA' s website at www.epa.gov/radon or Boulder county's website at www.bouldercountyradon.org.

KITCHEN - APPLIANCES - LAUNDRY

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

11. Drip pan missing at rear burner, replacement is needed.

Anti-tilt bracket missing at range. This can cause range to fall forward if forced is placed on open oven door. Recommend installing anti-tilt bracket to prevent personal injury.

GARBAGE DISPOSAL:

CONDITION:

12. A p-trap is installed at disposal discharge. This is generally not recommended as the trap will reduce water flow and lead to back-ups. Recommend consulting with licensed plumbing contractor for best method of repair.

INTERIOR COMPONENTS:

WALLS/CEILINGS/FLOORS:

13. Wear noted with loose seam at utility room threshold. Repair or replace as needed.

BATHROOMS

Bathroom:

Lighting:

14. The lighting above the vanity mirror is not functional. Repairs may be needed.

Vanity Cabinet:

15. The vanity cabinet in this bathroom is damaged and requires repair or replacement.

Tub Mixing Valve & Stopper:

16. Tub spout sets proud of wall. Recommend adjustment so spout is flush with wall to limit moisture intrusion into wall cavity.

GARAGE

GARAGE:

Overhead Door and Hardware Condition:

17. The overhead door needs repair. Support bracing on inside of door is loose and cracked. Recommend that the doors be inspected and repaired by a qualified garage door company.

Outside Entry Door:

18. The outside entry door to the garage needs some minor adjustment or repair. Door is delaminating.

There is no deadbolt installed on the entry door. Consideration should be given to installing a deadbolt as a safety

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feature.

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

Sincerely,

Advantage Home Inspections, Inc.

Mark Pepin

enclosure

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 0002905.
DATE OF INSPECTION: July 00, 2013.
TIME OF INSPECTION: 08:30 AM.
Time of Client Walk Through 11:00 am.
CLIENT NAME: Mr. John Doe.
INSPECTION SITE: 1234 Any Street.
INSPECTION SITE CITY/STATE/ZIP: Longmont, CO 00000.

CLIMATIC CONDITIONS:

INSPECTION DAY Clear.
WEATHER:
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 75-85.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: South.
ESTIMATED AGE OF HOUSE: 33 years.
BUILDING TYPE: 1 family.
STORIES: 1
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

WATER SOURCE: Public/Municipal.
This information was obtained from inspector's general knowledge of area and was not verified. This information is considered reliable; however, client should verify this information.

SEWAGE DISPOSAL: Public/Municipal.
This information was obtained from the inspector's general knowledge of area and was not verified. This information is considered reliable; however, client should verify this information.

UTILITY PROVIDER: Xcel - Electricity
Xcel - Natural Gas.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.

HOUSE OCCUPIED? No.

CLIENT PRESENT: Client present at end of inspection, at which time the client walked through the house.

PAYMENT INFORMATION:

TOTAL FEE: 527.00.

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.

Systems and conditions which are not within the scope of the building 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.

EXTERIOR SIDING & TRIM

Areas hidden from view by stored items or landscaping can not be readily inspected.

WALLS:

MATERIAL:

T-111 wood siding over wood framing.

CONDITION:

Appears serviceable, siding in acceptable condition for age and material type at time of inspection.

Exterior paint at end of expected life. It is recommended that the house siding be sanded/scraped, primed and painted.



TRIM:

MATERIAL:

Wood, Fiberboard.

CONDITION:

Loose material noted at window and door trim. Repair needed to limit further damage.

Gaps noted around window and door trim. Repair or replace caulking around exterior window frames to prevent moisture intrusion or air infiltration.

Scrape, prime and paint loose or flaking finishes. This will protect trim from damage.



GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including 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. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Concrete.
CONDITION: Appears serviceable.

SIDEWALKS:

TYPE: Concrete.
CONDITION: Surface raised/settled, Tripping hazards. Repair or replacement needed.
Recommend a qualified concrete contractor inspect and make repair or replacement recommendations.



LANDSCAPING:

CONDITION: Landscape maintenance and weed control needed. Trees growing close to structure. Removal may be needed.



GRADING:

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SITE:

Gentle slope, Grade at foundation needs correction. Some areas around the house have flat to negative slope. Poor slope can cause run-off water to pool at foundation and concrete flatwork. This can lead to moisture penetration through walls and possible damage to concrete walls, patios and related structures. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 6 feet away from the foundation.



PATIO:

TYPE:

Concrete.

CONDITION:

Appears serviceable, no major deterioration noted to patio surface.

PATIO/PORCH COVER:

TYPE:

Shed roof.

CONDITION:

Appears serviceable.



EXTERIOR STAIRS/STOOPS:

CONDITION:

Main entrance stoop raised/settled, Tripping hazards. Repair or replacement needed. Recommend a qualified concrete contractor inspect and make repair or replacement recommendations.



FENCES & GATES:

TYPE:

Wood.

CONDITION:

Minor repairs needed to loose and/or missing boards. Gate needs repair or adjustment.

ROOF SYSTEM

The foregoing is 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND TYPE:

Attic access is located at: Hallway Ceiling, Attic is full size, Truss framing.

ATTIC CONDITION:

Attic is clean and dry. No evidence of active roof leaks were observed. Roof structure in serviceable condition.

There is an attic fan installed at east gable vent. This fan is operated by switch at west wall of livingroom. The electrical connection for fan is not protected by junction box. Recommend repair to protect wiring and limit shock hazard. Ideally this fan would be hard wired and controlled by a humidistat. Consider upgrade.

Additional attic ventilation is recommended. This will prolong life of roof and limit ice dams in winter.

**INSULATION TYPE AND CONDITION:
DEPTH AND R-FACTOR:**

Fiberglass batts, Polystyrene or polyurethane.

6-7 inches R-24.

Insulation has been disturbed and good coverage is no longer present, Recommend additional insulation in attic area. Current building practices require a r-value of 38, for our climate increasing the total R-value to 50 is considered the most effective.



ROOF:

STYLE: Gable.
TYPE: Composition shingles.



ROOF ACCESS: Walked on roof.
ROOF COVERING STATUS: Granular loss, Cracking and clawing of shingles are the result of long term weathering and an advanced shingle age. Roof at the end of its useful life, Anticipate the need to replace the roof covering. A licensed roofing contractor should be called to make further evaluation and replacement recommendations.



APPROX AGE 20+ years old.

EXPOSED FLASHINGS:

TYPE AND CONDITION: Metal, Rubber, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE: Metal.
CONDITION: Route downspouts away from the building. Recommend that the downspouts be extended away from house to prevent water pooling at foundation and to aid in site drainage. We generally recommend the downspouts be extended 4-6 feet away from foundation.

FOUNDATION-CRAWLSPACE-BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical 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 drying 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.

CRAWLSPACE :

ACCESSIBILITY:

The house has a crawlspace under the first floor. Crawlspace was is fully accessible.



VAPOR BARRIER:

Yes - An acceptable vapor barrier is installed. However for best performance the seams of the vapor barrier should be sealed, and the vapor barrier should be secured to foundations walls.

INSULATION:

Good, crawlspace is insulated. Appears serviceable.

CRAWLSPACE WALLS

Poured concrete.

- TYPE:

CONDITION:

Due to insulation covering walls a complete interior inspection of the foundation was not available.



FLOOR JOISTS:

Appear serviceable. Floor joist appear straight, well supported and undamaged.

CRAWLSPACE

No Sump pit was located during inspection. Typical for age of house.

DRAINAGE:

PLUMBING

Water quality and hazardous materials (lead) testing is available from local testing labs. 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 this visual inspection.

Water heating can account for 14-25% of the energy consumed in your home. If you have an older model you should consider the annual operating cost and replace the old water heater with an Energy Star rated appliance.

MAIN LINE:

MAIN WATER SHUT-OFF LOCATION

Crawlspace.



MATERIAL: Plumbing Service Piping Size to Structure:

Copper.
3/4" water service line as it enters house.

CONDITION:

Appears serviceable.

WATER PRESSURE

CONDITION:

The water pressure at the front hose faucet tested at 65 psi during the inspection. The water pressure at the hose faucet tested between 60 to 80 psi which is considered normal for residential water supply systems. The water pressure was tested at the front hose faucet only and may not reflect the pressure at other fixtures and appliances within the house. Testing of water pressure at each fixture is beyond the scope of this inspection.



SUPPLY LINES:

MATERIAL: CONDITION:

Copper.
Appears serviceable, no noticeable leaks noted wherever visible.

WASTE LINES:

**MATERIAL
CONDITION**

ABS (Acrylonitrile-Butadiene-Styrene) Black Plastic Pipe.
Waste system appears serviceable. Piping in good condition, no noticeable leaks were noted, piping is properly supported and fall is sufficient for adequate drainage wherever viewed.

WATER HEATER:

TYPE:

Gas, Direct fired storage tank.

LOCATION:

Utility room.

SIZE:

40 Gallons, 35,500 Btu's.

MODEL

Make : Kenmore
Model Number : 153.336413HA
Serial Number : A011474468.



AGE

Water heater appears to be 12 years old. The expected design life of a water heater is between 10 and 13 years.

CONDITION:

Defects noted, There is corrosion on the water line connections. This is an early warning of future failure. It may not be currently leaking, but it will need to be replaced in the near future.

Temperature for water heater set on low. I raised temperature to observe flame but unit did not fire. Could be a problem with gas control or thermocouple.



I recommend that a licensed and insured plumber inspect and make repair or replacement recommendations.

VENTING:

Flue appears to be in proper working condition.

HOSE FAUCETS:

OPERATION;

Sample operated, appear serviceable.

Rear hose faucet sets proud of wall. Recommend adjustment so faucet is flush with wall to limit freeze hazard.



FUEL SYSTEM:

GAS TYPE:

Natural Gas.

METER/TANK

Natural gas meter is located at the north side of house, The house main gas shut off is located at gas meter.

LOCATION:

CONDITION:

System appears to be in satisfactory condition, no gas leaks located during inspection.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

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. Normal service and maintenance is recommended on a yearly basis.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Utility Area.
SYSTEM TYPE: Forced Air.
MODEL: Make : Lennox
Model Number : G12RD2-55-3
Serial Number : 5880M00258.

FUEL TYPE AND NOTES: Natural Gas.
Flexible gas line runs through wall of furnace/boiler. This is a safety hazard as the metal wall can cut the flexible line. The gas line is also not rated to be installed inside furnace/boiler cabinet. I recommend a licensed HVAC or plumbing contractor inspect and make necessary repairs.

INPUT CAPACITY OF UNIT: 55,000 BTU's.

APPROXIMATE AGE IN YEARS: The furnace appears to be 33 years old. The life expectancy of a forced air furnace is 18-20 years. This furnace's age is beyond its design life. Further evaluation and replacement recommendations will be needed by a licensed and insured HVAC contractor.



HEATING SYSTEM CONDITION:

PRIMARY UNIT:

During testing of furnace I detected a Dangerous carbon monoxide reading. I detected a carbon monoxide reading of 75-86 ppm at furnace draft hood connection. The EPA states that prolonged exposure (12 hours or more) to carbon monoxide at 9ppm can be a health hazard. The furnace should not be used until repair or replacement is made! Contact a licensed and insured heating contractor for further evaluation and repairs as needed.



BURNERS/HEAT EXCHANGERS:

Due to age of system and related safety concerns a heat exchanger leak test by a licensed HVAC contractor is recommended.

PUMP/BLOWER FAN:

Appears Serviceable, fan and fan compartment are in good condition and relatively clean.

AIR PLENUM:

Air leaks noted- Sealing is recommended.

HUMIDIFIER

No Humidifier is installed.

AIR FILTERS:

Appear serviceable, furnace filter is clean and in good condition.

THERMOSTATS:

Location: Hall

Appear serviceable although older.

DUCTWORK:

TYPE:

Galvanized round and square sheet metal.

DUCTWORK LOCATION

Ductwork is located in both conditioned and non-conditioned spaces of the house.

DUCTS/AIR SUPPLY:

Appears serviceable, no damage or deterioration is noted.

AUXILIARY EQUIPMENT:

SWAMP COOLER:

System is water supply is off. I was unable to test operation.
Media filter is deteriorated and should be replaced.
Recommend inspection and evaluation of the performance of system by a qualified service technician.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: Underground, 120/240 Volt, Appears serviceable.

ELECTRICAL SERVICE LOCATION/SIZE

Main Disconnect Location

Main service disconnect is located at main electrical panel.

Missing 220 volt handle tie. No handle ties are present between two single pole breakers that are servicing the main electric disconnect. This is a electrical shock hazard. As on breaker could trip while leaving system still energized. Recommend a licensed electrician make further evaluation and corrections as needed.



Service Size

100 Amps.

ELECTRICAL PANELS:

**ACCESSIBILITY:
MAIN PANEL
LOCATION AND
NOTES:**

Good - The electrical panel is in a location that makes it readily accessible. Exterior of house.



CONDITION:

Appears serviceable. Wiring in breaker panel in good condition. No damaged or discolored wiring viewed. Circuit and wire sizing correct so far as visible. Grounding system is present and appears serviceable.

**# OF 110 VOLT
CIRCUITS:**

11.

**# OF 220 VOLT
CIRCUITS:**

2

CONDUCTORS:

ENTRANCE CABLES: Aluminum- Braided Strand OK.

BRANCH WIRING: Copper, Aluminum (220 volt braided strand OK), Appears serviceable.

SWITCHES & OUTLETS:

CONDITION: Improper wiring is noted at hallway light 3-way switch. When west hallway switch is on the east hallway switch will not turn light off, light flickers when switch is moved.

East hallway outlet at light switch is grounded type. outlet is not properly grounded. This could cause damage to computer equipment and other solid state electronics. Ungrounded outlets should be repaired.

LIGHTING AND FIXTURES:

CONDITION: A representative sampling of lighting was tested. As a whole, the lighting and fixtures throughout the house are in serviceable condition.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

DOORS:

TYPE:

Steel.

MAIN ENTRY DOOR:

Appears serviceable, door weather stripping in acceptable condition.

Door handle/lock set has multiple strike plates installed at jam. For personal safety I recommend removal of the multiple strike plates proper adjustment to door.

For added personal safety we generally recommend that all entry door locks be re-keyed.

None.

OTHER EXTERIOR DOORS:

STORM/SCREEN DOORS

Sliding screen door appears serviceable.

INTERIOR DOORS

Hollow Core.

TYPE:

INTERIOR DOORS

The door or hardware needs some adjustment or repair to function appropriately. The doorknob assembly needs to be replaced.

CONDITION:

Damage noted at west bedroom door jam. Make repairs as needed.



WINDOWS:

TYPE: Aluminum, Insulated glass with storm windows, Sliding.
CONDITION: Approximately 3 windows have condensation or condensation residue between window panes. This indicates a broken seal between windows. Generally considered a cosmetic problem. Only known repair is for the glass unit of the window be replaced. Further evaluation by a qualified window repair/replacement company is recommended.



SCREENS In place and in relatively good condition.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE: Carpet, Vinyl.
CONDITION: Carpeting is old and worn, consider replacement.

SMOKE / CARBON MONOXIDE DETECTOR:

TYPE: Smoke Alarm Type: Hard wired to house electrical circuits.
Carbon Monoxide Alarm Type: Battery powered wall or ceiling mount.
COMMENTS: To conform to current fire safety requirements it is recommended that smoke alarms be installed in all bedrooms.

Due to age of house, it appears that the smoke detectors are beyond their service life. Smoke alarms are considered good for a maximum of 10 years; we recommend that you change out all the old smoke detectors with a combination ionization/photoelectric alarms.

Carbon Monoxide detector was noted, and responded to test button. Location of detector(s) appear to be within 15 feet of bedroom access door(s) as required by state law.

RADON

System Type Test No active or passive radon mitigation system was observed in house during inspection. Results of the radon test were 2.7pCi/l. The test results are at an EPA accepted level, The US EPA recommends that you take action to reduce your home's indoor radon levels if your radon test result is 4.0pCi/L or higher. No mitigation is recommended at this time. We generally recommend periodic testing while you live in house, conditions can change with time. For more information visit the EPA's website at www.epa.gov/radon or Boulder county's website at www.bouldercountyradon.org.

John Doe
1234 Any Street
Longmont, CO 00000

Professional
Radon Monitor

Start Date : 0 July 2013
Start Time : 4:51 pm
End Date : 0 July 2013
End Time : 9:15 am
Serial # : 41833012
Location : Small Bedroom

Signature:

Data in pCi/l
Time Interval 1 Hr

2.3	1.6	0.6
1.0	0.6	1.0
1.0	0.6	1.0
1.3	2.0	2.6

2.3	1.6	2.6
3.6	6.3	1.3
3.0	3.0	4.3
2.3	5.0	3.0

1.0	2.6	2.3
2.3	2.3	3.6
1.3	1.3	2.3
2.3	2.3	2.3

3.0	3.6	3.0
3.3	4.6	4.6
4.3	5.0	2.6
5.0	2.0	4.0

2.3	2.6	2.6
3.3	3.0	2.3
4.0	4.3	3.6
1.3	1.6	3.6

3.3	1.0	3.6
T	4.3	

Overall Avg.= 2.7
EPA Protocol Avg.= 2.7.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN PHOTO



KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable.
Faucet is serviceable.

Drain Assembly Appears serviceable, In good working condition. No leaks or corrosion noted.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Free standing range .
The range was turned on using normal operating controls and found to be working satisfactory.

Drip pan missing at rear burner, replacement is needed.

Anti-tilt bracket missing at range. This can cause range to fall forward if forced is placed on open oven door. Recommend installing anti-tilt bracket to prevent personal injury.



VENTILATION:

TYPE AND CONDITION: Internal, The fan/hood was turned on using normal operating controls and found to be working satisfactory.

REFRIGERATOR:

TYPE AND CONDITION: No Refrigerator was installed at time of inspection.

DISHWASHER:

CONDITION:

Dishwasher water supply valve was in off position when I entered the house. I turned valve on to perform the inspection and test dishwasher. I turned water valve to off position when inspection was complete.

Appears operational. It is an older model appliance, at or near end of it's useful life. Anticipate replacement of unit in near future.



GARBAGE DISPOSAL:

CONDITION:

A p-trap is installed at disposal discharge. This is generally not recommended as the trap will reduce water flow and lead to back-ups. Recommend consulting with licensed plumbing contractor for best method of repair.



INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), Appear serviceable.
Cabinets appear serviceable, with moderate to heavy wear.



WALLS/CEILINGS/FLOORS:

Floor covering is vinyl/linoleum.
Wear noted with loose seam at utility room threshold.
Repair or replace as needed.



SWITCHES/FIXTURES/OUTLETS:

Kitchen does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly recommended that one be installed at any location within 6' of a water source.

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.

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LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable.
220volt service appears operational.
Dryer vent is provided.



BATHROOMS

Bathroom:

Location:	Hall.
Entry Door:	Satisfactory - The entry door to this bathroom is as I expected, and it is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Windows:	None - There is no window in this bathroom.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is vinyl / linoleum.
Lighting:	The lighting above the vanity mirror is not functional. Repairs may be needed.
Ventilation Fans:	Satisfactory - An exhaust fan is installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	A Ground Fault Circuit Interrupt protected outlet is installed in the area of the bathroom lavatory. However, it has improper wiring (open ground) and failed to stop the current flow. Repair is required for health safety.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	The vanity cabinet in this bathroom is damaged and requires repair or replacement.



Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition:	Satisfactory - The toilet in this bathroom appears to be functional. No leaks and proper operation was noted during inspection.
Tub:	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
Tub Mixing Valve & Stopper:	Tub spout sets proud of wall. Recommend adjustment so spout is flush with wall to limit moisture intrusion into wall cavity.



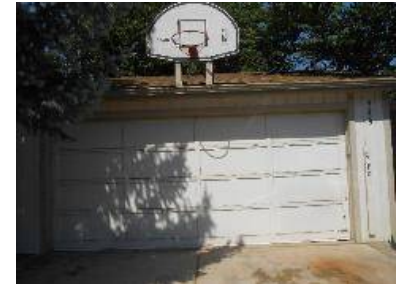
Tub & Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain: Satisfactory - The tub/shower appears to drain at an acceptable rate.
Glass Tub/Shower Door: Tub Yes - The bathtub has sliding glass doors installed. The glass appears to be safety glass.
Caulking/Water Contact Areas: Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

GARAGE

GARAGE:

Garage Type: The garage is detached and freestanding.



Size of Garage: Two car garage.

Number of Overhead Doors: There is a single overhead door. The door(s) are made of wood and fiberboard material.

Overhead Door and Hardware Condition: The overhead door needs repair. Support bracing on inside of door is loose and cracked. Recommend that the doors be inspected and repaired by a qualified garage door company.



Automatic Overhead Door Opener: The overhead door opener appears to function appropriately. Door opener was tested by push button device at entry door area. No remote control devices were observed. Unit is powered by the use of an extension cord. This is not recommended.

Safety Reverse Switch on the Automatic Opener: Yes - The door opener is equipped with an automatic safety reverse switch. The safety reverse feature worked as designed. An electronic beam safety reverse system is installed. It appears to be functional.

Garage Walls Condition: The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.

Exterior Walls Type and Condition: T-111 wood siding over wood framing, Appears serviceable, siding in acceptable condition for age and material type at time of inspection.

Exterior paint at end of expected life. It is recommended that the house siding be sanded/scraped, primed and painted.

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Outside Entry Door:

The outside entry door to the garage needs some minor adjustment or repair. Door is delaminating.

There is no deadbolt installed on the entry door. Consideration should be given to installing a deadbolt as a safety feature.



Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Garage Roof Condition:

The garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Electric Service to Garage:

There is a 220volt outlet in garage. No dedicated 220volt breaker was observed for this outlet. Unable to determine is outlet is energized. Outlet could be spliced off of other 220volt circuit which would be a fire hazard. Recommend further evaluation by a licensed electrician.



LAWN SPRINKLER SYSTEM

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of damaged or clogged sprinkler heads is necessary with most sprinkler systems.

GENERAL NOTES

General Notes

The control valves for irrigation system are located in crawlspace. The west valve manifold water supply was off however there was a water leak at one of the pipes. Recommend repair to leaking pipe and repair or replacement of shut-off valve so it will fully operate. Recommend that a qualified landscape contractor or plumber inspect and make any necessary repairs to the system.



WATER SOURCE:

No backflow/check valve was visible. The installation of backflow valves are required by most municipalities to prevent the backflow of water and contamination of water supply. Recommend that a qualified landscape contractor or plumber inspect and make necessary repairs.