

# Western States Inspections & Services, Inc.

2523 S. Eastover St. Bennett, CO 80102

303-807-6837

## **HOME INSPECTION AGREEMENT LIMITS OUR LIABILITY. PLEASE READ COMPLETELY**

THIS AGREEMENT made this **18th** day of **November**, 2015, by and between Western States Inspections & Services, Inc. (hereinafter "INSPECTOR") and **John & Sue Customer** (hereinafter "CLIENT"), collectively referred to herein as "Parties" and each a "Party".

**Email: [customer@icloud.com](mailto:customer@icloud.com)**

**Subject Property: [3900 Best St., Denver](#)**

**1. SCOPE AND PURPOSE OF INSPECTION:** The purpose of the inspection is to observe the general condition of the subject property and identify and disclose those major defects, deficiencies, and hazards which are readily visible and accessible at the time of the inspection. Any tools utilized by the inspector are used at the discretion of the inspector. Those minor and cosmetic defects listed in the report do not constitute a comprehensive list. Representative samples of components such as but not limited to, windows, doors, electrical receptacles/outlets/switches, and smoke/CO detectors, shall be inspected. Defects found and reported in sampled components are not to be considered a comprehensive list of all defects that may exist in those components. Conclusions and recommendations in this report are based on the inspected samples. Components, devices, and systems are operated as intended by manufacturers using manufacturers' instructions and related industry recommendations.

**This property inspection is, and can only be, a "snapshot view" of the condition of the readily visible parts of the property at the time of the inspection and how well components functioned during this inspection. This inspection is not a technically exhaustive inspection of the structure, systems, or components and may not reveal all deficiencies.**

**A more exhaustive inspection is available for a substantial additional fee.**

**Your inspector is a home inspection generalist and, while very knowledgeable, is not acting as an expert in any craft or trade. If your inspector recommends repairs or consulting specialized experts, it is your responsibility to follow-up.**

Whether descriptive remedies for any noted defects are included in the report or not, you are advised to seek at least two professional opinions and/or estimates of repair. The client is advised to have any professional making repairs to do further evaluation in order to discover and repair any defects that might not be identified by the visual inspection conducted by the home inspector. The purpose of recommending further evaluation is to have a professional go further in dismantling or examining a component than is done in a home inspection and make recommendations or repairs.

A real estate inspection helps to reduce some of the risk involved in purchasing a home or property, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. Some components and systems require more use and/or observation than possible during this inspection to reveal defects. You should obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, information on recalls, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**1. WHAT IS OUTSIDE THE SCOPE OF THE INSPECTION:** Components and features that we cannot see. Blemishes, discolorations, minor damage, and unfinished trims, etc. Areas and components that have blocked or restricted access, cannot be safely accessed, or accessed without risk of damage to components as determined by the inspector, with the standard tools carried by the inspector. Components seasonally turned off or cannot be safely operated due to temperatures have limited inspections. Inspection does not include destructive testing or dismantling. Inspector does not move furniture, appliances, stored items, or pull up floor coverings. This inspection does not constitute a home warranty, guarantee, insurance policy or substitute for real estate property disclosures. Elements maintained by a Home Owners Association (HOA) are not inspected. The inspector does not identify building code and zoning violations or every component that is or may be the subject of a lawsuit or recall. Insurability is not determined.

**If snow, rain, temperature, other weather, obstructions, uncooperative occupants, or other event prevents or limits inspection of normally inspected components, you may request a follow-up inspection and agree to pay an additional fee for this service.**

You acknowledge that the following components shall not be covered, addressed or inspected during the inspection, and it is your responsibility to get appropriate experts to evaluate these components: Intercom, central vacuum, phone wiring, theater systems, security systems, tracing circuits, most low voltage systems, home networks, saunas, steam baths, radio-controlled devices, dumbwaiters, automatic gates, elevators, lifts, and thermostatic or time-clock controls, pools, spas, window coverings and blinds. Geological stability, soil conditions, site drainage, structural stability or engineering analysis, termites and other wood destroying organisms, pests, asbestos, radon gas, formaldehyde, lead, lead paint, mold, odors, water and air quality, electromagnetic radiation, "meth use and labs," and any other environmental hazards. Fence lines, sheds, detached buildings and barns, roofs above 15' high (ladder height), wells, septic systems, items winterized or turned off for the season, water softener/purifier systems, solar systems, furnace heat exchangers, ac evaporators, and other similar components. Effectiveness, adequacy, efficiency, and predicting the life expectancy of any appliance, system, and component beyond generalized comments.

*(By prior written agreement, some of the above items may be inspected and reported for additional fees)*

**2. STANDARDS OF PRACTICE ("SoP"):** The inspection shall be done in accordance with the InterNational Association of Certified Home Inspectors (InterNACHI), which may be reviewed at <https://www.nachi.org/sop.htm>. You understand that InterNACHI's SoP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us. Anything inspected that is beyond the SoP specifications, shall be at the inspector's discretion, subject to all terms and conditions described in this Agreement and report.

**3. LIMITED DISTRIBUTION:** This report is for your use only. Unless instructed otherwise in writing, you give us permission to discuss our observations with real estate agents, owners, repair persons, and others authorized by you. You will be the sole owner of the report and all rights to it. We are not responsible or have any liability for use or misinterpretation by third parties, and third parties who rely on this report in any way. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and 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. We disclaim all warranties, express or implied, to the fullest extent allowed by law. You may not assign this Agreement.

**4. LIMITATION ON LIABILITY AND DAMAGES:** We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that these liquidated damages are not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate these liquidated damages provision, we are willing to perform the inspection for a substantial fee that must be negotiated in advance of the inspection.

If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. We have up to 10 (ten) business day to respond after receipt of written notification. Failure to comply with these conditions releases us from liability.

You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim.

If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise made by us shall be binding unless added in writing to this Agreement. Modifications to this Agreement must be agreed to in writing by all parties and added to this Agreement. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

**5. ADDITIONAL TERMS:** If you request a re-inspection or follow-up inspection, that inspection is subject to the terms of this Agreement. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You can have the time and opportunity to consult qualified counsel before signing this.

If there is more than one Client, you can sign on behalf of all of them, and represent that you are authorized to do so.

The Parties, intending to be legally bound by this Agreement, have executed this Agreement on the date first set forth above. You agree to arrange for and authorize the Inspector to enter the Subject Property to perform the inspection subject to the terms and conditions of this Agreement. Client agrees to pay Western States Inspections & Services, Inc. by cash, check, credit card, or other payment method prior to receipt of the report, the fees described in **Exhibit A**. Past-due fees for your inspection shall accrue interest at 8% per month. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

Client understands and agrees with the terminology used in this report as described in **Exhibit B**.

**Inspector: Lon Henderson, InterNACHI CPI (Certified Property Inspector) and CMI (Certified Master Inspector),  
NAHI CRI (Certified Residential Inspector), CRT (Certified Residential Thermographer),  
InterNACHI Home Inspection School Instructor, Kaplan College Home Inspection Instructor**

**By your signature below, you agree to all the terms of this Agreement.**



Client

Selling agent  Other

### EXHIBIT B:

**“ Appears Serviceable” means that the item or component appears capable of being safely used and does not appear to have problems that will lead to failure in the near future. Some components may show normal ‘wear and tear’ and have cosmetic defects or other minor deficiencies checked “” that do not materially impact the performance of that item. Any item or description not checked “” or highlighted is not applicable.**

**Green highlighting is for clarity, emphasis, or acknowledgement. Green does not indicate a defect or problem.**

**Not all defects are equal.**

**Yellow highlighting designates a defect or condition that, in the inspector’s opinion, should be repaired, replaced, or evaluated by an appropriate expert for remedial action. Sometimes, a highlighted component with a defect is performing its intended function.**

**Red highlighting designates a defect or condition that, in the inspector’s opinion, is significant and/or a safety concern. Action is strongly recommended.**

**Significant expense may be required to remedy.**

**“N/W” means that the item was not working properly or as expected. “N/A” means Not Applicable. “Recommended” may not mean required.**

**If you are unsure about any comments, highlights, or checked boxes; call, text, or email the inspector for clarification. Where repair is not recommended or described for an identified defect, client should consult appropriate experts to decide whether repair or replacement is appropriate.**

**Contact the inspector about any questions arising about this inspection or report.**

**READ THE ENTIRE REPORT.**



Client or representative was not present for entire inspection

Snow covering some features and limiting inspection  Raining (may limit inspection)  Recent rain

**Average temps during inspection:**  Cold <32°  Cool 32° - 65°  Warm 65° - 85°  Hot >85°

**Property type:**  Single family  Condo  Townhome  Attached  Multi-unit  Commercial

**Status:**  Occupied  Vacant  Furnishings present and limit inspection (furniture, etc. is not moved)

### SUMMARY OF MAJOR DEFECTS

**This list generally represents important issues, even if relatively easy to correct, including significant safety concerns and/or expense to remedy in the judgment of the inspector. Summary does not include every concern or defect noted in the report.**

**YOU MUST READ THE ENTIRE REPORT!**

**Exterior** (Sections 1-9) **Extensive cracking in stucco, evidence of moisture intrusion in master**

- Roof (Section 10-13) Comments
- Electrical Service Panel needs repair/replacement (Section 16) Comments
- Garage (Section 17) Comments
- Wiring Comments
- Interior (Sections 19-25) Comments
- Kitchen (Section 28) Comments
- Structural Concerns: Evaluation by structural engineer recommended (Section 29) Comments
- Basement/Crawlspace (Section 29) **Sump pump needed, ladder needed**
- Heating/Cooling system needs repair and/or further evaluation (Section 30-31) **Fix leaking condensate**
- Plumbing (Section 32) Comments
- Water Heater (Section 32) Comments
- Bath(s) (Section 34) **grout and caulk repairs**
- Other: **Radon result is 4.1**

### General Observations/Commentary

**I observed the roof and grading on Monday before the snow storm.**

**1 DRIVEWAY**  N/A  Maintained by HOA (not inspected)  Not fully visible Comments

Material: **concrete**

**Appears Serviceable** (common cracks)

**Off alley**

**2 WALKWAYS**  N/A  Maintained by HOA (not inspected)  Not fully visible Comments

Material: **concrete**

**Appears Serviceable** (common cracks)

Steps have Choose an item.

Comments

**3 GRADE** (Water should drain away from foundation)  Snow present (unable to view some features)

N/A Topography: **Level (mostly flat)**

**Flat next to foundation (may not be draining very well)** Comments

Comments

**4 PORCH**  N/A  Not fully visible Choose an item.

Material: **concrete**

**Appears Serviceable**

Common cracks

Comments

Railings:  N/A

Comments

Comments

**5 PATIO**  N/A  Stoop  Not fully visible Comments

Material: **concrete**

**Appears Serviceable**

Common cracks

**Limited inspection of hot tub. Hot tub operated. Fire pit did not operate, but conditions were very windy.**

**6 DECK/VERANDA**  N/A Material: Comments

Location(s):

Comments

**7 FENCE**  N/A  Wood  Chainlink  Masonry  Rail  Other  Fences not inspected

Appears Serviceable

Comments

## **8 EXTERIOR WALLS**

**Structure:**  Wood frame  Masonry block  Brick  Not determined

**Primary Covering:**  Stucco\*  Concrete composite siding  Comments

**Secondary Covering:**  N/A  Fibrous (composite) siding  Wood

**Siding:**  N/A

Appears Serviceable

**Loose piece along the bottom on south side**

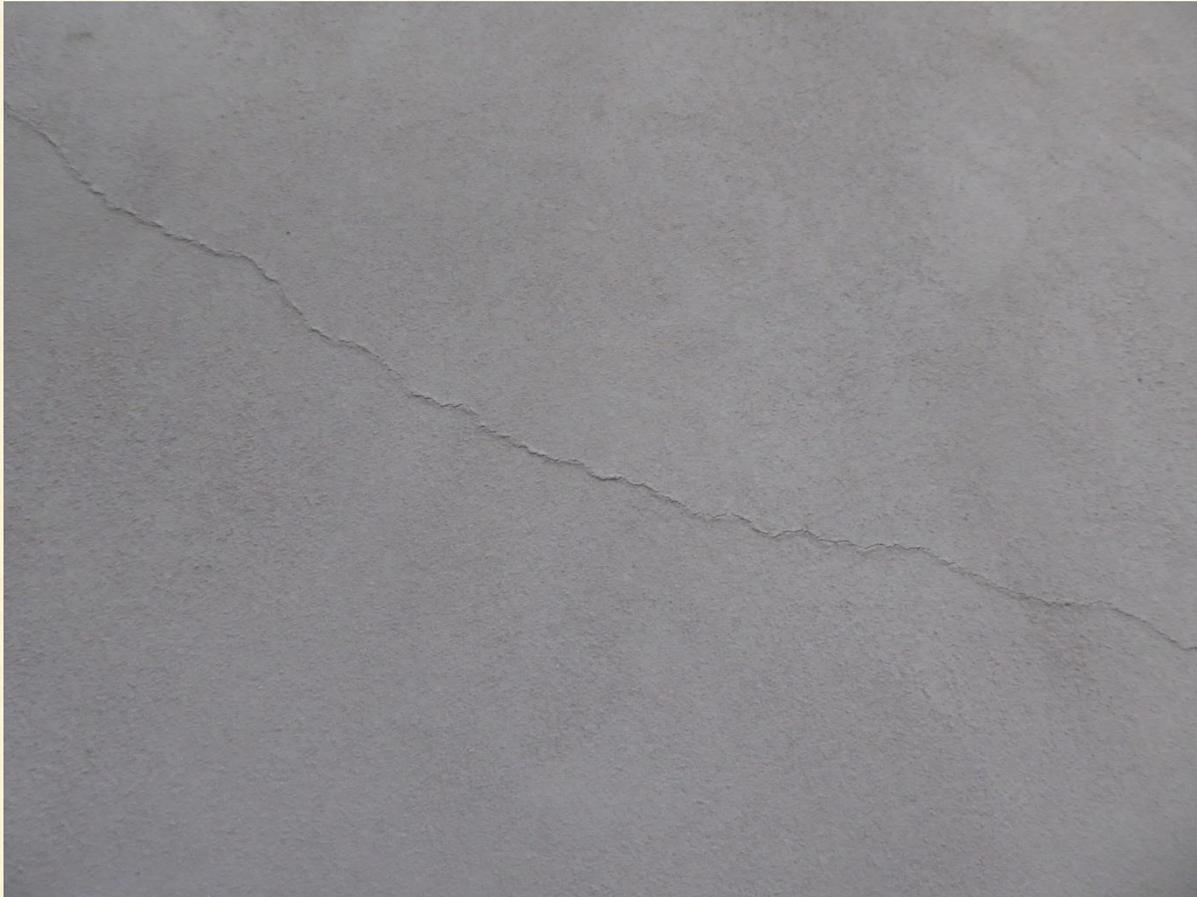
**Masonry veneer (stucco, stone, brick):**  N/A

Extensive cracking

Evidence of past repairs

Further evaluation recommended

**Excessive cracking, evidence of compression at some cracks, stains at some cracks indicate water intrusion. This amount of cracking appears excessive. Patch or repair on south wall needs finishing. There appears to be water penetration above master bedroom window. Some of the window flashings do not appear to be directing water away. Further evaluation and repair is recommended.**







\*EIFS type stucco can have moisture related problems – this inspection is unable to determine the condition inside of walls.  
 \*\*Some siding materials have been part of class action lawsuits regarding moisture problems.  
 Regarding stucco and stone veneers, it is impossible to determine installation and adequacy of drainage planes. Paint is not tested for lead content.

**9 TRIM**  N/A  Maintained by HOA (not inspected)  Not fully visible **Comments**  
 Wood  Fibrous  Metal  Vinyl



Eaves, soffits, fascia, & trim appear serviceable

Comments

**10 ROOF**  N/A  Maintained by HOA (not inspected)  Snow covered all or part  
 Too steep or slippery to safely walk  Clay/Concrete/Slate tile not walked due to high risk of damaging tile  
 Part or all of roof not accessible

Style:  Gable  Hip  Combo Gable and Hip  Flat / low slope  Mansard / shed

How inspected:  Walked  Viewed from ladder / ground (these inspections are limited)

Material:  Composition: Style # of Layers visible # ;  Wood  Metal  Clay  Concrete  Slate  
 Single-ply (TPO, PVC, or EPDM sealed rubber/vinyl membranes)  Hot pitch & gravel

Comments

Appears serviceable (shows little age or wear)

Comments

**11 CHIMNEY(S)**  N/A  Maintained by HOA (not inspected)  Not fully visible Comments

Comments

Common and major cracks in mortar crown/cap need sealing every few years. Hairline cracks in flue tile should be monitored for gapping.

**12 FLASHINGS (roof)**  N/A  Maintained by HOA (not inspected)

Appears serviceable

Comments

**13 GUTTERS**  N/A  Maintained by HOA (not inspected)  None installed (usually required)

Appears Serviceable

Screen "gutter guards" placed on part of gutters

blocks

Comments

\*When weather and gutters are dry, it is difficult to determine leakage or drainage. Unable to determine the effectiveness of any underground drains.

**14 HOSE FAUCET/BIB(S)**  N/A  Winterized – not tested

Frost proof:  Yes  No  Both present

Appears serviceable

Comments

**15 SPRINKLER**  N/A  System is off ***Inspector does not operate sprinkler system***

Comments

Because most of sprinkler system is hidden and large amounts water must be run to determine function; sprinkler inspection is minimal and buyer should further investigate. Inspector does not inspect valve boxes or spray coverage. If possible, buyer is encouraged to ask the seller or other experts for instructions on use of the system.

**16 ELECTRICAL SERVICE**  Overhead

Service conductors:  Aluminum  Copper  Not visible

Ground present  Ground wire loose  Ground system not visible (*unable to determine adequacy of ground*)

Comments

**Main Panel** Location: **outside**  Locked (not inspected)

Breakers  Fuses  No service disconnect \_\_\_\_\_ amps breaker disconnects the 120v circuits (Split bus panel)

Service disconnect amps **200 amps** Panel rating **200 amps**

Service disconnect at meter or other location (separate from service panel)

Appears Serviceable

Main panel wired as sub panel to separate main breaker at different location

Aluminum wire connections missing antioxidant

## Comments



\*Generally, double taps are not allowed. \*\*Aluminum wiring has special concerns and evaluation by a licensed electrician is recommended. Stranded aluminum wiring for 240v circuits is allowed. AFCI breakers are not tested in occupied homes. Some AFCI breakers are vulnerable to nuisance trips which cannot be determined by this inspection. Sometimes the main breaker is located in a separate panel and location from the panel containing the circuit breakers. Inspector doesn't determine if Square D breakers are counterfeit.

**17 GARAGE**  N/A  Garage  Carport  Attached  Unattached

Occupants' possessions block view of entire garage – unable to fully inspect

**Floor:**

Visible area appears serviceable (common cracks)

Major cracks  Raised  Settled  Trip hazard between floor and driveway

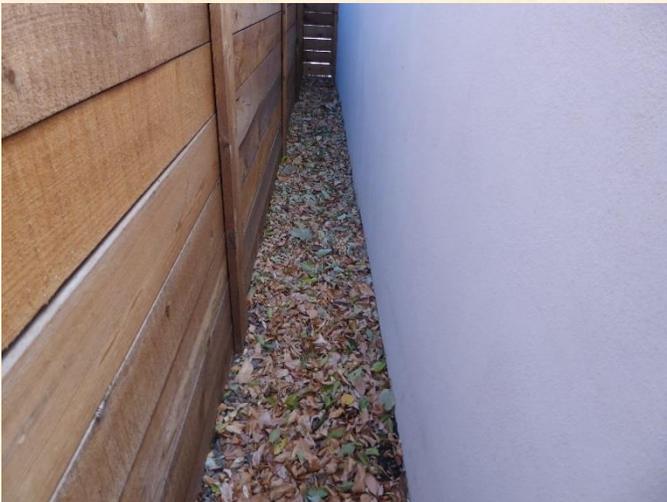
## Comments

Cracks and settling do not always require remedy although sealing cracks is recommended.

**Walls/Ceiling**

Appears serviceable (visible part)

**Grade should be 6" below bottom of walls.**



**Roof**  N/A  Does not have a separate roof. See [Section 10 Roof](#) for information

Appears serviceable

**Material:**  Composition  Roll  Wood  Single-ply  Hot pitch & gravel

## Comments

**Door To Exterior**  N/A  Blocked / locked

**Appears serviceable**

**Loose handle**

**Vehicle Door**  N/A

# Doors **1**  Roll-up

**Appears serviceable**

Comments

\*Lags, bolts, and nuts on wood doors need to be snugged annually. Do not over tighten.

**Opener\***  N/A # units **1**

**Appears serviceable\***

Comments

\*Pressure sensors and electric eyes should be regularly tested. 2X4 block test for the auto reverse function is not done due to risk of damage to door or possessions. A garage opener technician should be consulted prior to block testing. A "hand" test creates resistance to the movement of the door to test the auto reverse function (obstruction sensor) of the opener with less chance of damage to components. Remote controls for garage door are not inspected.

**Electrical**  N/A  Not fully visible

**Appears serviceable**

Comments

**18 EXT. DOORS** Locations: **A: Entry B: back C: Comments D: Comments E: Comments**

**Entry door loose in opening and air intrudes. Gaps in weatherstrip at back folding door allow air exchange.**



## 19 INT. DOORS

**Won't latch** **pantry**

Comments

**20 LAUNDRY**  N/A  Unable to view valves, electrical, or venting

**Appears serviceable**

Set up for stackable  Washer/dryer not operated

**Valves:**  Not tested  Unable to view  Drips  Corroded  Leak at stem **Hot or Cold**

**240v outlet:**  N/A  Not tested  Inoperative  Loose  Needs cover **Comments**

**Gas line:**  N/A  Unable to view  Leaks  Improper **Gas valve:**  Missing  Improper

**Dryer venting:** *Inside of tube is not inspected and regular cleaning is advised.*

Comments

**21 FIREPLACE**  N/A

Comments

\*Fireplace inserts are not pulled out for examination. \*\*With gas conversion, damper must be removed or secured in an open position

**22 WINDOWS**

Sampled windows appear serviceable

Frame material(s):  Synthetic, vinyl or composite  Metal  Wood

Style(s):  Sliding  Single hung  Double hung  Casement

Pane style(s):  Double pane  Single pane

Missing and/or damaged screens **damaged office and missing in guest bedroom**

**Repair interior caulk**



Storm windows may not be operated. Caulking around windows is typical maintenance.

**23 INTERIOR WALLS**  Drywall  Lath & Plaster  Both  Not determined

Furnishings prevent full inspection

General condition appears serviceable

Comments

**24 CEILINGS**  Acoustic spray\*  Ceiling tile  Wood / beam  Drop ceiling

General condition appears serviceable

Comments

Determining if acoustic or any component contains asbestos is beyond the scope of this inspection. Asbestos was a common construction material used until the early 1980's in over forty construction products. Determining if paint contains lead is beyond scope of this inspection.

**25 FLOORS & STAIRS**  Carpet  Wood  Vinyl / linoleum  Tile  Laminate

Furnishings prevent full inspection

Visible floor coverings appears serviceable

Squeaks

Comments

Interior stairs:  N/A

Appear serviceable

Comments

**26 WIRING**

Sampled fixtures, switches, and outlets appear serviceable

Some outlets and switches are not accessible

Doorbell:  Operated  None  Not working  Damaged

Comments

'GFCI' outlets are a safety device recommended at exterior, garage, bathroom, kitchen, and wet bar locations. \* 2-blade outlets indicate older two conductor wiring that often has deteriorated insulation and updating wiring is recommended. \*\*Some not working lights may simply have burned out

bulbs. Unable to inspect hidden wiring. Connections to aluminum wiring should be inspected by a licensed electrician. Inspector testing cannot determine if outlets have bootleg grounds. If any problems are noted here, an electrician should do a full evaluation of property.

**Ceiling fan(s) operated**  N/A

Comments

**Sampled smoke detector responded**

**CO Detector(s):**  **Test button responded on sampled unit(s)**

Comments

\* Colorado law requires Carbon Monoxide (CO) detectors be installed within 15" of the doorways of sleeping areas at time of listing (some exceptions allowed but never if the property has gas appliances or attached garage or fireplace). This law does not include smoke detectors. Not all smoke or CO detectors are inspected.

**27 OTHER SINK**  N/A  Wet Bar  Other

Comments

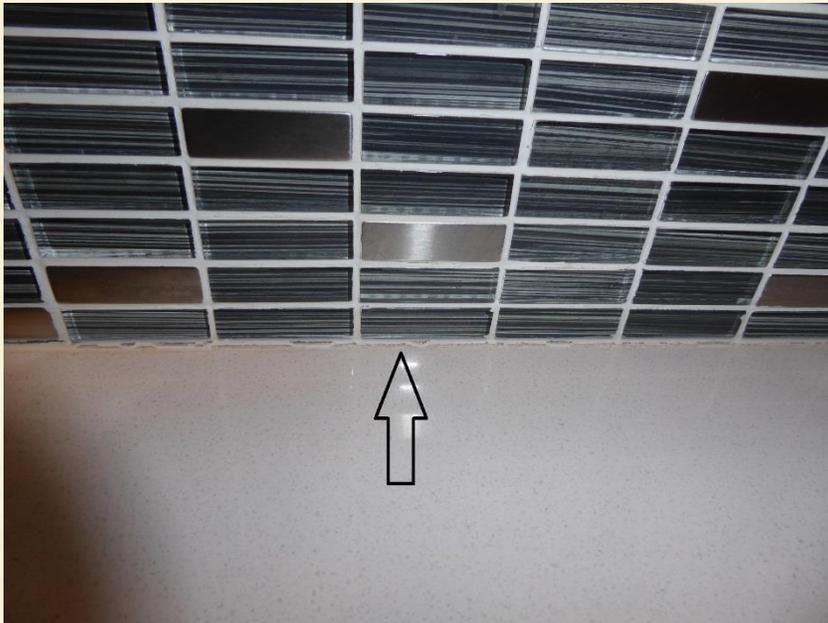
**28 KITCHEN** Items block complete view of:  counters  cabinets  floor

### COUNTERS

Tile  Laminate  Granite  Solid surface  Other

**Repair caulk to counter**

Comments



### CABINETS

**Appear serviceable**

Comments

**FLOORING**  Tile  Wood  Vinyl / linoleum  Laminate  Carpet  Peel & Stick

**Appears serviceable**

Comments

**SINK**  Dishes block access  Water off – no inspection

**Sink appears serviceable**

**Faucet serviceable**

**Plumbing under sink serviceable**

Comments

**DISPOSAL**  N/A  Power off  Not working

**Appears serviceable**

Comments

**STOVE/OVEN**  N/A  Power / gas off—no inspection

Range

**Gas valve:**  Not fully visible

**Fan / hood:**  Operational

Comments

Self-cleaning feature is not tested. Only basic functions of range, stove top and/or oven(s) are operated.

**DISHWASHER**  N/A  Power off  Water off—not inspection  Not working

Not secured to countertop

**Loose on left side**

Unable to see all of plumbing to dishwasher or determine how well dishwasher will clean and dry dishes

Built-in microwave operated  N/A

Outlet(s) appear serviceable

GFCI functioned

Comments

## 29 CRAWLSPACE

**FOUNDATION:**  Poured concrete  Masonry block  Brick  Stone

Not visible or  Partially visible due to:  Insulation  Wall finish  Stored items  Debris  No access

Foundation appears serviceable (common cracks\*)

**Insulation** (if present):  Not visible  Down in places

**Visible joists:**  Wood  Steel  Trusses

Comments

Inspector may determine serviceability of foundation and make recommendations based on circumstantial evidence of overall condition of structure although much of actual foundation may not be observable.

**SUMP PIT:**  N/A  None found  Not accessed

Location:  Basement  Crawlspace

**Pump:**  No  Recommended (water in inlet pipes or evidence of past high water level)

**Discharge pipe:**  Disconnected  Leaks  Needs extended  Discharges improperly into sewer line

**Water is about 6' from top and pump is highly recommended.**



**CRAWLSPACE (A):**  N/A  Under main floor  Under basement floor

Appears serviceable

Debris / stored items

**Evidence of:**  Rot  Mold  Pests\*\*\*

**Columns:**  N/A

**Vapor barrier:** Current industry recommendation is that the vapor barrier should be completely sealed to the foundation and any penetrating supports and pipes but there is no requirement for this.

Installed  None  Loose/Displaced  Damaged  Sealed barrier loose in places

**There should be a ladder for access in and out of crawlspace. The insulation is down in SW corner. Concrete floor**



It's common for basements to be finished without construction permits from the Authorizing Housing Jurisdiction (AHJ). The inspector can't determine if work was done to period codes or inspected by the AHJ.

\*All concrete will shrink causing normal cracking. Settling is common and resulting cracks are normal unless noted otherwise by inspector.

\*\*Musty odor may be from mold. Inspector does not identify source of musty odor and is not a mold expert

\*\*\*Identifying mold requires sampling and laboratory analysis. Inspector will note suspected mold problems, if observed. Determining type and toxicity of any mold is beyond the scope of this inspection. If client requires mold evaluation, other experts should be consulted. Determining the presence of termites or the extent of termite damage is not part of this inspection.

**30 HEATING**  N/A  Heat source provided by building management (HOA) – not inspected

Utilities off – not inspected

Location A: <b>crawlspace</b>	Location B: <b>Location</b>	Location C: <b>Location</b>
<input type="checkbox"/> Unit off – not inspected	<input type="checkbox"/> Unit off – not inspected	<input type="checkbox"/> Unit off – not inspected
<b>Heating type:</b> BTU's <b>80,000</b>	<b>Heating type:</b> BTU's #	<b>Heating type:</b> BTU's #
<input checked="" type="checkbox"/> Forced air <input type="checkbox"/> Boiler (radiant)	<input type="checkbox"/> Forced air <input type="checkbox"/> Boiler (radiant)	<input type="checkbox"/> Forced air <input type="checkbox"/> Boiler (radiant)
<input type="checkbox"/> Wall / gravity <input type="checkbox"/> Radiant	<input type="checkbox"/> Wall / gravity <input type="checkbox"/> Radiant	<input type="checkbox"/> Wall / gravity <input type="checkbox"/> Radiant
<input type="checkbox"/> Heat pump <input type="checkbox"/> Baseboard	<input type="checkbox"/> Heat pump <input type="checkbox"/> Baseboard	<input type="checkbox"/> Heat pump <input type="checkbox"/> Baseboard
<b>Fuel:</b>	<b>Fuel:</b>	<b>Fuel:</b>
<input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Propane	<input type="checkbox"/> Natural gas <input type="checkbox"/> Propane	<input type="checkbox"/> Natural gas <input type="checkbox"/> Propane
<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity	<input type="checkbox"/> Electricity

**FLUE VENT** (Not fully visible)

**A B C**

- N/A
- Appears Serviceable**

Comments

**A B C**

- Direct Vent/condensing** (plastic flue)
- Damaged

**HEAT EXCHANGER** (Not fully visible)

- N/A
- Visible portion appears serviceable**

Comments

- Ported burners—exchanger difficult to examine
- Normal rust and propellant residue

Only a small portion of the heat exchanger is visible. In some units, it is impossible to view any of the heat exchanger. In all cases, it requires the expertise of a licensed HVAC technician to thoroughly evaluate the condition of a heating unit. The inspector makes comments based on what is viewable. The client is always encouraged to have a complete system evaluation done by a licensed HVAC technician. CO test is not definitive.

**COMBUSTION AIR\***

- Appears Serviceable\***
- Plugged or blocked

Comments

\*Sometimes, determining adequacy and/or compliance of combustion air can be difficult due to different requirements in different municipalities. Since most heating systems are replaced without permits, client is advised to review permits and/or have the system evaluated by a HVAC tech.

**DISTRIBUTION** (System not fully visible)  Unable to view heat source in every room

**Type:**  Ducts and registers  Pipes and radiators  Electric baseboard  Electric Radiant floor

Appears Serviceable

Comments

### CONTROLS

Appears Serviceable

Comments

### AIR FILTER

Appears Serviceable

Air by-passes filter

Comments

### SUMMARY

System appears serviceable

Did not respond to normal controls

Needs servicing, repair, and/or tuning

Unusual noise

**Condensation is leaking underneath the furnace.**

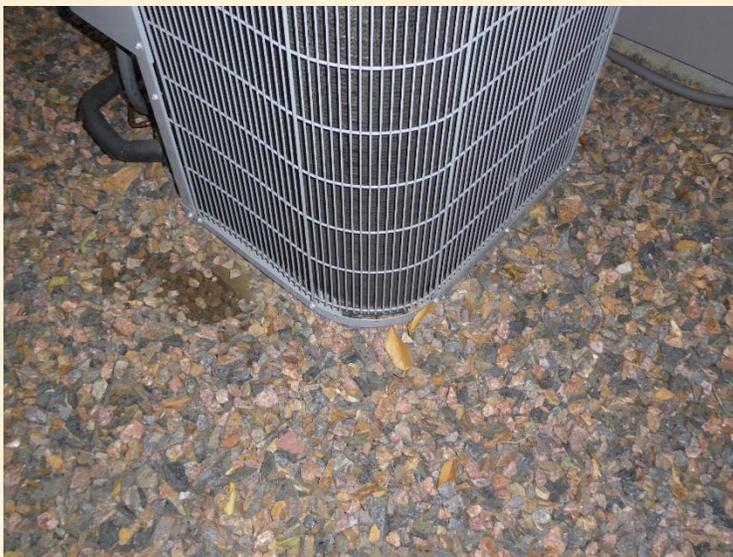


**31 COOLING**  N/A  A/C  Evaporative (swamp)  Window/wall mount  Part of heat pump

**Air Conditioner (A/C)** # of units **1**  Outside air temperature was below 65°F (cannot be safely operated)

**Pad under compressor should be on top of rocks**

Comments



### 32 PLUMBING Water off-partial inspection Water source is well (well *not inspected*)

**SUPPLY LINES:**  Copper  Galvanized  Plastic ( *should be further evaluated\**)

Visible portion appears serviceable

#### Comments

**Main line:**\*  N/A  Copper  Galvanized  Plastic  Lead\*\*  Not sufficiently visible to determine

Visible portion appears serviceable

Main valve location **crawlspace**

**Pail under sprinkler main is to catch drips from bleeder valve.**



Pipes that are underground or in walls cannot be evaluated in this inspection. Most of main line is underground and not visible for inspection. Serviceability of plumbing is based on observable elements and evidence. Water quality is not tested in this inspection. Electrical connectivity of metal piping is not determined. Galvanized pipes generally have a useful life of about 60-70 years.

\* Some plastic piping systems have documented problems.

\*\*Lead leaches into water and is known to be a significant health risk, particularly to children.

**WASTE LINES:**  Plastic  Cast iron  Galvanized  Copper  Lead  Water off-partial inspection

Most of system is hidden  Septic System is beyond the scope of this inspection

Visible portion appears serviceability

**Recommend waste line to sewer/septic be inspected or scoped by camera**(*recommendation based on observable parts. Even if inspector does not recommend scoping this sewer/drain line, buyer understands that any property can have hidden sewer line problems. While newer homes with plastic sewer lines have fewer problems, a camera scope is the only way to know the condition of the line.*)

#### Comments

Some 'ABS' black plastic piping made between 1984 to 1990 have documented problems. **Some leaks and other drainage problems require much more water to be run than can be done during this inspection, to reveal hidden problems.**

**FUEL SYSTEM:**  N/A  Natural Gas meter  LPG tank

Black pipe  Galvanized pipe  Flexible CSST (Corrugated Stainless Steel Tubing)

Visible portion appears serviceable

### CSST is properly bonded to a ground source



\*Yellow CSST should be bonded to a ground source to help prevent fires from nearby or direct lightning strikes.

### WATER HEATER(S)

Tankless\*\*

Unit A: **pantry** Gal: gals      Unit B: Location Gal: gals

A B

Water shutoff valve installed (not tested)

Vent flue:  Appears serviceable

**Condensate line has a kink that needs to be straightened out. Unit appeared to deliver adequate warm water with four fixtures on.**



Estimate of the remaining life of a water heater doesn't constitute any kind of warranty.

\*\* Tankless systems usually require annual maintenance for best performance.

### 33 ATTIC N/A Comments

Comments

### 34 HALF BATH Description: **main floor** Water turned off (minimal inspection)

#### TOILET

Appears serviceable

Comments

#### SINK(S)

Appears serviceable

Comments

**FLOOR** Appears serviceable

Comments

**WALLS/CEILING** Appears serviceable

Comments

**VENTILATION**  None (Baths require ventilation) Appears serviceable Fan and window

Comments

Adequacy of vent fan or destination of vented air may not be determined.

**ELECTRICAL** Outlet(s) appear serviceable  Outlet(s) wired incorrectly  Ungrounded  Loose GFCI functioned  GFCI defective  GFCI needed  GFCI not required but recommended

Comments

Outlet may be protected by a GFCI outlet in another bath or room.

**34 BATH** Description: **master**  Water turned off (minimal inspection)**TOILET** Appears serviceable

Comments

**SINK(S)** Appears serviceable

Comments

**FLOOR** Appears serviceable**The radiant floor heating system appears serviceable.****WALLS/CEILING** Appears serviceable

Comments

**VENTILATION**  Fan only  Window only  Fan and window Appears serviceable

Comments

Adequacy of vent fan or destination of vented air may not be determined.

**ELECTRICAL**

- Outlet(s) appear serviceable  
 GFCI functioned  GFCI defective  GFCI needed  GFCI not required but recommended

Comments

Outlet may be protected by a GFCI outlet in another bath or room.

**SHOWER**

- Surround:  Caulk repair needed  Grout needs repair  Moldy caulk and/or grout

Comments



Identifying mold or type or toxicity of mold is not within the scope of this inspection. "Mold-like substance" or "moldy" means that observed substance has the appearance of mold. Damaged/wet wall may have hidden mold/rot inside.

- ENCLOSURE**  N/A

- Appears serviceable

Comments

- 34 BATH** Description: **guest**  Water turned off (minimal inspection)

**TOILET**

- Appears serviceable

Comments

**SINK(S)**

- Appears serviceable

Comments

**FLOOR**

- Appears serviceable

Comments

**WALLS/CEILING**

- Appears serviceable

Comments

- VENTILATION**  Fan only  Window only  Fan and window

- Appears serviceable

Comments

Adequacy of vent fan or destination of vented air may not be determined.

**ELECTRICAL**

- Outlet(s) appear serviceable  
 GFCI functioned  GFCI defective  GFCI needed  GFCI not required but recommended

Comments

Outlet may be protected by a GFCI outlet in another bath or room.

- BATHTUB**  N/A  Tub/shower combination

Stopper:  Not working

Stopper is not installed



SHOWER  N/A

### 35 Environmental

Radon test completed. Result is **4.1 pCi/l (pico Curies per liter of air)**. The EPA recommends mitigating levels at 4.0 pCi/l and above. Radon levels can fluctuate due to weather conditions, seasons, and other factors. The EPA suggests longer term testing (preferably, over a twelve month period) for a more accurate average.

**Although it was windy for one day, the results appear valid.**

Data in pCi/l  
Time Interval 1 Hr

3.2	3.6	6.0
4.8	2.8	3.6
5.2	4.8	3.6
4.4	4.4	6.0

5.6	4.8	4.4
3.6	3.2	4.8
2.4	3.6	4.0
2.8	6.0	4.4

6.0	2.8	3.2
4.4	0.7	3.2
1.5	3.2	2.8
3.6	4.8	4.8

3.2	2.8	7.2
5.2	4.8	4.0
6.4	2.8	5.6
5.2	3.2	

Overall Avg.= 4.1  
EPA Protocol Avg.= 4.1