



Inspection Report

Customer Name

Property Address:

XXXX Street Drive
Parker CO 80134



A Healthy Home, LLC

**Robert Boyd
4844 South Parfet Street
Littleton, CO 80127
303-989-6809**

Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Roof](#)

[2 Exterior](#)

[3 Basement, Foundation, Crawlspace and Structure](#)

[4 Heating and Cooling](#)

[5 Plumbing](#)

[6 Electrical](#)

[7 Fireplace](#)

[8 Insulation and Ventilation](#)

[9 Interior](#)

[10 Garage](#)

[11 Built-In Kitchen Appliances](#)

[General Summary](#)

[Invoice](#)

[Agreement](#)

Date: 10/10/2016	Time: 12:00 PM	Report ID: Sample Report
Property: XXXX Street Drive Parker CO 80134	Customer: Customer Name	Real Estate Professional:

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Items marked as "**MAJOR DEFECT**" or "**SAFETY HAZARD**" are highly recommended to be repaired before occupying the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit does not appear to be in this home.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Helpful Information for Home Buyers and Home Owners

We have filled our website with helpful information. For example, there is a section on "expansive soils," with a link to the Colorado Geologic Survey's [Home Owners Guide to Swellings Soils](#). There is a link to the Consumer Product Safety Commission's page for Appliances that have been recalled and another link to a site that can determine the age of most appliances by manufacturer, model and serial number. Please visit the website for more information and suggestions to help take care of your home. Look for the "Advice for home buyers and home owners" heading on our Home Inspections page.

website: ahealthyhomecolorado.com

Style of Home:

Two Story

Age Of Home:

Over 25 Years, Under 10 Years, Over 10 Years

Home Faces:

North

Client Is Present:

Yes

Radon Test:

No

Mold Test:

No

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, unnecessary, not accessible or cause damage. Predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

		IN	NI	NP	RR
1.0	Roof Covering				•
1.1	Gutters and Downspouts				•
1.2	Flashing	•			
1.3	Vents, Skylights, Chimney, and other roof penetrations	•			
1.4	Roof Structure and Attic	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Roof Covering type:

Concrete

Viewed roof covering from:

Ladder

Binoculars

Sky Light(s):

None

Chimney (exterior):

N/A

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic access

Light in attic

No Storage

Comments:

1.0 The roof covering is a concrete tile product, which has a long life expectancy if properly maintained. It is in generally good conditions. There are a couple of chipped shingles that need to be repaired. One is on the 2nd level northwest area and the other is the roof above the 2 door garage. The 2nd level south side of the roof was not visible. However, the attic space below this part of the roof was accessible and there are no sign of leaks. Recommend having a roofing company inspect and make repairs as necessary.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

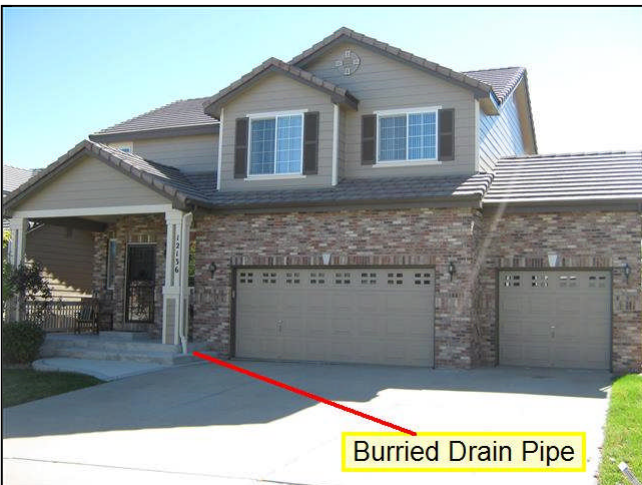
1.1 Downspouts by the front porch and on the northwest corner discharge into buried drain pipes. Buried drain pipes can cause settling problems when they are clogged. There has been settling on the driveway, and the front porch has been replaced with new concrete. I cannot find where the gutter drains daylight or determine if they function correctly. They should daylight and discharge on the surface at least 10 feet away from the house. I suspect that they are clogged because of the settling. They should be checked for clogs and leaks by a sewer scope pipe inspector. Repair or replace with surface gutter extenders that discharge at least 5 feet from the house.



1.1 Item 1(Picture) West Side of Garage



1.1 Item 2(Picture) East Side of Front Porch



1.1 Item 3(Picture) Drain Pipe on West Side of Porch

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas are not visible and can go unnoticed. Roof coverings and skylights can appear to be leak proof during the inspection with favorable weather conditions. Our inspection attempts to find leaks but sometimes cannot. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, steps, stairs, porches, railings, eaves, soffits and fascias. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Covering, Flashing and Trim	•				Siding Style: Lap
2.1	All Exterior Doors	•				Siding Material: Composite board
2.2	Adjacent Walkways and Driveways				•	Exterior Entry Doors: Wood
2.3	Stairs, Steps, Stoops, Stairways and Ramps				•	Appurtenance: Porch
2.4	Porches, Patios, Decks, Balconies and Carports				•	Deck
2.5	Railings, Guards and Handrails				•	Driveway: Concrete
2.6	Eaves Soffits and Fascia	•				
2.7	Windows (a representative number)	•				
2.8	Vegetation, Surface Drainage, Retaining Walls, Grading of the property, where they may adversely affect the structure due to moisture intrusion	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.2 (1) The driveway in front of the garage door by the front porch has settled and is sloping back towards the front porch. The slab in front of the garage by the front porch needs to be replaced so that there is a minimum 1/8 inch per foot slope away from the porch and the garage.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

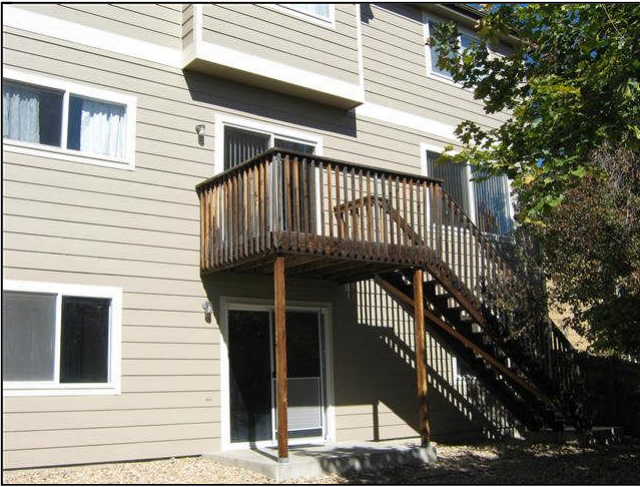
(2) The driveway in front of the west garage door has settled. Much of the driveway has settled to some degree. Cracks are present along the control joists throughout the driveway. Settling may be from buried drain pipes being clogged now or in the past (see item 1.1). Inquire with sellers.



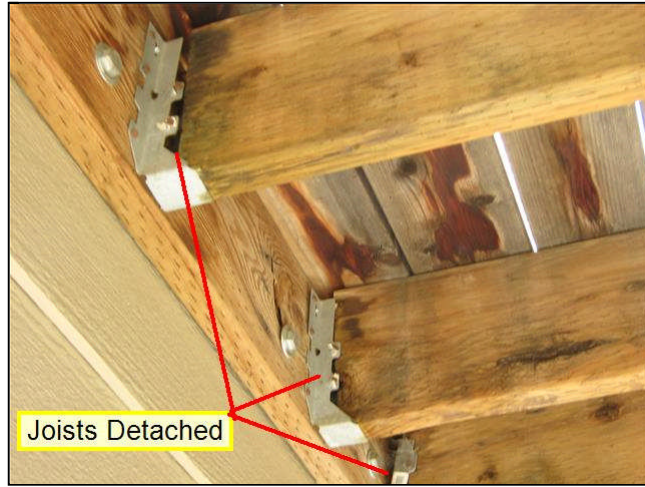
2.2 Item 3(Picture)

2.3 SAFETY HAZARD: Deck stairs do not appear to be structural sound mostly because of the deck structure having issues (see item 2.4).

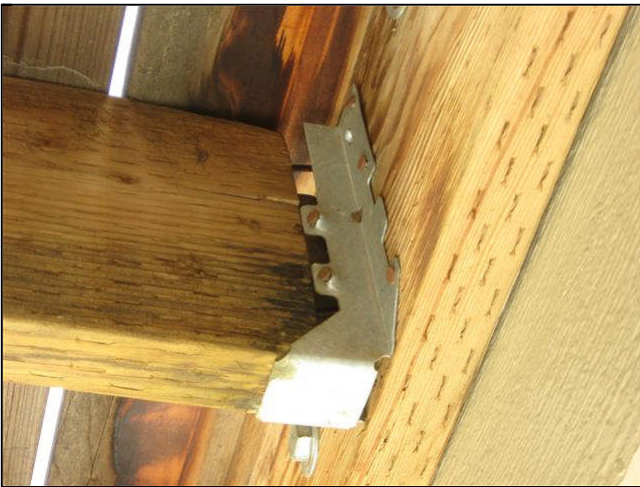
2.4 SAFETY HAZARD: Deck may not be structurally sound. Deck joists are detached from the joist hangers mounted to the ledger. One joist is cracked. Steel hardware is becoming detached in several places. The posts need to be cross braced. One of the posts is twisted from drying. Flashing is missing over the ledger. The decking surface is in poor condition. The handrail for the stairs is not properly attached and is loose. The deck needs to be rebuilt by a licensed contractor.



2.4 Item 1(Picture)



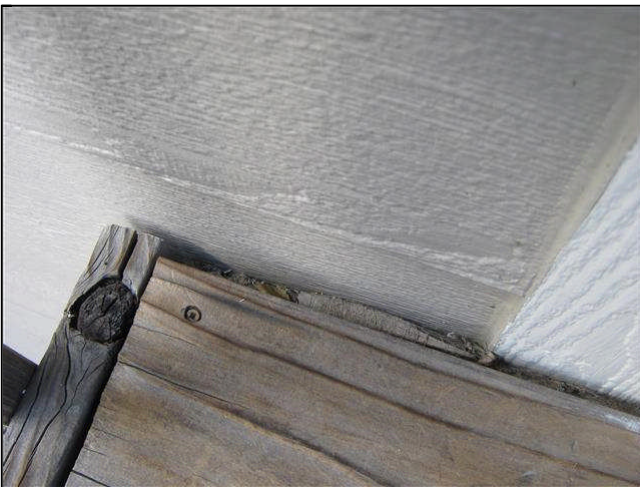
2.4 Item 2(Picture)



2.4 Item 3(Picture)

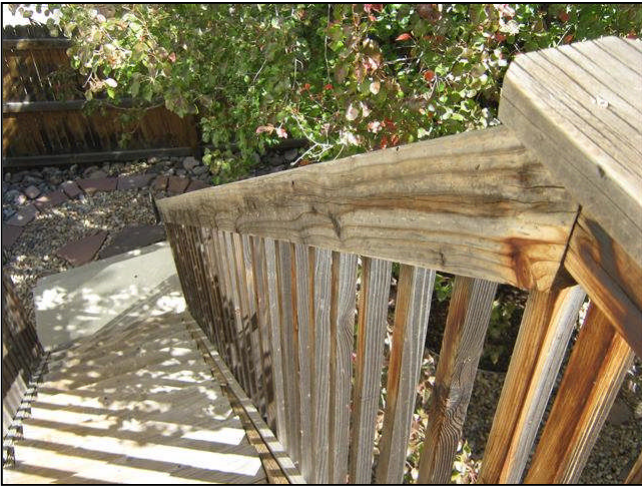


2.4 Item 4(Picture) Cracked Joist



2.4 Item 5(Picture) Missing Flashing

2.5 SAFETY HAZARD: Handrail for the deck stairway is loose (see item 2.4).



2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlpace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats. Provide any engineering or architectural service.

		IN	NI	NP	RR	Styles & Materials
3.0	Foundation, Basement and Crawlpace (Report signs of abnormal or harmful water penetration into the building.)	•				Foundation: Poured concrete Method used to observe Crawlpace: No crawlspace Floor Structure: Slab Wall Structure: 2 X 6 Wood Framing Platform Framing Columns or Piers: Supporting walls Ceiling Structure: 2x12 on 16 inch spacing Number of Crawl Spaces: NONE
3.1	Walls (Structural)	•				
3.2	Columns or Piers	•				
3.3	Floors (Structural)				•	
3.4	Ceilings (structural)	•				
3.5	Basement Egress Windows	•				
3.6	Crawl Space(s) Condition			•		
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

3.3 Moderate settling of the basement slab around the sump pit. Consult a "mud jacking" company. They may be able to push it back into it's original position or they may just be able to help stabilize the slab.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

The structure of the home was inspected and reported on with the above information. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

		IN	NI	NP	RR	Styles & Materials
4.0	Heating System				•	Heat Type: Forced Air
4.1	Normal Operating Controls	•				Energy Source: Gas
4.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•	Heat System Brand: GOODMAN
4.4	Presence of installed heat source in each room				•	Furnace Mfg Date: 2003
4.5	Chimneys, Flues and vents (for gas water heaters or heat systems)	•				Ductwork: Non-insulated
4.6	Cooling System				•	Filter Type: Disposable
4.7	Normal Operating Controls	•				Filter Size: 20x20
4.8	Presence of installed cooling source in each room				•	Cooling Equipment Type: Air conditioner unit
4.9	Furnace Checked for Natural Gas and Carbon Monoxide leaks	•				Cooling Equipment Energy Source: Electricity
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace						Central Air Manufacturer: GOODMAN
						Central Air Mfg Date: 2004
						Number of AC Only Units: One

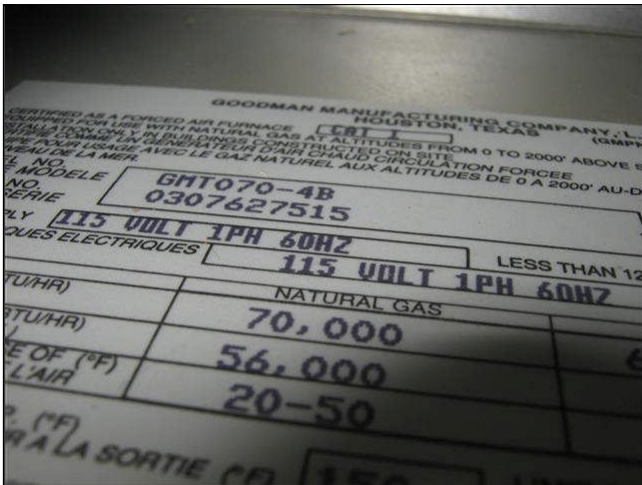
Comments:

4.0 (1) There is a screw missing on the cover door for the furnace.



4.0 Item 1(Picture)

(2) The furnace is in good condition. It is clean, and has a filter installed. It appears to be well maintained. It is still recommended that you have a professional service the unit each year before the cold season begins.



4.0 Item 2(Picture)

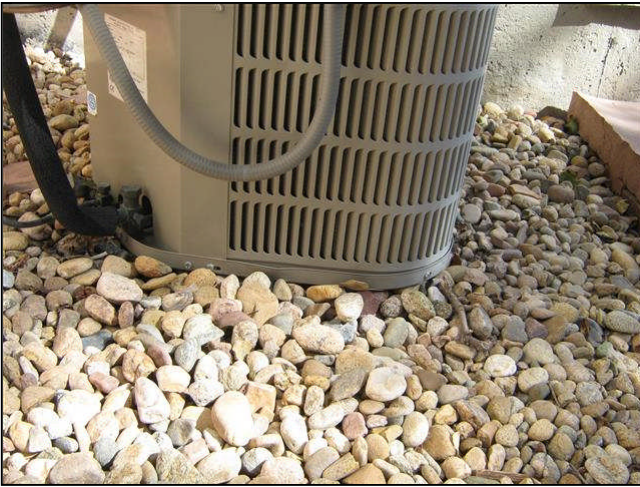
4.3 There is a filter in most of the registers. This is impeding air flow which could shorten the life span of the furnace. I recommend removing them.



4.3 Item 1(Picture)

4.4 No heat register in the kitchen and the main level bathroom. The main level bathroom is small and surrounded by rooms that are heated, so a register is not needed. The kitchen may need to have a register installed.

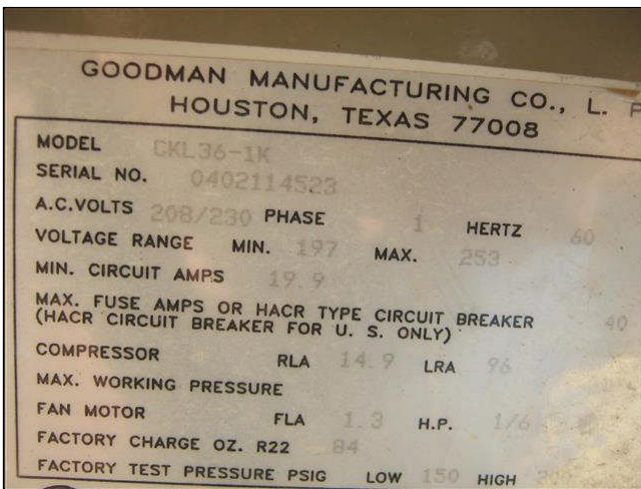
4.6 AC compressor is not on a concrete pad. Compressor needs to have a level concrete pad installed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

4.8 No cooling register in the kitchen and the main level bathroom. The main level bathroom is small and surrounded by rooms that are cooled, so a register is not needed. The kitchen may need to have a register installed.

The heating and cooling system of this home was inspected and reported on with the above information. The inspection is not meant to be technically exhaustive. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and determine if the water supply is public or private.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR
5.0	Main Water supply shut-off valve (Describe location)	•			
5.1	Main Fuel Supply shut-off valve (Describe Location)	•			
5.2	Water Heating Equipment, Controls, Chimneys, Flues and Vents	•			
5.3	Interior Water Supply, Fixtures, Faucets and Systems	•			
5.4	Drainage, Waste and Vent System	•			
5.5	Interior Fuel Storage, Piping, Venting, Supports, Leaks			•	
5.6	Sump Pumps with accessible float	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Styles & Materials

Water Source:

Public

Water Filters:

Whole house conditioner

Plumbing Water Supply (into home):

Copper

Plumbing Water

Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Power

Source:

Gas (quick recovery)

Water Heater Capacity:

(2) 40 Gallon

Manufacturer:

STATE

Water Heater Mfg Date:

2004

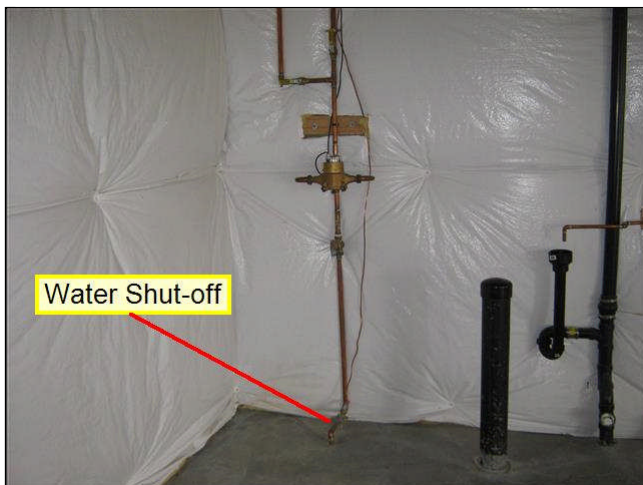
Water Heater Location:

Basement

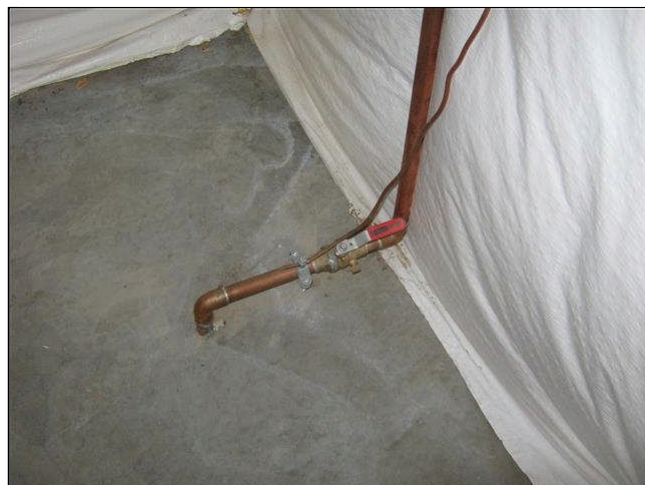
IN NI NP RR

Comments:

5.0 Water Shut-Off

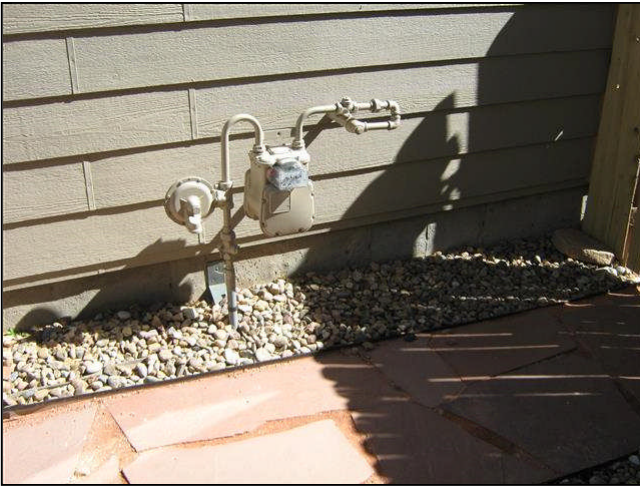


5.0 Item 1(Picture)



5.0 Item 2(Picture) Main Water Shut-Off

5.1 The main fuel shut off is at gas meter outside on the west side of the garage

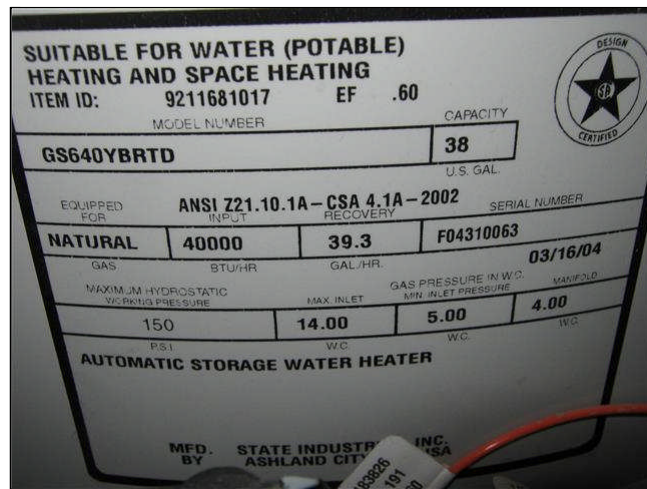


5.1 Item 1(Picture)

5.2 Water Heater



5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.3 There is a water softener in the basement. I recommend consulting a water softener expert and having the unit serviced.



5.3 Item 1(Picture)

5.6 The sump system appears to be working. I could not reach the float to test.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And describe the amperage rating of the service. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report the absence of smoke detectors or carbon monoxide detectors.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Activate any electrical systems or branch circuits which are not energized. Operate over current protection devices. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

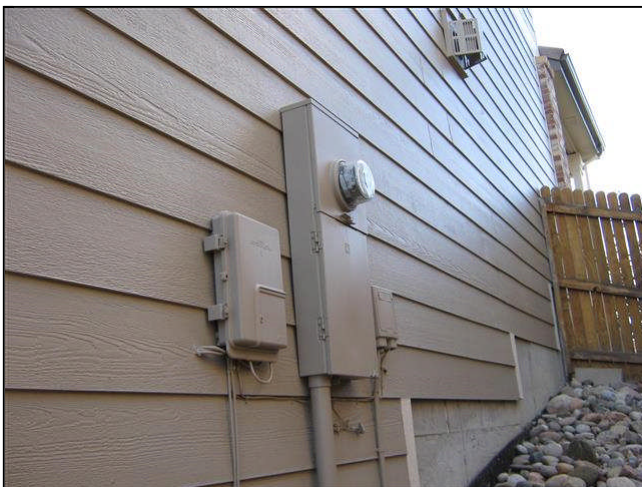
		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors, Service Drop	•				Electrical Service Conductors: Below ground
6.1	Location of Main and Distribution panels	•				Panel capacity: 150 AMP
6.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	•				Panel Type: Circuit breakers
6.3	Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage				•	Electric Panel Manufacturer: SQUARE D
6.4	Switches, Receptacles, Light Fixtures and Visible Wiring (observed from a representative number)	•				Branch wire 15 and 20 AMP: Copper
6.5	Polarity and Grounding of Receptacles within 6 feet of Interior Plumbing Fixtures and all Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	•				Wiring Methods: Romex
6.6	All Ground Fault Circuit Interrupter Receptacles	•				
6.7	Smoke Detectors	•				
6.8	Carbon Monoxide Detector	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.1 The main electrical distribution panel is outside on the east side of the house.

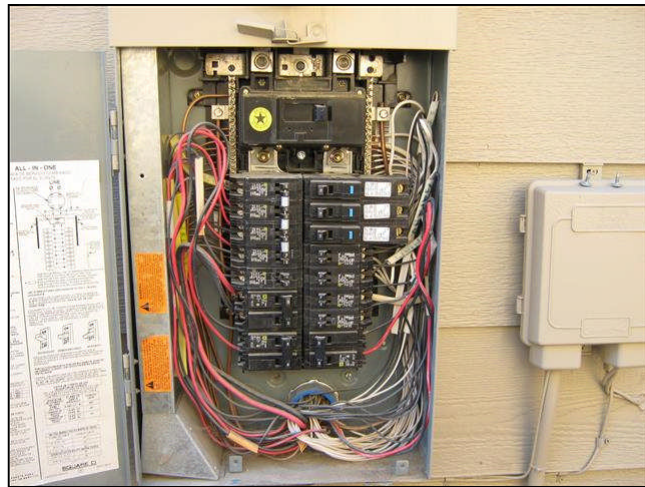


6.1 Item 1(Picture)

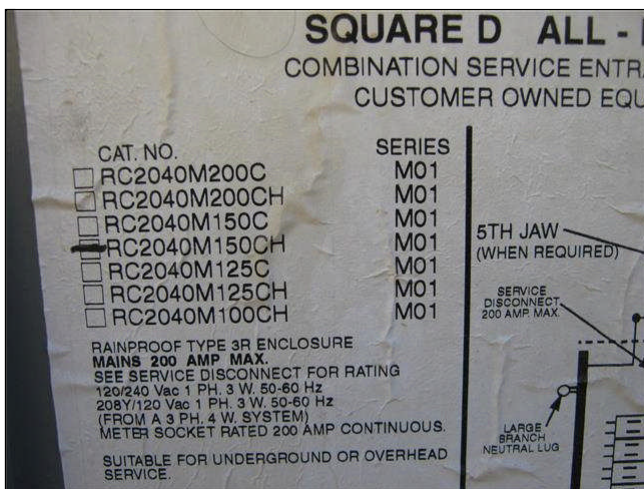
6.2 Electrical Distribution Panel



6.2 Item 1(Picture)

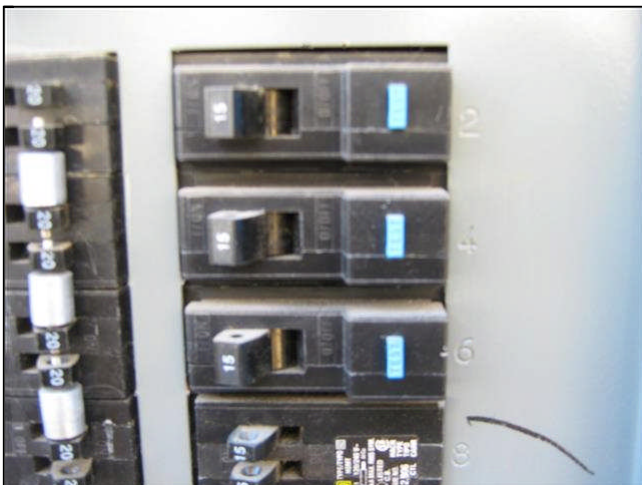


6.2 Item 2(Picture)



6.2 Item 3(Picture)

6.3 SAFETY HAZARD: The panel has 3 Square D manufactured AFCI breakers. Square D AFCI circuit breakers manufactured between March 1, 2004 and September 23, 2004 (Square D AFCI's with blue buttons) have been recalled. A licensed electrician is needed to check the date codes on these breakers to determine if they are subject to the recall. Consult a licensed electrician and replace if necessary.



6.3 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Inspect automatic fuel feed devices. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

		IN	NI	NP	RR	Styles & Materials Types of Fireplaces: Vented gas logs Operable Fireplaces: One Number of Woodstoves: None
7.0	Gas/LP Firelogs and Fireplaces				•	
7.1	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		
7.2	Chimneys Flues and Vents (for fireplaces)	•				
		IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Comments:

7.0 The control devices for the gas fireplace are not functioning correctly. The wall switch does not turn on the fan or flame. There is no remote control. You have to open up the fire place to turn it on and off. Consult a gas fireplace professional and repair or replace as necessary.

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The inspection is not meant to be technically exhaustive and does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	Insulation in Attic	•				Attic Insulation: Blown Fiberglass
8.1	Ventilation of Attic	•				Ventilation: Gable vents Ridge vents Soffit Vents
8.2	Insulation Under Floor System			•		Exhaust Fans: None
8.3	Venting systems (Kitchens, Baths and Laundry)	•				Dryer Power Source: 220 Electric
8.4	Ventilation Fans and Thermostatic Controls (in Attic)			•		Dryer Vent: Metal Floor System Insulation: NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 The attic has 15 inches of blown in fiberglass insulation. This equates to R-49, which meets the newest recommendation for our climate zone.

8.2 The basement walls are insulated, so insulation under the basement floor is not needed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interior

The inspector shall inspect: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments. Inspect security systems or components. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Operate or examine any sauna, instant hot water dispenser, or other small, ancillary devices. Inspect elevators.

		IN	NI	NP	RR	Styles & Materials
9.0	Ceilings	•				Ceiling Materials: Drywall
9.1	Walls	•				Wall Material: Drywall
9.2	Floors	•				Floor Covering(s): Carpet Hardwood T&G
9.3	Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails	•				Interior Doors: Raised panel
9.4	Counters and Cabinets (representative number)	•				Window Types: Thermal/Insulated Sliders
9.5	Doors (representative number)	•				Window Manufacturer: PHILIPS PRODUCTS
9.6	Windows (representative number)				•	Cabinetry: Wood Countertop: Laminate
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

9.6 2 window screens are missing. They may be in storage. Inquire with the sellers about the location of the missing window screens.

The interior of the home was inspected and reported on with the above information. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Inspector shall: Inspect garage doors either manually or by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable. Inspect for fire wall protection and proper door from garage to interior of house.

Inspector is not required to: Determine if garage is large enough or garage door is tall enough for a particular vehicle. Operate remote door controller.

		IN	NI	NP	RR	Styles & Materials
10.0	Garage Ceiling	•				Garage Door Type: One manual One automatic
10.1	Garage Walls (Including Firewall Separation)	•				Garage Door Material: Compressed board
10.2	Garage Floor				•	Auto-opener Manufacturer: SEARS
10.3	Garage Door (s)	•				
10.4	Occupant Door from Garage to inside of home				•	
10.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.2 Minor settling is causing cracks along some of the control joints on the garage floor. Maintaining the gutters and drainage away from the house can help minimized the movement. The gaps should be caulked with permanent caulk.

10.4 SAFETY HAZARD: The door from the house to the garage is not self closing. The self closing spring has become weak and no longer closes the door all the way. This is a fire hazard. If the door is not closed a fire could spread to the house quickly.

11. Built-In Kitchen Appliances

Inspector shall: Inspect built-in appliances to determine operability. Check microwave with leak tester. Operate dishwasher and check for leaks, operate stove top, operate oven, inspect refrigerator. Operate disposer. Determine if vent hoods vent to outdoor or indoors. Record manufacture, serial number and model number of major built-in appliances when visible.

Inspector is not required to: Determine the age or life expectancy of the appliances. Determine if an appliance was recalled.

		IN	NI	NP	RR
11.0	Dishwasher				•
11.1	Ranges/Ovens/Cooktops	•			
11.2	Range hood	•			
11.3	Trash Compactor			•	
11.4	Food Waste Disposer	•			
11.5	Microwave Cooking Equipment	•			
11.6	Refrigerator	•			

Styles & Materials
Disposer Brand:
 BADGER
Exhaust/Range hood:
 SAMSUNG
Trash Compactors:
 NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

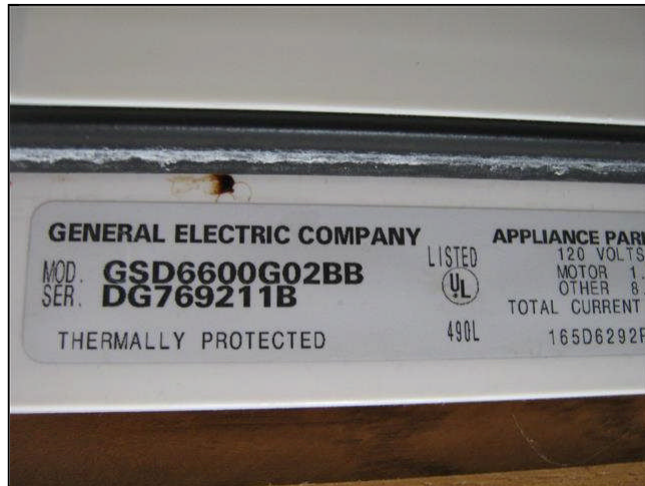
Comments:

11.0 (1) Dishwasher is very noisy. It may need to be replaced soon.

(2) Dishwasher manufactured by GE in 2004, according to online source (Appliance 411).



11.0 Item 1(Picture)

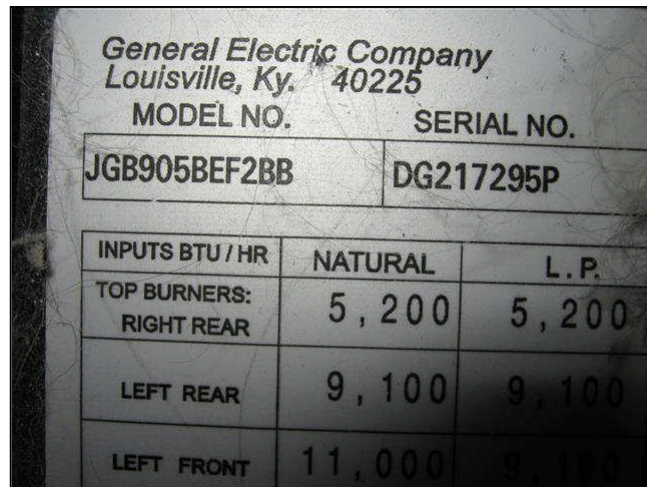


11.0 Item 2(Picture)

11.1 Oven/Range manufactured by GE in 2004, according to online source (Appliance 411).



11.1 Item 1(Picture)



11.1 Item 2(Picture)

11.4 Disposer

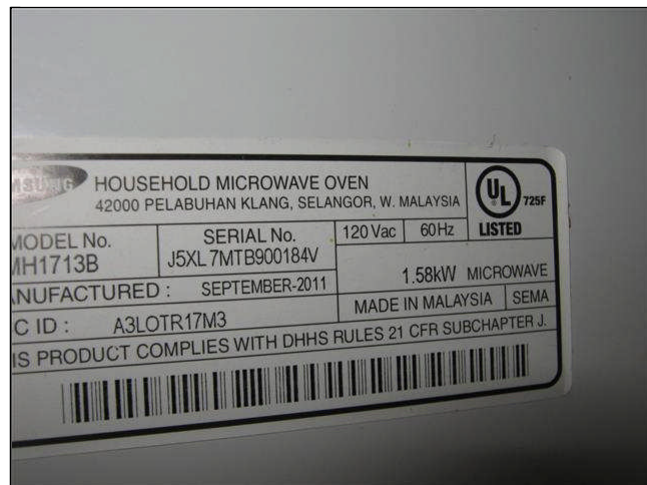


11.4 Item 1(Picture)

11.5 Microwave manufactured by Samsung in 2011.



11.5 Item 1(Picture)



11.5 Item 2(Picture)

11.6 Refrigerator manufactured by GE in 2004, according to online source (Appliance 411).



11.6 Item 1(Picture)



11.6 Item 2(Picture)

You can determine the age of most appliances by manufacturer, model and serial number at the website "Appliance 411." Please visit the website for a like to their page. Look for the "Appliances" section under "Advice for home buyers and home owners" heading on our Home Inspections page at ahealthyhomecolorado.com. Also, there is a link on our site to the Consumer Product Safety Commission's page for Appliances that have been recalled.

General Summary



A Healthy Home, LLC

4844 South Parfet Street
Littleton, CO 80127
303-989-6809

Customer
Customer Name

Address
XXXX Street Drive
Parker CO 80134

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 Roof Covering Repair or Replace

The roof covering is a concrete tile product, which has a long life expectancy if properly maintained. It is in generally good conditions. There are a couple of chipped shingles that need to be repaired. One is on the 2nd level northwest area and the other is the roof above the 2 door garage. The 2nd level south side of the roof was not visible. However, the attic space below this part of the roof was accessible and there are no sign of leaks. Recommend having a roofing company inspect and make repairs as necessary.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

1. Roof

1.1 Gutters and Downspouts

Repair or Replace

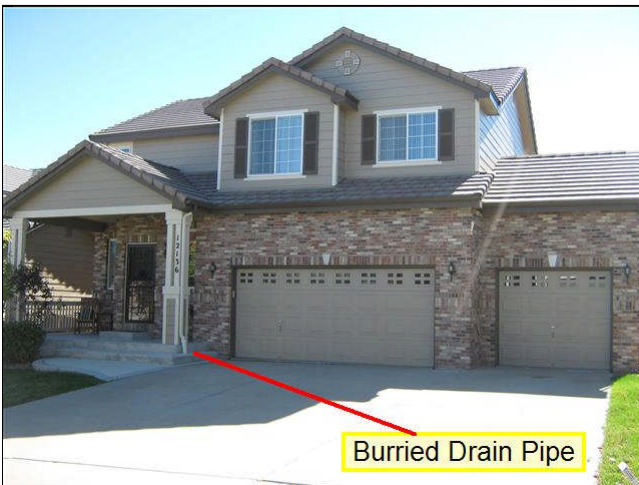
Downspouts by the front porch and on the northwest corner discharge into buried drain pipes. Buried drain pipes can cause settling problems when they are clogged. There has been settling on the driveway, and the front porch has been replaced with new concrete. I cannot find where the gutter drains daylight or determine if they function correctly. They should daylight and discharge on the surface at least 10 feet away from the house. I suspect that they are clogged because of the settling. They should be checked for clogs and leaks by a sewer scope pipe inspector. Repair or replace with surface gutter extenders that discharge at least 5 feet from the house.



1.1 Item 1(Picture) West Side of Garage



1.1 Item 2(Picture) East Side of Front Porch



1.1 Item 3(Picture) Drain Pipe on West Side of Porch

2. Exterior

2.2 Adjacent Walkways and Driveways

Repair or Replace

(1) The driveway in front of the garage door by the front porch has settled and is sloping back towards the front porch. The slab in front of the garage by the front porch needs to be replaced so that there is a minimum 1/8 inch per foot slope away from the porch and the garage.

2. Exterior



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(2) The driveway in front of the west garage door has settled. Much of the driveway has settled to some degree. Cracks are present along the control joists throughout the driveway. Settling may be from buried drain pipes being clogged now or in the past (see item 1.1). Inquire with sellers.



2.2 Item 3(Picture)

2.3 Stairs, Steps, Stoops, Stairways and Ramps

Repair or Replace

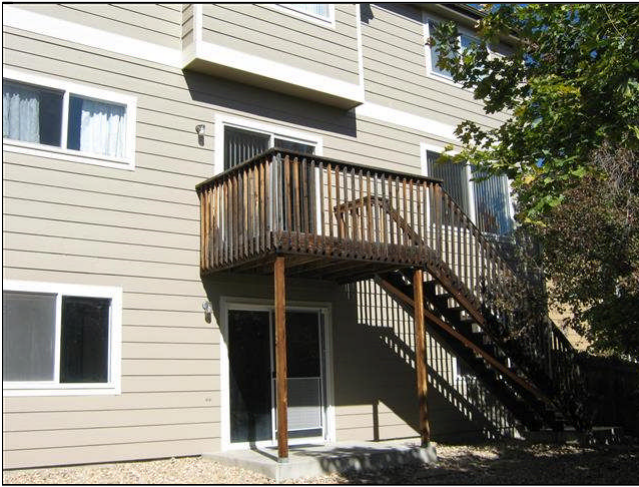
SAFETY HAZARD: Deck stairs do not appear to be structural sound mostly because of the deck structure having issues (see item 2.4).

2.4 Porches, Patios, Decks, Balconies and Carports

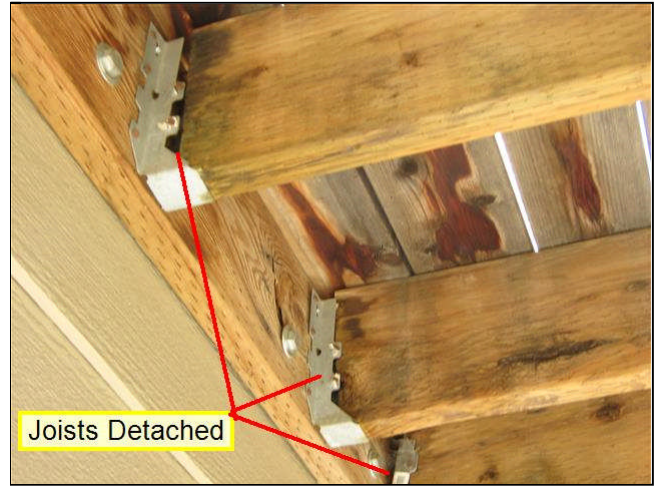
Repair or Replace

SAFETY HAZARD: Deck may not be structurally sound. Deck joists are detached from the joist hangers mounted to the ledger. One joist is cracked. Steel hardware is becoming detached in several places. The posts need to be cross braced. One of the posts is twisted from drying. Flashing is missing over the ledger. The decking surface is in poor condition. The handrail for the stairs is not properly attached and is loose. The deck needs to be rebuilt by a licensed contractor.

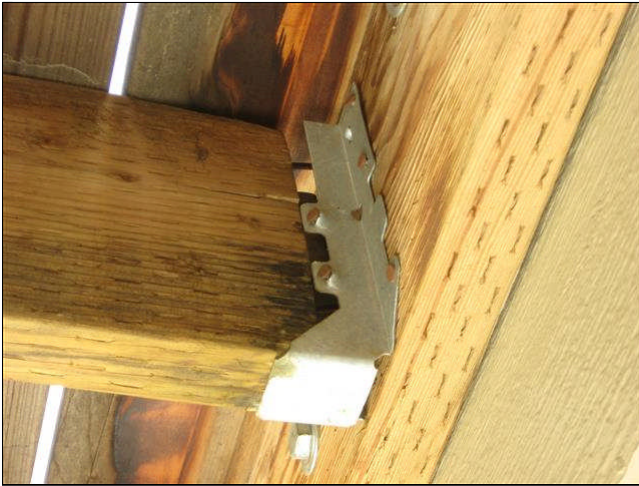
2. Exterior



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture) Cracked Joist



2.4 Item 5(Picture) Missing Flashing

2.5 Railings, Guards and Handrails

Repair or Replace

SAFETY HAZARD: Handrail for the deck stairway is loose (see item 2.4).

2. Exterior



2.5 Item 1(Picture)

3. Basement, Foundation, Crawlspace and Structure

3.3 Floors (Structural)

Repair or Replace

Moderate settling of the basement slab around the sump pit. Consult a "mud jacking" company. They may be able to push it back into it's original position or they may just be able to help stabilize the slab.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. Heating and Cooling

4.0 Heating System

Repair or Replace

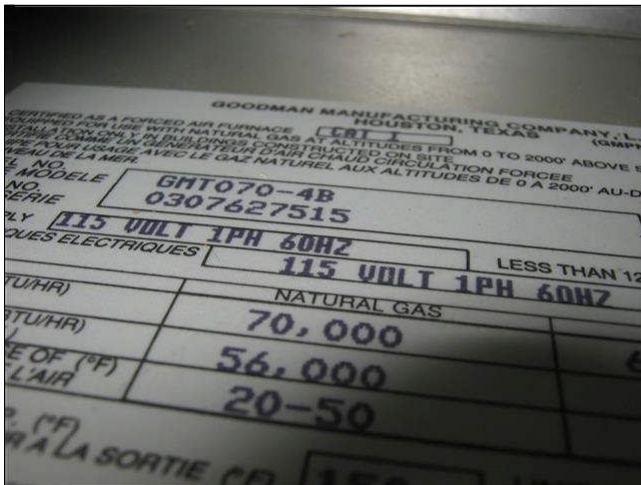
(1) There is a screw missing on the cover door for the furnace.

4. Heating and Cooling



4.0 Item 1(Picture)

(2) The furnace is in good condition. It is clean, and has a filter installed. It appears to be well maintained. It is still recommended that you have a professional service the unit each year before the cold season begins.



4.0 Item 2(Picture)

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Repair or Replace

There is a filter in most of the registers. This is impeding air flow which could shorten the life span of the furnace. I recommend removing them.

4. Heating and Cooling



4.3 Item 1(Picture)

4.4 Presence of installed heat source in each room

Repair or Replace

No heat register in the kitchen and the main level bathroom. The main level bathroom is small and surrounded by rooms that are heated, so a register is not needed. The kitchen may need to have a register installed.

4.6 Cooling System

Repair or Replace

AC compressor is not on a concrete pad. Compressor needs to have a level concrete pad installed.

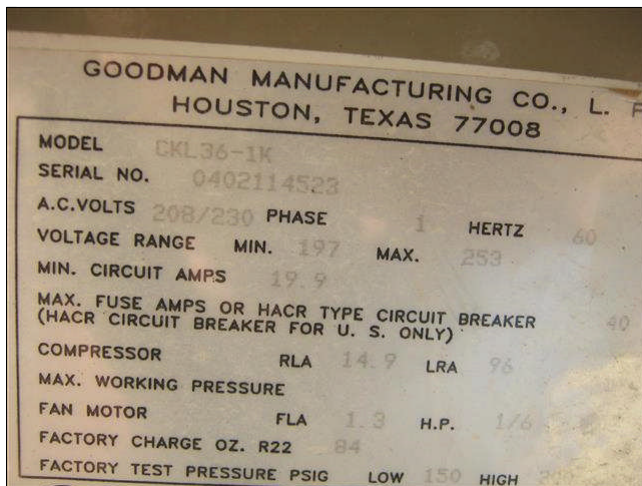
4. Heating and Cooling



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

4.8 Presence of installed cooling source in each room

Repair or Replace

No cooling register in the kitchen and the main level bathroom. The main level bathroom is small and surrounded by rooms that are cooled, so a register is not needed. The kitchen may need to have a register installed.

5. Plumbing

5.3 Interior Water Supply, Fixtures, Faucets and Systems

Inspected

There is a water softener in the basement. I recommend consulting a water softener expert and having the unit serviced.

5. Plumbing



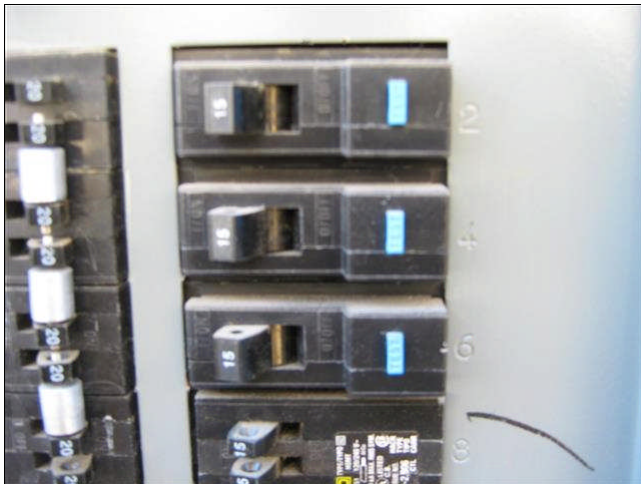
5.3 Item 1(Picture)

6. Electrical

6.3 Circuit Breakers, Fuses and Compatibility of their Amperage and Voltage

Repair or Replace

SAFETY HAZARD: The panel has 3 Square D manufactured AFCI breakers. Square D AFCI circuit breakers manufactured between March 1, 2004 and September 23, 2004 (Square D AFCI's with blue buttons) have been recalled. A licensed electrician is needed to check the date codes on these breakers to determine if they are subject to the recall. Consult a licensed electrician and replace if necessary.



6.3 Item 1(Picture)

7. Fireplace

7.0 Gas/LP Firelogs and Fireplaces

Repair or Replace

The control devices for the gas fireplace are not functioning correctly. The wall switch does not turn on the fan or flame. There is no remote control. You have to open up the fire place to turn it on and off. Consult a gas fireplace professional and repair or replace as necessary.

9. Interior

9.6 Windows (representative number)

Repair or Replace

2 window screens are missing. They may be in storage. Inquire with the sellers about the location of the missing window screens.

10. Garage

10.2 Garage Floor

Repair or Replace

Minor settling is causing cracks along some of the control joints on the garage floor. Maintaining the gutters and drainage away from the house can help minimized the movement. The gaps should be caulked with permanent caulk.

10.4 Occupant Door from Garage to inside of home

Repair or Replace

SAFETY HAZARD: The door from the house to the garage is not self closing. The self closing spring has become weak and no longer closes the door all the way. This is a fire hazard. If the door is not closed a fire could spread to the house quickly.

11. Built-In Kitchen Appliances

11.0 Dishwasher

Repair or Replace

- (1) Dishwasher is very noisy. It may need to be replaced soon.
- (2) Dishwasher manufactured by GE in 2004, according to online source (Appliance 411).



11.0 Item 1(Picture)



11.0 Item 2(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other

persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Robert Boyd

**INVOICE**

A Healthy Home, LLC
4844 South Parfet Street
Littleton, CO 80127
303-989-6809
Inspected By: Robert Boyd

Inspection Date: 10/10/2016
Report ID: Sample Report

Customer Info:	Inspection Property:
Customer Name	XXXX Street Drive Parker CO 80134
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Total Sq Ft 2,501 - 3,000	300.00	1	300.00

Tax \$0.00**Total Price \$300.00**

Payment Method: Check
Payment Status: Paid
Note: Check # XXXX