This inspection is, and can only be, a “snapshot view” of the condition of the readily visible parts of the property at the time of the inspection and how well components functioned during this inspection. This inspection is not a technically exhaustive inspection of the structure, systems, or components and may not reveal all deficiencies. A more exhaustive inspection is available for a substantial additional fee.

Whether descriptive remedies for any noted defects are included in the report or not, you are advised to seek at least two professional opinions and/or estimates of repair. The client is advised to have any professional making repairs to do further evaluation in order to discover and repair any defects that might not be identified by the visual inspection conducted by the home inspector. The purpose of recommending further evaluation is to have a professional go further in dismantling or examining a component than is done in a home inspection and make recommendations or repairs.

1. WHAT IS OUTSIDE THE SCOPE OF THE INSPECTION: Components and features that we cannot see. Blemishes, discolorations, minor damage, and unfinished trims, etc. Areas and components that have restricted access, cannot be safely accessed, or accessed without risk of damage to components as determined by the inspector, with the standard tools carried by the inspector. Components seasonally turned off or cannot be safely operated due to temperatures have limited inspections. Inspection does not include destructive testing or dismantling. This inspection does not constitute a home warranty, guarantee, insurance policy or substitute for real estate property disclosures. Elements maintained by a Home Owners Association (HOA) are not inspected. The inspector does not identify building code and zoning violations or every component that is or may be the subject of a lawsuit or recall.

If snow, rain, temperature, other weather, obstructions, uncooperative occupants, or other event prevents or limits inspection of normally inspected components, you may request a follow-up inspection and agree to pay an additional fee for this service.

A real estate inspection helps to reduce some of the risk involved in purchasing a home or property, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. Some components and systems require more use and/or observation than possible during this inspection to reveal defects. You should obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, information on recalls, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. You acknowledge that the following components shall not be covered, addressed or inspected during the inspection, and it is your responsibility to get appropriate experts to evaluate these components: Intercom, central vacuum, phone wiring, theater systems, security systems, tracing circuits, most low voltage systems, home networks, saunas, steam baths, radio-controlled devices, dumbwaiters, automatic gates, elevators, lifts, and thermostatic or time-clock controls, pools, spas, window coverings and blinds. Geological stability, soil conditions, site drainage, structural stability or engineering analysis, termites and other wood destroying organisms, pests, asbestos, radon gas, formaldehyde, lead, lead paint, mold, odors, water and air quality, electromagnetic radiation, “meth use and labs,” and any other environmental hazards. Fence lines, sheds, detached buildings and barns, roofs above 15’ high (ladder height), wells, septic systems, items winterized or turned off for the season, water softener/purifier systems, solar systems, furnace heat exchangers, ac evaporators, and other similar components. Effectiveness, adequacy, efficiency, and predicting the life expectancy of any appliance, system, and component beyond generalized comments.

(By prior written agreement, some of the above items may be inspected and reported for additional fees)

2. STANDARDS OF PRACTICE (“SoP”): The inspection shall be done in accordance with the InterNational Association of Certified Home Inspectors (InterNACHI), which may be reviewed at https://www.nachi.org/sop.htm. You understand that InterNACHI’s SoP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over
By your signature below, you agree to all the terms of this Agreement.
EXHIBIT B:

“☒ Appears Serviceable” means that the item or component appears capable of being safely used and does not appear to have problems that will lead to failure in the near future. Some components may show normal ‘wear and tear’ and have cosmetic defects or other minor deficiencies checked “☒” that do not materially impact the performance of that item. Any item or description not checked “☒” or highlighted is not applicable.

Green highlighting is for clarity, emphasis, or acknowledgement. Green does not indicate a defect or problem.

Yellow highlighting designates a defect or condition that, in the inspector’s opinion, should be repaired, replaced, or evaluated by an appropriate expert for remedial action even if the defect or condition is not preventing the component from performing its intended function.

Not all defects are equal.

Red highlighting designates a defect or condition that, in the inspector’s opinion, is significant and/or a safety concern. Action is strongly recommended.

Significant expense may be required to remedy.

“N/W” means that the item was not working properly or as expected. “N/A” means Not Applicable. “Recommended” may not mean required.

Most defects or defective components checked and/or highlighted should be repaired or replaced for best performance or appearance. Where repair is not recommended or described for an identified defect, client should consult appropriate experts to decide whether repair or replacement is appropriate.

Contact the inspector about any questions arising about this inspection or report.

READ THE ENTIRE REPORT.
<table>
<thead>
<tr>
<th>Client or representative was not present for entire inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑️ Snow covering some features and limiting inspection  ☐ Raining (may limit inspection)  ☐ Recent rain</td>
</tr>
<tr>
<td><strong>Average temps during inspection:</strong> ☐ Cold &lt;32°  ☐ Cool 32° - 65°  ☑️ Warm 65° - 85°  ☑️ Hot &gt;85°</td>
</tr>
<tr>
<td><strong>Property type:</strong> ☑️ Single family  ☐ Condo  ☐ Townhome  ☐ Attached  ☐ Multi-unit  ☐ Commercial</td>
</tr>
<tr>
<td><strong>Status:</strong> ☑️ Occupied  ☐ Vacant  ☐ Furnishings present and limit inspection (furniture, etc. is not moved)</td>
</tr>
</tbody>
</table>

### SUMMARY OF MAJOR DEFECTS

This summary lists important deficiencies that may include significant safety concerns and/or expensive repair/replacement, in the judgment of the inspector. These items should have additional evaluation and/or remedial action by appropriate experts.

*This summary does not include every concern or defect noted in the report.*

YOU MUST READ THE ENTIRE REPORT!

- ☐ Exterior (Sections 1-11) Comments
- ☐ Roof (Section 12-16) Comments
- ☑️ Electrical Panel needs repair/replacement [Sec 17] Difficult access
- ☑️ Wiring need CO detectors, other repairs
- ☑️ Garage (Section 18) door to house is not fire rated
- ☒️ Heating/Cooling system repair and/or evaluation [Sec 31] Unsafe condition
- ☐ Plumbing (Section 32) Comments
- ☑️ Water Heater (Section 32) beyond normal life expectancy
- ☐ Bath(s) (Section 33) Comments
- Other: Comments

### General Observations/Commentary

#### 1 DRIVEWAY
- ☐ N/A  ☐ Maintained by HOA (not inspected)  ☐ Not fully visible Comments

Material: **concrete**

- ☑️ Appears Serviceable (common-minor cracks)

Comments

Major cracks, spall, and minor movement are usually more cosmetic and rarely structural. They do not always require remedial action and concrete drive and walkway may still be serviceable.

#### 2 WALKWAYS

- ☐ N/A  ☐ Maintained by HOA (not inspected)  ☐ Not fully visible Comments

Material: **concrete**

- ☑️ Appears Serviceable (common-minor cracks)

Comments

Major cracks, spall, and minor movement are usually more cosmetic and rarely structural. They do not always require remedial action and concrete drive and walkway may still be serviceable.

#### 3 GRADE

(Water should drain away from foundation)  - ☐ N/A  ☐ Snow present (unable to view some features)

Topography: **Level (mostly flat)**

- ☑️ Appears to have adequate positive drainage away from foundation

Comments

Retaining walls:  - ☐ N/A

Material: ☐ Wood  ☑️ Block  ☐ Concrete  ☐ Stone  ☐ Other

- ☑️ Appears Serviceable

Comments

*Flat drainage may only become a problem during periods of heavy rain or changes in yard irrigation or other surrounding drainage changes. Positive drainage is required. Surface water should flow away from the foundation at least 5’ whenever possible.*
4 PORCH  ☐ N/A  ☐ Not fully visible  Comments
Material: concrete  ⚫ Appears Serviceable  ⚫ Common cracks  ☐ Major cracks  ☐ Settled  ☐ Spall
Comments

5 PATIO  ☒ Off sunroom
Material: concrete  ⚫ Uneven steps  ⚫ Major cracks  ☐ Surface deterioration/spall  ⚫ Electrical needs repair
  open wiring in open patio and open J-box in sunroom ceiling. Need GFCI outlet on exterior patio.
Surface: ☐ Raised  ⚫ Settled  ☐ Trip hazards  ⚫ Drains toward foundation
Cover: ☐ Appears Serviceable

Sunroom has been built directly on patio. A foundation is required for this type of sunroom construction. The patio has settled and caused damage to the metal siding on the exterior. I am unable to confirm that water is not damaging the framing on the sunroom. The SW corner of the patio behind the sunroom has been mudjacked.

5 PATIO  ☒ SW corner of house
Material: concrete  ⚫ Common-minor cracks
Guard rail is needed  ☒  Surface deterioration/spall  ☐
Electrical outlet needs repair  ☒  Need GFCI outlet
Block retaining wall has major gapped crack.

6 DECK/VERANDA  ☐ N/A  Surface material: wood and synthetic
Location(s):  A: backyard  B: Location  C: Location
A  B  C
☒  ☐  ☐  Not fully visible  low to grade
☒  ☐  ☐  Damaged/worn finish  Comments
☒  ☐  ☐  Earth to wood contact (may promote rot)  posts

Deck is not considered a house component since it is not attached to house.

☒  ☐  ☐  Not constructed to best practice  is common and can be subjective. In this report it means that framing should have been better secured together with approved strapping, brackets, hangers, fasteners, and/or appropriate flashings should have been added. There may be other work that could have been done better. Often, decks not built to best practices or local standards, may be useable at the time of the inspection, but remedial work is recommended by a qualified contractor to ensure that the deck continues to be safely serviceable. Comments

Stairs:
☒  ☐  ☐  Back stair is made for interior use and is weathering poorly

Comments

7 FENCE  ☐ N/A  ☒  Wood  ☐  Chainlink  ☐  Masonry  ☐  Rail  ☐  Other  ☐  Fences not inspected
☒  Not fully visible  Comments
☒  Leaning
Loose sections

Comments

8 EXTERIOR WALLS

☐ N/A  ☐ Maintained by HOA (not inspected)  ☐ Not fully visible  Comments.

Structural Framing:  ☒ Wood frame  ☐ Masonry  ☐ Steel frame  ☐ Not determined

*Structural elements are hidden and may be difficult to determine and may not be the same throughout the house*

Primary Covering:  ☐ Fibrous (composite) siding  ☐ Stucco*  ☒ Brick

Secondary Covering:  ☐ N/A  ☒ Brick  ☒ Metal  ☐ Wood  ☒ Plywood  ☐ Comments

Siding:

☒ Minor damage  ☐ N/A  ☐ Comments

Masonry veneer (stucco, stone, brick):

☒ N/A  ☒ Appears Serviceable

☒ Tuck pointing repair recommended  ☐ Comments

☒ Loose or missing masonry, bricks, stone, etc.  ☐ Comments
Brick veneer at porch has tilted away from the house about 3/8”.

Further evaluations should be conducted by qualified independent experts. Paint prior to 1979 may contain lead. Paint is not tested for lead content.

**9 TRIM**

- N/A
- Maintained by HOA (not inspected)
- Not fully visible

<table>
<thead>
<tr>
<th>Wood</th>
<th>Fibrous / Composite</th>
<th>Metal</th>
<th>Vinyl</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Eaves, soffits, fascia, & trim appear serviceable
- Ordinary maintenance needed such as caulking windows, doors, and transitions between trim and siding.

**10 HOSE FAUCET/BIB(S)**

- N/A
- Winterized – not tested

<table>
<thead>
<tr>
<th>Frost proof</th>
<th>Yes</th>
<th>No</th>
<th>Both present</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Appears serviceable
- Seal around faucet to prevent water penetration back patio

**11 SPRINKLER**

- N/A
- System is off

- Damage to water lines under deck

*Minimal Inspection: Inspector does not operate sprinkler system*
Because most of sprinkler system is hidden and large amounts water must be run to determine function; sprinkler inspection is minimal and buyer should further investigate. Inspector does not inspect valve boxes or spray coverage. If possible, buyer is encouraged to ask the seller or other experts for instructions on use of the system.

### 12 ROOF

**Style:** ☑️ Gable  ☐ Hip  ☐ Combo Gable and Hip  ☐ Flat / low slope  ☐ Mansard / shed
**How inspected:**  ☑️ Walked  ☐ Viewed from ladder / ground (these inspections are limited)
**Material:**  ☑️ Composition: **Dimensional**  # of Layers visible* 1 ;
☑️ **Appears serviceable** (shows little age or wear)

*The roof decking is 3/8” plywood which feels soft when walked on. 3/8” is no longer done but does not have to be corrected. However, “H-clips” were required at the joints between the decking sheets and they are missing.*

*Depending on municipality, only one or two layers of shingles are allowed whenever shingles are replaced.

### 13 CHIMNEY(S)  ☑️ N/A

**Comments**

Common and major cracks in mortar crown/cap need sealing every few years. Hairline cracks in flue tile should be monitored for gapping.

### 14 ROOF FLASHINGS  ☑️ N/A  ☐ Maintained by HOA (not inspected)

☑️ **Appears serviceable**
**Flue(s):**  ☑️ Very rusted
☑️ Missing storm collar

**Comments**
When weather and gutters are dry, it is difficult to determine leakage or drainage. In most installations, downspout extensions should divert water at least five feet from foundation. Inspector does not determine the effectiveness of any underground drains.

Wood sap “bleeding” in roof framing is an indication of overheating in attic. Stored items in attic.
17 ELECTRICAL SERVICE  ☒ Overhead  ☐ Underground (not visible for inspection)

Service Drop: ☐ Insufficient drip loop  ☐ Improper splices  ☐ Conductors touch trees  ☐ Damaged wires
Conductors too low or close to: ☐ Grade  ☐ Patio  ☐ Deck  ☒ Patio or deck covers  ☐ Roof

Service conductors: ☒ Aluminum  ☐ Copper  ☐ Not visible

☒ Ground present

Grounding clamp on plumbing under kitchen sink should be at main water line entering bsmt.

Main Panel (Service Equipment typically has main service disconnect and most of the circuit breakers)

Location: sunroom

Main service disconnect rating 200 amps  Panel rating 200 amps  ☐ Panel label missing or not readable
☒ System appears outdated by today’s standard (no requirement to update)
☒ Unsecured deadfront cover or missing screws
☒ Breakers are different brands or may not be intended for panel (should be evaluated for compatibility)
☒ Insufficient access to or around panel; difficult to even open the cover door
☒ Aluminum wiring noted for 120v circuits

*Solid aluminum wiring has special concerns and installation instructions. Evaluation by a licensed electrician is recommended.

☒ Aluminum wire connections do not have antioxidant paste*

*Antioxidant paste for aluminum wire connections is not required unless prescribed by equipment manufacturer. Requirement for antioxidant is common but not confirmed for this equipment.

Ideal #65 Purple wire nuts are no longer allowed for copper/aluminum wire splices.

“Main panel” is considered to be the panel with the majority of the breakers even if the main disconnect breaker is at a different location or in a different panel.
Stranded aluminum wiring for 240v circuits is allowed.
If present, AFCI breakers are not tested in occupied homes. Older AFCI breakers are vulnerable to nuisance trips which cannot be determined by this inspection.
Inspector doesn’t determine if Square D breakers (if present) are counterfeit.

18 GARAGE  ☐ N/A  ☒ Garage  ☐ Carport  ☒ Attached  ☐ Unattached
☒ Occupants’ possessions block view of entire garage – unable to fully inspect

Floor:
☒ Visible area appears serviceable (common-minor cracks)

Comments

Cracks and settling do not always require remedy although sealing cracks is recommended.

Walls/Ceiling
Interior Firewall: ☒ Holes

Comments

Roof.  ☐ N/A  ☒ Does not have a separate roof. See Section 10 Roof for information

☒ Appears serviceable
### Material
- ☒ Composition
- □ Roll
- □ Wood
- □ Single-ply
- □ Hot pitch & gravel

### Door To Living Space
- □ N/A
- ☒ Not fire rated

### Type
- □ Solid
- □ Rated door
- ☒ Not operational

### Closer
- □ Not operational
- ☒ Missing
- □ Needs adjustment

#### Comments
- Door is not rated for use and should be replaced with an approved door

### Door To Exterior
- □ N/A
- □ Blocked / locked
- ☒ Appears serviceable

### Vehicle Door
- □ N/A
- # Doors 1
- ☒ Roll-up
- □ Tilt-up
- □ Sliding
- □ Swinging
- ☒ Appears serviceable
- ☒ Loose hinges

### Comments
- Lags, bolts, and nuts on wood doors need to be snugged annually. Do not over tighten.

### Opener
- □ N/A
- # units 1
- ☒ Failed hand test* (Auto reverse needs adjustment)

#### Comments
- Pressure sensors and electric eyes should be regularly tested.
- *2X4 block test for the auto reverse function is not done due to risk of damage to door or possessions and should only be done after a garage technician has evaluated the opener. A garage opener technician should be consulted prior to block testing. A “hand” test creates resistance to the movement of the door to test the auto reverse function (obstruction sensor) of the opener with less chance of damage to components.
- Remote controls for garage door are not inspected.

### Electrical
- □ N/A
- ☒ Not fully visible

#### Electrical covers
- □ Missing
- □ Damaged
- ☒ Exposed splices

### Comments
### 19 EXTERIOR DOORS

<table>
<thead>
<tr>
<th>Locations: A: Entry</th>
<th>B: slider</th>
<th>C: Comments</th>
<th>D: Comments</th>
<th>E: Comments</th>
<th>F: Comments</th>
<th>G: Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ ☒ ☑ ☑ ☑ ☐ ☐</td>
<td>☒ ☐ ☑ ☑</td>
<td>Appears Serviceable</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>☐ ☐ ☐ ☐ ☐</td>
<td>☒ ☐</td>
<td>Damaged jamb or track</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments**

### 20 INTERIOR DOORS

- ☒ Damaged door to laundry
- ☒ Off track some by-pass closet doors

**Comments**

### 21 LAUNDRY

- ☒ Appears serviceable
- ☒ Washer/dryer (if present) not operated

**Valves:** ☒ Not tested

**Dryer venting:** Inside of tube is not inspected and regular cleaning is advised.

**Comments**

### 22 FIREPLACE

- ☒ N/A

**Comments**

*Fireplace inserts are not pulled out for examination.
**With gas conversion, damper must be removed or secured in an open position
There is a November-March wood burning restriction in the Denver Metro Area. You should investigate how this affects your intended use of the fireplaces or other wood/pellet burning appliances.

https://www.colorado.gov/airquality/advisory.aspx
https://www.colorado.gov/pacific/cdphe/indoor-burning-restrictions

**23 WINDOWS**

<table>
<thead>
<tr>
<th>Frame material(s):</th>
<th>☒ Synthetic, vinyl or composite</th>
<th>☐ Metal</th>
<th>☐ Wood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Style(s):</td>
<td>☒ Sliding</td>
<td>☐ Single hung</td>
<td>☐ Double hung</td>
</tr>
<tr>
<td>Pane style(s):</td>
<td>☒ Double pane</td>
<td>☐ Single pane</td>
<td>☐ Other</td>
</tr>
<tr>
<td>Furnishings (other) prevent full inspection of all windows</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Comments**

Storm windows may not be operated. Caulking around windows is typical maintenance.

**24 INTERIOR WALLS**

<table>
<thead>
<tr>
<th>General condition appears serviceable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Furnishings prevent full inspection</td>
</tr>
</tbody>
</table>

**Comments**

**25 CEILINGS**

<table>
<thead>
<tr>
<th>Acoustic spray*</th>
<th>☐ Ceiling tile</th>
<th>☐ Wood / beam</th>
<th>☐ Drop ceiling</th>
</tr>
</thead>
</table>

**General condition appears serviceable**

**Comments**

Determining if acoustic or any component contains asbestos is beyond the scope of this inspection. Asbestos was a common construction material used until the early 1980's in over forty construction products. Determining if paint contains lead is beyond scope of this inspection.

**26 FLOORS & STAIRS**

<table>
<thead>
<tr>
<th>Visible floor coverings appear serviceable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Furnishings prevent full inspection</td>
</tr>
</tbody>
</table>

**Comments**

**27 WIRING**

<table>
<thead>
<tr>
<th>Some outlets and switches are not accessible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loose outlets <strong>basement</strong></td>
</tr>
<tr>
<td>Painted over outlets switches (not allowed)</td>
</tr>
</tbody>
</table>

**Comments**

"GFCI" outlets are a safety device recommended at exterior, garage, bathroom, kitchen, and wet bar locations. An ungrounded GFCI can provide GFCI protection if wired correctly. **Some not working lights may simply have burned out bulbs. Unable to inspect hidden wiring. Low voltage systems are not inspected. Connections to aluminum wiring should be inspected by a licensed electrician. Inspector testing cannot determine if outlets have bootleg grounds. All repairs should be done by licensed electricians."
Ceiling fan(s): □ N/A
☒ Operated  Comments

Smoke detectors are not required in older homes but highly recommended.
☒ Sampled smoke detector responded
☒ Recommend adding detectors in appropriate locations

CO Detector(s) are required if there is any fossil fuel appliance or attached garage present *
☒ None found (required and needed) *
☒ Add or relocate to appropriate places*

* Colorado law requires Carbon Monoxide (CO) detectors be installed within 15’ of the doorways of sleeping areas at time of listing (some exceptions allowed but never if the property has gas appliances or attached garage or fireplace). This law does not include smoke detectors. Not all smoke or CO detectors are inspected. Typically, one detector is tested.

28 OTHER SINK  □ N/A

29 KITCHEN

☐ Items block complete view of: ☒ counters ☒ cabinets  □ floor

COUNTERS
☐ Tile  ☐ Laminate  ☒ Granite  ☐ Solid surface  ☒ Other
☒ Appear serviceable
☒ Repair caulk to counter  ☐ Water damaged (swollen) underlayment  ☐ Edge damaged

CABINETS
☒ Appear serviceable

FLOORING  ☒ Tile  □ Wood  □ Vinyl/linoleum  □ Laminate  □ Wood Laminate  □ Carpet  □ Peel & Stick
☒ Appears serviceable

SINK  ☐ Dishes block access  ☐ Water off – no inspection
Sink:
☒ Appears serviceable
Faucet:
☒ Appears serviceable
Plumbing under sink:
☒ Drain from disposal angles upward and should angle downward to drain under other side of sink
### DISPOSAL

- ☐ N/A
- ☑ Power off
- ☐ Not working
- ☑ Exposed splices
- ☐ Loose or missing wire clamp

### STOVE/OVEN

- ☐ N/A
- ☑ Power / gas off—no inspection
- ☑ Range
- ☐ Separate cooktop and oven
- ☑ Electric
- ☐ Gas
- ☑ Appears serviceable
- ☑ Needs anti-tip device (prevents free standing range from tipping over on a child that might stand on an open oven door)

#### Gas valve:

- ☐ N/A
- ☑ Present
- ☑ Not fully visible

#### Fan / hood:

- ☑ Operational
- ☑ Part of microwave
- ☐ None
- ☑ Recirculating

### Comments

Self-cleaning feature is not tested. Only basic functions of range, stove top and/or oven(s) are operated. Convection features are not operated. Temperature accuracy is not evaluated.

Built-in microwave: ☑ Operated
Outlet(s): ☑ Appears serviceable

- ☑ GFCI not required for the age of kitchen but recommended

### 30 STRUCTURAL COMPOSITION

- ☐ N/A
- ☑ BASEMENT
**Comments**

**FOUNDATION:** ☒ Poured concrete ☐ Masonry block ☐ Brick ☐ Stone

☒ Partially visible* due to: ☐ Insulation ☒ Wall finish ☐ Stored items ☐ Debris ☐ No access

☒ Foundation appears serviceable (common cracks**) No structural concerns were observed

Visible floor framing: ☒ Appear serviceable

Visible joists: ☒ Wood

Some minor movement in garage side foundation does not appear to need remedial action

*Inspector’s observations and conclusions are based on observable components.

** Concrete shrinks and cracks during curing process. Settling is common and resulting minor cracks are normal and rarely require remedial action unless noted otherwise by inspector. Not all major cracks require remedial action.

***Moisture stains do not automatically indicate a concern, but the source of the water should be determined if possible and corrected. Two common sources of moisture stains are sub-surface water and surface water that can drain down next to the foundation. Inadequate management of surface water is the most common source of water intrusion and inspector’s comments in Section 3 are important. Controlling both sources of water may require remedial action such as, a perimeter drain system and sump pump. The inspector’s comments in the Sump Pit paragraph of this section should be read.

*Changes in exterior grading and surface draining or yard irrigation or heavy rain/snow can activate dormant expansive clay around the foundation and result in structural changes. Maintaining positive drainage away from foundation is important.*

**BASEMENT SUPPORT COLUMNS:** ☐ N/A ☒ Not or partially visible (cannot determine serviceability)

**BASEMENT FLOOR:** ☒ Not / Partially visible flooring

Floor construction: ☒ Slab

☒ Uneven ☐ Trip hazard

**BASEMENT STAIRS:**

☒ Appear serviceable

Railing:

☒ Hand rail ends are not properly terminated should be turned into walls

**BASEMENT WINDOWS:** ☐ Not operated

☒ Appear serviceable

☒ Sampled windows operated

**BASEMENT FINISH:** ☐ Unfinished ☐ Work started but not completed

☒ Work appears amateurish and/or done without a permit and may have code violations and hidden defects
*Determining “amateurish” work can be subjective but generally means that in the inspector’s opinion, the quality of the visible work is less than professional. Floorplan, placement of outlets, lights, and switches, and other features have an amateurish appearance.

Comments

**SUMP PIT:** ☒ N/A

Comments

Perimeter drain system, sometimes called a French drain, if present, is not visible and cannot be evaluated in this inspection.

It’s common for basements to be finished without construction permits from the Authorizing Housing Jurisdiction (AHJ). The inspector does not determine if work was done to period codes or inspected by the AHJ.

*All concrete will shrink causing normal cracking. Settling is common and resulting cracks are normal unless noted otherwise by inspector.

**Musty odor may be from mold. Inspector does not identify source of musty odors and is not a mold expert. Identifying mold requires sampling and laboratory analysis. Inspector will note suspected mold problems, if observed. Determining type and toxicity of any mold is beyond the scope of this inspection. If client requires mold evaluation, other experts should be consulted.

***Determining the presence of termites or the extent of termite damage is not part of this inspection.

### 31 HEATING

☐ N/A  ☐ Heat source provided by building management (HOA) – not inspected

☐ Utilities off – not inspected

HVAC inspection is not exhaustive. HVAC inspection examines basic function and tries to determine if system can adequately and safely satisfy expected needs. Client should have a qualified HVAC technician evaluate and make appropriate repair/correction of the defects noted in this report. If a HVAC technician makes any repairs, client should have the technician make a more exhaustive evaluation of the system.

<table>
<thead>
<tr>
<th>Location A: laundry</th>
<th>Location B: Location</th>
<th>Location C: Location</th>
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<tbody>
<tr>
<td>☐ Unit off – not inspected</td>
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<td>Heating type:</td>
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<tr>
<td>☒ Forced air</td>
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<td>☐ Boiler (radiant)</td>
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<td>Fuel:</td>
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<td>☒ Natural gas</td>
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### FLUE VENT (Not fully visible)  (Removes combustion gases and CO and exhausts outside of house)

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<thead>
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<th>A</th>
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</thead>
<tbody>
<tr>
<td>☐</td>
<td>☐</td>
<td>☒ Unsafe Flue angle down</td>
</tr>
<tr>
<td>☒</td>
<td>☐</td>
<td>☐ Water stains may indicate condensation problem</td>
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</tbody>
</table>

Comments

<table>
<thead>
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**HEAT EXCHANGER** (Not fully visible)  Air or water flows over the heat exchanger and is warmed for distribution.

|  ☒ | ☐ | ☐ | Excessive rust or rust flakes | Comments |
|  ☒ | ☐ | ☐ | Unusual flame or roll out | Comments |

Only a small portion of the heat exchanger is visible. In some units, it is impossible to view any of the heat exchanger. In all cases, it requires the expertise of a licensed HVAC technician to thoroughly evaluate the condition of a heating unit. The inspector makes comments based on what is viewable. The client is always encouraged to have a complete system evaluation done by a licensed HVAC technician. CO test is not definitive.

**COMBUSTION AIR**+ (Insures adequate air for combustion of fuels without competing with occupants for air)  
(Required in most municipalities whenever a gas furnace/boiler is replaced since 1990)  
|  ☒ | ☐ | ☐ | N/A (Not required or was not required when system was installed) | Comments |

*Combustion air is outside (fresh) air brought in for furnace & water heater to burn or adequate volume of room air.  
**Sometimes, determining adequacy and/or compliance of combustion air requires computations beyond the scope of this inspection. Different municipalities have different requirements. Since, most heating systems are replaced without permits, client is advised to review permit history and/or have the system evaluated by a HVAC tech.

**DISTRIBUTION** (System not fully visible)  
|  ☒ | ☐ | ☐ | Unable to view heat source in every room | Comments |

**Type:**  
| ☒ | ☐ | ☐ | Ducts and registers | ☐ | Pipes and radiators | ☐ | Electric baseboard | ☐ | Electric Radiant floor | Comments |

Adequate air flow is subjective and comments about air flow are based on inspector's opinions.

**CONTROLS**  
|  ☒ | ☐ | ☐ | Appears Serviceable | Comments |

**AIR FILTER** (For most forced air systems, filter(s) should be changed every three months)  
|  ☒ | ☐ | ☐ | Appears Serviceable | Comments |

**HUMIDIFIER** (For most systems, pad should be changed at least once a year)  
(Effectiveness of operation is not determined)  
|  ☒ | ☐ | ☐ | Pad should be changed | Comments |

**OPERATION AND SUMMARY** (Reported defects should be repaired by HVAC technician)  
| ☐ | ☐ | ☐ | Suggest cleaning including blower | Comments |
| ☐ | ☐ | ☐ | Short cycled/premature shutdown | Comments |
| ☒ | ☐ | ☐ | Rusted cabinet/unusual rust | Comments |
| ☐ | ☐ | ☐ | Other Very old furnace | Comments |
| ☐ | ☐ | ☐ | Gas leak: ☐ Pipe ☐ Valve ☐ Regulator | Comments |
Repairs or modifications needed (Reference all defects noted in Heating Section 31)

Recommend complete system evaluation (certify safe and operational) by HVAC technician

Comments

COOLING
☐ N/A

Type: ☒ A/C  ☐ Evaporative (swamp)  ☐ Window/wall mount  ☐ Part of heat pump

Air Conditioner (A/C)

Compressor Location (For ID): A: patio  B: Comments  C: Comments

A  B  C
☒ ☐ ☐ Appears serviceable
Compressor/condenser unit:
☒ ☐ ☐ Damage to fins hail damage
Refrigerant lines:
☒ ☐ ☐ Insulation damaged / missing
Comments

Many factors are involved in determining the adequacy and effectiveness of a cooling system. Home inspector only evaluates the condition of existing components.

PLUMBING
☐ Water off-partial inspection

SUPPLY LINES: ☒ Copper
☒ Most of system is hidden
☒ Corrosion/blisters above water heater

Main line: *  ☐ N/A
Material: ☒ Copper ☐ Galvanized ☐ Plastic ☐ Lead ☐ Not sufficiently visible to determine

☒ Visible portion appears serviceable

Main valve location **basement bedroom corner**

☒ Difficult to access and/or operate

Comments

Pipes that are underground or in walls cannot be evaluated in this inspection. Most of main line is underground and not visible for inspection. Serviceability of plumbing is based on observable parts and evidence. Water quality is not tested in this inspection. Electrical connectivity of metal piping is not determined.

**WASTE LINES:** ☐ Water off-partial inspection ☐ Septic System (if present) is beyond the scope of this inspection

☒ Most of system is hidden

☒ Plastic

☒ **Recommend main waste line be inspected or scoped by camera** *(recommendation based on observable parts)*. Even if inspector does not recommend scoping this sewer/drain line, any property can have hidden sewer line problems. While newer homes with plastic sewer lines have fewer problems than older clay pipes, a camera scope is the only way to know the condition of the line.

Normally, ABS and PVC plumbing should not be glued together

Some ‘ABS’ black plastic piping made between 1984 to 1990 have documented problems. It is recommended to replace lead DWV lines, but not required. Some leaks and other drainage problems require much more water to be run than can be done during this inspection, to reveal hidden problems.

**FUEL SYSTEM:** ☐ N/A ☐ Gas off (limited inspection)

☒ Natural Gas meter ☐ LPG tank

☒ Black pipe ☐ Galvanized pipe ☐ CSST flexible tubing *(Corrugated Stainless Steel Tubing)*

☒ **Visible portion appears serviceable**

Comments

**WATER HEATER(S)** ☐ N/A ☐ HOA supplies hot water (not inspected) ☐ Water off—no inspection

☒ Gas

A

Unit A: laundry ☒ − Gal: 40

B

Unit B: Location ☒ − Gal: gals

A ☒ B

☒ Beyond end of normal lifespan *(recommend evaluation by plumber or replacement)*

☒ ☐ Rust / corrosion at: ☒ Pipes ☒ Nipples ☒ Tank ☒ Shutoff

Vent flue: ☒ − Comments

☒ ☐ Foil or duct tape improperly used

Comments

**Thermal Expansion Protection:**

☒ ☐ Thermal expansion protection not present and possibly not required for this older water heater

*Thermal expansion protection may not have been required when an older water heater was installed. However, today, thermal expansion protection is recommended by most manufacturers and required by most municipalities with closed plumbing systems. Area cities have or are in the process of installing check valves at...*
all older water meters which puts homes on closed water systems where water cannot return to the city system.
The inspection does not determine if a home is on a closed system.

Temperature-Pressure-Relief (TPR) valve:
☒ ☐ TPR valve not tested (recommend plumber evaluate valve)
☒ ☐ TPR pipe: ☒ Missing or too short (Should terminate within 6” of floor)
*Defective TPR valves can’t be repaired and must be replaced.

Comments

Any estimate of the remaining life of a water heater doesn’t constitute any kind of warranty or guarantee. Estimating average normal life is based on inspector’s experience. Average normal life is estimated at 15 years. This average means that some water heaters may fail sooner and others may continue to operate for longer.
** Tankless systems usually require annual maintenance for best performance.

<table>
<thead>
<tr>
<th>33 BATH</th>
<th>Description: basement ☐ Water turned off (minimal inspection)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOILET</td>
<td>☒ Appears serviceable</td>
</tr>
<tr>
<td>SINK(S)</td>
<td>☒ Appears serviceable</td>
</tr>
<tr>
<td>FLOOR</td>
<td>☒ Appears serviceable</td>
</tr>
<tr>
<td>WALLS/CEILING</td>
<td>☒Damaged ceiling above shower</td>
</tr>
</tbody>
</table>

Comments
VENTILATION
- ☐ Fan only
- ☐ Window only
- ☒ Fan and window

Fan:
- ☐ Not Working
- ☐ Noisy
- ☒ Improper termination (fan must exhaust outside)

**Fan improperly discharges into space above bath**

Adequacy of vent fan or destination of vented air may not be determined.

ELECTRICAL
- ☐ Outlet(s) appear serviceable

GFCI:
- ☒ Responded to test

Outlet(s):
- ☒ Wired incorrectly
- ☒ Ungrounded
- ☐ Loose

**Light may not be rated for use in a shower**

* Ungrounded GFCI outlet is an approved option on a pre-1960 ungrounded electrical system. Outlets may be protected by a GFCI outlet in another bath or area.

SHOWER STALL
- ☐ N/A
- ☐ Slow draining
- ☒ Caulk pan rim/edge

Valve:
- ☒ Drips from handle
- ☐ Loose fixture
- ☐ Loose handle
- ☐ Hot/cold reversed

Surround:
- ☒ Caulk repair needed
- ☒ Grout needs repair
- ☒ Moldy caulk and/or grout
Identifying mold or type or toxicity of mold is not within the scope of this inspection. “Mold-like substance” or “moldy” means that observed substance has the appearance of mold. Damaged/wet wall may have hidden mold/rot inside.

| ENCLOSURE | ☑️ N/A ☑️ Appears serviceable |
| Comments |

| 33 BATH | Description: upper ☐ Water turned off (minimal inspection) |
| TOILET | ☑️ Appears serviceable |
| Comments |

| SINK(S) | Drain Stopper: ☐ Missing ☑️ Not working |
| Comments |

| FLOOR | ☑️ Appears serviceable |
| Comments |

| WALLS/CEILING | ☑️ Appears serviceable |
| Comments |

| VENTILATION | ☐ Fan only ☑️ Window only ☐ Fan and window |
| Comments |

Adequacy of vent fan or destination of vented air may not be determined.

| ELECTRICAL | ☑️ Outlet(s) appear serviceable |
| ☑️ GFCI not required but recommended |
| Comments |

* Ungrounded GFCI outlet is an approved option on a pre-1960 ungrounded electrical system. Outlets may be protected by a GFCI outlet in another bath or area.

| BATHTUB | ☑️ N/A ☑️ Tub/shower combination |
| ☑️ Repair tub rim caulk ☑️ Moldy caulk ☑️ Chipped |
| Comments |
Identifying mold or type or toxicity of mold is not within the scope of this inspection. “Mold-like substance” or “moldy” means that observed substance has the appearance of mold. Damaged/wet wall may have hidden mold/rot inside.