



Inspection Report

Seth Van Essen

Property Address:

5138 W. 46th Ave
Denver Co 80212



A Happy House Home Inspection, LLC

**Hans Coleman
Centennial, Co 80015
720-988-4830**



**Hans
Coleman**

Owner/Chief
Inspector at A
Happy House Home
Inspection LLC

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Date: 9/10/2022	Time:	Report ID: Van Essen5138
Property: 5138 W. 46th Ave Denver Co 80212	Customer: Seth Van Essen	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

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

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

Not Present (NP) = This item, component or unit is not in this home or building.

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

Professional Consultation (PC) = We Recommend that you have a professional in that field come to property to evaluate the problem

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Client

Type/Style of Home:

Single family (1 Story)

Age of house:

1908

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy (Overcast)

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Snow in the last 3 days:

NO

Garage:

Yes

Basement:

Yes

Crawlspace:

No

Sewer Scope:

YES

Radon Test:

No

Water on:

Yes

Electricity on:

YES

Sprinkler System tested:

NO, Not part of a Home Inspection

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector **IS NOT REQUIRED** to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Ice, snow, rain and the roof being too steep or high will hinder the inspectors ability to get on the roof to inspect





		S	NI	NP	RR	PC	Styles & Materials
1.0	Roof Coverings	●					Roof Covering: Architectural (standard 30 yr roof)
1.1	Flashings	●					Metal Drip Edge: Yes
1.2	Skylights, Chimneys and Roof Penetrations				●		Layers on roof: 1 Viewed roof covering from: Walked roof Estimated age of roof: <10 Roof-Type: Mansard (4 sides) Flat Sky Light(s): None Chimney (exterior): Masonry Stucco

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1.2 (1) The exhaust and air vents for the furnace and the water heater coming up out of the roof are installed improperly. These boots need to be underneath the shingles not sitting directly on top of them and not caulked. This could cause roof leaks over time and absolutely needs to be fixed by a roofing contractor.



1.2 Item 1(Picture)



(2) Chimney is missing the weather protective cap.

Chimney crown is cracked and could start letting moisture into the bricks causing further cracking. Suggest repair of the cap



1.2 Item 2(Picture)

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

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





		S	NI	NP	RR	PC
2.0	Drainage Systems (Gutters , downspouts and extensions)				•	
2.1	Wall Siding, Flashing and Trim				•	
2.2	Foundation	•				
2.3	Doors (Exterior)	•				
2.4	Windows	•				
2.5	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				
2.6	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•	
2.7	Eaves, Soffits and Fascias	•				
2.8	Fence				•	
2.9	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
2.10	Electrical: Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•				
2.11	Out Building (Storage Shed)			•		
2.12	Cooling and Air Handler Equipment				•	
2.13	Cooling and Air Handler Safety Shut Off Switch (Within Visible distance of A/C unit)	•				
2.14	Main Fuel Shut-off (Describe Location) Natural gas	•				
2.15	Window Wells				•	
2.16	Exterior Plumbing				•	
2.17	Ventilation from Bathrooms, Dryers	•				

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PC= Professional Consultation

S NI NP RR PC

Styles & Materials

Siding Material/ Style:

Lap
Metal

Exterior Entry

Doors:

Solid Core Exterior
door

Appurtenance:

Balcony
Patio

Driveway:

Gravel

Fence:

Wood

Cooling

Equipment Type:

Air conditioner unit

Cooling

Equipment Energy

Source:

Electricity

Central Air

Manufacturer:

AMERICAN
STANDARD

Number of AC

Only Units:

One

House water PSI:

>81-100 PSI (To
High for Copper
Pipes)

House water PSI

After 2 Items

Turned on:

Ranch Style House
(1 Story) Bathtub
and Kitchen Faucet
>50-<60 PSI (Little
Low Could be
increased)
Functional Flow
(FAILED)



2.0 (1) Suggest extensions or splash backs be placed on the downspouts



2.0 Item 1(Picture)



(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



2.0 Item 2(Picture)



2.1 Trim for the vinyl siding in multiple places specifically above the front door the trim piece on the vinyl is coming off.



2.1 Item 1(Picture)



2.6 Any vegetation that is in contact with the house like the vines like the vines over the garage section and some of the tree limbs need to be cut back and away from the house



2.6 Item 1(Picture)



2.8 Side gate on the left side of the house is not secured to the post correctly and just rubs up against the ground.



2.8 Item 1(Picture)



2.12 A/C unit should be on a level surface. Air conditioning unit should be on a level surface to keep the bearings from wearing unevenly.



2.12 Item 1(Picture)



2.15 Window well covers are missing, this is not a code requirement however FHA, VA loans and home inspectors see it as a safety issue that should be fixed with a well cover that can support human weight.

Remove debris from well(s) as the water needs to be able to drain.



2.15 Item 1(Picture)



2.15 Item 2(Picture)



2.16 (1) Hose bib on the left side of the house facing the front is missing it's shut off dial.



2.16 Item 1(Picture)



(2) The hose bib that is on the right side of the front door is coming out of the ground. This would be a great place for it to freeze being that it is not a frost proof bib



2.16 Item 2(Picture)



(3) Ho's bib at the back of the house is not properly secured to the home and has a gap between the siding and the bib itself. This could let moisture and very cold air into the Bay bib causing it to freeze



2.16 Item 3(Picture)



(4) House water pressure for copper pipes is too high. Your water pressure is between >81-100 PSI (Too High for Copper Pipes). This could cause pipes to burst as plumbing is turned on and off. Pressure needs to be reduced so it is between 60-80 PSI.

House water pressure starting is 105PSI. Once 2 items are turned on either sink or a shower, the house drops all the way down to 45PSI this is too high of a pressure loss. Have a plumber check and fix as needed



2.16 Item 4(Picture)

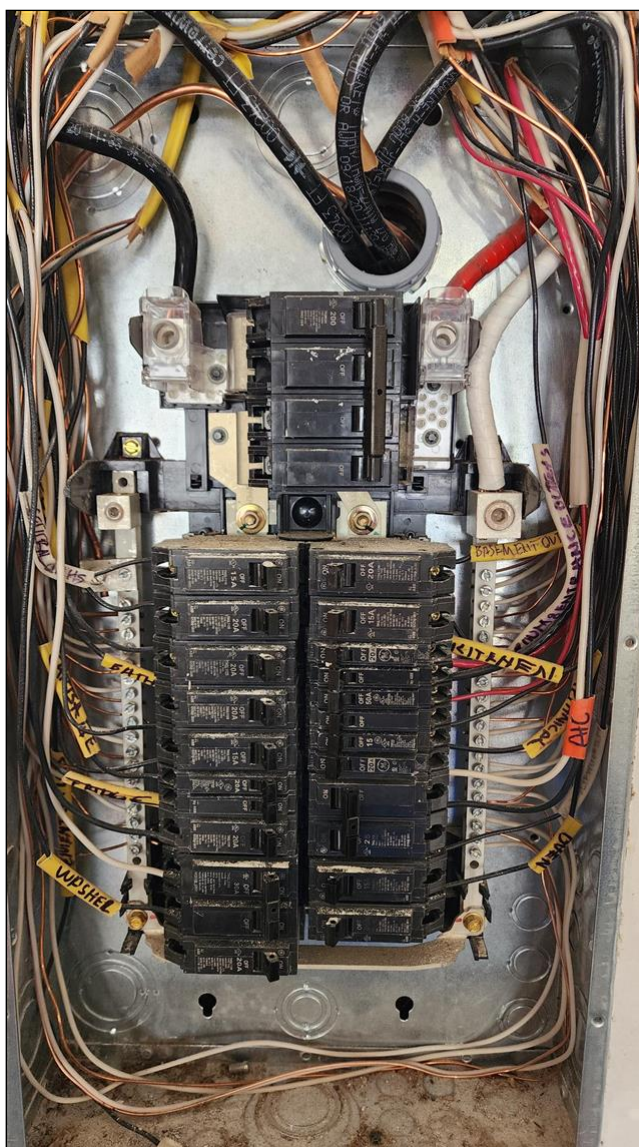


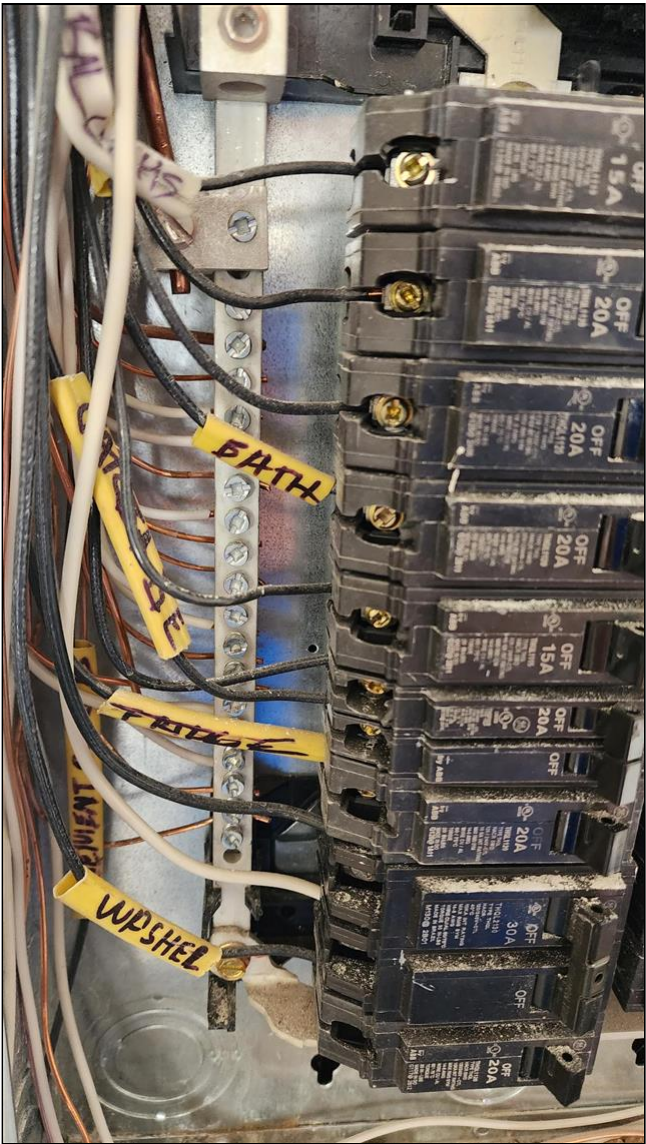
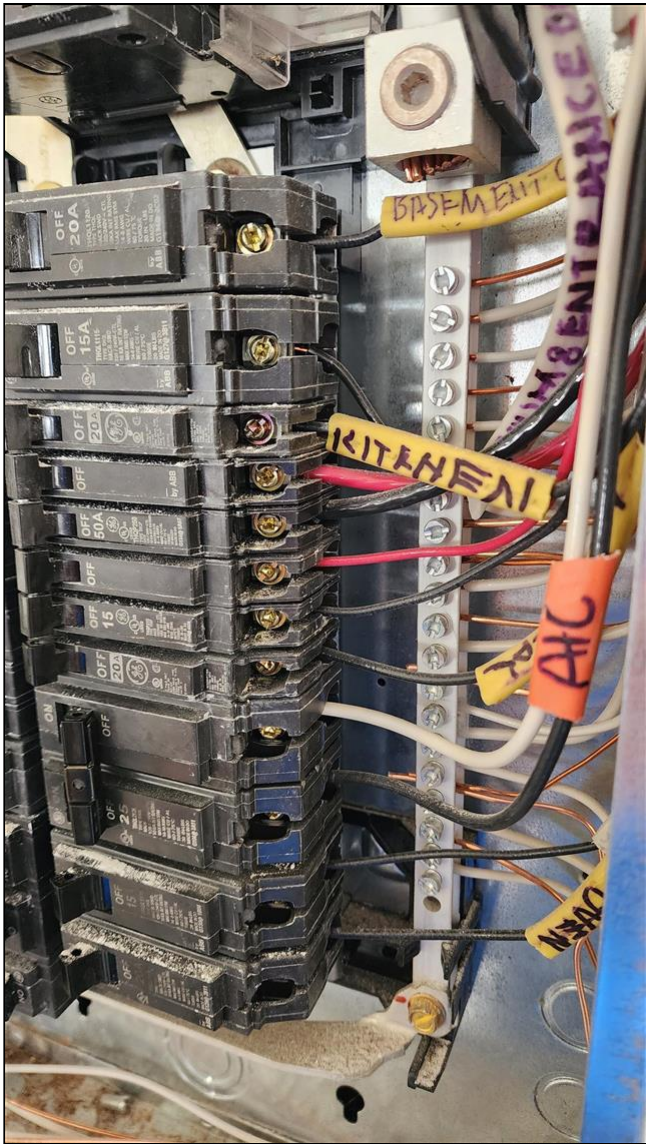
2.16 Item 5(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Electrical Panel

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





		S	NI	NP	RR	PC
3.0	Service Entrance Conductors				●	
3.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	●				
3.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	●				
3.3	Location of Main and Distribution Panels (Panel in a safe place)	●				

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Styles & Materials

Electrical Service Conductors:
Overhead service

City Service Line:
200 Amps #2/0
AWG Copper

Panel capacity:
200 AMP

Electric Panel Manufacturer:
CIRCUIT BREAKERS
GENERAL ELECTRIC

Branch wire 15 and 20 AMP:
COPPER

Wiring Methods:
Romex

Electrical Panel Grounded:
NOT VISIBLE

Dryer Amp:
30 Amp

Stove Amp:
50 Amp

A/C Amp:
20 Amp



3.0 (1) Tree interfering with service lines and should be cut away from lines 5 feet. I suggest that you have them removed. You can use 'Limb Walkers' 720-298-5477 or of course you could use anyone that you want to.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



(2) Electrical service mast should be bent at a 45° angle to go around the gutters. Not going directly through the gutter.



3.0 Item 3(Picture)



3.0 Item 4(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage



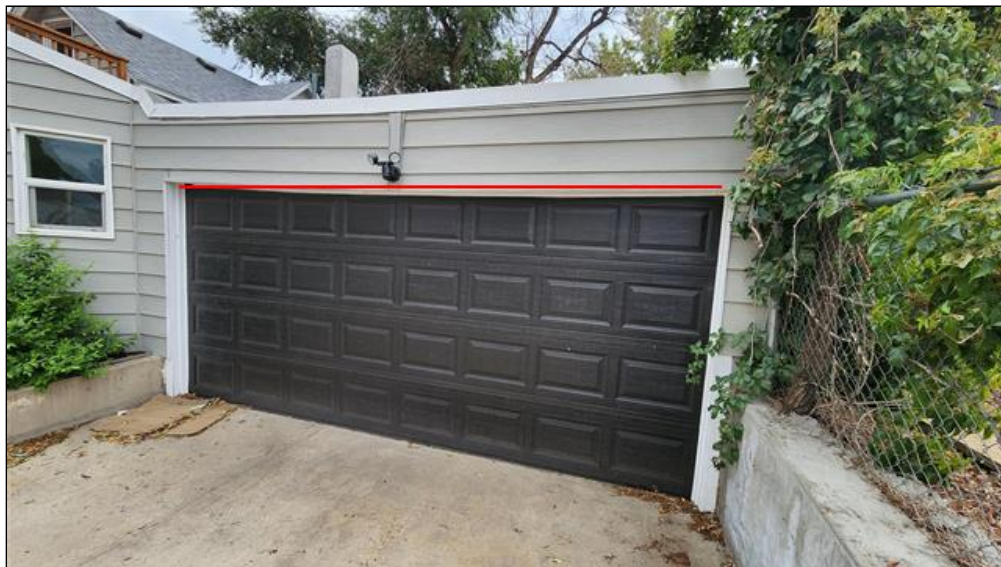
		S	NI	NP	RR	PC	Styles & Materials
4.0	Garage Exterior				•		Garage: Attached
4.1	Garage Ceilings	•					Garage Door Type: One automatic
4.2	Garage Walls (including Firewall Separation)				•		Garage Door Material: Fiberglass
4.3	Garage Floor	•					Auto-opener
4.4	Garage Door (s)	•					Manufacturer: LIFT-MASTER
4.5	Occupant Door (from garage to inside of home)	•					Door to living space: Fire resistant Self close
4.6	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•					
4.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•					
4.8	Electrical: Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•					

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S NI NP RR PC



4.0 Directly above the garage door it does look like the garage is sagging. But I have noticed around the house that there are multiple pieces of the citing that is sagging as well. This could be just deciding but unfortunately the home inspector is not able to determine why it is sagging just to tell you that there is an issue. Strongly suggest you have a contractor check and fix as needed



4.0 Item 1(Picture)



4.2 The fire protection wall that separates garage from heated space is compromised. This is considered unsafe until corrected. A qualified person should correct for proper fire safety.



4.2 Item 1(Picture)

The garage of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Laundry Area



		S	NI	NP	RR	PC
5.0	Washer	●				
5.1	Dryer				●	
5.2	Walls and Ceilings	●				
5.3	Floors	●				
5.4	Venting Systems (Dryer, Laundry Room)	●				
5.5	Utility Sink			●		

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Styles & Materials

Dryer Power Source:
220 Electric

Dryer Vent:
Flexible Metal

Washer Drain Size:
2" Diameter

Washer and Dryer Inspected?:
Yes

Floor drain (only for finished areas and 2nd floor):
NOT NEEDED

In wall Dryer Plug:
3 Prong (30 or 40 Amp. Both Accepted)



5.1 If the dryer is staying at the house the unit does work however the start button for start button for it is broken



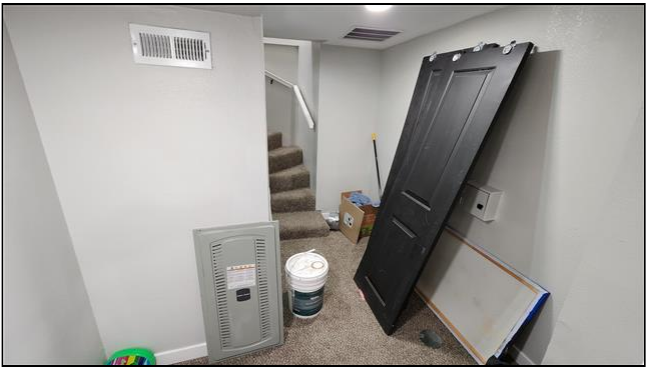
5.1 Item 1(Picture)

The laundry room of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Basement/ Crawlspace

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.





		S	NI	NP	RR	PC	<u>Styles & Materials</u>
6.0	Staircase and handrails	•					Basement Description: Full
6.1	Walls/Doors	•					Basement Finished: Yes
6.2	Floors	•					Basement/ Crawlspace Access: Stairs
6.3	Basement egress, Window(s) and screened vents. (Ventilation)			•	•		Floor Type: Concrete
6.4	Sump Pump/ Sewage Ejector Pump			•			Floor Covering(s): Carpet
6.5	Ceiling Structure	•					Ventilation: Windows
6.6	Wall Structure	•					Foundation: Not Visible from the inside of the home
6.7	Columns or Piers	•					Dampness: None
6.8	Vapor Retarders (in Crawlspace or basement)			•			Ceiling Structure: Not visible
6.9	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•					Columns or Piers: Not Visible
6.10	Electrical: Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•					Method used to observe
6.11	Smoke Detectors	•					Crawlspace: No crawlspace
6.12	Carbon Monoxide Detectors (Within 15' of EVERY bedroom)	•					Floor System

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Insulation:
Not Visible
Crawlspace Insulation along walls or ceiling?:
No Crawlspace



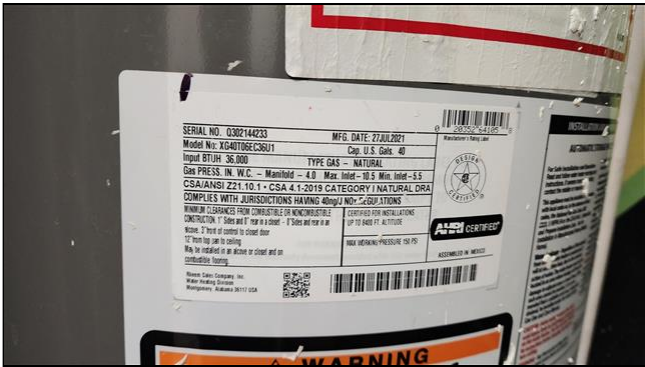
6.3 Being that there is a bedroom in the basement I strongly suggest a basement egress being added.

The basement of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Video main sewer line; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. If a sewer scope is preformed keep in main that Inspector is NOT a licensed plumber and ANY recommendations given by Inspector should ALWAYS be evaluated by a plumber BEFORE closing





		S	NI	NP	RR	PC
7.0	Plumbing Water Supply, Distribution System and Fixtures	●				
7.1	Plumbing Drain, Waste and Vent Systems	●				
7.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				●	
7.3	Flues and Vents (for gas water heaters or heat systems)	●				
7.4	Main Water Shut-off Device (Describe location)	●				
7.5	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●				

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S NI NP RR PC Styles & Materials

Water Source:
Public

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
PEX

S NI NP RR PC **Plumbing Waste:**

Public

Water Heater

Power Source:
Gas (quick recovery)

**Approximate age
of Hot Water**

Heater:
2021 (Bradford
White: X)

Water Heater

Capacity:
40 Gallon (1-2
people)

Manufacturer:
RHEEM

Water Heater

Location:
Basement



7.2 Being that the water heater is in the basement in a finished area it has been code since 2014 for the water heater to be Installed with a drip pan at the bottom of the unit..

Since 2014 on all new water heaters an Expansion tank is required, This water heater is Missing the Expansion tank. This tells me that this water heater was not permitted.

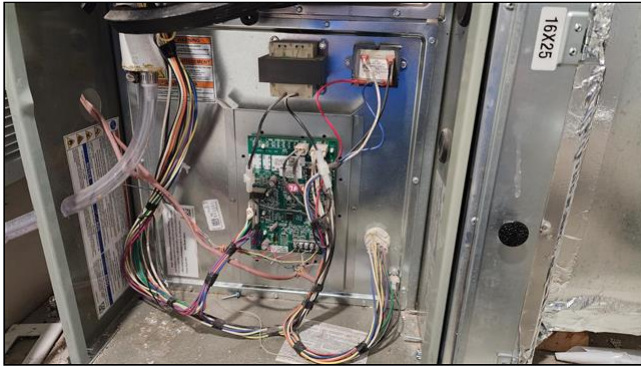


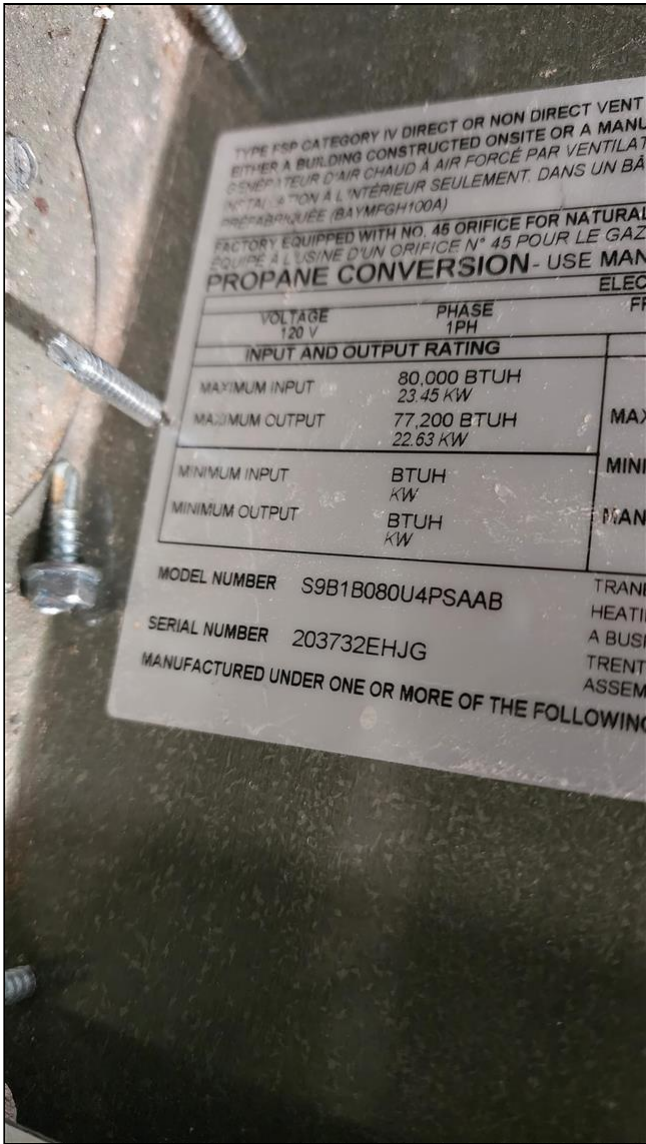
7.2 Item 1(Picture)

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

8. Heating Equipment

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.





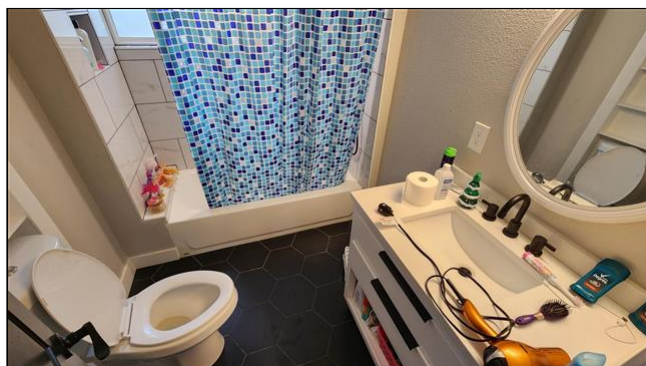
		S NI NP RR PC					Styles & Materials
8.0	Heating Equipment	●					Heat Type/Energy Source: Natural Gas
8.1	Normal Operating Controls (Thermostat)	●					Number of Heat Systems (excluding wood): One
8.2	Automatic Safety Controls	●					Heat System Brand: AMERICAN STANDARD
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	●					Approximate age of furnace: 2020
8.4	Presence of Installed Heat Source in Each Room	●					Ductwork: Non-insulated
8.5	Flues and Vents (for gas water heaters or heat systems)	●					Filter Type/Size: Disposable 1" Filter
8.6	Filter	●					

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathrooms

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.







		S	NI	NP	RR	PC
9.0	Bathroom Walls, Ceilings, Doors and Cabinets	●				
9.1	Operation of GFCI (Ground Fault Circuit Interrupters) and Connected Devices and Fixtures.	●				
9.2	Bathroom Ventilation				●	
9.3	Toilet	●				
9.4	Sink(s)	●				
9.5	Bathtub	●				
9.6	Bathtub Surround	●				
9.7	Bathtub Fixtures	●				
9.8	Bathroom Floor	●				

S= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PC= Professional Consultation

S NI NP RR PC

Styles & Materials

Bathroom vented correctly:

Yes

Floor Material:

Tile

Evidence of

Moisture Damage:

No

Number of

Bathrooms:

2



9.2 Window to the top floor bathroom is broken. And shards of glass still in the frame.

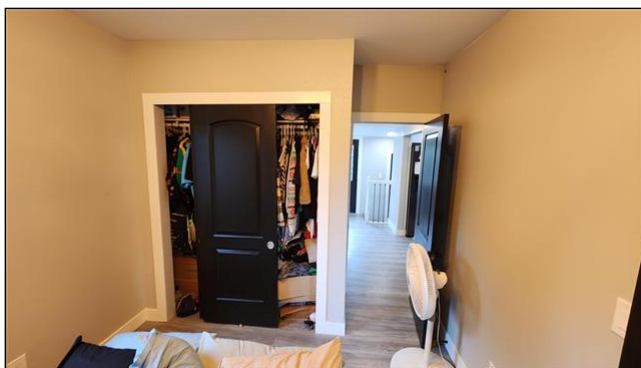
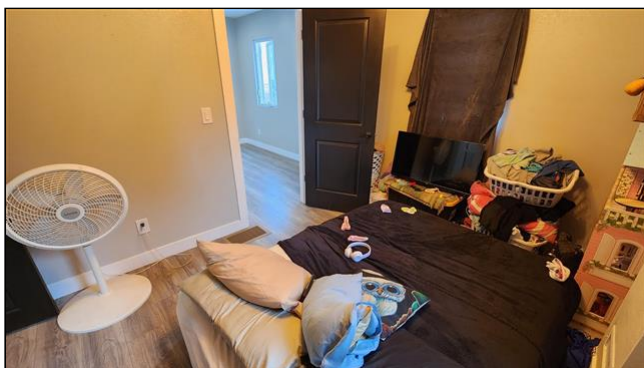
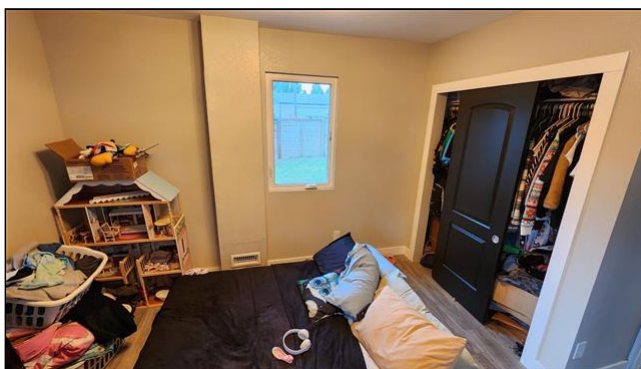


9.2 Item 1(Picture)

The bathrooms of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.







		S	NI	NP	RR	PC	Styles & Materials
10.0	Ceilings	●					Ceiling Materials: Drywall
10.1	Walls and Trim work	●					Wall Material: Drywall
10.2	Floors	●					Floor Covering(s): Laminated T&G
10.3	Steps, Stairways, Balconies and Railings	●					Interior Doors: Hollow core
10.4	Doors (representative number)				●		Window Types: Single-hung
10.5	Windows (representative number)	●					Wall Structure: Not Visible
10.6	Operation of AFCI (Arc Fault Circuit Interrupters)			●			Electrical outlets: Mix between Grounded and not Grounded outlets
10.7	Electrical: Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)	●					
10.8	Smoke Detectors	●					
10.9	Carbon Monoxide Detectors (Within 15' of EVERY bedroom)	●					
10.10	Solid Fuel Heating Devices (Fireplaces, Woodstove)			●			

S= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace,
PC= Professional Consultation

S NI NP RR PC



10.4 The door to the top floor balcony is just a little too small. That door has some pretty big air gaps in it which is going to cause a lot of cold air to come in during the Winter time.



10.4 Item 1(Picture)



10.4 Item 2(Picture)



10.4 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.





		S	NI	NP	RR	PC	Styles & Materials
11.0	Counters and Cabinets (representative number)	●					Dishwasher
11.1	Kitchen Sink	●					Brand:
11.2	Dishwasher	●					SAMSUNG
11.3	Ranges/Ovens/Cooktops	●					Disposer Brand:
11.4	Range Hood/ Microwave Cooking Equipment	●					BADGER
11.5	Garbage Disposer	●					Range/Oven/
11.6	Refrigerator (Ice Maker and Dispenser)	●					Stovetop:
11.7	Operation of GFCI (Ground Fault Circuit Interrupters)	●					ELECTRIC
11.8	Kitchen Floor	●					SAMSUNG
							Built in
							Microwave/ Hood:
							RE-CIRCULATE
							SAMSUNG
							Refrigerator:
							SAMSUNG
							Cabinets:
							Wood
							Countertop:
							Composite Stone
							(Man made Quartz)

S= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PC= Professional Consultation

Floor Covering(s):

Laminated T&G

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Sewer Line

		S	NI	NP	RR	PC	Styles & Materials
12.0	Plumbing Drain, Waste and Vent Systems				●	●	Plumbing Waste: Public Clay
S= Satisfactory, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, PC= Professional Consultation		S	NI	NP	RR	PC	Access (cleanout) to sewer line: Went through Roof



12.0 Found roots and debris in the main sewer line, Full clog in the sewer line. Suggest that you call a rooter company and get this corrected and re-scoped.

YOUR SEWER SCOPE VIDEO

After repairs have been completed should always re scope the line to make sure that everything has been completed correctly and no additional problems are found. Remember that ALL sewer scope video's should be evaluated by a plumber as Inspector is not a licensed plumber and preforms the scope to provide a visual reference to the buyer.

General Summary



A Happy House Home Inspection, LLC

**Centennial, Co 80015
720-988-4830**

Customer
Seth Van Essen


Address
5138 W. 46th Ave
Denver Co 80212

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

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

- 
- (1) The exhaust and air vents for the furnace and the water heater coming up out of the roof are installed improperly. These boots need to be underneath the underneath the shingles not sitting directly on top of them and not caulked. This could cause roof leaks over time and absolutely needs to be fixed by a roofing contractor.



1.2 Item 1(Picture)



(2) Chimney is missing the weather protective cap.

Chimney crown is cracked and could start letting moisture into the bricks causing further cracking. Suggest repair of the cap



1.2 Item 2(Picture)

2. Exterior

2.0 Drainage Systems (Gutters , downspouts and extensions)

Repair or Replace



(1) Suggest extensions or splash backs be placed on the downspouts



2.0 Item 1(Picture)



(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



2.0 Item 2(Picture)

2.1 Wall Siding, Flashing and Trim

Repair or Replace



Trim for the vinyl siding in multiple places specifically above the front door the trim piece on the vinyl is coming off.



2.1 Item 1(Picture)

**2.6 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls
(With respect to their effect on the condition of the building)**

Repair or Replace

Any vegetation that is in contact with the house like the vines like the vines over the garage section and some of the tree limbs need to be cut back and away from the house



2.6 Item 1(Picture)

2.8 Fence

Repair or Replace

Side gate on the left side of the house is not secured to the post correctly and just rubs up against the ground.



2.8 Item 1(Picture)

2.12 Cooling and Air Handler Equipment**Repair or Replace**

A/C unit should be on a level surface. Air conditioning unit should be on a level surface to keep the bearings from wearing unevenly.



2.12 Item 1(Picture)

2.15 Window Wells**Repair or Replace**

Window well covers are missing, this is not a code requirement however FHA, VA loans and home inspectors see it as a safety issue that should be fixed with a well cover that can support human weight.

Remove debris from well(s) as the water needs to be able to drain.



2.15 Item 1(Picture)



2.15 Item 2(Picture)

2.16 Exterior Plumbing**Repair or Replace**

(1) Hose bib on the left side of the house facing the front is missing it's shut off dial.



2.16 Item 1(Picture)



(2) The hose bib that is on the right side of the front door is coming out of the ground. This would be a great place for it to freeze being that it is not a frost proof bib



2.16 Item 2(Picture)



(3) Ho's bib at the back of the house is not properly secured to the home and has a gap between the siding and the bib itself. This could let moisture and very cold air into the Bay bib causing it to freeze



2.16 Item 3(Picture)



(4) House water pressure for copper pipes is to high. You water pressure is between >81-100 PSI (To High for Copper Pipes). This could cause pipes to Burst as plumbing is turned on and off. Pressure needs to be reduced so it is between 60-80 PSI.

House water pressure starting is 105PSI. Once 2 items are turned on either sink or a shower, the house drops all the way down to 45PSI this is too high of a pressure loss. Have a plumber check and fix as needed



2.16 Item 4(Picture)




2.16 Item 5(Picture)

3. Electrical Panel

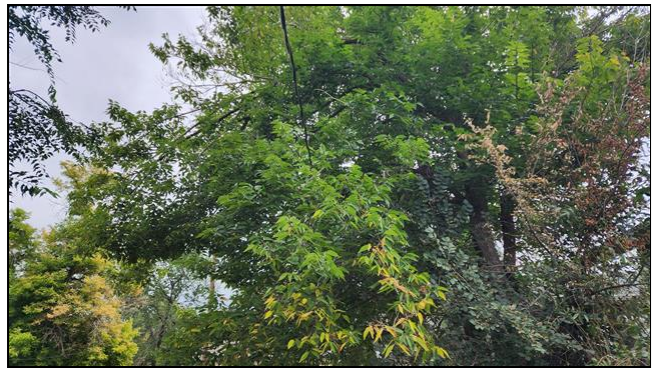
3.0 Service Entrance Conductors

Repair or Replace

 (1) Tree interfering with service lines and should be cut away from lines 5 feet. I suggest that you have them removed. You can use 'Limb Walkers' 720-298-5477 or of course you could use anyone that you want to.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



(2) Electrical service mast should be bent at a 45° angle to go around the gutters. Not going directly through the gutter.



3.0 Item 3(Picture)




3.0 Item 4(Picture)

4. Garage

4.0 Garage Exterior

Repair or Replace

 Directly above the garage door it does look like the garage is sagging. But I have noticed around the house that there are multiple pieces of the citing that is sagging as well. This could be just deciding but unfortunately the home inspector is not able to determine why it is sagging just to tell you that there is an issue. Strongly suggest you have a contractor check and fix as needed

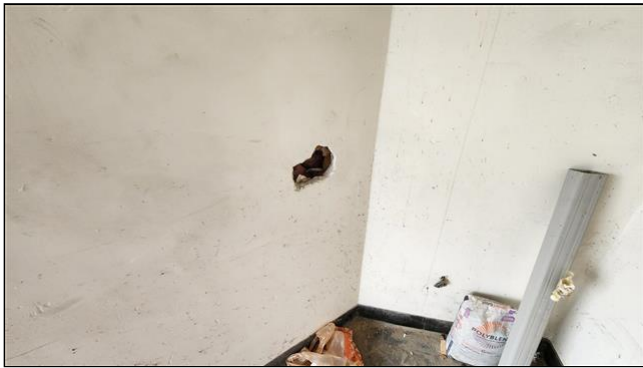


4.0 Item 1(Picture)

4.2 Garage Walls (including Firewall Separation)

Repair or Replace

The fire protection wall that separates garage from heated space is compromised. This is considered unsafe until corrected. A qualified person should correct for proper fire safety.



4.2 Item 1(Picture)

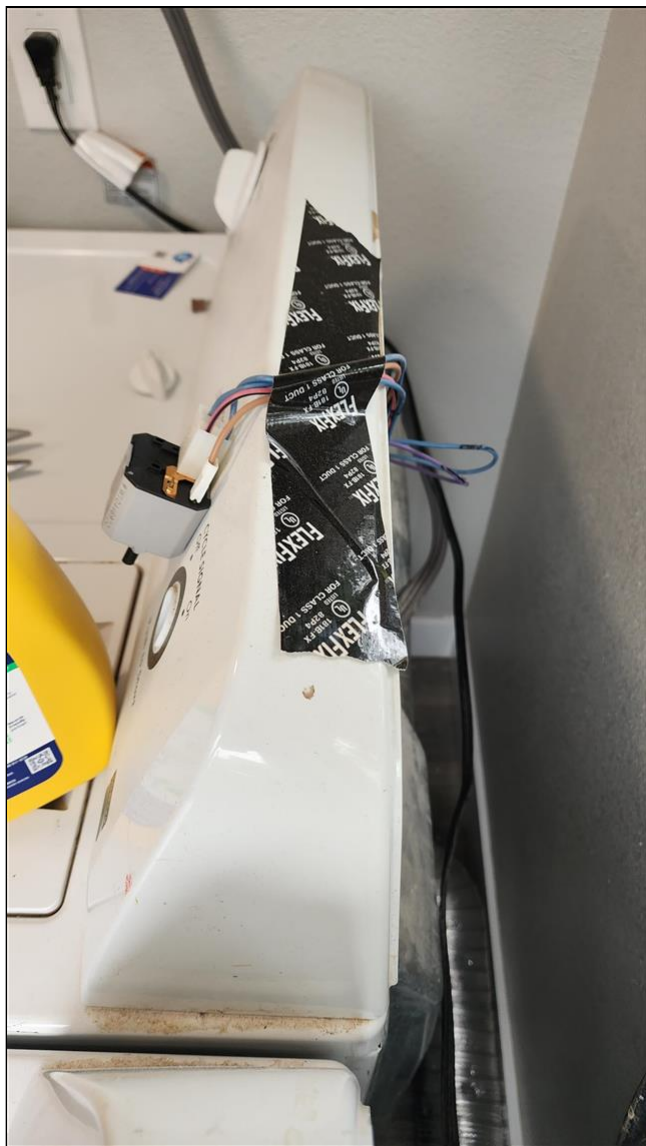
5. Laundry Area

5.1 Dryer

Repair or Replace

If the dryer is staying at the house the unit does work however the start button for start button for it is broken





5.1 Item 1(Picture)

6. Basement/ Crawlspace

6.3 Basement egress, Window(s) and screened vents. (Ventilation)

Not Present, Repair or Replace

Being that there is a bedroom in the basement I strongly suggest a basement egress being added.



7. Plumbing System

7.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

Being that the water heater is in the basement in a finished area it has been code since 2014 for the water heater to be installed with a drip pan at the bottom of the unit..



Since 2014 on all new water heaters an Expansion tank is required, This water heater is Missing the Expansion tank. This tells me that this water heater was not permitted.



7.2 Item 1(Picture)

9. Bathrooms

9.2 Bathroom Ventilation

Repair or Replace



Window to the top floor bathroom is broken. And shards of glass still in the frame.



9.2 Item 1(Picture)

10. Interior

10.4 Doors (representative number)

Repair or Replace

The door to the top floor balcony is just a little too small. That door has some pretty big air gaps in it which is going to cause a lot of cold air to come in during the Winter time.





10.4 Item 1(Picture)



10.4 Item 2(Picture)




10.4 Item 3(Picture)

12. Sewer Line

12.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace, Professional Consultation

 Found roots and debris in the main sewer line, Full clog in the sewer line. Suggest that you call a rooter company and get this corrected and re-scoped.

YOUR SEWER SCOPE VIDEO

After repairs have been completed should always re scope the line to make sure that everything has been completed correctly and no additional problems are found. Remember that ALL sewer scope video's should be evaluated by a plumber as Inspector is not a licensed plumber and preforms the scope to provide a visual reference to the buyer.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Hans Coleman



INVOICE

A Happy House Home Inspection, LLC
Centennial, Co 80015
720-988-4830
Inspected By: Hans Coleman

Inspection Date: 9/10/2022
Report ID: Van Essen5138

Customer Info:	Inspection Property:
Seth Van Essen	5138 W. 46th Ave Denver Co 80212
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	300.00	1	300.00
Inspection Discount	-25.00	1	-25.00
Sewer Scope	125.00	1	125.00
			Tax \$0.00
			Total Price \$400.00

Payment Method: Check

Payment Status: Paid at time of Inspection

Note: Check #1814



Hans Coleman
A Happy House Home Inspection, LLC

Seth Van Essen

Inspected address 5138 W. 46th Ave, Denver, Co 80212
9/10/2022

Inspection Contract

CLIENT understands that this is a legal binding contract and Colorado judicial system will uphold this in a court of law.

1. INSPECTOR agrees to perform visual inspection of the home/building and provide CLIENT with written (PDF) report identifying the defects that INSPECTOR both observed and deemed material. Report will be sent to CLIENT within 72 Hours of the inspection. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. The inspection contract is up for the conditions at time of inspection. If snow on the ground, water heater or A/C unit are not functioning at time of inspection inspector will notice but those are not functioning or turned off. Inspector can charge up to \$175 to come back to the property and inspect something that was not inspected at original time of inspection.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm>. Or ask the INSPECTOR for a copy at time of the inspection. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon – a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way

also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in NO WAY a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects.

4. INSPECTOR assumes NO liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he may inform the CLIENT that he is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR directly with the following: (1) written notification of adverse conditions within 7 days of discovery; and (2) access to the premises for INSPECTOR and/or a contractor of INSPECTOR'S choosing within 7 days of written notification. If INSPECTOR determines that the claim is faulty INSPECTOR can charge a maximum of \$150 for time spent on faulty claim. INSPECTOR is granted the ability to record or video the entire time the INSPECTOR is on property. If INSPECTOR determines repairs are within scope of INSPECTOR'S abilities, INSPECTOR has the right to perform repairs himself without hiring a contractor. If a contractor is hired to perform repairs, said contractor is not required to be certified, licensed, bonded or insured. Notifying a third party (i.e.) the Better Business Bureau, Facebook, Google and others of a claim or bad review prior to physically notifying INSPECTOR in writing of claim or review, along with any other violation of stipulations set forth in Item 6 will be considered non-compliance with this agreement and will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of

INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity. If a lien needs to be placed on a house client will I be charged all fees and time of the inspector to place a lien on the house, up to \$1000.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement. Inspector can charge up to \$175. for the re-inspection

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

13. I understand that a sewer scope inspection performed by A Happy House Home Inspection, LLC is a visual representation and visual representation only of the property's sewer line at the time of the inspection and cannot predict future problems that may arise. Even if line appears to be clear, it is always advised that the sewer scope video should be sent to a certified plumber to evaluate the sewer line. I understand that A Happy House Home Inspection, LLC and its agents are not certified plumbers, and that a licensed plumber should be consulted for any questions regarding the sewer line. A Happy House Home Inspection, LLC cannot perform location services due to insurance restrictions and due to the fact that we are not certified plumbers. If location services are needed, client must hire a plumber to perform. I understand that A Happy House Home Inspection, LLC will ONLY do the sewer scope on the main sewer line, not on sub lines like washer, sink and tub lines.

Your Home Inspection – What you need to know, in plain English

- **The home inspection is a visual assessment of the house at the time of inspection.** Uncontrolled factors like weather can impede our ability to perform certain pieces of the inspection.
- **"Why didn't my inspector see this?"** Since it's only a 1-2 hour process, there may be things you find after the inspection that leave you asking this question. There are multiple factors that could contribute to this.
 - **The mechanic scenario.** Ever hear of the car that leaves the mechanic with a clean bill of health, only to break down a week later? Problems that arise after an inspection are similar. The car may have been functioning perfectly at the time it went to the mechanic, but something that could not be detected might arise at any time. Unfortunately, like the car, unforeseen problems with your house can come up at any time. Once the house is in your possession, the issues that arise fall to you, the homebuyer, to take care of. While we would love to be able to predict the future, unfortunately that's not within our power.
 - **The Mike Holmes effect.** He often says on his show, "Why didn't your inspector see this?" Remember, he's a contractor and is inspecting a house AFTER the purchase is complete. As such, he has the liberty to knock down walls and move furniture, which a general home inspector cannot do. What we see is what we get, so sometimes we will not see problems that are hidden. Since the home is not yet yours, we don't have this luxury.
 - **We are only human.** In general, it's our job to find the big issues that are going to be expensive to repair. Often we will find small issues in the meantime and report those to you as well, but we do sometimes miss smaller things. Our main concern is giving you the information on the big ticket items so you have what you need to come up with any inspection objections before committing to purchasing the house.

- If something goes wrong after the inspection and you have a contractor take a look, it is always advisable to get more than one opinion to ensure the contractors are providing consistent advice and that you're getting information that is both to your benefit and the most cost effective option.
- ***To sum it all up, a home inspection is not an insurance policy, guarantee or warranty that your house will not have any problems when you move in.*** That is the risk of purchasing a home; you never know what will happen after the keys are in your hand. Our job is to give you the information to help you make an educated decision and feel confident in your purchase. So please make sure to read your inspection report and ask questions so we can help you make the best choice possible!

Total cost of Inspection 400.00

Seth Van Essen

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