



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### *HOME INSPECTION REPORT*



**Home. Safe. Home.**



**HomeTeam<sup>®</sup>**  
INSPECTION SERVICE



CONVENIENT | EFFICIENT &  
BOOKINGS | INSPECTIONS  
**FAST REPORTS**

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## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



P.O. Box 64 Castle Rock, CO 80104  
(303) 954-4453 Fax: (866) 669-8828  
[www.hometeammike.com](http://www.hometeammike.com)  
E-mail: [castlerock@hometeam.com](mailto:castlerock@hometeam.com)

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## **HomeTeam**<sup>®</sup> INSPECTION SERVICE

Thursday, March 1, 2018

**123 Sample Drive**  
**RE: Anywhere, CO**  
**Inspection #: 631-022018-2704**

Dear Bill Sample,

On 3/1/2018, HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

**HomeTeam Inspection Service**  
**Mike Bruchs**





## **PREFACE:**

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any major visual defect noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be complete prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

Major visual defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

The majority of home inspections are performed on pre-existing structures. The age of these structures vary from new to a few years to over 99 years old. Building techniques have changed dramatically over the years. These changes are what bring character to the neighborhoods of the front range of Colorado, and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a home.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components. The home inspection is also not a 'code inspection'. **All homeowners should anticipate normal problems and expenses as a normal part of home ownership. Things will go wrong in a home, appliances will malfunction, and you will discover additional 'problems' over time; to expect otherwise is not realistic ... that is a guarantee we can provide you without hesitation.**

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

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- Note: it is recommended that regional building, city or county records be obtained to determine, if any, permits that were issued and completed for the home, prior to closing.
- Pictures that may be included in this inspection report are complimentary and are to be considered as examples of the visible deficiencies or other components that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no pictures included.

SUMMARY: The purpose of this summary is to provide a "quick view" of the results of the home inspection. Please be sure to read the full body of the inspection report, as it contains much more detail about this home. **Any recommendations for additional evaluation must be performed prior to the conclusion of the inspection contingency period.** A home inspection is not designed to eliminate all risk and cannot and should not be relied upon to discover all defects that are not disclosed by the sellers. The following is a summary of the inspection performed at 123 Sample Drive, Castle Rock, CO 80104:

## **BASEMENT**

- Note: there were indications of settlement of the basement concrete floor. What appeared to be repairs was observed. The basement concrete floor was serviceable.

## **EXTERIOR SIDING AND TRIM**

- Note: there were a couple areas on the home's exterior where the trim boards were in need some repair and a coat of paint. Recommend contacting the homeowners association for repair.

## **GARAGE**

- Note: a drywall repair was observed in the garage ceiling. Recommend seller disclosure.
- Note: settlement of the garage concrete floor was observed. The garage floor was serviceable at the time of the inspection. If the serviceability is in question, then it is recommended that the garage floor be further evaluated by a qualified contractor.
- Note: the step from the garage into the home was measured at approximately 10-inches. This is a potential trip hazard. Recommend repair for safety.

## **HEATING AND AIR CONDITIONING**

- Note: the cooling system was visually inspected but was not operated due to cool or cold exterior temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, extended operation of the cooling system could damage the compressor. Recommend that the compressor be further evaluated by a licensed heating, ventilation and air conditioning technician.

## **WINDOWS/DOORS**

- Note: a screen was not installed on a basement window.

## GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Any requested repairs should be performed by a licensed contractor before closing and a receipt should be left for your records and protection. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Inspection Agreement. Conditions that are not visible, hidden damage (especially inside wall cavities, under roofing materials and behind exterior siding and fascia boards) are not within the scope of inspection. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

- **All items designated for inspection in the Nachi (National Association of Certified Home Inspectors) Standards of Practice, which was present at the time of the inspection, were inspected unless noted in this report.**

The inspected property consisted of a ranch wood-framed structure with stone veneer and hardboard siding that was vacant at the time of the inspection. The approximate temperature at the time of the inspection was 50 to 55 degrees Fahrenheit and the weather was sunny and clear. The buyers and buyer's agent were present during the inspection. The utilities were on at the time of the inspection. The home was situated on a level to sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation, assuming normal drainage and downspout, gutters, and other systems are functioning properly. The age of the home, as reported by the MLS sheet, was said to be twenty one years old. There was a concrete walkway leading to a concrete entry way in the front of the home.

Note: there were a couple areas on the home's exterior where the trim boards were in need some repair and a coat of paint. Recommend contacting the homeowners association for repair.



## **PATIO HOME**

This structure is a patio home. We recommend that the buyer consult with the homeowner's association association to determine areas of responsibility. HomeTeam inspects the structure, including much of the exterior, regardless of homeowners's association responsibilities. Although the buyer may not be responsible for exterior aspects of the structure, sometimes exterior problems can have a negative effect on the interior of the structure.

## **SITE FYI**

- Any system of grading or landscaping that creates positive drainage away from the foundation will help keep a basement and/or crawlspace dry. Soil level should be approximately 6" below the bottom sill plate and should not touch wood surfaces. Flower beds, loose mulch areas, railroad ties and other landscape items close to the foundation may trap moisture and contribute to wet basements and crawlspaces. To establish a positive grade, proper slope away from the house is 1" per foot for approximately 5 to 6 feet.

## **DRIVEWAY**

There was a concrete driveway in the front of the home which led to the garage. The driveway was in good condition.

- Note: minor cracking, spalling and settling of the concrete driveway, garage floor and sidewalks can be considered common due to expansive soils and ground movement. Recommend that driveway, garage floor or sidewalk cracks should be sealed to prevent water intrusion. The driveway, garage floor and sidewalks are usually not a part of the homes foundation or support structure.



## **GARAGE**

The attached garage was designed for two cars with access provided by one overhead-style door. The Lift Master brand electric garage door opener was tested and found to be functional. The beam automatic safety reverse on the garage door was tested and found to be functional. The visible areas of the concrete garage floor were in serviceable condition.



Note: settlement of the garage concrete floor was observed. The garage floor was serviceable at the time of the inspection. If the serviceability is in question, then it is recommended that the garage floor be further evaluated by a

qualified contractor.



The blue chalk line appeared to be the original height of the garage floor

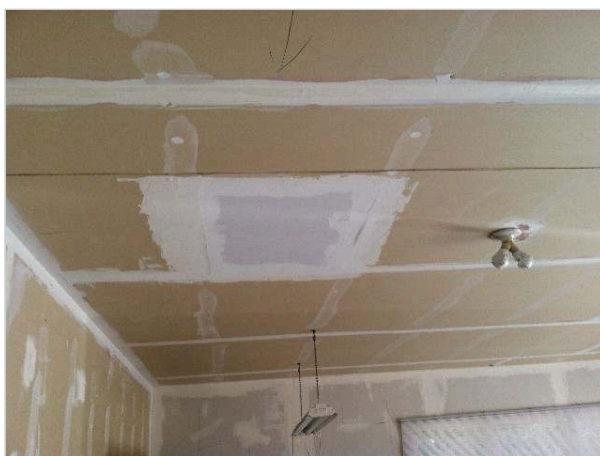


Note: the step from the garage into the home was measured at approximately 10-inches. This is a potential trip hazard. Recommend repair for safety.





Note: a drywall repair was observed in the garage ceiling. Recommend seller disclosure.



## **PATIO**

There was a concrete patio located in the back of the home.



## DECK

There was a wood and composite deck located in the back of the home. There did not appear to be significant deterioration of the wood and composite material. A wood and composite deck should be cleaned and sealed regularly to prevent deterioration.

- Note: the inspector will make an attempt to point out visible deck defects discovered during the course of a normal home inspection. However, every deck is unique and determining the overall structural stability and load carrying capacity of individual members and connections is outside the scope of this inspection. Many critical items and details that affect the stability and load carrying capacity can be hidden from view such as: Existence and condition of flashing between the ledger board and the house. Condition of bolts nails and screws, including rust and corrosion. Grade, moisture content and extent of decay in wood members. Condition of columns and members in contact with soil. Depth and size of footings below ground. Detailed structural engineering analysis is a separate service available that may involve drilling, removing members and connections to determine engineering properties needed to perform a thorough analysis.



## ROOF STRUCTURE

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from the roof level. The age of the roof covering, according to the permit, was approximately two years old. There was one layer of shingles on the roof at the time of the inspection. There was minimal surface wear observed on the visible areas of the roof shingles at the time of the inspection. These conditions indicate the roof shingles were at the beginning of their useful life. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof.

Address of Inspection: **123 Sample Drive**

**GENERAL ROOF NOTES:**

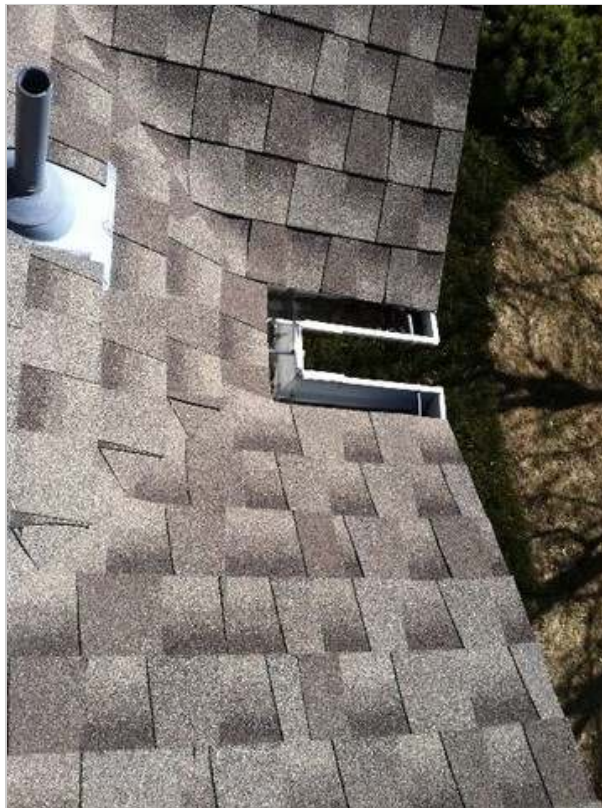
- Note: sometimes our opinion of a roof may differ from that of the insurance provider/adjuster. Some insurance providers/adjusters are more particular than others. We are there to state the overall condition of the roof and the roof is not considered to be defective unless there are visible leaks and/or major damage or wear that indicates failure is imminent. If we note any moderate to serious curling or surface wear or lifting edges then we recommend that you get approval from your insurance provider regarding the roof.
- Note: the under-layment of any roof covering or flashing is not able to be viewed or inspected without removing the roof covering or shingles, which is beyond the scope of a home inspection. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for that use.
- Note: roof coverings should be checked in the spring and fall seasons for any missing shingles/tiles, damaged coverings and visible roof felt.



**GUTTERS**

The roof drainage system consisted of galvanized metal gutters and downspouts which appeared to be functional at the time of the inspection. Recommend gutters and downspouts receive routine maintenance to prevent premature failure.





- Properly installed downspout extensions or splash blocks allow water to be carried several feet from the foundation. Recommend that downspouts be securely attached to the property. Downspouts that carry roof water far from the house are the most important part of the foundation drainage system. A properly functioning drainage system is one of the most important items for extending the life expectancy of a house and its components.

## **FOUNDATION**

The foundation was constructed of reinforced steel poured concrete.

- Note: a single inspection cannot determine whether movement of a foundation has ceased. Smaller, stress type cracks of a foundation is generally considered normal. Any cracks should be monitored regularly.
- Ask the seller - Because the inspection is a "snapshot in time" it may not reveal moisture problems that would otherwise be obvious during periods of rain. It is prudent to ask the seller the history of moisture in the basement, crawlspace, attic, and living areas, prior to the close of the contingency period.

## **BASEMENT SLAB**

The basement concrete slab was partially visible at the time of the inspection because of carpet or other floor coverings. There were no indications of moisture present.

- Note: the condition of any utilities within or under a concrete slab, such as plumbing or ductwork, are not within the scope of the inspection.
- Note: minor cracking and settling of the basement concrete slab can be considered common due to expansive soils and ground movement. The basement concrete slab is usually not a part of the homes foundation or support structure.

Note: there were indications of settlement of the basement concrete floor. What appeared to be repairs was observed. The basement concrete floor was serviceable.





Basement bedroom door somewhat out of alignment. The door was functional during the inspection.

## **BASEMENT**

The basement was finished and contained the following mechanical systems: furnace, water heater and sump pump.

Basement note: it is not within the scope of this inspection to determine or to predict the amount or frequency of past or future water intrusion into the basement. Consult with a company specializing in water proofing if you require a guarantee of a 100 percent dry basement.

## **FINISHED BASEMENT WAIVER**

The interior walls of the basement were partially finished; therefore, a complete inspection of the reinforced steel poured concrete foundation was not possible.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains.

The most common cause of water problems in a basement is inadequate surface grading and drainage. Many water problems in basements are a result of improper grading and neglected gutters and downspouts. Masonry and concrete materials are not waterproof unless treated and maintained with waterproof materials. Inspection for signs of water penetration is inconclusive with only an exterior inspection and interior finishing may hide current or future leakage.

Note: there were a couple of areas of water intrusion observed on the basement concrete foundation wall. These areas were dry at the time of the inspection.



## FLOOR STRUCTURE

The visible floor structure consisted of an O.S.B pressboard subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There was a 6x8-inch steel flange center beam and three and a half-inch steel posts for load bearing support.

## PLUMBING

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC and ABS plastic pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks.

Water flow throughout the home was adequate. Water pressure was tested at the rear hose bib and found to be 40 to 50 pounds per square inch.

### GENERAL PLUMBING NOTES:

- Supply valves such as those on the toilet supply lines, laundry room hose bibs, faucet supply lines under the sinks and dishwasher supply lines are not tested since many of these valves have not been used in some time and may be prone to leaking if turned off and on.
- Shower pans are visually checked for leakage but leaks often do not show except when the shower is in normal use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of the inspection. It is very important to maintain all grouting and caulking in the bath and shower areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future as homeowners.
- Clients are advised to ask sellers about any and all past plumbing leaks as a standard procedure in purchasing a home. An inspection is not intended to uncover all issues that may or may not have been repaired and are not disclosed. Determining reasons and causes of water stains and repairs is often speculation without invasive testing being performed (which is not performed with a standard whole house inspection), and are not always revealed even with invasive testing. Therefore, being able to rely upon honest and full disclosure from the selling parties is a critical element of a home purchase transaction. The clients should ask the appropriate questions regarding all aspects of the selling parties' home issues, breakdowns, repairs, defects, and safety issues and should expect complete and forthright responses.
- HomeTeam inspects the homes waste line system for proper drainage and backup. Simply running water into floor drains will not verify the condition of the waste line infrastructure under the structure. Although no concerns were found in the homes drainage system with our visual inspection, it is our recommendation that a sewer scope be performed prior to closing to determine if any concerns are present in the drain waste line system.
- This report is not intended to be an exhaustive list of minor plumbing issues. Concealed, latent or intermittent plumbing issues may not be apparent during the testing period.

Note: an FS water conditioner water softener was installed in the utility room of the home. The water softener did not appear to be functional (the unit was unplugged and water valves closed) during the inspection. The water softener is beyond the scope of this home inspection and was not tested.



## **WATER HEATER**

There was a 50 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Rheem, model number PROG50-38N RH58 with serial number M101525732. Information on the water heater indicated that it was manufactured approximately three years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

- Note: the water heater fired when called to do so from the thermostat. The flame was observed to be normal and there was no combustible gas leaks present. A normal life expectancy of a gas fired water heater is 10-15 years meaning that any water heater we inspect that is in or past this age should be considered a deferred cost item. We recommend draining 5-10 gallons of water from the tank 2-3 times per year to expel rust and sediment and extend water heater life.



## **WATER METER AND SHUTOFF VALVE**

The water meter was located in the basement bedroom closet. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement bedroom closet.

- Note: water shutoff valves are visually inspected only. No attempt is made to operate the main or any other water supply shutoff valves during the inspection.
- Note: all family members should know the location of the main shutoff valve so they can turn off the water in the event of a leak.





Water meter



Main water shutoff valve

## **GAS METER**

The gas meter was located on the right side of the home. The main gas valve is usually located at the gas meter and require a wrench to operate. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

Note: gas leak alarms are recommended and are similar to a smoke or carbon monoxide detectors. They can be installed independently of your alarm system or can be interconnected. The installation of a gas leak detector is very important in basements or other areas of the home that contain gas lines, gas furnaces, gas water heaters and other gas appliances.



There was a sump pump located in the basement. The sump pump was inspected and functional.

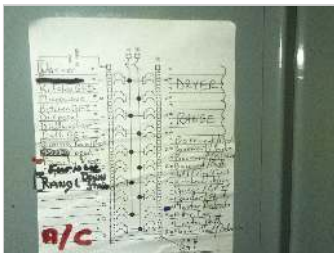
- Note: sump pits and sump pumps do require periodic maintenance and cleaning and should be inspected occasionally (or after periods of rain or snow melt) to ensure that the sump pump is functioning as designed.
- Note: problems with sumps and pumps often go unnoticed until it is too late. We recommend you install a moisture alarm near the sump, which would sound in the event of a pump failure or sump overflow.



Sump pump discharge pipe

## ELECTRIC-SERVICE

The underground electric service wire entered the home on the rear exterior wall. The electric meter was located on the in the greenbelt near the golf course. The service wire entered a Siemens service panel located on the basement wall with a 200 amps and 120/240 volt rated capacity. The branch circuits within the panels were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition. An electric service grounding system was installed. Service grounding requirements have changed many times over the years. The grounding system for a 30-year-old electric service is different from that of a 10-year-old service. This inspection does not attempt to verify that the grounding system or any other part of the electric service complies with current codes.



## SWITCHES AND RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. A number of the receptacles were in use at the time of the inspection, particularly those attached to appliances. All interior and exterior light bulbs should be installed and tested prior to the final walk-through. We do not always check all light switches or receptacles to determine which specific outlets or light fixtures each is connected to.

The installation of ground fault circuit interrupters (GFCI) protected circuits and/or receptacles located within six feet of water near kitchen counter tops, bathrooms, in basement areas, garage, laundry rooms and the exterior of the structure is a commonly accepted practice and required by many municipalities. The present and tested GFCI's were functional. Recommend that GFCI's be installed on non-GFCI protected electric receptacles within six feet of any plumbing or



water source.

#### GENERAL ELECTRICAL NOTES:

All GFCI receptacles should be tested monthly.

Light fixtures without bulbs or apparent expired bulbs were not dismantled for proof of proper operation.

Recommend light fixtures without bulbs and expired bulbs be replaced and check prior to closing. Receptacles that were hidden behind furniture, stored items, personal effects or appliances may not have been inspected for proof of proper wiring.

- Receptacles are checked with a receptacle type (plug in) tester only for correct wiring. The receptacles are not checked for available current or load capacity of the circuit.
- Please note that electrical codes have changed through the years. Although the structure does not need to meet current code for a real estate transaction, any work an electrician does must meet the current code requirements. Often, electricians will recommend changes that, in the context of a real estate transaction, are considered upgrades rather than necessary requirements. Keep these items in mind if negotiating repairs.

### ELECTRIC SERVICE

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

### SMOKE AND CARBON MONOXIDE DETECTORS

There were smoke detectors found in the house. Smoke and carbon monoxide detectors are manufactured to last 8 to 10 years, then be replaced. For safety reasons, recommend that the smoke and carbon monoxide detectors be tested upon occupancy. Recommend that the batteries (if any) be replaced with new ones when you move into the house, and tested on a regular basis thereafter according to manufacturer instructions. Do not assume they will work if you need them! Change the batteries and test them.

Recommend that smoke detectors be installed in accordance to the Consumer Product Safety Commission (CPSC), for safety.

As an added level of protection, there were carbon monoxide (CO) detector (s) found in the home at the time of the inspection. According to Colorado State law, CO detectors are required to be installed within 15 feet of any sleeping area by the seller.



### WINDOWS, DOORS, WALLS AND CEILINGS

All readily accessible windows were inspected. Windows and/or coverings that are taped or otherwise fastened in place are not tested; therefore, some windows may not have been inspected.

The primary windows were constructed of vinyl and aluminum, static, single hung and slider style, with double pane glass.

All readily accessible exterior doors were operated and found to be functional. Doors are considered functional if they open, close and lock without undue difficulty. The exterior door locks should be changed or re-keyed upon occupancy.

Window coverings, shutters, blinds, etc. are accessories and are not within the scope of the inspection.

Note: a screen was not installed on a basement window.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. Minor cracks in drywall and tape joints can be typical. These cracks are considered cosmetic defects.



Minor settlement cracks

The basement level consisted of a recreation room, bedroom, bathroom and utility/storage room.

The main level consisted of a kitchen with dining area, dining room, living room, office/den, two bedrooms, two bathrooms and laundry room. HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting or other floor coverings, window coverings, etc. are not addressed.

## **CABINETS AND COUNTERTOPS**

The visible areas of the cabinets and counter tops were in good condition. The kitchen and bathroom sinks, basins, bathtubs and toilets were in good condition.

It is very important to maintain all grouting and caulking in the area. Very minor imperfections can allow water to get into the wall and cause damage. Proper ongoing maintenance will be required in the future as homeowners.

## **APPLIANCES**

In keeping with the standards of practice of the National Association of Certified Home Inspectors (NACHI), inspectors are not required to inspect the household appliances and, accordingly, household appliances are not within the scope of the inspection. As a customer service, HomeTeam inspectors do turn on the appliances (when present) to check operational function only.

No consideration is given regarding the age or components that may be worn or otherwise affected by wear and tear or use. No warranty, expressed or implied, is given for the continued operational integrity of the appliances or their components.

The Kitchen Aid electric built-in range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on the ovens are not within the scope of this inspection.

The combination Kitchen Aid range hood and microwave oven was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.



The Kitchen Aid refrigerator was inspected and did appear to be functional. The temperature setting, ice maker and water dispenser are not within the scope of the inspection.

The Kitchen Aid dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The InSinkErator garbage disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

The Whirlpool washer and dryer were operated. Laundry room drains are not tested. It is recommended that all washing machines have a drip pan installed under the unit and that stainless steel flex hoses be installed on the washing machine cold and hot water supply hose bibs. Please note that the washer and dryer was run without clothing and, therefore, some defects may appear when run full of clothing which may not have been evident at the time of the inspection. The cleaning efficiency is not within the scope of this inspection. There are no warranties or guarantees of the normal operating conditions of the units.

Many dryer outlets have changed from three prong to four prong plugs. The change was made for safety reasons related to how the dryer is grounded to the electrical system. Your dryer plug may not match the dryer electric receptacle installed in this home. If the plug or receptacle needs to be replaced for the dryer, we recommend that a qualified contractor perform this service, for safety.

Note: it is recommended that the dryer vent be removed, inspected and cleaned prior to use and periodically thereafter, for safety.



Dryer vent

## FIREPLACE

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A gas-log fireplace was located in the family room. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney. The fireplace was tested for operation and found functional.



Controls for gas-log  
fireplace



Gas shutoff valve for  
fireplace

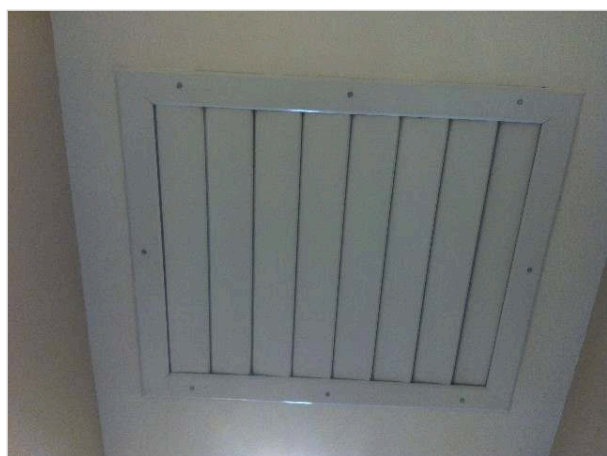
## ATTIC STRUCTURE

The attic was accessed through a scuttle in the hallway. The attic above the living space was insulated with loose-fill

and batted insulation, approximately 10 to 12-inches in depth. Ventilation throughout the attic was provided by static and soffit vents. The roof structure consisted of two-inch by three and four-inch wood trusses spaced 24 inches on center and O.S.B pressboard sheathing. Because of the configuration of the trusses, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.



Note: a whole house fan was found installed in the ceiling of the home. No visual defects were observed on the fan. The fan was not tested for operation. The efficiency of the fan is beyond the scope of this inspection.



The absence of visible indications of water penetration in an attic or basement at the time of the inspection is NOT conclusive evidence that the attic, roof, basement and other areas of the property are free from leaks or other water penetration. Any concerns on your part should be referred to a qualified licensed roofing contractor. The occurrence of occasional or intermittent leaks or seepage during extreme weather conditions (such as very high winds, for example) is common. As with all aspects of the home inspection, attic and roof inspections are limited in scope to the visible and readily accessible areas. Many areas of the roof are not visible from the attic especially near the base, where the largest volume of water drains. The presence of or active status of roof leaks cannot be determined unless the conditions which allow leaks to occur are present at the time of the inspection. Please be aware that rain alone is not always a condition that causes a leak to reveal itself. The conditions that cause leaks to occur can often involve wind direction, the length of time it rains, etc. The inspection does not offer or imply an opinion or warranty as to the past, present or future possibility of roof, flashing or vent leaks.

## HVAC INSPECTION REPORT

The home was heated by an American Standard natural gas forced air furnace, model number AUD2B080A9V3V5A with serial number 14475YJM16. Information on the furnace indicated it was approximately three years old. The unit



was located in the basement of the home. It has an approximate net heating capacity of 80,000 BTUH.

The control for the heating and air conditioning system was a 24 volt thermostat located on the main level hallway wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The filter size appeared to be 20x25x1. The efficiency rating is not within the scope of this inspection.

- Note: most heating, ventilation and air conditioning manufacturers recommend replacement/cleaning of air filters on a monthly basis when the system is in use. Dirty filters restrict the effectiveness of the system reducing overall service life expectancy of the equipment and overall air quality in the home.

The supply and return air ductwork in the home appeared to be adequate. However, there will be normal temperature variations from room to room and level to level, most noticeable between levels. Airflow throughout the house may be balanced by adjusting the supply registers.

Note: annual cleaning, servicing and inspection of the heating and cooling equipment is essential for safe and efficient performance. This will maximize the system's useful life.

The heating system was found to be functional.



Replace filter here

## HUMIDIFIER

A Aprilaire humidifier was found installed on the furnace in the basement. The humidifier was not tested for operation. Periodic preventive maintenance is recommended to keep this unit in good working order. The efficiency of the humidifier is beyond the scope of this inspection.



## AIR CONDITIONER

The electric outdoor air conditioner condensing unit was an American Standard, model number 4A7A3042D1000NA

with serial number 15043ND73F. The unit is located in the rear of the home. Information on the air conditioner indicated it is approximately three years old.

Periodic preventive maintenance is recommended to keep this unit in good working condition. The efficiency of the air conditioner condensing unit is beyond the scope of this inspection.



Note: the cooling system was visually inspected but was not operated due to cool or cold exterior temperatures. When outdoor temperatures have been below 60 degrees Fahrenheit within the past 24 hours, extended operation of the cooling system could damage the compressor. Recommend that the compressor be further evaluated by a licensed heating, ventilation and air conditioning technician.

## **RADON MITIGATION SYSTEM**

There was a radon mitigation system installed in the basement to the exterior of the home. Information on the identification tag indicated the system was installed in 2014 . The mitigation system appeared to be functional at the time of the inspection. No radon testing was performed. For additional information, visit [www.epa.gov/radon](http://www.epa.gov/radon).



Radon mitigation pipe installed in basement sump





## **REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:**

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

**Intermittent or concealed problems:** Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

**No clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

**We always miss some minor things:** Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$1000 problems. These are the things that affect people's decisions to purchase.

**Contractor's advice:** A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

**"Last man in" theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

**Most recent advice is best:** There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

**Why didn't we see it?:** Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

**Not insurance:** In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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