

456 1st Street, Grand Junction, CO 81501 Inspection prepared for: John Smith Real Estate Agent: Always Available - Consider it Sold, LLC

Date of Inspection: 4/18/2022 Time: 8:00 Age of Home: 112 Size: 1245 Weather: Clear

Inspector: Ben Gare NACHI#18042422 Phone: 507-202-3333 Email: inspectgj@gmail.com inspectgj.com



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Report Summary

Exterior				
Page 6 Item: 2	Walkways	 The walkways were badly damaged or deteriorated and appeared to at or near the end of their useful lives at the time of the inspection. Severe heaving of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor. The walkways were severely deteriorated. I recommend that you consult with a qualified contractor to discuss options and costs for correction. 		
Page 7 Item: 4	Exterior Doors	• A door at thesouth entrance had severe damage. I recommend that you consult with a qualified contractor to discuss options and costs for replacement.		
Page 8 Item: 6	Eaves-Soffits-Fascias	Damaged fascia trim observed at north/west and south/west. Recommend replacement to avoid potential moisture intrusion and subsequent damage.		
Roofing				
Page 12 Item: 4	Flashings	 Sidewall flashing was improperly installed at one or more areas of the roof. This condition may increase the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. Although at the time of the inspection, no indication that this condition has caused leakage. I recommend correction by a qualified roofing contractor. The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eve. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. I recommend that you consult with a qualified roofing contractor to discuss options and costs for replacement. Roof edge flashing was damaged at areas around the home. I recommend repair by a qualified roofing contractor. 		
Page 13 Item: 5	Roof Penetrations	• The chimney cap had severe corrosion and appeared to be at the end of its useful life. Failure of the cap can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions. I recommend that you consult with a qualified masonry contractor to discuss options and costs for chimney cap replacement.		
Page 14 Item: 6	Roof Drainage System	 Gutters were loose in areas and should be securely re-attached by a qualified contractor. Downspouts were loose in areas and should be securely re-attached by a qualified contractor. 		
Structural Componer	nts			
Page 16 Item: 1	Foundation Type	 In a basement or crawlspace, digging too close to the foundation footings can compromised the Cone of Compression. The Cone of Compression is the area of soil beneath a foundation that supports the weight of the foundation and the home structure above. This soil should remain undisturbed to avoid compromising its structural integrity. The profile of the weightbearing soil beneath the foundation is roughly cone-shaped, sloping down and out from the bottom corners of the foundation footing at an angle of approximately 45 degrees. This condition can lead to undermining of the foundation and loss of foundation support leading to structural failure in the affected areas. Inspectors should identify such areas and mention whether they observe signs of failure connected to this condition, and that the possibility for future damage exists. Recommend that the client consult with a structural engineer or qualified foundation contractor to determine the necessity, options and costs for stabilization. A crack visible at the foundation wall had a descending closure (wider at the top). This condition is typical of cracks caused by soil movement. Depending on the cause of soil movement, this condition may now be stable, or movement may continue in the future. I recommend that you consult with a structural engineer to more accurately determine the cause and the likelihood of continuing foundation damage from this condition. 		
Page 17 Item: 2	Crawl Space	Insulation installed in the basement had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. At the time of the inspection, the Inspector did not observe any problems which in the inspector's experience could be directly related to this condition. Severe efflorescence observed at basement. While mostly cosmetic (in some cases it can lead to spalling and weakening of the concrete structure). This is an indication of high moisture levels in the crawl space (recommend consulting qualified licensed contractor).		
Page 17 Item: 3	Column - Piers - Beams	• Telescoping columns have been used as permanent structural supports. These supports are typically considered temporary (recommend review by qualified licensed framing contractor and repair as needed).		
Heating and Air Conditioning				
Page 20 Item: 2	Heating Systems	 According to the installed system pressure gauge, boiler pressure was above the generally accepted maximum limit of 30 pounds per square inch (PSI) at the time of the inspection. This is an unsafe condition. I recommend that boiler be shut down until it has been serviced by a qualified HVAC or plumbing contractor. According to the installed system temperature gauge, the boiler system temperature was 		

		lower than typically recommended system temperature limit of 160 - 185 degrees F. at the time of the inspection. The inspector recommends having the boiler serviced by a qualified HVAC or plumbing contractor. • SAFETY CONCERN: Temperature Pressure Relief (TPR) valve discharge extension pipe is absent (recommend repair).
Page 23 Item: 8	Venting-Flue(s)-Chimney(s)	 The vent pipe of this gas-fired boiler/furnace is damaged and may allow the invisible, odorless, tasteless, toxic products of combustion to leak into the living space. Excessive human exposure to these products of combustion can result in injury or death. I recommend correction by a qualified HVAC or plumbing contractor. The exhaust flue of this gas-fired boiler vented into a chimney flue which served an unsealed chimney. This condition may deteriorate the chimney lining and allow the toxic products of combustion (such as carbon monoxide) to enter the living space. I recommend correction by a qualified HVAC or plumbing contractor.
Electrical		
Page 24 Item: 4	Main Service Panel(s)	 The panel is equipped with breakers manufactured by a company other than the panel manufacturer. Panel manufactures warn that the use of other types of breakers "voids the warranty, may void the UL listing, and could result in property loss and personal injury." A review by a qualified licensed electrical contractor is recommended.
Page 26 Item: 7	Wiring Methods	 Exposed wiring observed at staircase and areas around basement. All exposed active wiring under 8' or at exterior of home is required to be in the appropriate conduit material (recommend repair by qualified licensed electrical contractor).
Page 26 Item: 8	Lighting-Fixtures-Switches- Outlets	• SAFETY CONCERN: There are several ungrounded outlets in the home that have been wired with a three prong outlet or have false grounding (recommend repair or upgrade by qualified licensed electrician) more information on this topic can be found at http://activerain.com/blogsview/184360/purchasing- a-home-with-ungrounded-outlets.
Page 27 Item: 11	Smoke-Heat Detector(s)	• SAFETY CONCERN: The smoke alarm(s) at bedroom #3 and living room did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarms.
Page 27 Item: 12	Carbon Monoxide (CO) Detector(s)	• SAFETY CONCERN: A carbon monoxide detector is not located within the required distance to each bedroom. Colorado law requires that an operational carbon monoxide alarm be installed within 15 feet of the entrance to each bedroom (or other room lawfully used for sleeping purposes), or in any location otherwise specified by a state or local building code.
Plumbing		
Page 28 Item: 4	Water Supply Distribution Systems	 Rusting observed at several galvanized steel water supply pipe unions. This can be considered an early indication that the water supply pipe is at the end of its useful life. I recommend further review by qualified licensed plumbing contractor. Water supply pipes visible in the basement/crawlspace were poorly supported. This condition should be corrected to avoid future leakage. All corrections should be made by a qualified plumbing contractor. Water supply pipe fittings visible in the crawlspace had heavy corrosion visible at the time of the inspection and may begin leaking soon. Consider replacing fittings before active leakage begins. I recommend that an evaluation and any necessary work be performed by a qualified plumbing contractor.
Page 29 Item: 6	Flow and Pressure	 An unusually high water pressure was observed at the home. This can potentially cause damage at fixtures, plumbing and water heater (recommend consulting a qualified licensed plumbing contractor about benefits of pressure reducer and repair as needed).
Page 30 Item: 7	Waste - Drain - Vent Piping	 A sump pump was installed in the basement. During testing of the pump, the pump did not engage. I recommend correction by a licensed plumbing contractor.
Page 31 Item: 9	Water Heater Vent System	 The color of the water heater burner flame indicated that the water heater should be serviced by a qualified plumbing contractor. The draft diverter of this gas-fired water heater was inadequately fastened at the time of the inspection. The draft diverter is part of the system designed to help exhaust the invisible, odorless, tasteless, toxic products of combustion to the home exterior. For safety reasons, I recommend that the draft diverter be secured by a qualified HVAC or plumbing contractor.
Page 32 Item: 10	Fuel Distribution System	 Gas pipes in the basement/crawlspace had inadequate support which may cause them to leak. I recommend additional gas line supports be installed A gas leak detected at a fitting in the basement should be corrected immediately by a qualified plumbing contractor.
Bathrooms		
Page 33 Item: 3	Toilet(s)	Toilet was loose at bathroom #1 (recommend repair).
Interior		
Page 36 Item: 4	Windows	 Damaged window pane observed at bedroom #2 window (a new thermal unit is needed). Window located at North kitchen is in need of spring repair.
Page 36 Item: 6	Stairways-Steps-Railings	• SAFETY CONCERN: Railings are absent at upper level staircase(recommend repair). • The upper level was not protected by a guardrail. Widely -accepted modern safety standards mandate that any walking surface 30 inches or more above grade should have a guardrail. I recommend installation of a guardrail by a qualified contractor
Appliances		
Page 38 Item: 1	Ranges - Ovens - Cooktops	SAFETY CONCERN: Free standing range missing anti-tip bracket/device. A qualified individual should install as needed.

Dear Client, Thank you for choosing Precision Home Inspections, LLC (PHI) to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. PHI endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible. visually observable, installed systems and components of a home as designated in the InterNACHI Standards (except as may be noted in the "Limitations of Inspection" sections within this report). This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI Standards are present but are not inspected, the reason(s) the item(s) were not inspected is reported as well. A copy of the InterNACHI Standards of Practice is available at https://www.nachi.org/sop.htm. These standards define the scope of a home inspection. Clients sometimes assume that a home inspection will include may things that are beyond the scope. We encourage you to read the InterNACHI Standards of Practice so that you clearly understand what things are included in the home inspection and report. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report. The report has been prepared for your exclusive use, as our client. It is not intended for use by third parties. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without Precision Home Inspections, LLC's express written permission. Again, thanks very much for the opportunity to conduct this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us. Sincerely, Ben Gare InterNACHI Inspector #18042422 Precision Home Inspections, LLC 507-202-3333 inspectgj@gmail.com

Conventions and Terms used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

BLUE text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection associated with each area, are listed here as well.

GREEN text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

ORANGE text: Denotes a brief comment of significant deficient components or conditions which need

relatively quick attention, repair or replacement. These comments are also duplicated in the Report Summary page(s).

COMMENT KEY or DEFINITIONS:

INSPECTED: I visually inspected the item, system, or component and if no other comment is made, then it appeared to be functioning sufficiently allowing for normal wear and tear.

NOT INSPECTED: I did not inspect this item, system, or component and make no representation of whether or not it was functioning as intended and will state a reason for not inspecting.

NOT PRESENT: This item, system or component is not in this home or building,

REPAIR AS NEEDED: I recommend that the item, system or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.

SAFETY CONCERN: A condition, system or component that is considered harmful or dangerous due its presence or absence.

DEFERRED COST: Denotes a system or component that is near or has reached its normal service life expectancy or show indications that it may require repair or replacement anytime within the next five (5) years.

MAINTENANCE: Recommendations for the proper operation and routine maintenance of the home.

RECOMMENATION: Denotes improvements which are recommended but not required. These may be items

identified for upgrade to modern construction and safety standards.

FYI: For Your Information: Denotes additional general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership. May also include additional reference information with web links to sites with expanded information on your specific installed systems/components and important consumer product information.

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Inspection Site and Details

1. Start

Start: 8:00

Finish: 11:00

2. Inspection Attendance

Client not present-Review completed by phone

3. Residence Type or Style

Attached Single Family Two Level

4. Garage/Carport

None

5. Additional Structures

Structure(s): Shed

Inspected: No-Out of the scope of Inspection

6. Year Built

Year Built: 1910

Age in Years: Approximately 112 Years Old

7. Square Footage of Residence

1245

8. Front of Residence Faces

For the purpose of this report the building is considered to be facing East.

9. Room Count and Designations

Bedrooms: 3 Bedroom #1 Master (South/East) Bedroom #2 (South upper level) Bedroom #3 (North upper level)

Bathrooms: 1 Bathroom #1-Main level hallway

10. Occupancy

Vacant

11. Utilities

Materials: All utilities were on at the time of the inspection.

12. Temperature

Temperature: 54 Degrees

Weather: During the inspection the weather was clear.

13. Resent Precipitation

Materials: Weather on the day preceding the inspection was cloudy. • During the 2 days preceding inspection the weather was clear.

Materials: Ground conditions were dry at the time of the inspection.

Exterior

1. Driveway

Materials:

Gravel

Observations:

· No deficiencies observed in the driveway condition at the time of the inspection.

2. Walkways

Materials:

Concrete

Observations:

· Signs of settlement and improper drainage toward the home at areas of the walkways.

- The walkways were badly damaged or deteriorated and appeared to at or near the end of their useful lives at the time of the inspection.
- Severe heaving of soil beneath the walkways had created trip hazards that should be corrected by a qualified contractor.
- The walkways were severely deteriorated. I recommend that you consult with a qualified contractor to discuss options and costs for correction.



Severe heaving observed

3. Steps-Stoops-Porches

Materials:

Concrete

Observations:

• At the time of the inspection, few deficiencies observed in the condition of the front stoop. Notable exceptions will be listed in this report. • The concrete stoop had shrinkage cracks. Shrinkage cracks commonly occur as newly-placed concrete dries, especially at high-stress areas like

Severe deterioration observed

corners. Shrinkage cracks are surface cracks that are not a structural concern.

Signs of settlement and improper drainage toward the home at the front stoop.
The undermining of soil beneath the concrete stoop at the front entrance was observed. This condition may lead to settling and cracking at the location of the loose soil. I recommend correction by a qualified contractor to avoid future damage.

• IMPROVE: The joint at which concrete stoop met the exterior walls was not sealed. Saturation of soil near the foundation can create a variety of problems depending on soil type. I recommend that the joint at which concrete stoop met the exterior walls should be protected by a sealant that will need to be maintained.



Shrinkage crack observed



Undermining of soil beneath front stoop



Settlement towards home at south walkway

4. Exterior Doors

Materials:

Steel insulated

Observations:

- Few deficiencies observed in the condition of the exterior doors at the time of the inspection. Notable exceptions will be mentioned in this report.
- · Door(s) loose when closed at Front entrance.
- · Weather stripping at Front entrance is damaged. I recommend repair as needed.
- FYI: All exterior painted surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

· A door at thesouth entrance had severe damage. I recommend that you consult with a qualified contractor to discuss options and costs for replacement.



Damaged weatherstripping at front entrance



Severely damaged door at south entrance

5. Exterior Cladding

Materials:

Wood

Composite Materials

Observations:

• Few deficiencies observed in composite siding covering exterior walls at the time of the inspection. Composite siding is composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue.

· Composite siding had inadeguate clearance from grade. This condition may result in damage to lower courses of siding from moisture absorption. The manufacturer recommends maintaining a minimum of 6 inches from grade. I recommend re-grading areas of the home where this condition exists to comply with the manufacturer's recommendations.

· Loose or sagging composite siding boards appeared to be the result of poor installation practices. I recommend correction by a qualified contractor. • Areas of missing composite siding covering exterior walls indicated failure of the fastening or installation methods. Composite siding in these areas should be re-fastened or replaced to prevent damage to the siding and to prevent potential damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor. • At the time of the inspection, the composite siding covering exterior walls in areas exhibited severe deterioration. It appeared to be adequately protecting the structure at the time of the inspection.

Pipes penetrating exterior walls left gaps that needed to be sealed with an appropriate sealant to prevent moisture and insect entry.
FYI: It is recommend sealing holes & gaps in the siding to keep water infiltration from causing further damage.
FYI: All exterior painted surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
FYI: Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet: http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf



Inadequate clearance from grade north/east



the exterior cladding at north



Gaps were left where pipes penetrated Composite siding missing at electrical service meter

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Loose siding observed at east



Personal storage limited visual inspection at west



Loose siding observed at south



Personal storage blocked visual inspection at south/west



Inadequate clearance from grade at west



Materials:

Wood

Observations:

- · Few deficiencies observed in soffit or fascia at the time of the inspection. Notable exceptions will be listed in this report.
- The inspector observed areas around home where the fascia trim was installed exposing the sub-structure of the home. Recommend repairs/replacement to avoid moisture related damage.
- Loose fascia trim observed at north/west. Recommend fastening to avoid potential pest/moisture intrusion.
 Composite fascia trim exterior walls terminated too close to the roof-covering material. Good building practice requires a gap of 1.5 inches minimum between the bottom of exterior wall-covering material and the top of the roof-covering material to avoid damage from deterioration caused by moisture absorption.
- Deferred sealant maintenance at areas around the home. I recommend repair as needed.
- · Deferred painting maintenance at south/west. I recommend repair as needed.
- FYI: All exterior painted surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

· Damaged fascia trim observed at north/west and south/west. Recommend replacement to avoid potential moisture intrusion and subsequent damage.



Absent siding at south exterior hose bib



Severely deteriorated siding observed at south/west

456 1st Street, Grand Junction, CO



Deferred sealant maintenance at north/east



Inadequate clearance from roof covering at west



Damaged fascia observed at north/west upper level



Loose fascia trim observed at north/west



Deferred paint maintenance at south/west

7. Door-Window Frame Trim

Materials: Wood

Observations:

- No deficiencies in door or window frame trim at the time of the inspection.
 FYI: All exterior painted surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

8. Patio-Flatwork

Materials:

Concrete

Observations:

• At the time of the inspection, few deficiencies observed in the condition of the patio or flatwork. Notable exceptions will be listed in this report. · Significant cracks visible in the patio flatwork at the time of the inspection should be filled with an appropriate material to avoid continued damage to the walkway surface from freezing moisture.

· IMPROVE: The joint at which concrete patio or flatwork met the exterior walls was not sealed. Saturation of soil near the foundation can create a variety of problems depending on soil type. I recommend that the joint at which concrete flatwork met the exterior walls should be protected by a sealant that will need to be maintained.



Gap in fascia trim observed at north/west



Damaged fascia trim at south/west



Significant crack observed at south/west patio

9. Grading-Surface Drainage-Vegetation

Grading Description:

· Satisfactory Grading/Surface Drainage-Few defects observed

Vegetation Description:

None

Observations:

• Few deficiencies observed in the grading and surface drainage at the time of the inspection. Notable exceptions will be listed in this report. • The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. I recommend re-grading these areas to improve drainage near the foundation and help reduce the risk of foundation damage. The ground should slope away from the home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation.

Vegetation overgrown and/or in contact with exterior cladding, windows and screens (trimming vegetation close to the residence is recommended).
FYI: Keeping water away from the structure is a key factor in helping prevent moisture related problems
FYI: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope

 MAINTENANCE TIP : When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows.
 Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Negative slope towards home at south/east





Negative slope towards home at west Negative slope towards home at south

10. Fencing

Materials: Wood Chain link

Observations:

- · Few deficiencies observed in the condition of the fences at the time of the inspection. Notable exceptions will be listed in this report.
- · Areas of visible damage observed on chain link fence. Recommend repair.
- Gate(s) were sticking at the time of the inspection.
- FYI: Àll exterior painted/stained surfaces should be annually examined and sealed, re-caulked and re-painted/re-stained as needed.

11. Limitations of Exterior Inspection

Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.
A representative sample of exterior components were inspected rather than every occurrence of components.
While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and water handling systems. evidence of past problems.

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless prearranged as ancillary inspections.

Roofing

1. Roof Style

Style:

- Gable Valley

Pitch:

- The roof pitch was approximately 6:12(Eastern and western slopes)
 The roof pitch was approximately 9:12(northern and southern slopes)
 The roof pitch was approximately 2:12(East bedroom #1)
 The valleys were installed in a conventional manner with shingles from one slope overlapping the valley, and shingles on the adjoining slope cut in a line slightly offset from- and parallel to- the valley centerline.

2. Method of Roof Inspection

Method of Inspection: Walked Roof

3. Roof Covering

Materials:

Asphalt

Architectural

Age:

- Approximately 1-5 years old
 ACTUAL AGE UNKNOWN

Observations:

· Few deficiencies observed in the condition of the exterior roof structure. Notable exceptions will be listed in this report.

• At the time of the inspection, few deficiencies observed in the installation of asphalt composition shingles covering this roof. Notable exceptions will be listed in this report.

The asphalt shingle roof had minor visible damage which appeared to be made by workmen's equipment/foot traffic during warm weather.
I did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to connect asphalt composition shingles to the roof deck were not visible. At the time of the inspection the shingle adhesive strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of an asphalt shingle roof, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. Lack of damage to the roof indicated that fasteners were performing as designed.



The valleys were installed in a conventionally closed cut method



Installation damage

4. Flashings Observations:

- Few deficiencies observed in the condition of roof flashing. Notable exceptions will be listed in this report.
- Flashing nails are not properly sealed. All exposed nails should be properly sealed to prevent moisture intrusion at these areas.

· Sidewall flashing was improperly installed at one or more areas of the roof. This condition may increase the chance of leakage with the potential for damage to cause roof structure damage from wood decay, damage home materials, or create unhealthy conditions by encouraging microbial growth such as mold. Although at the time of the inspection, no indication that this condition has caused leakage. I recommend correction by a qualified roofing contractor.

• The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water from behind the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eve. This condition may allow moisture intrusion of the exterior wall covering. Moisture intrusion of the wall structure can damage home materials and encourage the growth of mold. Long term moisture intrusion can cause structural damage from wood decay. I recommend that you consult with a qualified roofing contractor to discuss options and costs for replacement.

· Roof edge flashing was damaged at areas around the home. I recommend repair by a qualified roofing contractor.

456 1st Street, Grand Junction, CO



front entrance



at south/east bedroom #1



Absent kick - out flashing observed at Damaged roof edge flashing observed Absent kick - out flashings observed at west



Improperly installed side-wall flashing at south/east

Roof edge flashing damaged at south entrance

5. Roof Penetrations

Description:

- Roof ventilation
- Steel piping for plumbing vent stack(s)
 Metal flue for gas water heater
- Brick Chimney
- Electrical Service Mast

Observations:

• Venting appeared serviceable.

· Roof vent flashings were improperly installed at the time of the inspection. This may cause roof leakage and result in moisture intrusion of the roof assembly. Moisture intrusion can damage materials, the home structure and encourage mold growth. The inspector recommends correction by a qualified roofing contractor.

• The chimney cap had severe corrosion and appeared to be at the end of its useful life. Failure of the cap can allow moisture intrusion of the chimney structure that can damage the structure and create unhealthy conditions. I recommend that you consult with a qualified masonry contractor to discuss options and costs for chimney cap replacement.



Roof ventilation, improperly installed



Roof ventilation, improperly installed



Roof ventilation

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Steel plumbing vents



Roof ventilation



Roof ventilation



Steel plumbing vent



Severely corroded chimney cap

6. Roof Drainage System

Materials: Aluminum gutters-The gutter and downspout system was fabricated from aluminum.

Observations:

Observations:
Only some portions of the roof had gutters and downspouts installed. Portions of the home without gutters may experience excessively high moisture levels in soil near the foundation. This condition can reduce the ability of the soil to support the weight of the home structure, and may cause foundation problems related to soil expansion/contraction depending on the type of soil around the foundation. The Inspector recommends installation of additional gutters by a qualified contractor to discharge roof drainage away from soil near the foundation.
Few deficiencies observed in the condition of the roof drainage system. Notable exceptions will be listed in this report.
Gutters in certain areas sloped incorrectly. This will result in spillage and runoff draining to the foundation.

- The home had one or more downspout extensions designed to discharge roof drainage missing at the time of the inspection.

• FYI: Improper drainage issues at the foundation can lead to excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. I recommend the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

• IMPROVE: A properly installed gutter system will prevent water from entering your home through the roof, windows, and doors, as well as protect your fascia boards from rotting. It will also prevent topsoil erosion which helps secure your home's foundation.

- Gutters were loose in areas and should be securely re-attached by a gualified contractor.
- Downspouts were loose in areas and should be securely re-attached by a qualified contractor.



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Brick chimney, metal flue for gas boiler/water heater, electrical service mast



Electrical service mast

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Loose gutter observed at south/west



Improper slope at south aspect of north/west storage

7. Limitations of Roofing Inspection

• It is highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by

 It is impossible to inspect the total underside surface of the root sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
 Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Estimates of remaining foor life are approximations only and do not preclude the possibility of leakage.
 The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Structural Components

1. Foundation Type

Description:

· Poured concrete with basement and crawl space

Observations:

• At the time of the inspection, few deficiencies observed in the condition of the poured concrete foundation walls. Notable exceptions will be listed in this report.

Not visible at inaccessible areas or below soils.

 Portions of the concrete foundation wall surfaces exposed to the basement/crawlspace exhibited severe deterioration. No structural damage related to this condition was visible at the time of the inspection. This condition can be caused by pouring concrete under excessively cold conditions. Consider application of a page coat to help prevent future freeze damage. A parge coat is a thin film of cementicious material such as mortar that is applied to concrete to refine its surface.

• In a basement or crawlspace, digging too close to the foundation footings can compromised the Cone of Compression. The Cone of Compression is the area of soil beneath a foundation that supports the weight of the foundation and the home structure above. This soil should remain undisturbed to avoid compromising its structural integrity. The profile of the weight-bearing soil beneath the foundation is roughly cone-shaped, sloping down and out from the bottom corners of the foundation footing at an angle of approximately 45 degrees. This condition can lead to undermining of the foundation and loss of foundation support leading to structural failure in the affected areas. Inspectors should identify such areas and mention whether they observe signs of failure connected to this condition, and that the possibility for future damage exists. Recommend that the client consult with a structural engineer or qualified foundation contractor to determine the necessity, options and costs for stabilization.

• A crack visible at the foundation wall had a descending closure (wider at the top). This condition is typical of cracks caused by soil movement. Depending on the cause of soil movement, this condition may now be stable, or movement may continue in the future. I recommend that you consult with a structural engineer to more accurately determine the cause and the likelihood of continuing foundation damage from this condition.



Adjustable piers observed beneath east bedroom #1





Severely deteriorated at north



Descending closure crack observed at north

2. Crawl Space

Observations:

- · Entered crawl space/basement Visually inspected Access at west exterior
- . The hinges installed on the basement hatch were damaged. I recommend repairs.
- · No vapor retarder installed.
- No ventilation provided; typical for a home of this age (recommend consulting qualified licensed contractor for review and repair as needed).
 Thermal insulation was loose or missing in the crawlspace. Insulation should be secured properly in place to help reduce heating costs.

• Insulation installed in the basement had paper or foil backing facing the wrong direction. Thermal insulation should always be installed with the paper or foil backing toward the source of heat. Reversal (backing on the cold side) may result in problems from the formation of excessive condensation. Excessive condensation may cause damage to home materials from decay or result in the development of microbial growth which can cause health problems, sometimes serious problems, in some people. At the time of the inspection, the Inspector did not observe any problems which in the inspector's experience could be directly related to this condition. • Severe efforescence observed at basement. While mostly cosmetic (in some cases it can lead to spalling and weakening of the concrete

structure). This is an indication of high moisture levels in the crawl space (recommend consulting qualified licensed contractor).

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Improperly facing insulation in basement



Severe efflorescence observed at north basement

3. Column - Piers - Beams

Observations:

 Posts supporting a girder in the Attic/Basement/Crawlspace did not bear on proper foundations. Posts should rest on concrete foundation pads to which they should be attached with appropriate hardware. The Inspector recommends correction by a qualified contractor • The home appeared to have a continuous poured concrete footing. The footings were only partially visible at the time of the inspection. The majority

of the footings were buried in soil.

Concrete piers-no visible deficiencies at time of inspection.

• A steel I-beam and support columns were added at the middle portion of the basement. Repairs appeared adequate. The inspector was unable to determine if the steel columns were resting on concrete footings.

• Telescoping columns have been used as permanent structural supports. These supports are typically considered temporary (recommend review by qualified licensed framing contractor and repair as needed).



Telescoping column observed at bottom of basement staircase

I-beam and steel columns added at basement

4. Flooring Structure

Materials:

- Conventional wood framing
- Wood Plank

Observations:

- · Floor framing is sound.
- · No deficiencies noted.
- · Virtually all of the structural floor components are covered and structural members are not visible.

5. Wall Structure

Materials:

- Wood StudsWood Plank

Observations:

- Virtually all of the walls and ceilings are covered and structural members are not visible.
- No signs of significant movement.

6. Ceiling - Roof Structure

Materials:

· Wood trusses-Site built

Observations:

• Virtually all of the walls and ceilings are covered and structural members are not visible.

• FYI: When a truss component warps or shrinks, the system moves with the affected component. Gaps and cracks along the ceiling lines are common result of truss rise.



Crack observed at wall - ceiling intersection of north/east bedroom #3

7. Limitations of Structural Components Inspection

• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are

not part of a home inspection. • Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors

• The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.

Attic and Insulation

1. Attic Access

Observations:

• NOT INSPECTED: Vaulted ceilings in the home had no attic space and no access hatch was provided for inspection of roof framing. The roof framing was not inspected and I disclaim any responsibility for confirming its condition.

2. Ventilation

Materials:

Roof vents

Observations:

· Attic is well ventilated to reduce condensation and prevent excessive heat.

No ventilation fans or thermostatic controls present.

• IMPROVE: No air intake vents were installed in the attic at the time of the inspection. Intake vents are ventilation devices installed low in the attic roof that introduce cool air to the attic to replace hot air exhausted through ventilation devices installed high in the roof. This airflow through the attic removes excessive heat and moisture. Without a fresh air intakes installed low in the roof, the existing ventilation devices are relatively ineffective. i recommend that intake ventilation devices be installed low in the roof to improve overall attic ventilation. All work should be performed by a qualified roofing contractor.

3. Limitations of Attic and Insulation Inspection

• Due to the cathedral construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

Heating and Air Conditioning

1. Thermostat(s)

Description:

· Heating-Standard non-programmable thermostat

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.
- · Recommend the client have the homeowner provide the instructions for programming or show the client how to do so.

2. Heating Systems

Description:

- · Manufacturer New Yorker
- Circulating boiler

Age and Capacity:

- Approximately 8 years
- Manufacture Date: 9/2014
- Appliance Serial Number: 65463302
 Appliance Medal Number: 65463302
- Appliance Model Number: CG40D

Observations:

The heating system was operated during the inspection. I recommend consulting with the seller regarding the service history of the system.
Boiler burner compartment inspected and appeared dirty (recommend obtaining plumbing service contract to properly maintain and assist in life expectancy of appliances).

• FYI: The boiler expansion tank pressure was tested and found to be 24 PSI. The expansion tank pressure should mach the pressure of the system. There are several factors that contribute to the requirements of the system pressure that can be determined by a qualified licensed contractor (recommend obtaining plumbing service contract to properly maintain and assist in life expectancy of appliances). • MAINTENANCE: The heating system was functional during the inspection. I recommend consulting with the seller regarding the service history of the system. An annual/seasonal professional HVAC inspection and cleaning service contract is recommended.

• According to the installed system pressure gauge, boiler pressure was above the generally accepted maximum limit of 30 pounds per square inch (PSI) at the time of the inspection. This is an unsafe condition. I recommend that boiler be shut down until it has been serviced by a qualified HVAC or plumbing contractor.

 According to the installed system temperature gauge, the boiler system temperature was lower than typically recommended system temperature limit of 160 - 185 degrees F. at the time of the inspection. The inspector recommends having the boiler serviced by a qualified HVAC or plumbing contractor.

· SAFETY CONCERN: Temperature Pressure Relief (TPR) valve discharge extension pipe is absent (recommend repair).



Burner compartment, burners are lit



Expansion tank pressure



Data plate



Absent TPR discharge pipe



Boiler system pressure/temperature during operation

3. Cooling System

- Description: Manufacturer Brisa Evaporative Cooler

- Age: Approximate age-5 years Manufacture Date: 2/2017
- Appliance Serial Number: B17710
- Appliance Model Number: BW 4000

Observations:

• Evaporative cooler cool cell pad(s) appeared serviceable at the time of inspection. Cool cell pad life expectancy ranges between 6-8 years when well maintained. I recommend asking seller about last replacement/install.

• FYI: HVAC data plate has faded and over time it will become difficult to read (recommend retaining model and serial numbers for future maintenance and age recognition). • NOT INSPECTED: Cooler is off for the season; could not be tested or fully inspected.



Chill cell pad, appears serviceable



Drive belt, needs replacement



Data plate

4. Energy Source

Heating: • Natural gas

Cooling: Electric - 120/240 Volt

Observations:

- No deficiencies noted.
- The main gas shut-off was located at the gas meter located at the north of the home.

• FYI: Some occasional gas odor near the meter is normal. The gas system contains a pressure regulator that is designed to release gas into the outdoor air when pressure in the pipe rises above a certain level.



Blower vanes, no signs of corrosion

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Main gas shut - off

5. Safety Switches

Description:

- Boiler electric safety switch
 Fuel supply shut off valve

Observations:

- Boiler electric safety switch installed on wall within sight of boiler unit
 Fuel supply shut off valve provided for boiler.
 Valve appears old.

6. Distribution Systems

Heating: • Radiant hot water

Cooling: • Wall Unit

Observations:

- Register temperatures observed to exceed greater than 25 degrees higher than ambient temperature.
 Evidence of damage at bedroom #1 register. I recommend repairs be made by a qualified contractor.
 Evidence of rusting at bathroom #1 register (possibly due to condensation from excessive moisture).
 Duct work was not fully visible.



Bedroom #2 supply heat

Bedroom #3 supply heat

Bedroom #1 supply heat



Damaged register at bedroom #1



Corrosion observed on register in bathroom #1

7. Combustion Air

Location:

Basement-Appeared typical per Mesa County code enforcement

Observations:

• Combustion air venting boiler/water heater: There are two gas fuel-burning appliances in the basement. All fuel-burning appliances must be provided with enough fresh air for proper combustion and ventilation of flue gases.

8. Venting-Flue(s)-Chimney(s)

Materials:

Metal double wall chimney vent pipe

Observations:

· Unable to fully inspect vent pipe.

• The vent pipe of this gas-fired boiler/furnace is damaged and may allow the invisible, odorless, tasteless, toxic products of combustion to leak into the living space. Excessive human exposure to these products of combustion can result in injury or death. I recommend correction by a qualified HVAC or plumbing contractor.

• The exhaust flue of this gas-fired boiler vented into a chimney flue which served an unsealed chimney. This condition may deteriorate the chimney lining and allow the toxic products of combustion (such as carbon monoxide) to enter the living space. I recommend correction by a qualified HVAC or plumbing contractor.



Damaged/improperly fastened boiler vent pipe in basement

9. Additional Components

Observations:

No additional components.

10. Limitations of Heating and Air Conditioning Inspection

Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
 Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is

Interior surfaces of a chimney infermite are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
Combustion air calculation is outside the scope of this inspection. Consult with qualified licensed contractor or for more information visit http://www.houseofcraig.net/combustion_air_calc.html to calculate combustion requirements for gas burning appliance combined BTU ratings.
Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
Determining heating and eacling a unply accurate vertication before in part part of this inspection.

Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Electrical

1. Service Drop

Description:

Overhead
 120/240 Volt

Meter Location:

· North exterior of home next to service panel



Electrical service meter

2. Service Entrance Conductors

Description:

Aluminum
Conductor size could not be determined.

Observations: • No deficiencies noted.

· No deliciencies noted

3. Main Disconnect

Description:

• 100 amp breaker on main service panel

Observations:

No deficiencies noted.

4. Main Service Panel(s)

Manufacturer: • General Electric

Location: North exterior of home

Observations:

· Breaker are wired correctly with adequate gauge wires.

• There are double taps on the neutral wire connections to the neutral busbar. There should be at most one white neutral wire or 2-3 ground wires under each screw. Multiple wire connection with neutral wire under a single screw can result in hazardous working conditions for personnel servicing the electric panel

• The manufacturer's label was damaged at the service panel cabinet. The manufacturer's label typically provides information describing the main panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed and grounding/bonding information for that particular model. I was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.

• The panel is equipped with breakers manufactured by a company other than the panel manufacturer. Panel manufactures warn that the use of other types of breakers "voids the warranty, may void the UL listing, and could result in property loss and personal injury." A review by a qualified licensed electrical contractor is recommended.

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Main service panel



Inside service panel





Damaged/illegible data plate

Breaker manufactured by a company other than the panel manufacturer

5. Service Grounding/Bond

Description: Copper

- Observations: Copper grounding rod located below main service panel. No discrepancies on visible sections noted. Primary grounding system is not fully visible.



6. Overcurrent Protection

Description: Breakers

Observations:

• Deficiencies noted under Main Service Panel(s) section.

7. Wiring Methods

Description:

Non-metallic sheathed cable "Romex"

Materials:

· Wiring conductors are copper

Observations:

· Visible wiring appeared functional.

• Exposed wiring observed at staircase and areas around basement. All exposed active wiring under 8' or at exterior of home is required to be in the appropriate conduit material (recommend repair by qualified licensed electrical contractor).



Exposed electrical wiring at top of staircase

8. Lighting-Fixtures-Switches-Outlets

Description:

 Grounded Not grounded

Observations:

A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.
 Light(s) did not respond when light switch was activated at bedroom #3.

• One or more electrical receptacles in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor. Electrical outlet(s) loose at; South/west bedroom #3.

 Loose exterior light fixture(s) should be secured and sealed, to prevent moisture intrusion and damage to wiring. Exterior fixtures loose at Front entrance.

Loose light fixture(s) should be secured to prevent damage to wiring or personal harm. Fixtures loose at bedroom #3.

• The in-floor receptacles in bedroom #1 are missing covers. This condition is a shock/electrocution hazard (recommend covering all in-floor electrical receptacles)

• FYI: There are several ungrounded outlets in the home, this is considered normal for the age of the home. If running wires back to the grounding bar is not possible, a ground fault circuit interrupter, or GFCI, can be used. This method does not add a ground but faults in the event of a short circuit. Faulting prevents additional current from flowing, neutralizing the thread of electrical shock. These circuits must be labelled "No Equipment Ground.

SAFETY CONCERN: There are several ungrounded outlets in the home that have been wired with a three prong outlet or have false grounding (recommend repair or upgrade by qualified licensed electrician) more information on this topic can be found at http://activerain.com/blogsview/184360/purchasing- a-home-with-ungrounded-outlets.



Absent covers at in-floor receptacles in bedroom #1



Absent bulb lens at living room



Loose exterior light fixture at front entrance

9. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Observations:

- · Sample tested appeared serviceable.
- FYI: Recommend review of the Consumer Product Safety Commission publication at the following web site:
- http://www.cpsc.gov/CPSCPUB/PUBS/99.html
- · FYI: Test GFCIs monthly to ensure proper operation.

10. AFCI

Materials: Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

Observations:

- Absent-Not required when house constructed
- FYI: Recommend review of the Consumer Product Safety Commission publication at the following web site:
- http://www.cpsc.gov/CPSCPUB/PUBS/AFCI.html

• IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

11. Smoke-Heat Detector(s)

Location:

Living Room

Bedroom #3

Observations:

- · Without a working smoke detector in your home you have no first alert to a possible fire.
- FYI: Smoke detectors last 6-10 years and it is recommended to periodically test them. Ten year old detectors are less than 50% effective.

• SAFETY CONCERN: The smoke alarm(s) at bedroom #3 and living room did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarms

12. Carbon Monoxide (CO) Detector(s)

Location.

- Bedroom #3
- Living Room

Observations:

- · CO detector installed as required by state law.
- Installed CO detector responded when tested.
- FYI: Recommend review the following Consumer Product Safety Commission publication: http://www.cpsc.gov/cpscpub/pubs/5010.html

• FYI: Carbon Monoxide (CO) is a lethal gas--invisible tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

• SAFETY CONCERN: A carbon monoxide detector is not located within the required distance to each bedroom. Colorado law requires that an operational carbon monoxide alarm be installed within 15 feet of the entrance to each bedroom (or other room lawfully used for sleeping purposes), or in any location otherwise specified by a state or local building code.

13. Limitations of Electrical Inspection

- · Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
 The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Ground wires not visible due to finished ceilings
- Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.

Plumbing

1. Source

Source: Public municipal water supply

Materials: Galvanized Iron

2. Main Water Shut Off

Location:

Crawl space

Observations: · Located, and client made aware of.



Main water service/shut - off at south crawlspace, handle is absent

3. Exterior Hose Bibs(Spigots)

Description:

Standard hose bibs



South exterior hose bib

4. Water Supply Distribution Systems

Materials:

Copper

Galvanized Iron

Observations:

· Most of the piping is concealed and cannot be identified.

· Galvanized iron piping was observed in the water supply. Failure of galvanized pipes can be costly to repair and the inspector cannot determine the quality of the interior piping. Average life expectancy for galvanized supply piping can range frome 20-50 years (recommend further review by qualified licensed contractor).

· IMPROVE: Hot water pipes visible in the unheated crawlspace should be insulated to save on water heating costs and to help prevent freeze damage.

Rusting observed at several galvanized steel water supply pipe unions. This can be considered an early indication that the water supply pipe is at the end of its useful life. I recommend further review by qualified licensed plumbing contractor.
Water supply pipes visible in the basement/crawlspace were poorly supported. This condition should be corrected to avoid future leakage. All

corrections should be made by a qualified plumbing contractor.
Water supply pipe fittings visible in the crawlspace had heavy corrosion visible at the time of the inspection and may begin leaking soon. Consider replacing fittings before active leakage begins. I recommend that an evaluation and any necessary work be performed by a qualified plumbing contractor.





Corrosive pipe fittings observed at south



Heavy corrosion observed on water pipe fittings in basement

5. Sinks and Faucets

Locations:

Kitchen

Bathroom #1

Observations:

- No deficiencies observed, except where noted.
 The fixtures and drains that water was run through showed functional drainage.
- Restricted view below sinks due to personal items.
- The hot & cold water supplies are reversed at kitchen sink. This is not a functional problem but to someone who is not familiar with this condition unexpected hot water could scald them. We suggest contacting a qualified plumbing contractor to repair.
 Repairs observed beneath kitchen sink. This could be an indication of prior leak. Recommend proper repairs by a licensed plumbing contractor.



Personal storage blocked visual inspection beneath kitchen Sealant repair observed on waste drain plumbing beneath sink

kitchen sink

6. Flow and Pressure

Location Tested: Front exterior hose bib at 100:00 PSI

Observations:

• The water pressure was tested and was found to be: 100 PSI (normal water pressure range is between 40-65 psi, high water pressure range is between 65-85 psi).

• FYI: There is no pressure regulator provided at the water supply line. It is recommended to consult a qualified licensed plumbing contractor about the benefits of a pressure regulator and install if necessary.

• An unusually high water pressure was observed at the home. This can potentially cause damage at fixtures, plumbing and water heater (recommend consulting a qualified licensed plumbing contractor about benefits of pressure reducer and repair as needed).

7. Waste - Drain - Vent Piping

Dexcription: Public sewage disposal system

Materials: ABS (Acrylonitrile-Butadiene-Styrene) · Cast Iron

Observations:

• The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

• I was unable to locate a cleanout for the main sewer pipe. Generally-accepted modern standards mandate that a full-size cleanout be located within 5 feet of the foundation in line with the building drain and sewer. I recommend repair by a qualified contractor.

Visible piping appeared serviceable at the time of the inspection, most WDV pipe is concealed.

• The inspector observed a PVC pipe penetrating the exterior cladding at the south. This is the discharge pipe for the sump pump that is connected to a corrugated pipe that terminates along side the foundation at the south. I recommend extending the corrugated pipe further from the foundation. All work should be performed by a licensed plumbing contractor.

• FYI: Evaluation of drain pipes consist of flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and ONLY A VIDEO-SCAN of the main line would confirm its actual condition.

• A sump pump was installed in the basement. During testing of the pump, the pump did not engage. I recommend correction by a licensed plumbing contractor.



Sump pump discharge pipe at south bedroom #1

8. Water Heater(s)

- Description:
- Manufacturer Rheem
- Capacity 40 Gallon
- Power Source Gas

Location and Age:

- · Location Basement
- Age Approximately 8 years
- Manufacture Date 12/2014
- Appliance Serial Number: M521410752
 Appliance Model Number: PROG40S36NRH59
- Approximate 36,000 BTU Capacity

Observations:

• This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

At the time of the inspection, I observed no deficiencies in the condition or operation of the water heater.

No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
Water temperature observed to be: 120 degree F on average. You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

• FYI: The water heater expansion tank pressure was tested and found to be 80 PSI. The expansion tank pressure should mach the pressure of the system. There are several factors that contribute to the requirements of the system pressure that can be determined by a gualified licensed contractor (recommend obtaining plumbing service contract to properly maintain and assist in life expectancy of appliances)

• FYI: A discrepancy was observed between expansion tank pressure and system pressure. There are several factors that apply to these settings and it is recommended to consult with a qualified licensed plumber about proper settings or adjustments to homes water pressure or expansion tank.

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Expansion tank pressure



Kitchen sink

9. Water Heater Vent System

Dexcription:

Vent pipe

- Observations: Combustion air supply appeared typical per Mesa County code enforcement. Metal double wall chimney vent pipe NOT INSPECTED: The burn chamber of the water heater was sealed and the inspector was unable to evaluate its condition.

The color of the water heater burner flame indicated that the water heater should be serviced by a qualified plumbing contractor.
The draft diverter of this gas-fired water heater was inadequately fastened at the time of the inspection. The draft diverter is part of the system designed to help exhaust the invisible, odorless, tasteless, toxic products of combustion to the home exterior. For safety reasons, I recommend that the draft diverter be secured by a qualified HVAC or plumbing contractor.

Bathtub #1

Max. Inlet-10.5 Min. Inlet-5.0 REGULATION:

A WARNING

Data plate

HULL MINIT



Improperly fastened draft diverter



Sealed burner compartment, burner is lit



Vanity #1



Temperature setting during the time of inspection

10. Fuel Distribution System

Materials:

- Black iron pipe used for gas branch/distribution service
 CSST (Corrugated Stainless Steel Tubing)

Location: Main gas shut off located at outside meter

Observations:

• At the time of the inspection, I observed few deficiencies in the condition of the gas supply pipes. Notable exceptions will be listed in this report.

· All gas appliances have cut-off valves in line at each unit

No gas odors detected.

· Corrugated Stainless Steel Tubing (CSST) was observed distributing gas in the structure. Determining that CSST has been properly bonded and grounded is beyond the scope of this inspection. Pro Home Inspections cannot approve or disapprove CSST. Concerns about CSST, and the increased risk of lightning related fire, is currently a matter of lively and ongoing national discussion. A licensed electrician should determine if the CSST is properly installed, including bonding and grounding, per the manufacture's latest installation instructions and/or requirements and the most current version of the building codes.

· Gas pipes in the basement exhibited moderate general corrosion. If this condition continues it may eventually cause gas pipes to leak, introducing toxic gas into the living space. The source of moisture causing this corrosion should be located and the condition corrected. All work should be performed by a qualified contractor.

• FYI: The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.

· Gas pipes in the basement/crawlspace had inadequate support which may cause them to leak. I recommend additional gas line supports be installed A gas leak detected at a fitting in the basement should be corrected immediately by a qualified plumbing contractor.



Moderate corrosion observed on gas pipes at west basement

11. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

• 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. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system.

Bathrooms

1. Tubs

Description:

#1 Shower-tub combination surround

Observations:

· Stopper(s) not functioning properly at bathroom #1.

2. Shower(s)

Description:

#1 Shower-tub combination surround

Observations:

Shower diverter at bathroom #1 is loose from wall (recommend tub spout repair/replacement by licensed plumbing contractor).

• There is mold/mildew stains at west bathroom #1. This is typically from excessive moisture in bathrooms and not using exhaust fans enough to remove moisture or humidity. Recommend cleaning surfaces with a detergent and painting.



Mold/mildew stains observed near ceiling in west bathroom #1

3. Toilet(s)

Observations:

• FYI: A loose toilet base can damage the wax seal and can allow a lead to occur. A damaged seal should be replaced and the toilet has to be pulled. In some cases, there may be some sub-floor surface damage that can only be seen when the toilet is pulled.

· Toilet was loose at bathroom #1 (recommend repair).

4. Bathroom Exhaust Fan(s)

Observations:

· IMPROVE: There is no exhaust fan at bathroom #1 - lack of bathroom exhausts can cause a buildup of moisture and eventually mold in the structure - especially where showers are in use. All house exhausts should be directed and the vented towards the exterior of the structure. A qualified contractor should be used to install venting.

5. Caulking and Bathrooms

• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

· Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report. · Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces

- · FYI: One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.

 FYI: Refer to the following site: http://polyseamseal.com/ttultra.shtml
 I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned --THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job--that will or may have to be re accomplished.

Interior

1. Door Bell

Observations:

Absent

2. Wall and Ceiling Finishes

Materials:

- DrywallPlaster
- Wainscoting Wood Paneling

Observations:

- · Wall and ceiling finishes are in satisfactory condition.
- · No evidence of water intrusion observed.

Some cosmetic, common small cracks and typical flaws in the drywall/wood paneling. This is normal wear for age of home.
Unusual crack pattern at bedroom #2 closet, bedroom #2, bedroom #1 closet, main hallway, bedroom #1, living room. Determining the cause of this condition lies beyond the scope of the General Home Inspection. I recommend that you have this condition evaluated by a structural engineer to determine the cause of this condition, the likelihood of continuing damage and to discuss options for stabilization.

· Areas of damaged wood paneling observed. Recommend repair by a qualified contractor.

• FYI: Many U.S. homes and public structures, such as schools, government housing and office buildings built before the 1980s, contain asbestos in: cement, roof shingles, steam pipes, ceiling and floor tiles, textured paint, and spray-on insulation.

• FYI: One very common product in which asbestos has been used is drywall compound used to seal joints between drywall sheets and to create interior wall textures. Although EPA regulations has prevented its use by US manufacturers since about 1978, it's use is still common in drywall compound imported from Mexico and China. The EPA is unable to completely prevent importation of these products. Because drywall compound stocks were warehoused, asbestos-containing drywall compound may be present in homes built in the early 1980's.

• FYI: Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet: http://www.hud.gov/offices/lead/library/enforcement/fs-discl.pdf



Unusual crack pattern at bedroom #2 closet



Damaged wood paneling observed at top of staircase



Unusual crack pattern at west wall and ceiling in bedroom #2



closet



Drywall repair needed at top of staircase



Unusual crack pattern at bedroom #1 Unusual crack pattern at west aspect of main hallway



Unusual crack observed at south bedroom #1

Unusual crack pattern below window at south/east living room

3. Floor Finishes Observations

Materials:

CarpetCeramic tile

Observations:

- · Floor coverings are in satisfactory condition. Appearance of normal wear and age
- Chipped tile observed at Bedroom #1, living room, Recommend repairs.
 Cracked grout observed at Bedroom #1. Recommend repairs to avoid moisture intrusion and subsequent damage.
 Cracked tile observed at Bathroom #1, areas around kitchen, areas around north/west storage. Recommend repairs.
- Damaged flooring at bottom of staircase. This is a moisture intrusion point and I cannot determine the condition of subfloor at these areas.



Damaged carpet flooring observed at bottom stair nose



Cracked tile observed near toilet in bathroom #1



Chipped tile observed at south/west bedroom #1



Cracked tile observed at east kitchen



Cracked grout observed at south/east bedroom #1



Cracked tile observed at north/west storage

456 1st Street, Grand Junction, CO

4. Windows

Materials:

- Thermal insulated
- Vinyl
- Wood
 Single-hung
 Slider

Observations:

- · Few deficiencies observed in the condition of windows at the time of the inspection. Notable exceptions will be listed in this report.
- · Windows were inoperable at south kitchen.
- · Locking mechanisms for windows at Bedroom #2 did not engage.
- · Locking mechanisms for windows at north kitchen was damaged.
- · Screen(s) absent at Bedroom #2, Bedroom #1, living room, South storage
- Damaged window pane observed at bedroom #2 window (a new thermal unit is needed).
 Window located at North kitchen is in need of spring repair.



Damaged window pane in bedroom #2

5. Interior Doors

Description:

- Raised panel-Hollow core
 Raised panel-Solid core wood doors

Observations:

- Tested doors appeared functional at time of inspection (except where noted).
- Door(s) loose when closed at bedroom #2, West bedroom #1, bathroom #1
- · Door(s) at bedroom #1 did not latch as expected.
- Door(s) are absent at bedroom #2 closet, laundry room(recommend repair).

6. Stairways-Steps-Railings

Observations:

• IMPROVE: Modern standard safety requirements for balusters is a maximum of a 4" separation. recommend considering your own personal safety with respect to this issue and repair as needed.

- SAFETY CONCERN: Railings are absent at upper level staircase(recommend repair).
 The upper level was not protected by a guardrail. Widely -accepted modern safety standards mandate that any walking surface 30 inches or more above grade should have a guardrail. I recommend installation of a guardrail by a qualified contractor





Absent guard rail at upper level staircase

Absent handrail at upper level staircase

7. Counter Tops

Materials:

Laminate
 Molded solid surface

Observations: • The counter tops at bathroom #1, North and south kitchen were not secured to the cabinet. Recommend correction by gualified contractor.

8. Cabinets and Vanities

Observations:

• The cabinet(s) at North and south kitchen were not secured to the wall. Recommend correction by qualified contractor.

9. Limitations of Interior Inspection

Recommend thorough review of interior areas during final walk-through inspection prior to closing.

· Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
Determining the heat resistance of firewalls is beyond the scope of this inspection.

• Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection.

Appliances

1. Ranges - Ovens - Cooktops

Observations:

All heating elements operated when tested.
Oven(s) operated when tested.

• Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti- tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

- · Anti-Tip devises became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- · SAFETY CONCERN: Free standing range missing anti-tip bracket/device. A qualified individual should install as needed.







Cook - top

Oven

2. Refrigerator

Observations:

· Appeared Functional, at time of inspection.



Refrigerator

3. Washer

Observations: • NOT INSPECTED: Per Inspection Agreement.

4. Dryer

Observations:

• NOT INSPECTED: Per Inspection Agreement.

- · Dryer is connected to dryer vent.
- Vent appeared functional and clear of debris at time of inspection.



Freezer



Dryer vent appears clear of debris

5. Limitations of Appliances Inspection

Appliances were tested by turning them on for a short period of time.
Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing an electrical repairs -- with a \$50-100 deductable. It is further recommended that appliances be operated once again during the final Walkthrough inspection prior to closing.
 Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this

inspection.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose.
	Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.