

Sunnyside Home Inspections

Property Inspection Report



123 Example St, Denver, CO 80212
Inspection prepared for: Client Example
Date of Inspection: 1/9/2021

Inspector: Dehn Harper
3845 Tennyson St, Unit 157, Denver, CO 80212
Phone: 720-502-0565

Report Introduction

Thank you for choosing Sunnyside Home Inspections LLC! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we do not go away. We are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

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), <https://www.nachi.org/sop.htm>. 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.

Sunnyside Home Inspections LLC 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 guarantee 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.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a qualified licensed tradesman or other qualified contractor. I recommend obtaining a copy of all receipts, warranties and permits for any work completed to satisfy objections, prior to your closing.

Professional Recommendations		
Page 7 Item: 2	Electrical Status	<ul style="list-style-type: none"> The inspector recommends evaluation by a licensed electrician. While most outlets in the home are grounded or equipped with a GFCI, some outlets have neither and should be addressed by an electrician.
Roof		
Page 9 Item: 6	Vents Status	<ul style="list-style-type: none"> Caulk/Sealant is recommended
Page 10 Item: 7	Flashing Status	<ul style="list-style-type: none"> Flashing is missing
Page 10 Item: 8	Gutters Status	<ul style="list-style-type: none"> Debris is building up, recommend cleaning to encourage proper drainage
Electrical/Lighting		
Page 24 Item: 5	Carbon Monoxide Detector	<ul style="list-style-type: none"> Colorado law requires carbon monoxide detectors within 15 feet of bedrooms
Plumbing		
Page 43 Item: 1	Water Lines Status	<ul style="list-style-type: none"> The home contained galvanized steel water distribution pipes. These pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage
Kitchen		
Page 48 Item: 6	Dishwasher Status	<ul style="list-style-type: none"> High loop/air gap not installed
Interior Main Level		
Page 56 Item: 6	Stairs/Landing Status	<ul style="list-style-type: none"> Handrail does not return to the wall. A handrail must return to the wall or terminate at a newel post. This is to prevent personal items from catching on the end of the railing, which could cause a fall.
Bathroom basement		
Page 64 Item: 6	Ventilation Status	<ul style="list-style-type: none"> The inspector recommends installing an exhaust fan
Attic		
Page 67 Item: 7	Ventilation Status	<ul style="list-style-type: none"> Soffit vents recommended Ventilation may be inadequate. The inspector recommends evaluation by a qualified roofing specialist
Page 67 Item: 8	Insulation Observations	<ul style="list-style-type: none"> The inspector recommends adding insulation Baffles were not installed to prevent insulation from covering the soffit vents Insulation is uneven, recommend redistributing for better coverage



Inspection Details/Property Info

1. In Attendance

Other: Homeowner

2. Home Type

Materials: Single Family

3. Occupancy

Materials: Occupied

4. Year /built

Materials: 1957

5. Square Footage

Materials: 2230

6. Time

Materials: 10:00 AM

7. Temperature

Materials: Wet

Materials: Cloudy

Observations:

- 34

8. Utility Service State

Electrical Service On, Gas/Oil Service On, Water Service On

Inspection Details/Property Info Continued

9. Notes

Notes:

- The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

- The home was older and may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion.

Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time of original construction.

An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed.

The General Home Inspection is not a building code-compliance inspection, but an inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a code-compliance inspection.

Professional Recommendations

1. Roofing Status

Roofing: Ventilation

Recommendations:

- Attic ventilation may not be adequate. The inspector recommends assessment of and any installation of attic ventilation by a qualified licensed roofer.

2. Electrical Status

Electrical: Interior outlets

Recommendations:

- The inspector recommends evaluation by a licensed electrician. While most outlets in the home are grounded or equipped with a **GFCI**, some outlets have neither and should be addressed by an electrician.

3. Heating Status

Heating: Baseboards

Recommendations:

- The inspector recommends having the unit cleaned and serviced by a qualified technician
- According to the serial number and buildingcenter.org this furnace was manufactured September 1992 which would put it at or near the end of its useful life. The inspector recommends annual cleaning and inspection of the entire system by a licensed and qualified HVAC contractor as well as budgeting for replacement.

4. Water Heater Status

Water Heater: Water Heater

Recommendations:

- The unit appears to be near the end of its useful life

5. Plumbing Status

Recommendations:

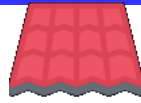
- The inspector recommends assessment and repairs of the high water pressure and galvanize water supply lines by a licensed qualified plumber.

6. Radon Status

Radon: Radon testing is recommended

Recommendations:

- Radon testing is recommended every 2 years



Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. General Photos



2. Location

Location: Main, Patio
Type: Hip

Roof Continued

3. Approximate Age

Age: 10 - 15 Years

Life Expectancy: 11 - 15 Years

4. Visible Inspected Area

Area Inspected: 100%

Method of Inspection: Walked - The inspector inspected the roof and its components by walking the roof

5. Covering Status

Covering: Asphalt Shingle, Bitumen

Observations:

- * General Info: Asphalt or fiberglass materials impregnated with mineral granules are known as composition shingle roofs. They are designed to deflect the deteriorating ultra-violet rays of the sun. The most common types are warranted by manufacturers to last from fifteen to twenty-five years, and are typically guaranteed against leaks by the contractor who installed it, for five years or less. The actual life of the roof will vary depending on a number of factors, including the quality of the material, the method of installation, and the geographic allocation climate. The first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This typically shows up first with the hip and ridge shingles and on the field shingles facing the south side. This does not mean that the roof needs to be replaced however, it should be monitored regularly and serviced when needed.

6. Vents Status

Vents: Galvanized, Cast Iron

Observations:

- Flue stack was too low
- Storm collar not installed
- **Caulk/Sealant is recommended**



General Photo



Flue vent was observed to be well below the 36 inch recommended height and does not have a storm collar, recommend assessment and repair by a qualified HVAC contractor

Roof Continued

7. Flashing Status

Flashing: Galvanized

Observations:

- Flashing is missing



General Photo



Caulking recommended to locations inch and a half vent pipe



Caulking recommended



Missing flashing noted water can enter wall covering behind siding recommend repairs by qualified contractor

8. Gutters Status

Gutters: Aluminum

Observations:

- Without water in the gutters, it is difficult to judge whether they are correctly pitched to direct water into the downspouts
- Debris is building up, recommend cleaning to encourage proper drainage

Roof Continued



Roof Continued

9. Downspouts/ Extensions Status

Downspouts: Aluminum

Extensions: Aluminum

Observations:

- Downspout extensions should terminate at least 6' from the foundation



Recommend downspout extension to 6 feet from the patio



Add 6 foot extension

10. Drip Edge Status

Drip Edge: Galvanized

Roof Continued



General Photo



Outer Walls/Exterior Coverings

1. Exterior Walls Status

Exterior Walls: Aluminum siding, Brick



Recommend grout or sealant



Minor cracking present in the brick recommend monitoring



Cracking and settlement noted recommend monitoring

2. Fascia/Trim Status

Fascia/Trim: Wood, Aluminum

Outer Walls/Exterior Coverings Continued



Recommend caulking and painting



Exposed wood noted recommend extending fascia to up behind gutter to protect exposed wood, assessment and repair by qualified contractor



Damaged fascia noted recommend replacement by qualified contractor

3. Eaves/Soffits Status

Eaves/Soffits: Aluminum

Outer Walls/Exterior Coverings Continued



Damage soffits noted recommend repairs by qualified contractor

4. Window / Screen Status

Windows: Metal, Vinyl

Screens: Vinyl Mesh



Broken glass noted recommend replacement by qualified contractor

5. Exterior Doors/Hardware Status

Exterior Doors: Solid Wood, Wood and Glass

Observations:

- Front door does not open easily

Outer Walls/Exterior Coverings Continued



Door did not latch, recommend repairs by a qualified contractor



Daylight visible at door bottom, Recommend repairs by qualified contractor



Loose hinge noted



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Type of Grade at House

Grading: Positive (Ground slopes away from the structure)

2. Public Walks Status

Materials: Concrete



3. Driveway Status

Materials: Concrete

Observations:

- Cracking noted, monitor and caulk as necessary
- Cracking with separation noted
- Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.
- Heaving noted



Cracking and heaving noted



Cracking noted recommend Caulking and monitoring

Grounds Continued



4. Front Deck/Porch Status

Materials: Concrete

Observations:

- Settlement noted



Settlement noted recommend caulking and monitoring for additional settlement



Caulking recommended

5. Private Walks Status

Materials: Concrete

Observations:

- Settlement noted

Grounds Continued



General Photo



Settlement noted recommend re-caulking to prevent water infiltration

6. Back Deck/Porch Status

Materials: Concrete

Observations:

- Settlement noted
- Cracking noted, monitor and caulk as necessary



Grounds Continued



Significant settlement noted recommend monitoring



Electrical/Lighting

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Wiring Status

Wiring: Copper

2. Exterior Lights Status

Exterior Lights: 110 VAC



Light did not respond to switch, check bulb

3. Interior Receptacles Status

Interior Receptacles: 110 VAC, Grounded, Ungrounded

Observations:

- Ungrounded outlets were present in the home

Electrical/Lighting Continued



Example of un-grounded GFCI protected outlet



Un-grounded not GFCI protected outlet noted



4. Smoke Detectors Status

Smoke Detectors: Battery Powered

Observations:

- The inspector recommends installing additional smoke detectors

Electrical/Lighting Continued



Smoke and CO2 detector recommended here

5. Carbon Monoxide Detector

CO Dectector: Battery Powered

Observations:

- Recommend adding carbon monoxide detectors on each level
- Colorado law requires carbon monoxide detectors within 15 feet of bedrooms



The inspector was not able to identify as CO2 detector, recommended identification or installation of new CO2 detector

6. Ceiling Fans Status

Ceiling Fans: Present

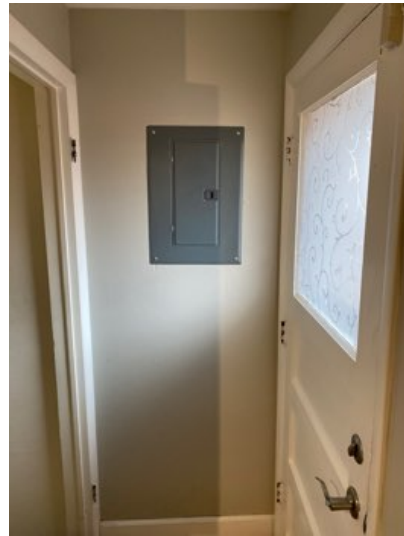


Main Panel- Electrical

1. General Photos



General Photo



2. Panel Type

Panel Type: Main

Panel Location: Kitchen

3. Electrical Panel Observations

Electrical Panel Manufacturer: Square D



4. Main Disconnect

Main Panel- Electrical Continued



Main Electrical Shutoff

5. Service Panel

Service Volt Size: 120 - 240 Volts

6. Amperage/Service Wire Status

Amperage: 100 Amps

Service Wire: Copper Stranded



7. 110 VAC Branch Circuits Status

110 VAC Branch Circuits: Copper

Main Panel- Electrical Continued



8. 220 VAC Branch Circuits Status

220 VAC Branch Circuits: Copper, Aluminum Stranded



9. Over Current Protection Status

Over Current Protection: Circuit Breakers

10. Grounding Status

Grounding: Not Visible

11. Service Method Status

Service Method: Overhead

Main Panel- Electrical Continued



12. Indexed Status

Indexed: Fully





Sub-Panel- Electrical

1. General Photos



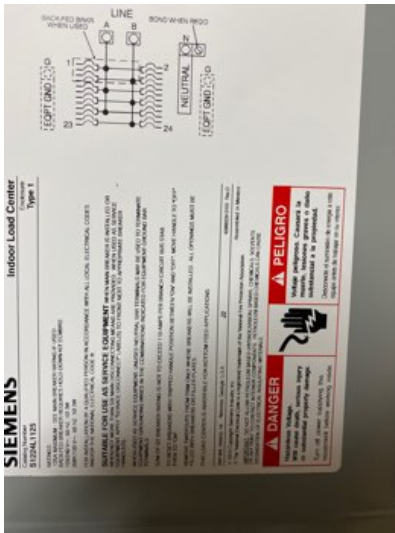
2. Panel Type

Panel Type: Sub Panel

Panel Location: Basement

3. Electrical Panel Observations

Electrical Panel Manufacturer: Siemens



4. Service Panel

Service Volt Size: 120 - 240 Volts

Panel Rating: 125 Amps

5. Amperage/Service Wire Status

Amperage: No main breaker present

Service Wire: Aluminum Stranded

Sub-Panel- Electrical Continued

6. 110 VAC Branch Circuits Status

110 VAC Branch Circuits: Copper



7. 220 VAC Branch Circuits Status

220 VAC Branch Circuits: Copper



8. Over Current Protection Status

Over Current Protection: Circuit Breakers

9. Grounding Status

Grounding: Bonded to main

10. Service Method Status

Service Method: Sub-Panel Feeder wire

11. Indexed Status

Indexed: Fully

Sub-Panel- Electrical Continued





Cooling System

1. Evaporative Cooler Status

Evaporator/Blower: Single system

Observations:

- Rust present
- Not tested





Heating

1. General Photos/Videos



No gas leak detected



General Photo

Heating Continued



Combustion air covered by pipe insulation
recommend removing insulation



Recommend filter replacement every three
months at least. 16x25x1



Baseboard heaters were not tested for this inspection. Recommend assessment by a qualified contractor

2. Manufacturer

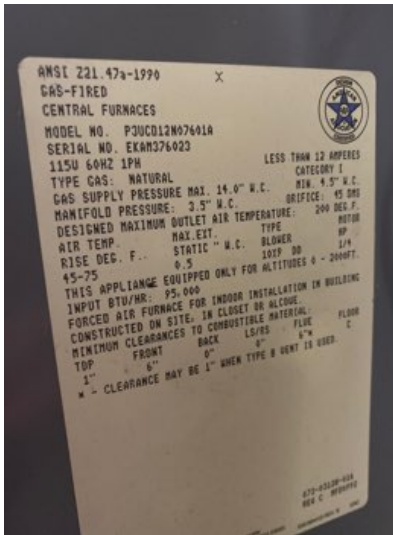
Manufacturer: York

3. Tag

Observations:

- Present

Heating Continued

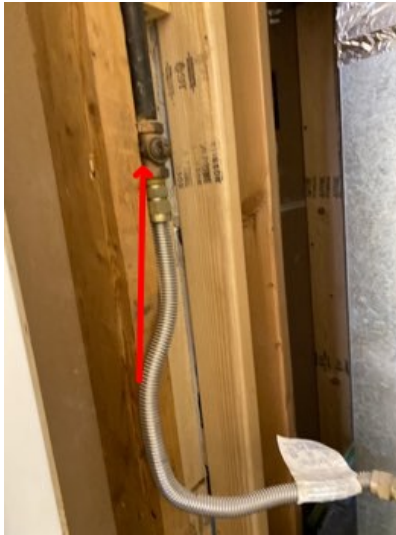


4. Electrical Disconnect



5. Fuel Shut Off

Heating Continued



Fuel Shut Off

6. Unit Location

Location: Basement

7. Area Served Status

Area Served: Entire living area

8. Fuel Status

Fuel: Natural Gas

9. Burners Status

Burners: 5 burners

Observations:

- Burners are dirty



10. Heat Exchanger Status

Heat Exchanger: No visibility

Heating Continued

11. Ductwork Status

Ductwork: Solid Sheet Metal

12. Flue/Vent Pipe Status

Flue/Vent Pipe: Single wall, double at penetration point

13. Thermostat Status

Thermostat: Programmable



Main level hall

14. Unit Operation Status

Unit Operation: Unit operated

15. Blowers/Motors Observations

Blowers / Motors: Direct Drive

Observations:

- Blower motor was dirty, recommend cleaning by a qualified contractor



Heating Continued



Water Heater

1. General Photos



No gas leak detected

2. Location

Location: Basement, Utility Closet
Type: Natural Gas

3. Fuel Shut Off

Water Heater Continued



Fuel Shut Off

4. Water Shut Off



Water Shut Off

5. Tag

Observations:

- Present

Water Heater Continued



Unit is 14 years old and at the end of it's life, recommend budgeting for a new water heater

6. Manufacturer

Manufacturer: General Electric
Capacity: 40 gallons

7. Approximate Age

Age: 10 - 15 years
Life Expectancy: 0 - 3 Years

8. Tank Condition Status

Tank Condition: Steel

9. Temperature Pressure Relief Valve Status

TPR Valve: Brass



Potential evidence of leaky TPR valve recommend assessment and repair by qualified contractor

10. Relief Valve Extension Status

Valve Extension: Chlorinated polyvinyl chloride (CPVC)

Water Heater Continued

11. Flue/Vent Connector Status

Flue/Vent Connector: Single wall, double at penetration point



Plumbing

1. Water Lines Status

Water Lines: Copper, Cross linked polyethylene (PEX), Galvanized
Observations:

- The home contained galvanized steel water distribution pipes. These pipes are outdated and subject to corrosion which will eventually result in restricted flow and leakage

2. Water Pressure Status

Water Pressure: 85 PSI according to inspectors equipment, 120 PSI According to Inspectors Equipment

Observations:

- * Excessively high water pressure - Home water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally-accepted current standards. Excessively high water pressure is likely to cause leaks. The Inspector recommends service by a qualified plumbing contractor



3. Vent Pipes Status

Vent Pipes: **ABS**, Cast iron, Galvanized

4. Drain Pipes Status

Drain Pipes: **ABS**, Cast iron, **PVC**

5. Fuel Pipes Status

Fuel Pipes: Black Iron

Observations:

- Exterior gas lines were rusting

Plumbing Continued



Main shut off



Gas leak detector, No leak found

6. Hose Bibs Status

Hose Bibs: Anti Siphon

7. Irrigation Status

Irrigation: Copper to exterior

Observations:

- Not tested, winterized

Plumbing Continued



Sprinkler control



Structural

1. Approximate Age of Structure

Age: 61 - 70 yrs

2. Foundation Walls Status

Walls: Basement is partially finished, unable to assess some of the foundation walls, Concrete Observations:

- General information- Some cracking is normal. Normal cracking can result from shrinkage of foundation materials, minor settling, or from damage to the parge coating.
- General information- Vertical cracks are most often caused as a result of settlement of the structure, soil compacting, or soil washing away under the footings. They can also occur after remodeling.



3. Bearing Walls Status

Bearing Walls: Wood Framed

4. Roof Structure Status

Roof Structure: Joist, Rafter

5. Floor Status

Floor: Partially visible, Structural wood floor

6. Sub Floor Status

Sub Floor: Plywood



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Location

Location: Main Floor

2. Wall/Ceiling Finish Status

Wall Finish: Drywall Painted

Ceiling Finish: Drywall Painted

3. Floor Covering Status

Floor Covering: Wood

4. Sink Status

Sink: Double Basin



5. Garbage Disposal Status

Manufacturer: Badger



Kitchen Continued

6. Dishwasher Status

Observations:

- Dishwasher was not tested by inspector. In use by homeowner
- High loop/**air gap** not installed



7. Range/Oven Status

Type: Electric

Manufacturer: Frigidaire



8. Built in Microwave Status

Manufacturer: Undetermined

Kitchen Continued



9. Refrigerator Status

Manufacturer: Frigidaire



Kitchen Continued

10. Countertop Status

Countertop: Laminate, Tile



11. Cabinets Status

Cabinets: Composite

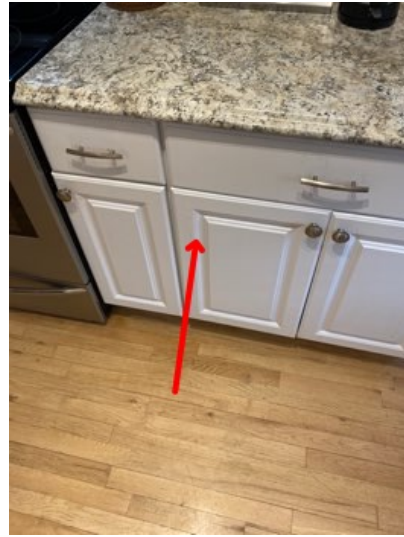


Loose hinges noted

Kitchen Continued



Loose hinge noted



Loose hinge noted

12. Receptacles Status

Receptacles: 110 VAC **GFCI**



13. Lighting Status

Lighting: 110 VAC



Laundry

1. Location

Location: Basement

2. Wall/Ceiling Finish Status

Wall Finish: Drywall Painted

Ceiling Finish: Drywall Painted

3. Floor Covering / Drain Status

Floor Covering: Laminate

4. Dryer Status

Manufacturer: LG



5. Dryer Vent Status

Dryer Vent: Flex

Observations:

- Dryer is not operated for the inspection

6. Washer Status

Manufacturer: LG

Laundry Continued



7. Washer Supply Valves Status

Supply Valves: Ball



8. Washer Supply Hoses Status

Supply Hoses: Metal braided

9. Receptacles Status

Receptacles: 110 VAC

Laundry Continued



10. Ventilation Status

Ventilation: None

11. Lighting Status

Lighting: 110 VAC



Interior Main Level

1. Wall/Ceiling Finish Status

Wall Finish: Drywall Painted
Ceiling Finish: Drywall Painted

2. Floor Covering Status

Floor Covering: Carpet, Wood

3. Windows Status

Windows: Vinyl

Observations:

- Lock does not operate properly



Broken latch noted

4. Interior Doors Status

Interior Doors: Hollow Core

5. Closet Doors Status

Closet Doors: Hollow Core, Slider

Interior Main Level Continued



Door was observed to be in contact with the trim and difficult to operate. Recommend assessment and repairs by qualified contractor

6. Stairs/Landing Status

Stairs/Landing: Carpet Covered

Observations:

- Handrail does not return to the wall. A handrail must return to the wall or terminate at a newel post. This is to prevent personal items from catching on the end of the railing, which could cause a fall.



No returns noted



Damaged carpet noted



Interior Basement

1. Wall/Ceiling Finish Status

Wall Finish: Drywall Painted
Ceiling Finish: Drywall Painted

2. Floor Covering Status

Floor Covering: Laminate, Concrete

3. Windows Status

Windows: Vinyl, Metal

4. Interior Doors Status

Interior Doors: Hollow Core

5. Closet Doors Status

Closet Doors: Hollow Core



Bathroom hall

1. Wall/Ceiling Status

Walls: Drywall Painted
Ceiling: Drywall Painted

2. Bathtub/Whirlpool Tub Status

Bathtub/Whirlpool Tub: Plastic

Observations:

- Caulking around tub recommended



Recommend caulking

Bathroom hall Continued



Shower plumbing is loose is wall

3. Sink/Vanity Status

Sink/Vanity: Single

Observations:

- Backsplash needs caulking



Bathroom hall Continued



Shut off valves missing handles, recommended assessment and repairs by qualified contractor

4. Toilet Status

Toilet: Glacier Bay



5. Floor Covering Status

Floor Covering: Laminate

6. Ventilation Status

Ventilation: Exhaust Fan

Bathroom hall Continued



Light did not function, check bulb

7. Receptacles Status

Receptacles: 110 VAC **GFCI**

Observations:

- **GFCI** does not trip





Bathroom basement

1. Wall/Ceiling Status

Walls: Drywall Painted
Ceiling: Drywall Painted

2. Shower Enclosure Status

Shower Enclosure: Tile

Observations:

- Caulk and/or grout repair recommended



Recommend caulking

3. Sink/Vanity Status

Sink/Vanity: Single, Molded

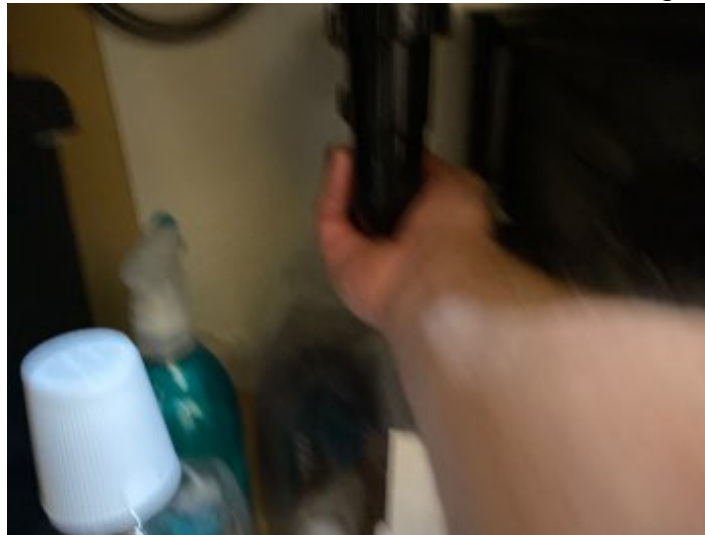
Observations:

- Backsplash needs caulking

Bathroom basement Continued

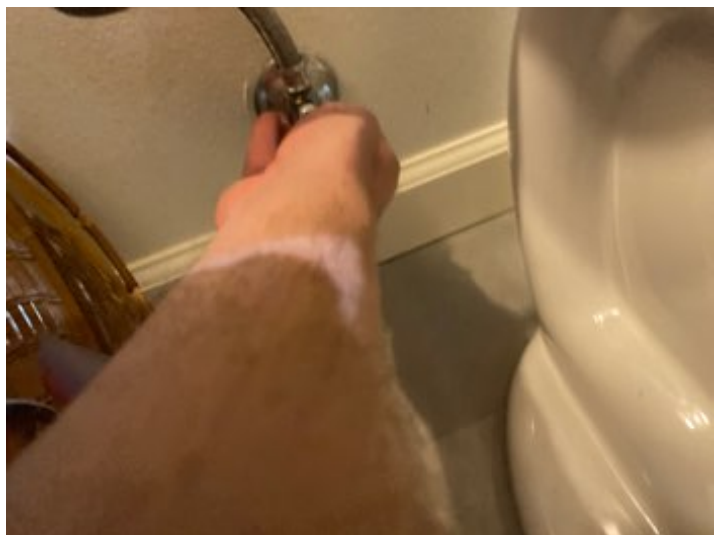


Caulking recommended



4. Toilet Status

Toilet: American Standard



Bathroom basement Continued

5. Floor Covering Status

Floor Covering: Tiles

6. Ventilation Status

Ventilation: Not present

Observations:

- The inspector recommends installing an exhaust fan

7. Receptacles Status

Receptacles: 110 VAC **GFCI**





Attic

1. General Photos



Attic Continued



Dryer duct was observed being used for bathroom exhaust duct and it had a hole in it, recommended assessment and repairs by a qualified contractor

Bath fan duct was observed ducting into the attic by a roof vent, recommended ducting to its own sealed roof termination by a qualified contractor



Furnace flue does not have minimum 1inch clearance from combustibles, recommended repairs by a qualified contractor

2. Method of Inspection

Method of Inspection: Visual from Access Opening
Access Location: Hall

3. Truss/Rafter Status

Truss/Rafter: 2 x 6 Rafters

4. Sheathing Status

Sheathing: Oriented Strand Board, Plywood

5. Roof Penetrations Status

Roof Penetrations: Roof Vents, Flue(s), Plumbing Vents

Attic Continued

6. Moisture Conditions Status

Moisture Conditions: Dry

7. Ventilation Status

Ventilation: Roof Vents, Soffit Vents

Observations:

- Soffit vents recommended
- Ventilation may be inadequate. The inspector recommends evaluation by a qualified roofing specialist

8. Insulation Observations

Insulation Type: Batts, Blown in, **Cellulose**, Fiberglass

Insulation Depth: 6 - 8 Inches

Observations:

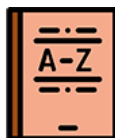
- The inspector recommends placing batt insulation on scuttle cover
- The inspector recommends adding insulation
- Baffles were not installed to prevent insulation from covering the soffit vents
- Insulation is uneven, recommend redistributing for better coverage

Radon

1. Radon Mitigation System Status

Materials: Appeared to be installed according to EPA guidelines





Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.