

# PROPERTY INSPECTION REPORT

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## Client and site information:

### 1.1 Exclusively prepared for:

John Smith

### 1.2 Inspection site:

123 Main St.  
Anytown, CO

### 1.3 Front side of the property:



### 1.4 Inspection date:

July 1, 2007

### 1.5 Appointment time:

8:30 AM.

## Climatic conditions:

### 1.6 Inspection day weather:

Clear.

### 1.7 Temperature at the time of inspection:

50's, 60's.

### 1.8 Soil conditions:

Damp.

## Other information:

### 1.9 Property occupied:

Furnished rental

### 1.10 Client is present during the inspection:

No.

## Inspector information:

### 1.11 Inspection firm:

Tiger Home and Building Inspections Inc., Your Building Consultants For Life! 866-844-3726, Office e-mail: sales@tiger-home-inspections.com; www.tiger-home-inspections.com.

### 1.12 Your consultant:

Dave Metzler 970-376-1748

Thank you for allowing Tiger Home Inspections to be part of your real estate transaction. We appreciate the opportunity to be of service to you. This inspection report conforms to the Standards of Practice of the American Society of Home Inspectors (ASHI). You can download the Standards from [www.ashi.org](http://www.ashi.org).

The scope of this inspection is to report the general condition of the portions of the major components of the property and to inform the client of major visible deficiencies as they exist on the date of the inspection. The inspection report is not a code compliance review or permit verification. Please refer to the Inspection Agreement for complete information about the scope and limitations of this report. It is the goal of the inspection to put a home buyer in a better position to make buying decision. The inspection report is based on a visual inspection of the property identified below. The inspection report is for your use only. It is not transferable or assignable. No other party is entitled to rely on this report. The components not described in this reports were not located, not inspected, or they are not present in this particular property. Please read the entire report carefully! Evaluate all items rated "action" or "attention". The scope of this inspection does not include environmental concerns such as lead paint, mold, radon in the air, radon in the water, asbestos, air quality etc. You are encouraged to contract additional inspections for these concerns. Please refer to the Inspection Agreement for a full explanation of the scope of this inspection.

The following definitions will assist you in reading and reviewing the report. **Satisfactory** - The component materials, workmanship and function appear to be acceptable when compared with components of similar quality. The component appears to be functioning as intended. **Monitor** - The component materials, workmanship and function are performing at the time of the inspection, but the level of concern is elevated. The items may need repair, upgrade, or replacement in the time frame after the inspection. **Attention** - Listed items and components may need replacement, repair, or adjustment. These items may not function as originally intended. Contact qualified licensed contractor. **Action** - Listed items and components need large repair or replacement. Contact qualified licensed contractor. **Not inspected** - These are components or systems that were not inspected because they may have been shut down, gas turned off, etc. These components or systems should be inspected prior to close of escrow. **Not accessible** - These are components or systems that were not inspected because they may have been not accessible, etc. These components or systems should be inspected prior to close of escrow.

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## EXTERIOR

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### Roof:

#### 5.1 Type Roof:

Gable.

#### 5.2 Slope:

Medium slope.

#### 5.3 How viewed:

The roof was inspected by walking on the roof.

#### 5.4 Number of Layers:

One. The main structure appears to have one layer of roofing material.

#### 5.5 Condition of Roof Planes:

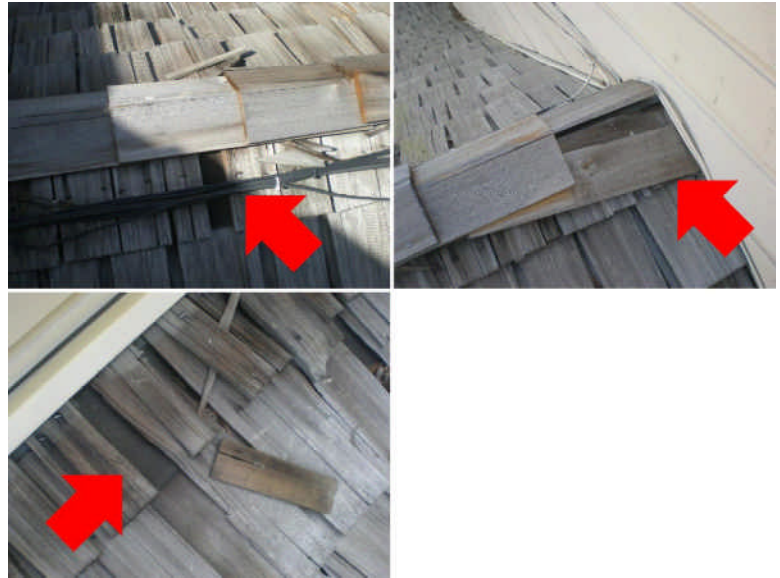
Satisfactory.

#### 5.6 Surface Material Type Description:

Wood Shakes. Shakes are hand split cedar heartwood. Applied in horizontal rows.

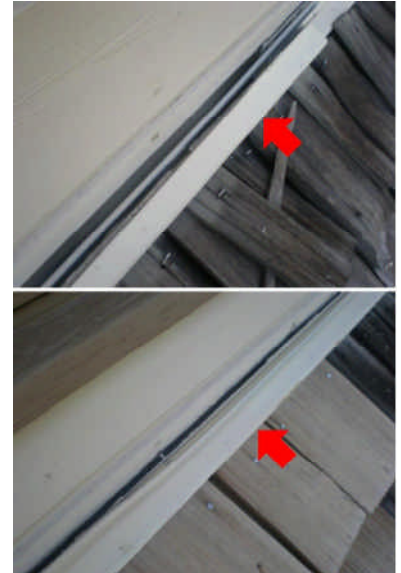
5.7 Condition of wood shakes/ shingles:

**Attention:** Cracking noted. Missing pieces and/or shingles noted. Splitting of shingles noted. Hip and ridge pieces falling apart noted.



5.8 Flashing:

**Attention:** Re-secure wall roof flashing. Located at south side of roof.



**5.9 Overall condition of the roof:**

**Attention:** Contact licensed qualified roofing contractor. Roof needs small repair. Also, areas of caulking need to be re-sealed. Cut back trees so they are not in contact with the roof as they can cause damage.



**5.10 Additional Pictures:**

**Attention:** Replace broken vent cover on exterior at north side roof.



**Exterior Chimney:**

**5.11 Flashing:**

Satisfactory - Visible portions of the flashing appear to be in working order.

**5.12 Flue condition**

Inside of flue is not visible. Not inspected.

**Siding:**

**5.13 Type of Construction:**

Wood frame.

**5.14 Type of Siding:**

Wood and Stone.

**5.15 Condition of Wood Siding:**

Siding appears to be in satisfactory condition.

**5.16 Condition of Stone:**

**Attention:** At back patio. Broken and unsecured rock at deck post. Unsecured rock sill at window near back steps and on north side of the house.



**Trim:**

**5.17 Type:**

Wood.

**5.18 Trim Condition:**

**Attention:** Trim boards are in need painting to prevent further deterioration.

**5.19 Upper Trim: Soffit/Fascias/Eaves:**

Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

**Exposed Gutters and Downspouts:**

**5.20 Type:**

None.

**Yard Drainage, Grading, Landscape:**

**5.21 Grading:**

Satisfactory.

**5.22 Landscape:**

Satisfactory.

## Exterior Faucet(s):

### 5.23 Condition of front faucet:

**Attention:** Could not get water to flow at faucet next to garage and on south side of the house.



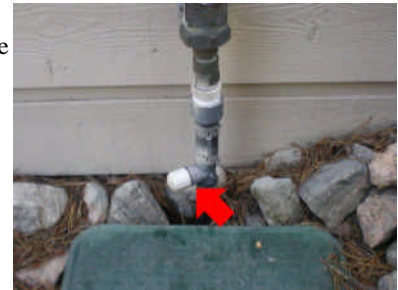
### 5.24 Condition of rear faucet:

Satisfactory.

## Lawn Sprinkler System:

### 5.25 Lawn Sprinkler System:

Inspection of the installed lawn sprinkler is beyond the scope of this inspection. Hire lawn sprinkler company for inspection if concerned. **Attention:** Leaky pipe was noticed. Repair as necessary.



## Electrical Service Entry:

### 5.26 Type:

Underground.

### 5.27 Condition:

The electrical service appears to be in working order at the time of inspection.

## Exterior Outlets:

### 5.28 Front Outlet(s)

General note: Some exterior outlets are not GFCI protected. Recommend having all exterior outlets converted to GFCI by qualified electrician.

### 5.29 Rear Outlet(s)

**Action:** 2 GFCI outlets did not interrupt the circuit when tested.



### Exterior Lighting:

#### 5.30 Condition - front fixture(s):

**Attention:** Light does not work. Check the light bulb(s) first.

#### 5.31 Condition - rear fixture(s):

**Attention:** Light does not work. Check the light bulb(s) first.

### Walkways and Driveways:

#### 5.32 Driveway Paving Material:

Concrete.

#### 5.33 Driveway Condition:

**Attention** - The driveway needs attention and minor repair to prevent further deterioration. Spalling - Spalling is when the surface is flaking off. While this is not necessarily a fatal condition, it may worsen over time. At some point you may want to replace sections for aesthetic purposes. Doing a top coat sealer can help prevent further deterioration.



### Deck:

#### 5.34 Location:

Back. Main deck off of living room.

#### 5.35 Deck Materials:

Wood.

#### 5.36 Framing of Deck:

Satisfactory - The framing of the deck was done in an acceptable manner. Solid and not spongy.

#### 5.37 Condition of Decking:

Satisfactory - The decking materials appear to be in satisfactory condition.

#### 5.38 Supporting Posts:

Satisfactory - The supporting posts appear to be in satisfactory condition.

### 5.39 The Foundation Materials:

The deck support posts are set in or on the concrete footers. Unable to determine if set to the frost line.

### 5.40 Deck Railings:

**Attention** - The railings are in place however some repair or upgrade is recommended. Re Secure all deck railings. Some are looser than others.



## Deck 2:

### 5.41 Location:

Off master bedroom

### 5.42 Deck Materials:

Wood.

### 5.43 Framing of Deck:

Satisfactory - The framing of the deck was done in an acceptable manner. Solid and not spongy.

### 5.44 Condition of Decking:

Satisfactory - The decking materials appear to be in satisfactory condition.

### 5.45 Deck Railings:

Satisfactory - The railings as installed are functional.

### 5.46 Comments:

**Attention:** The casing around the door on the exterior needs to be painted or stained. Right now, it is unfinished wood. Also, around the casing needs to be caulked and sealed.



## Deck 3:

### 5.47 Location:

Back steps to patio from bunk bed room.



#### 5.48 Deck Railings:

**Attention** - The railings are in place however some repair or upgrade is recommended. Handrails are loose. Re-secure.



## GARAGE & OUTBUILDINGS

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### Garage:

#### 6.1 Garage Type:

The garage is attached.

#### 6.2 Size of Garage:

Two-car garage.

#### 6.3 Number of Overhead Doors:

There are two overhead doors.

#### 6.4 Garage Foundation:

Foundation of garage is not visible.

#### 6.5 Framing Condition:

Walls and ceiling are finished. Framing was not inspected.

#### 6.6 Posts Condition:

Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed.

#### 6.7 Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

#### 6.8 Garage Walls Condition:

Satisfactory - The wall covering and framing appear to be in satisfactory condition.

#### 6.9 Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

#### 6.10 Electrical Outlets:

Accessible outlets are satisfactory.

#### 6.11 Lights:

Satisfactory.

#### 6.12 Electrical Switches:

Satisfactory.

#### 6.13 Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

#### 6.14 Safety Reverse Switch on the Automatic Opener:

There is an electronic beam safety reverse system installed. It appears to be functional.

#### 6.15 Overhead Door and Hardware Condition:

Wood door(s). Satisfactory - The overhead door is in satisfactory condition, and it is functional.

#### 6.16 Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

# FOUNDATION, CRAWL SPACE OR BASEMENT

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## Foundation:

### 7.1 General notes:

Only visible and accessible sections of the foundation were inspected. Hairline cracks are typical for masonry type products, usually due to shrinkage of the materials.

### 7.2 Type of Foundation:

Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

### 7.3 Foundation Materials:

Poured-in-place concrete.

### 7.4 Condition:

Visible portion of the structure appears to be satisfactory.

### 7.5 Additional Comments:

## Crawl Space:

### 7.6 Location of Crawlspace Entrance:

Lower bedroom

### 7.7 Crawlspace Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

### 7.8 Ceiling:

Size of joists: 2 x 12.

### 7.9 Ceiling Condition:

Condition of the ceiling joists appears to be satisfactory.

### 7.10 Type and Condition of Subfloor:

Plywood. Satisfactory - visible sections of subfloor appear to be in satisfactory condition.

### 7.11 Sill Plates Percentage Visible:

The sill space has limited visibility. Only that portion that is readily visible is commented on in this inspection.

### 7.12 Sill Condition:

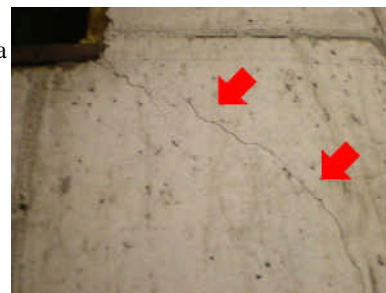
Condition of the sill appears to be satisfactory. Inspector probed only several areas.

### 7.13 Percent Interior Foundation Wall Exposed:

There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas.

### 7.14 Conditions Noted in Exterior Walls, Interior View:

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of the evaporating of moisture in the concrete walls. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.



**7.15 Columns and Posts:**

There are solid wood posts installed as supports under the main beam or girder.

**7.16 Columns and Posts Condition:**

Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

**7.17 Main Beam:**

The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam.

**7.18 Main Beam(s) Condition:**

Satisfactory - The main beam installed appears to be in satisfactory condition.

**7.19 Vapor Barrier Location:**

Vapor barrier noted on: Floor.

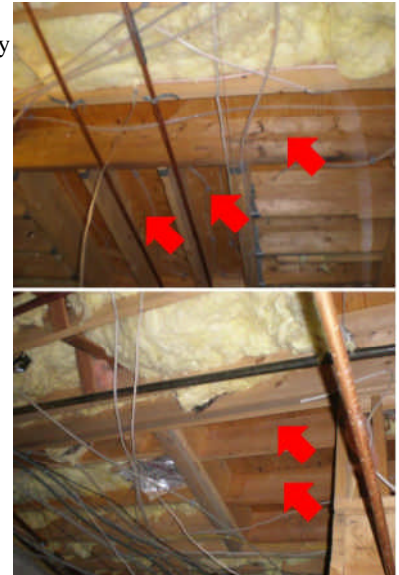
**7.20 Condition of Vapor Barrier:**

Appears to be satisfactory.

**7.21 Insulation:**

Location of insulation: Ceiling. Walls. Type: Fiberglass batts. Condition:

**Attention:** Some areas of the ceiling are not insulated. Crawlspace seemed fairly warm but adding some insulation will help with energy efficiency.



**7.22 Evidence of Water Entry:**

**Attention:** Small amount of ground water noticed under south side wall exterior wall. I would say it falls into the "acceptable" category for ground moisture. Monitor crawlspace during different times of the year to see if water becomes excessive.



**7.23 Lighting and Wiring:**

**Attention:** There is some unterminated wiring on south end of crawlspace. Does not appear to be "hot", but have electrician properly terminate or remove wiring.



# HEATING, VENTILATION & AIR CONDITIONING

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## Heating System Type:

### 8.1 Primary Heating System:

Hot water in floor radiant heat is installed as the primary heating system.

## Hydronic Heating System:

### 8.2 General Notes:

Suggest contacting servicing company, during your inspection period, for history of the unit and condition of inaccessible parts. Relief valves, valves, gauges, switches and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place on the system. This report indicated the condition of the heat plant on the day of the inspection without regard to life expectancy; therefore we suggest that you obtain a major service policy for the heat plant from the dealer or the contractor which should include annual servicing, efficiency testing, warranty and emergency service.

### 8.3 Fuel Source:

The fuel source is natural gas.

### 8.4 Thermostat(s) Location:

Various rooms

### 8.5 Thermostat Condition:

Satisfactory - The thermostat(s) worked properly when tested. Automatic control were not tested or overridden. The unit turned the system or zone on and off.

### 8.6 Heating System Location:

Garage.

### 8.7 Emergency shut off location:

Boiler.

### 8.8 Draft Hoods/Draw:

Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

### 8.9 Condition of Exposed Flue and Damper:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection, it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated; but during a visual inspection, the inspector was unable to see the interior walls.

### 8.10 System Tested:

Yes. Heating system was operated, tested.

### 8.11 Boiler Condition:

The boiler appears to be in satisfactory condition. It appears to operate normally. No unusual sounds or smells were noted. It is aging, but appears to have some useful life left.



### 8.12 Boiler Cabinet Condition:

Satisfactory.

### 8.13 Burner:

Visible sections appear to be in working order.

### 8.14 System Pressure:

Pressure appears to be within recommended range 15-20 PSI.

#### 8.15 Temperature:

**Attention:** The temp gauge inside the cabinet read was at 180 degrees, which is where it should be. The temp gauge on the pipes near some of the zone valves was only reading about 85 degrees. This needs to be looked at.



#### 8.16 Expansion Tank:

Satisfactory - visual surface inspection only.

#### 8.17 Temperature & Pressure relief valve:

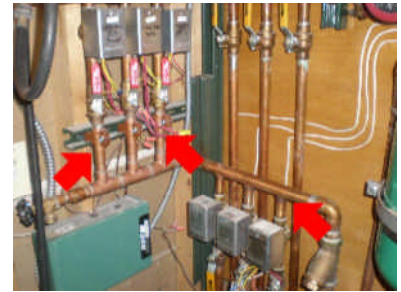
Installed, appears to be satisfactory. Proper function is beyond the scope of this inspection.

#### 8.18 Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

#### 8.19 Circulating pump(s)

**Attention:** Some of the zones did not appear to be circulating. The pipes associated with that pump did not get hot indicating the hot water may not be circulating through the pump. Recommend having all circulating pumps checks by radiant heat specialist.



#### 8.20 Zone Valves:

Satisfactory. All zone valves opened and closed when called for, but some zones did not seem to get hot. See comment above.

#### 8.21 Radiant Heat Tubing:

**Attention:** The installed tubing is Wirsbo He Pex which is correct. In the crawlspace, there is some old Entran tubing which had major issues and was known for failure. It appears like the Entran tubing has been removed, but check with seller as to a complete history of the Entran tubing and make sure it was ALL replaced.



Old Entran tubing on ground in crawls

#### 8.22 Pipes/ Plumbing:

Satisfactory.

#### 8.23 Comments:

Recommend a full inspection and servicing of the heating system by a qualified radiant heat contractor.

# PLUMBING SYSTEM

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## General Comments:

9.1

Gas and/ or propane pipes and valves ( if present at the property) are not inspected. Out of scope of this inspection.

## Supply Plumbing:

9.2 General Notes:

Main water shut offs , individual fixture shut offs, and other valves are not tested. Only visible and accessible sections of the supply plumbing system were inspected.

9.3 Water Source:

City/Municipal.

9.4 Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

9.5 Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

9.6 Water Service Piping Material:

The main service line to the structure is copper.

9.7 Main Water Line Cutoff Location:

Crawl space.



9.8 Visible Interior Supply Piping Material:

Report is commenting on the visible section of the supply piping only.

9.9 Condition of Supply Plumbing:

Satisfactory

## Waste Plumbing:

9.10 General Notes:

Only visible and accessible sections of the waste plumbing system were inspected. The inspector will run water for at least 30 (combined) minutes through the waste plumbing system. We use clear water only. Problems may surface when the solid waste is introduced to the system. As you are aware the plumbing outside of the foundation or not visible cannot be inspected with this type of inspection. Sewer camera inspection can determine the condition of the main sewer line.

9.11 Sewage Disposal Type:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

9.12 Visible Waste Line Materials:

Plastic - ABS.



**9.13 Waste Piping Condition:**

Satisfactory - The visible plumbing waste piping appears functional.

**9.14 Vent Piping Condition:**

Satisfactory - The visible plumbing vent piping appears functional. Function of the venting system cannot be properly inspected by the visual inspection only. Inspector will look for all possible visual signs of venting problem(s).

**9.15 Waste Piping Supports:**

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

**9.16 Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures drains at a rate faster than was supplied.

**9.17 Objectionable Odors Noted:**

Not noted during this inspection.

**Laundry:**

**9.18 Location:**

Lower level.

**9.19 Washer & Dryer:**

A washer and dryer are installed.

**9.20 Washer:**

Washer was operated through the basic cycle. It turned on. Functionality, settings, cycles, interior components and all other options are not part of this basic inspection. ASHI does not require the inspector to inspect non-permanent components of the house. Tiger is providing this inspection as an additional courtesy to our clients.

**9.21 Washer Hookup:**

**Recommend** - Consider upgrading rubber supply hoses to flexible metal hoses.

**9.22 Dryer:**

Dryer was operated for approximately 20 minutes. The unit turned on. Settings and interior components were not inspected.

**9.23 Dryer Hookup:**

Yes - There is a gas line provided for a gas dryer.

**9.24 Dryer Ventilation:**

Satisfactory - The visible section of the dryer ventilation as installed appears adequate, and does vent outside.

**Water Heater:**

**9.25 Location:**

Garage.



**9.26 Brand Name:**

Buderus.

**9.27 Approximate Age:**

Most likely original with the house.

**9.28 Fuel Source for Water Heater:**

Indirect hot water heater in place.

**9.29 Exposed Water Heater Condition:**

The water heater is rust free and clean.

**9.30 Water Piping Condition:**

Satisfactory - The incoming piping and output piping are installed correctly.

**9.31 Water Heater Fill Valve Installed:**

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater. Not tested.

**9.32 Temperature & Pressure Relief Valve:**

Satisfactory - The temperature and pressure relief valve is in place. Functionality is not inspected.

**9.33 Safety Overflow Pipe:**

**Action:** There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.



## ELECTRICAL SYSTEMS

### General Comments

**10.1**

Once or twice a year flip circuit breaker off and on to maintain good mechanical contact. GFCI breakers and outlets should be tested monthly. The function of the GFCI outlets and/or breakers was tested mechanically only. Our inspection does not guarantee that devices will work as necessary.

Recommend a licensed electrician make repairs to all electrical issues noted in report.

### Main Power Panel:

**10.2 Panel Location:**

Inside. The main electrical panel is located in the garage.

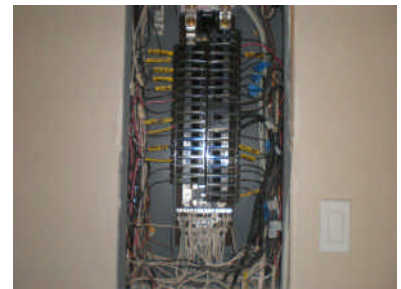


**10.3 Is Panel Accessible?**

Yes - The electrical panel is in a location that makes it readily accessible.

**10.4 Panel Cover Removed:**

Yes.





### 10.5 Supply:

110/ 220 Volts.

### 10.6 Main Power Disconnect:

200 Amps, Main electrical breaker is located outside at meter next to garage.



### 10.7 Feeder Cable to Panel:

Aluminum.

### 10.8 Feeder Condition:

Satisfactory - The feeder cable to the electrical sub panel appears to be correctly installed.

### 10.9 Main Service Ground Verified:

Verifying continuity of effectiveness of the ground is beyond the scope of the inspection.

### 10.10 Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; because when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for an analysis of the existing problem.

### 10.11 Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

### 10.12 Panel Condition:

**Action** - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of an electrical shock.

The panel cover is missing a screw and some of the other screws are the wrong size, not properly supporting the panel cover and one is a pointed tip screw. Panel screws should be flat tipped so that no wires get pierced when cover is removed and replaced. Recommend replacing all incorrect screws with proper panel screws.



### 10.13 Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears to be satisfactory.

### 10.14 Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

### 10.15 Breakers or Fuse Condition:

Satisfactory - The breakers appear to be correctly installed.

#### 10.16 Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

### Circuitry:

#### 10.17 Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fastener, and insulation.

#### 10.18 Junction Box Covers:

No exposed junction boxes without covers were visible during inspection.

#### 10.19 Missing Covers- Outlet/Switches:

No.

#### 10.20 Receptacle Grounding

Satisfactory - After a random check of a representative number of the 3-prong outlets, all tested outlets were correctly grounded and polarized. This does not imply that all are considered correctly wired.

#### 10.21 Smoke Detectors:

Disclaimer - The existing smoke detectors were not tested but only noted as to presence. We do not test the smoke detectors. We do not check the power supply to the individual detectors. Although they may work today, they may not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

#### 10.22 Carbon Monoxide Detector:

**Recommend** - Install carbon monoxide detector(s) as needed.

#### 10.23 Ground Fault Protected Outlets:

**Attention** - At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. See the individual locations described in the report.

#### 10.24 Arc Fault Protection:

Arc Fault protection was not required before 2002. Upgrade system if concerned.

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## KITCHEN & APPLIANCES

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### General Comments

#### 11.1

The visual inspection cannot evaluate the underlying surfaces - wallboard, subfloor, etc. Destructive inspection may discover further problems and deficiencies.

### Kitchen:

#### 11.2 Location:

The items or components not listed in this section are in satisfactory condition, not visible during the inspection or not present. Not inspected.

#### 11.3 Faucet and Supply Lines:

Satisfactory

#### 11.4 Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

#### 11.5 Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

#### 11.6 Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

#### 11.7 Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

**11.8 Ceiling:**

Satisfactory - The ceiling condition is satisfactory.

**11.9 Floor:**

Satisfactory - The flooring in the kitchen is satisfactory.

**11.10 Accessible Electrical Outlets:**

Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

**11.11 Lighting:**

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

**Appliances:**

**11.12 Comments:**

The inspector does not comment on the temperature, settings, gasket seals or self cleaning cycles of the installed appliances.

**11.13 Range/Oven Fuel Source:**

Gas - There is a gas line installed for a range/oven.

**11.14 Condition of Range/Oven:**

All of the range top burners were tested and are functional. The oven also was functional. There is no comment as to the temperature, settings, gasket seals or self cleaning cycles.

**11.15 Range Hood:**

Satisfactory - The range hood and exhaust fan appeared to work. There is a filter installed, and it will require periodic cleaning.

**11.16 Dishwasher:**

The dishwasher was run thru one full cycle, and it appeared to function normally. It drained fully at completion and the interior was hot indicating normal operation. However, internal items such as soap dish operation etc. are not part of a visual inspection nor does it imply that the dishwasher will clean the dishes to your requirements.

**11.17 Food Waste Disposal:**

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector does not determine if the unit will grind food waste adequately.

**11.18 Microwave Oven:**

Built-In - There is a built-in microwave oven. The unit was tested by heating a cup of water for 1 minute. The unit functioned as intended.

**11.19 Refrigerator:**

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. Inspector is not able to predict the lifespan of the unit.

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## OTHER COMPONENTS

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**Fireplace:**

**12.1 Location:**

Living room.

**12.2 Fuel:**

Natural Gas.

**12.3 Condition of gas fireplace:**

Fireplace appears to operate normally. The unit was turned on, briefly operated and turned off.

**Fireplace 2:**

**12.4 Location:**

Dining room.

#### 12.5 Fuel:

Natural Gas.

#### 12.6 Condition of gas fireplace:

Fireplace appears to operate normally. The unit was turned on, briefly operated and turned off.

### Fireplace 3:

#### 12.7 Location:

Lower level.

#### 12.8 Fuel:

Natural Gas.

#### 12.9 Condition of gas fireplace:

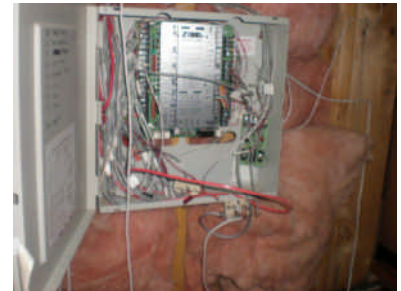
Fireplace appears to operate normally. The unit was turned on, briefly operated and turned off.

### Security System:

#### 12.10 Security System Installed:

The security system is not inspected or tested as a part of this inspection. The only information noted is the presence of the system.

**Attention:** It does appear that the wiring may need attention. Panel door was open and loose wires and unterminated wires were noticed. Recommend contacting security company for full evaluation of the security system. Alarm company is Superior Alarm Summit 970-468-0276



### Mold like substance:

#### 12.11 Mold like substance:

This inspection **does not include** testing for mold presence, type or toxicity. If you are concerned about mold, further testing and inspecting by the specialized industrial hygienist is recommended to determine if mold is present, and if it is present, then the type of the mold and toxicity level. A serious health hazard may exist from what appears as a simple mold. Certain molds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities. See our Inspection Agreement.

### Asbestos:

#### 12.12

This inspection **does not include** testing for asbestos. If you are concerned, further testing and inspecting by the specialized licensed professional. Consider having testing completed to protect your investment and your family's health. Please check our Inspection Agreement.

### Evidence of insects, rodents, animals:

#### 12.13

This inspection **does not include** testing or inspecting for any wood-destroying insects, insects, rodents, birds, and any other animals. We performed visible inspection of the readily available areas and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

## BATHROOMS

### General Notes - all areas.

#### 13.1

Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. Small cracks in grouting of floor and wall tiles are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around tubs and showers. Subfloor, sheetrock or plaster behind tile is not accessible. The inspection is not able to evaluate condition of the underlying surfaces and structures (walls, subfloor, etc.). Destructive probing may discover further damage or deficiencies. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, ceiling, and cabinets are not reported.

## Master Bathroom:

### 13.2 Location:

2nd most Upper level

### 13.3 Vanity Cabinet:

Satisfactory

### 13.4 Basin and Drain:

**Attention** - The basin or drainage fixture needs attention. The sink on the right needs to have the drain plug re-attached under the sink.

### 13.5 Faucet & Supply Lines:

Satisfactory

### 13.6 Jetted Tub:

There is a spa tub installed. The tub was filled with water, the jets were activated, and it functioned as installed. The jets were operated for 20 minutes. Moisture was not observed under the tub (if accessible). Small leaks may not surface during the limited time of the inspection.

### 13.7 Shower/Shower Head and Mixing Valve:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

### 13.8 Tub/Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

### 13.9 Tub/Shower Drainage:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

### 13.10 Glass Tub/Shower Door:

Satisfactory

### 13.11 Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

### 13.12 Toilet Condition:

Satisfactory - The toilet appears to be functional.

### 13.13 Lighting:

Satisfactory - The ceiling light(s) and fixture(s) in this bathroom are in functioning condition.

### 13.14 Switches:

Satisfactory.

### 13.15 Ventilation Fans:

Satisfactory

### 13.16 Electrical Outlets:

Satisfactory

### 13.17 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

### 13.18 Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

### 13.19 Windows:

Satisfactory - The windows and associated hardware in the bathroom are all functioning normally.

### 13.20 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

### 13.21 Entry Door:

Satisfactory.

### 13.22 Linen Closet:

## **Bathroom 2:**

### **13.23 Location:**

Main Floor. near front door.

### **13.24 Vanity Cabinet:**

Satisfactory

### **13.25 Basin and Drain:**

Satisfactory

### **13.26 Faucet & Supply Lines:**

Satisfactory

### **13.27 Shower/Shower Head and Mixing Valve:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

### **13.28 Tub/Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

### **13.29 Tub/Shower Drainage:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

### **13.30 Glass Tub/Shower Door:**

Satisfactory

### **13.31 Toilet Condition:**

Satisfactory - The toilet appears to be functional.

### **13.32 Lighting:**

Satisfactory - The ceiling light(s) and fixture(s) in this bathroom are in functioning condition.

### **13.33 Switches:**

Satisfactory.

### **13.34 Ventilation Fans:**

The unit functioned normally.

### **13.35 Electrical Outlets:**

Satisfactory

### **13.36 Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

### **13.37 Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

### **13.38 Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

### **13.39 Entry Door:**

Satisfactory.

## **Bathroom 3:**

### **13.40 Location:**

Upper level bedroom

### **13.41 Vanity Cabinet:**

Satisfactory

### **13.42 Basin and Drain:**

Satisfactory

### **13.43 Faucet & Supply Lines:**

Satisfactory

### **13.44 Shower/Shower Head and Mixing Valve:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

### **13.45 Tub/Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

**13.46 Tub/Shower Drainage:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**13.47 Glass Tub/Shower Door:**

Satisfactory

**13.48 Caulking/Water Contact Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

**13.49 Toilet Condition:**

Satisfactory - The toilet appears to be functional.

**13.50 Lighting:**

Satisfactory - The ceiling light(s) and fixture(s) in this bathroom are in functioning condition.

**13.51 Switches:**

Satisfactory.

**13.52 Ventilation Fans:**

The unit functioned normally.

**13.53 Electrical Outlets:**

**Attention: Recommend** - This bathroom 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 GFCI outlet be installed according to current standards.

**13.54 Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**13.55 Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

**13.56 Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**13.57 Entry Door:**

Satisfactory.

**Bathroom 4:**

**13.58 Location:**

Near bunk bed room

**13.59 Vanity Cabinet:**

Satisfactory

**13.60 Basin and Drain:**

Satisfactory

**13.61 Faucet & Supply Lines:**

Satisfactory

**13.62 Shower/Shower Head and Mixing Valve:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

**13.63 Tub/Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

**13.64 Tub/Shower Drainage:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**13.65 Glass Tub/Shower Door:**

Satisfactory

**13.66 Toilet Condition:**

Satisfactory - The toilet appears to be functional.

**13.67 Lighting:**

Satisfactory - The ceiling light(s) and fixture(s) in this bathroom are in functioning condition.

**13.68 Switches:**

Satisfactory.

**13.69 Ventilation Fans:**

The unit functioned normally.

**13.70 Electrical Outlets:**

Satisfactory

**13.71 Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**13.72 Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

**13.73 Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**13.74 Entry Door:**

Satisfactory.

**Bathroom 5:**

**13.75 Location:**

Lower level.

**13.76 Vanity Cabinet:**

Satisfactory

**13.77 Basin and Drain:**

Satisfactory

**13.78 Faucet & Supply Lines:**

Satisfactory

**13.79 Shower/Shower Head and Mixing Valve:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

**13.80 Tub/Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

**13.81 Tub/Shower Drainage:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**13.82 Glass Tub/Shower Door:**

Satisfactory

**13.83 Toilet Condition:**

Satisfactory - The toilet appears to be functional.

**13.84 Lighting:**

Satisfactory - The ceiling light(s) and fixture(s) in this bathroom are in functioning condition.

**13.85 Switches:**

Satisfactory.

**13.86 Ventilation Fans:**

The unit functioned normally.

**13.87 Electrical Outlets:**

Satisfactory

**13.88 Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**13.89 Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

**13.90 Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.



13.91 **Entry Door:**  
Satisfactory.

## **INTERIOR SPACES**

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### **General Notes - all areas:**

**14.1**

Hairline cracks are not unusual on interior walls and ceiling surfaces, due to minor shrinkage and settlement. Fog or condensation between insulated glass panes is an indication of broken thermal seal. Due to the nature of the defect this situation may not always be detected. Inspector cannot predict the lifespan of the thermal seals. This inspection only reports structural or mechanical defects. Cosmetic blemishes on floors, floor coverings, walls, doors, cabinets, and trims are not reported.

### **Front Entry:**

**14.2 Front Entry Door:**

Satisfactory - The main entry door to the structure is in functional condition.

### **Interior Stairways:**

**14.3 Condition:**

Satisfactory.

### **Master Bedroom:**

**14.4 Location:**

2nd most upper level

**14.5 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.6 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.7 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.8 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.9 Exterior door(s)**

Satisfactory - Door(s) to this room is satisfactory.

**14.10 Interior Door(s)**

Satisfactory

**14.11 Closet:**

Satisfactory

**14.12 Ceiling Fan:**

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

**14.13 Lights:**

Satisfactory.

**14.14 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.15 Electrical Switches:**

Satisfactory.

### **Bedroom 2:**

**14.16 Location:**

Upper level

**14.17 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.18 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.19 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.20 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.21 Interior Door(s)**

Satisfactory

**14.22 Closet:**

Satisfactory.

**14.23 Ceiling Fan:**

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

**14.24 Lights:**

**Attention:** At least one light did not work. Check the light bulb(s) first. This was noted in the closet.

**14.25 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.26 Electrical Switches:**

Satisfactory.

**Bedroom 3:**

**14.27 Location:**

Main floor near front entry and garage.

**14.28 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.29 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.30 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.31 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.32 Interior Door(s)**

Satisfactory

**14.33 Closet:**

Satisfactory

**14.34 Lights:**

Satisfactory.

**14.35 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.36 Electrical Switches:**

Satisfactory.

**Bedroom 4:**

**14.37 Location:**

Down first flight of stairs from kitchen.

**14.38 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.39 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.40 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.41 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.42 Interior Door(s)**

Satisfactory

**14.43 Closet:**

Satisfactory

**14.44 Lights:**

Satisfactory.

**14.45 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.46 Electrical Switches:**

Satisfactory.

**Bedroom 5:**

**14.47 Location:**

Bunk bed room

**14.48 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.49 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.50 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.51 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.52 Exterior door(s)**

Satisfactory - Door(s) to this room is satisfactory.

**14.53 Lights:**

Satisfactory.

**14.54 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.55 Electrical Switches:**

Satisfactory.

**Bedroom 6:**

**14.56 Location:**

Lower level.

**14.57 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.58 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.59 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.60 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.61 Interior Door(s)**

Satisfactory

**14.62 Closet:**

Satisfactory

**14.63 Lights:**

Satisfactory.

**14.64 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.65 Electrical Switches:**

Satisfactory.

**Family Room:**

**14.66 Location:**

Lower level. Pool table room.

**14.67 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.68 Windows:**

**Attention:** Small window on the north wall was stuck shut. Could not get window to open.



**14.69 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**14.70 Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**14.71 Exterior door(s)**

Satisfactory - Door(s) to this room is satisfactory. **Attention** - The outside entry door to this room needs some minor adjustment or repair. Door on the right has a small piece of weather stripping that needs to be re-attached.



**14.72 Lights:**

Satisfactory.

**14.73 Accessible Electrical Outlets:**

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

**14.74 Electrical Switches:**

Satisfactory.

**Living Room:**

**14.75 Location:**

Main floor.

**14.76 Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**14.77 Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**14.78 Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

14.79 Floor:

Satisfactory - The floor in this room is in satisfactory condition.

14.80 Exterior door(s)

**Attention** - The outside entry door to this room needs some minor adjustment or repair. Repair/replace weather stripping on left side door.



14.81 Ceiling Fan:

**Attention** - There is a ceiling fan installed. Could not get the fan to operate using remote control. Made sure all switches were on.

14.82 Lights:

Satisfactory.

14.83 Accessible Electrical Outlets:

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

14.84 Electrical Switches:

Satisfactory.

14.85 Sink:

Wet bar sink. Satisfactory

14.86 Basin and Drain:

Satisfactory

14.87 Faucet & Supply Lines:

Satisfactory

14.88 Refrigerator:

Satisfactory.

**Dining Room:**

14.89 Location:

Main floor near kitchen.

14.90 Ceiling:

Satisfactory - The ceiling is functional and as expected.

14.91 Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

14.92 Walls:

Satisfactory - The walls in this room appear to be satisfactory.

14.93 Floor:

Satisfactory - The floor in this room is in satisfactory condition.

14.94 Lights:

Satisfactory.

14.95 Accessible Electrical Outlets:

Satisfactory - The accessible outlets tested in this room are correctly wired and grounded.

14.96 Electrical Switches:

Satisfactory.

## INSPECTION REPORT SUMMARY

An earnest effort was made on your behalf to discover all visible defects. The following summary is an opinion report, expressed as a result of the inspection. **Please read and study the entire inspection report, including the definition of action and attention. Only the most important items are listed in this summary. The summary should not be used without inspection the report.** Please take time to review limitations contained in the inspection agreement.

In our opinion, the following items are important and should be addressed. These items should be replaced and/or repaired. Also they may present safety, health or fire hazard. Contact a licensed specialist to obtain an estimate or further evaluation. Depending upon the nature of the action item, corrective action should be accomplished soon.

### EXTERIOR

#### Exterior Outlets:

##### *5.29 Rear Outlet(s)*

1. **Action:** 2 GFCI outlets did not interrupt the circuit when tested.

### PLUMBING SYSTEM

#### Water Heater:

##### *9.33 Safety Overflow Pipe:*

2. **Action:** There is no overflow pipe installed. For safety reasons, immediate installation is needed to help minimize the possibility of serious injury.

### ELECTRICAL SYSTEMS

#### Main Power Panel:

##### *10.12 Panel Condition:*

3. **Action** - The power panel, as a container for safely covering circuitry and components, requires immediate action to minimize the possibility of an electrical shock.

The panel cover is missing a screw and some of the other screws are the wrong size, not properly supporting the panel cover and one is a pointed tip screw. Panel screws should be flat tipped so that no wires get pierced when cover is removed and replaced. Recommend replacing all incorrect screws with proper panel screws.

In our opinion, the following items need attention. Items may not function as originally intended. Listed components may need replacement, repair, upgrade, maintenance, and/or monitoring. If you are concerned about these areas, evaluations and/or estimated by licensed professionals are recommended.

### EXTERIOR

#### Roof:

##### *5.7 Condition of wood shakes/ shingles:*

1. **Attention:** Cracking noted. Missing pieces and/or shingles noted. Splitting of shingles noted. Hip and ridge pieces falling apart noted.

##### *5.8 Flashing:*

2. **Attention:** Re-secure wall roof flashing. Located at south side of roof.

##### *5.9 Overall condition of the roof:*

3. **Attention:** Contact licensed qualified roofing contractor. Roof needs small repair. Also, areas of caulking need to be re-sealed.

Cut back trees so they are not in contact with the roof as they can cause damage.

#### Siding:

##### *5.16 Condition of Stone:*

4. **Attention:** At back patio. Broken and unsecured rock at deck post. Unsecured rock sill at window near back steps and on

north side of the house.

Trim:

*5.18 Trim Condition:*

5. **Attention:** Trim boards are in need painting to prevent further deterioration.

Exterior Faucet(s):

*5.23 Condition of front faucet:*

6. **Attention:** Could not get water to flow at faucet next to garage and on south side of the house.

Lawn Sprinkler System:

*5.25 Lawn Sprinkler System:*

7. Inspection of the installed lawn sprinkler is beyond the scope of this inspection. Hire lawn sprinkler company for inspection if concerned. **Attention:** Leaky pipe was noticed. Repair as necessary.

Exterior Lighting:

*5.30 Condition - front fixture(s):*

8. **Attention:** Light does not work. Check the light bulb(s) first.

*5.31 Condition - rear fixture(s):*

9. **Attention:** Light does not work. Check the light bulb(s) first.

Walkways and Driveways:

*5.33 Driveway Condition:*

10. **Attention** - The driveway needs attention and minor repair to prevent further deterioration. Spalling - Spalling is when the surface is flaking off. While this is not necessarily a fatal condition, it may worsen over time. At some point you may want to replace sections for aesthetic purposes. Doing a top coat sealer can help prevent further deterioration.

Deck:

*5.40 Deck Railings:*

11. **Attention** - The railings are in place however some repair or upgrade is recommended. Re Secure all deck railings. Some are looser than others.

Deck 3:

*5.48 Deck Railings:*

12. **Attention** - The railings are in place however some repair or upgrade is recommended. Handrails are loose. Re-secure.

**FOUNDATION, CRAWL SPACE OR BASEMENT**

Crawl Space:

*7.21 Insulation:*

13. Location of insulation: Ceiling. Walls. Type: Fiberglass batts. Condition: **Attention:** Some areas of the ceiling are not insulated. Crawlspace seemed fairly warm but adding some insulation will help with energy efficiency.

*7.22 Evidence of Water Entry:*

14. **Attention:** Small amount of ground water noticed under south side wall exterior wall. I would say it falls into the "acceptable" category for ground moisture. Monitor crawlspace during different times of the year to see if water becomes excessive.

*7.23 Lighting and Wiring:*

15. **Attention:** There is some unterminated wiring on south end of crawlspace. Does not appear to be "hot", but have electrician properly terminate or remove wiring.

**HEATING, VENTILATION & AIR CONDITIONING**

Hydronic Heating System:

*8.15 Temperature:*

16. **Attention:** The temp gauge inside the cabinet read was at 180 degrees, which is where it should be. The temp gauge on the pipes near some of the zone valves was only reading about 85 degrees. This needs to be looked at.

8.19 *Circulating pump(s)*

17. **Attention:** Some of the zones did not appear to be circulating. The pipes associated with that pump did not get hot indicating the hot water may not be circulating through the pump. Recommend having all circulating pumps checked by radiant heat specialist.

8.21 *Radiant Heat Tubing:*

18. **Attention:** The installed tubing is Wirsbo He Pex which is correct. In the crawlspace, there is some old Entran tubing which had major issues and was known for failure. It appears like the Entran tubing has been removed, but check with seller as to a complete history of the Entran tubing and make sure it was ALL replaced.

8.23 *Comments:*

19. Recommend a full inspection and servicing of the heating system by a qualified radiant heat contractor.

## ELECTRICAL SYSTEMS

Circuitry:

10.23 *Ground Fault Protected Outlets:*

20. **Attention** - At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. See the individual locations described in the report.

## OTHER COMPONENTS

Security System:

12.10 *Security System Installed:*

21. The security system is not inspected or tested as a part of this inspection. The only information noted is the presence of the system.

**Attention:** It does appear that the wiring may need attention. Panel door was open and loose wires and unterminated wires were noticed. Recommend contacting security company for full evaluation of the security system. Alarm company is Superior Alarm Summit 970-468-0276

## BATHROOMS

Master Bathroom:

13.4 *Basin and Drain:*

22. **Attention** - The basin or drainage fixture needs attention. The sink on the right needs to have the drain plug re-attached under the sink.

Bathroom 3:

13.53 *Electrical Outlets:*

23. **Attention: Recommend** - This bathroom 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 GFCI outlet be installed according to current standards.

## INTERIOR SPACES

Bedroom 2:

14.24 *Lights:*

24. **Attention:** At least one light did not work. Check the light bulb(s) first. This was noted in the closet.

Family Room:

14.68 *Windows:*

25. **Attention:** Small window on the north wall was stuck shut. Could not get window to open.

14.71 *Exterior door(s)*

26. Satisfactory - Door(s) to this room is satisfactory. **Attention** - The outside entry door to this room needs some minor adjustment or repair. Door on the right has a small piece of weather stripping that needs to be re-attached.



Living Room:

*14.80 Exterior door(s)*

27. **Attention** - The outside entry door to this room needs some minor adjustment or repair. Repair/replace weather stripping on left side door.

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