Montrose Home Inspectors, Inc.

65546 Solar Rd
Montrose CO 81403-8533
Inspector: James Buske

Property Inspection Report

Client(s): First Mock
Property address: 65546 Solar Rd
Montrose, CO. 81403
Inspection date: Saturday, February 18, 2017

This report published on Saturday, February 18, 2017 5:49:24 PM MST

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

General Information

Report number: 2017021801
Time started: 1:45
Time finished: 4:15
Present during inspection: Client, Property owner, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry (no rain), Sunny
Temperature during inspection: Freezing, Warm, 62
Inspection fee: 498.40
Payment method: Check
Type of building: Single Family, Detached garage
Buildings inspected: One house, One detached garage
Age of main building: 78
Source for main building age: Client
Front of building faces: East
Main entrance faces: South
Occupied: Yes, Furniture or stored items were present

1) Many areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.
Condition of driveway: Appeared serviceable
Driveway material: Gravel
Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: Covered (Refer to Roof section)
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Wood

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2) Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

Photo 2-1

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3) Fungal rot was found in support posts at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 3-1

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4) The gravel driveway was in poor condition. Recommend that a qualified person repair as necessary. For example, by filling holes, grading and spreading new gravel.

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5) This property was accessed by a driveway or private road shared with nearby properties. Shared driveways or private roads are excluded from this inspection. Comments in this report related to them are made as a courtesy only and are not meant to be a substitute for a evaluation by a specialist if repairs are needed. Recommend that the client review the recorded agreements regarding the driveway, the deeds of the property owners involved, and easements permitting access to, use of, and maintenance of the driveway.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Wall inspection method: Viewed from ground
Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)
Apparent wall structure: Wood frame
Wall covering: Wood

Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Unfinished basement

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6) Flashing at one or more locations was missing and/or damaged. Leaks can occur as a result. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices.

Photo 6-1

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7) Many sections of siding and/or trim were deteriorated, loose and/or warped. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 7-1

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8) The paint or stain finish over much of the entire structure was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the entire building exterior per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Photo 8-1

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.
Condition of exterior entry doors: Required repair, replacement and/or evaluation (see comments below)
Exterior door material: Wood

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9) Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

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10) Handrails at one or more flights of stairs were loose and/or wobbly. This is a safety hazard. Recommend that a qualified person repair as necessary.

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11) Standing water was found in one or more sections of the basement. Accumulated water can be a conducive condition for wood-destroying organisms and should not be present in the basement. Review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. Recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading

- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.


Photo 11-1


Photo 11-2

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12) One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.


Photo 12-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.
Condition of roof surface material: Required repair, replacement and/or evaluation (see comments below)
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable, Hipped
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)
Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)

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13) The roof surface appeared to be near the end of its service life and will likely need replacing in the near future even if repairs are made now. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future. The client may also wish to consider having a qualified contractor attempt to issue a "5 year roof certificate."

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14) Fungal rot or significant water damage was found at one or more roof areas at fascia boards. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.

Photo 14-1

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15) Many composition shingles were cracked, broken, missing, loose and/or damaged. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

Photo 15-1

Photo 15-2

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16) One or more roof flashings were loose and/or missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

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17) One or more downspouts were loose and/or missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Photo 17-1


Photo 17-2


Photo 17-3


Photo 17-4


Photo 17-5

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Not inspected because access was blocked
Condition of roof structure: Required repair, replacement and/or evaluation (see comments below)
Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)
Condition of roof ventilation: Required repair, replacement and/or evaluation (see comments below)

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.
Type: Detached
Condition of door between garage and house: Required repair, replacement and/or evaluation (see comments below)
Condition of garage vehicle door(s): Appeared serviceable
Number of vehicle doors: 2
Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable

18) No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For more information on garage door safety issues, visit:
http://www.reporthost.com/?GDPES

Photo 18-1

19) The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable and/or required excessive force. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. For more information on garage door safety issues, visit:
http://www.reporthost.com/?NRGD

20) Weatherstripping around or at the base of the door between the garage and the house was missing and/or substandard. House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.

21) Ceiling Outlet cover loose. This poses a safety hazard. Recommend fixing and further evaluation by licensed electrician.

22) GFCI outlet covers missing. This poses a safety hazard. Recommend adding covers to GFCI Outlets and further evaluation by licensed electrician.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Electric service condition: Appeared serviceable
Primary service type: Underground, Overhead
Number of service conductors: 2
Service voltage (volts): 120-240
Estimated service amperage: 100
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 100
Condition of main service panel: Appeared serviceable
Condition of sub-panel(s): Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)
Location of main service panel #B: Garage
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Branch circuit wiring type: non-metallic sheathed, copper clad aluminum
Solid strand aluminum branch circuit wiring present: Yes
Ground fault circuit interrupter (GFCI) protection present: No
Arc fault circuit interrupter (AFCI) protection present: No
Smoke alarms installed: Yes, but not tested
Carbon monoxide alarms installed: No, recommend install

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23) Panel(s) #A had inadequate working space. This is a safety hazard when opening or working in panels. Electric panels should have the following clearances:

- An open area 30 inches wide by 3 feet deep in front of the panel
- 6 feet 6 inches of headroom in front of the panel
- The wall below the panel is clear to the floor
- The center of the grip of the operating handle of the switch or circuit breaker not more than 6 feet 7 inches above the floor or working platform

Recommend that a qualified contractor repair or make modifications per standard building practices. If panels must be opened for repairs, then a qualified electrician should perform repairs.

Also hornets appeared inside pane.

Photo 23-1

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24) Significant amounts of contaminants or foreign material such as drywall texture or paint were found in panel(s) #A. No approved method exists for cleaning contaminants from panel interiors or components such as bus or terminal bars, circuit breakers or fuses. This may affect future modifications to the panel, such as installing additional circuit breakers. Recommend that a qualified electrician evaluate and replace components if necessary.

Hornet nests

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25) Substandard wiring was found at the building exterior. For example, missing or broken cover plates. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

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26) Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Recommend that a qualified electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

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27) Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage. For more information, visit:
http://www.reporthost.com/?SMKALRM

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28) One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

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29) No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:
http://www.reporthost.com/?COALRM

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30) The inspector was unable to open and evaluate panel(s) #B and C because items were blocking access and/or paint, caulk or wallpaper would be damaged. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

Photo 30-1

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31) The legend for circuit breakers or fuses in panel(s) #A was missing, incomplete, illegible or confusing. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Recommend correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Condition of service and main line: Appeared serviceable
Condition of fuel system: Appeared serviceable
Visible fuel storage systems: Above ground
Location of main fuel shut-off valve: At propane tank, House

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32) Steel piping for the gas service located outside was significantly corroded. Gas leaks can result. Recommend evaluation by a qualified contractor to determine if piping needs replacing. If not, then a qualified person should prep and paint lines as necessary with a rust-preventative paint. Very corroded pipes should be replaced by a qualified contractor.

Photo 32-1

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33) Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system

- Review inspection and maintenance requirements for this system
- That a qualified specialist evaluate, perform maintenance and make repairs if necessary

For more information, visit:
http://www.reporthost.com/?SEPTIC

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Appeared serviceable
Type: Tank
Energy source: Electricity
Capacity (in gallons): Not determined (label obscure or inaccessible)
Temperature-pressure relief valve installed: Yes
Location of water heater: Basement

34) The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside. For more information, visit:
http://www.reporthost.com/?TPRVALVE

35) Significant corrosion or rust was found on the water heater tank casing. This is an indication that the water heater is near or at the end of its service life. At a minimum, monitor this water heater and budget for a replacement in the near future. Consider replacing the water heater now before any leaks occur. Significant flooding can occur if the water heater does fail.

36) Water heater was not fully evaluated. Because of standing water in basement recommend further evaluation buy a licensed plumber.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
General heating system type(s): Gas fireplace or stove
General heating distribution type(s): None, individual heaters
Condition of electric heaters (not forced air): Appeared serviceable
Electric heater type (not forced air): Baseboard

37) Thermostat for gas stove is missing this is a safety hazard recommend further evaluation by licensed heating contractor

Photo 37-1

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38) Dirt or lint had accumulated on the fins of one or more electric baseboard heaters. This is a potential fire hazard. Recommend that a qualified person clean heaters as necessary. Note that the power to heaters must be turned off at the electric panel before cleaning them.

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Appeared serviceable
Condition of range, cooktop or oven: Appeared serviceable
Range, cooktop or oven type: Propane
Type of ventilation: Hood or built into microwave over range or cooktop
Condition of refrigerator: Appeared serviceable
Condition of built-in microwave oven: Appeared serviceable

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39) The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.

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40) The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

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41) The sink had minor wear, blemishes or deterioration.

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer

exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Full bath
Location #B: 3/4 bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Appeared serviceable
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)
Bathroom and laundry ventilation type: None visible
Gas supply for laundry equipment present: No
240 volt receptacle for laundry equipment present: Yes

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42) The clothes dryer exhaust duct was kinked, crushed or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit:
http://www.reporthost.com/?DRYER

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43) The hot and/or cold water supply flow for the sink at location(s) #A was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

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44) The hot and/or cold water supply flow for the bathtub at location(s) #A was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

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45) The hot and/or cold water supply flow for the shower at location(s) #A was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

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46) The bathroom with a shower or bathtub at location(s) #A didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood, Glass panel
Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)
Condition of windows and skylights: Appeared serviceable
Type(s) of windows: Metal, Sliding
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum, Tile

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47) The inspector was unable to verify that the glass used in one or more exterior doors was approved safety glass. Glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in swinging and sliding doors except where "art glass," jalousie windows or glazing smaller than a 3-inch opening is used. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

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48) Floors in one or more areas were sagging or springy. This can be caused by over-spanned, undersized or too few joists or beams, or too few support posts. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.

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49) Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as Squeeeeek No More and Counter Snap fasteners exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary. For more information, visit:
http://www.reporthost.com/?SQUEAK

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50) One or more interior doors were damaged. Recommend that a qualified person replace or repair doors as necessary.

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51) One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

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52) Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:
http://www.reporthost.com/?ECC

Wood Destroying Organism Findings

Limitations: This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

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