Confidential Inspection Report

Residential Property Inspection.|CO Report

PREPARED EXCLUSIVELY FOR

Mike Brown

LOCATED AT:
11220 Fenton Street, Westminster, CO 80020

INSPECTED ON:
09/16/2026

Inspected and Prepared By: Trevor Haefke, Cert./License # NACHI25092905
11320 Fenton Street Westminster CO 80020
Phone: (303) 995-7857 Email: insightfulpi@gmail.com

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STATEMENT OF LIMITATIONS

The Statement of Limitations provides a comprehensive, though not exhaustive, overview of the standards of practice set forth by ASHI and InterNACHI. For further details, the complete standards from both organizations are available upon request.

Important Note: this is a visual inspection limited to what the inspector can access and see.

GROUNDS

The building inspector shall observe: decks, balconies, stoops, steps, areaways, porches and applicable railings and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls all with respect to their effect on the condition of the structure. The inspector is not required to: inspect or identify geological, geotechnical, hydrological or soil conditions; inspect erosion-control or earth-stabilization measures; inspect underground utilities; inspect underground items; inspect wells or springs; inspect solar, wind or geothermal systems; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); inspect wastewater treatment systems, septic systems or cesspools; inspect irrigation or sprinkler systems; inspect drainfields or dry wells; Presence or condition of buried fuel storage tanks; or Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility,

EXTERIOR

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Eaves, soffits, and fascia; the building inspector shall describe: wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; determine the integrity of multiple-pane window glazing or thermal window seals; inspect items that are not visible or readily accessible from the ground, including window and door flashing

ROOF

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, roof penetrations, and signs of leaks; missing, damaged and/or deteriorating components. The building inspector shall: Describe the type of roof covering materials; and report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or observe attached accessories, including but not limited to: solar systems, antennae/ satellite, and lightning arrestors. The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in injury or damage to the ceiling, the inspection will be conducted from the access opening only. It highly recommended to ask the current occupant(s) about the age & history of the roof and obtain roof documentation (if available). Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. It is recommended to have an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

STRUCTURAL

The building inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The building inspector shall: Probe structural components where

deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is limited in size, 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 infiltration or elevated moisture levels. The building 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 affect the health of the building inspector or other persons. The inspector shall describe the condition of installed insulation if visible. It is important to note that fixed walls, fixed ceilings, suspended ceiling tiles, insulation and/or stored materials may prevent a full inspection of these areas.

PLUMBING

The building 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/ exterior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building 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 building inspector shall operate all plumbing faucets and fixtures, all exterior faucets attached to the house, except where the faucet is connected to an appliance such as a boiler drain. The building 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.

HVAC

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to the building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; the presence of an installed heat source in each room; Solid fuel HVAC units lit, in use and operating(note: inspector will not ignite solid fuel HVAC systems). The building inspector shall describe: the Energy source, heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine building owner maintenance. The building 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; operate wood/coal/ pellet stoves or inserts; or observe: the interior of flues; Fireplace insert flue connections; humidifiers; air purifiers; electronic air filters; or the uniformity or adequacy of heat supply to the various rooms. A heating system's heat exchanger is not fully inspected. The heat exchanger in a furnace and/or boiler is no more than 10% visible at best, and cannot be completely inspected without total system disassembly. Therefore, heat exchangers are outside the scope of the inspection.

ELECTRICAL

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, main panels 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 accessible receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and smoke detectors. The building 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 building inspector shall report any observed aluminum branch circuit wiring. The building 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 alarm system. The building 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, built-in vacuum equipment, or other ancillary wiring that is not a part of the primary electrical distribution system. Whole house generators are not part of the building inspection and will not be inspected and/or tested. It is suggested to contact the current occupant(s) to provide you with any information they might have regarding the whole house generator.

INTERIOR

The building 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 building inspector shall: Operate a representative number of windows and interior doors; and report signs of abnormal or harmful water infiltration or elevated moisture levels. The building 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.

VEHICLE STORAGE

Vehicle storage areas are visually inspected for general condition. The inspector will operate accessible 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. Due to the presence of stored materials and personal property, our review of these areas may be limited. The building inspector is not required to observe or operate: garage door operator remote control transmitters.

LAUNDRY

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting. Appliances are operated only to test the plumbing and electrical, not the appliance; and under normal conditions only if there are no belongings in the machines and all hoses and lines are securely installed to prevent leaks or damage to the property. The dryer venting is limited to where it attaches to the dryer and where it exits the structure.

KITCHEN

The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; range, cooktop, and permanently installed oven; Garbage disposal; Ventilation equipment or range hood.. The building 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 building inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

BATHROOM

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general condition. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc. It is important to note many structures do not have access panels installed behind showers and/or bathtubs in order to fully inspect the supply, drain and/or waste piping.

GLOSSARY OF TERMS & DEFINITIONS

Understanding key terms used in your inspection report

Functional

Functional means in good working order. It also means useful, serving a purpose or fulfilling a function. For example, a light switch performs a function. Its function is to turn the light on and off. A functional construction element generally must meet higher technical but lower aesthetical requirements. It is important to note that in the inspection report your inspector may have marked a particular item functional and also marked an area of concern that doesn't affect the overall functionality of the item inspected.

Satisfactory

Satisfactory means fulfilling expectations or needs; acceptable, though not outstanding, or perfect. For example, a floor is satisfactory when it serves the purpose it was installed for even though it may have imperfections or shows wear. It is important to note that in the inspection report your inspector may have marked a particular item satisfactory and also marked an area of concern that doesn't affect the overall condition of the satisfactory item inspected.

Qualified Specialist

Qualified specialist mean a person who possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment for the area of practice and be familiar with applicable regulations, standards, policies, protocols and guidelines.

Significant Findings Page

The summary of significant findings page is not the entire report. The complete report may include additional information of concern. Items listed on this page warrant prompt attention. A significant item is a specific issue with a system or component of a residential and/or commercial property that may have a significant, adverse impact on the value of the property or that poses an unreasonable safety risk to the occupant(s).

Limitations

That which limits; a restriction, a qualification; a restraining condition, defining circumstance, or qualifying conception.

Further Evaluation

A suggested examination and/or analysis by a qualified specialist to determine the presence, extent, or absence of a material defect. This is an examination that is beyond the scope of our standards of practice and inspection agreement.

Make Corrections As Needed

A correction is something that needs to be fixed, improved repaired and/or replaced. As needed means as required.

Maintenance

Maintenance means routine servicing, adjustment, cleaning, or upkeep intended to help a system or component continue to perform as intended. Maintenance items are commonly found in both newer and older properties and are considered a normal part of property ownership. It is important to note that maintenance recommendations do not necessarily indicate a defect, but rather an opportunity to help preserve the condition, performance, or expected service life of a system or component.

Monitor

Monitor means a condition was observed that may benefit from periodic observation over time. The condition may not require immediate action but should be watched for changes, deterioration, or further development. It is important to note that monitored conditions may remain unchanged for extended periods; however, changes in the condition may warrant additional evaluation or corrective action.

Upgrade

Upgrade means an improvement that may enhance performance, efficiency, convenience, reliability, or overall operation. Upgrade recommendations are generally optional and are not necessarily associated with a defect or deficiency. It is important to note that an upgrade recommendation reflects an opportunity for improvement and does not imply that the existing system or component is improperly functioning.

PROPERTY INFORMATION

Start Time	09/16/2026 9:00AM
End Time	09/16/2026 12:00PM
Present For Inspection	Client
Weather Conditions	Clouds
Ground Conditions	Dry
Structure Type/Structure Inspected	2-Story
Structure Style	Bi-Level
Year Built	1993
Structure Age	33
Occupancy	Occupied
Utilities Water	On
Utilities Electric	On
Utilities Natural Gas	On

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED
(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

PLUMBING

Domestic Hot Water (DHW)

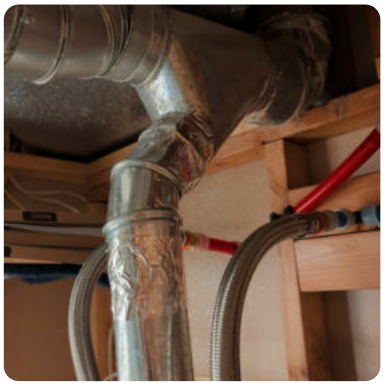
Location: Basement, Utility Room

DHW Flue Vent Connectors

Vent Connector Joints Not Fastened Properly (Natural Draft Water Heater)

Vent joints must be connected with a minimum of 3 screws.

Notes : Tape needs to be removed, and screws need to be installed.

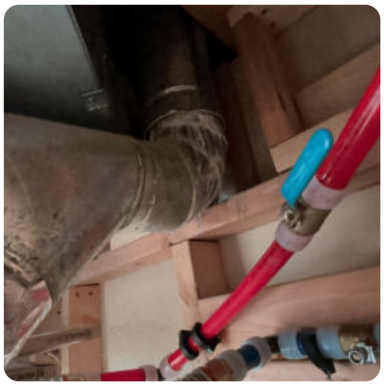


RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Vent Connector Damage Observed

Notes : There is a white powdery substance on the vent pipe, indicating a combustion issue.



RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

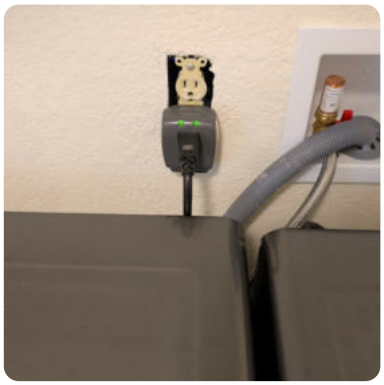
LAUNDRY

Location: 1st Floor, Laundry

Switches & Receptacles (Electrical) Inspector's Remarks

Inspector's Remarks

Notes : No cover plate is present on the receptacle; a plate needs to be installed.



RECOMMENDATION:

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Inspectors Signature: Trevor Haefke Date: 09/16/2026

THE ENTIRE REPORT SHOULD BE REVIEWED

(This summary of significant findings is not the entire report. The complete report may include additional information of concern.)

GROUNDS

Driveway

- **Concrete**

Concrete driveways will usually crack somewhat depending on climate and installation practices, but if adequately thick, supported on proper gravel base and use of control and expansion joints, it may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

Common Cracks Observed

It is suggested any cracks sealed or resealed, monitored and maintained to prevent further deterioration as a part of good maintenance.

RECOMMENDATION

Routine maintenance is recommended.

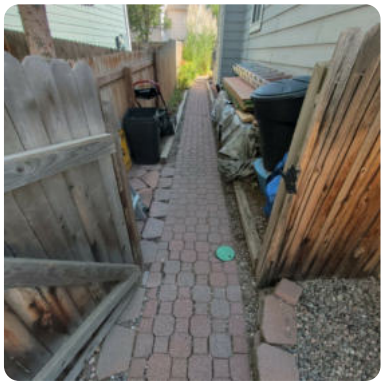
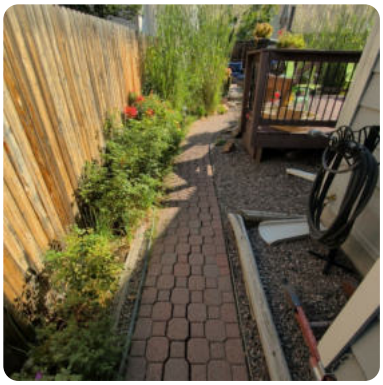
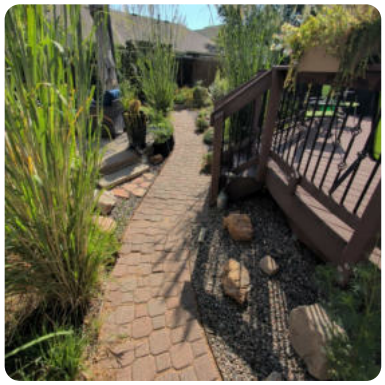
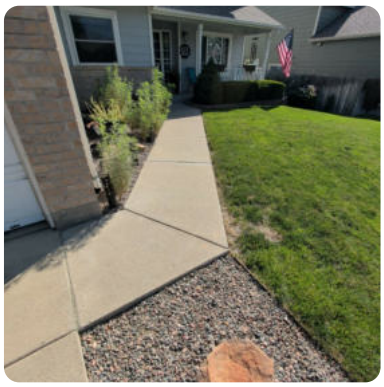
Walkway

- **Concrete**

Concrete walkways will usually crack somewhat, but if adequately thick, supported on an adequate gravel base and use of control and expansion joints, may last for decades. Do not spread salt on concrete surface as it will likely deteriorate the surface.

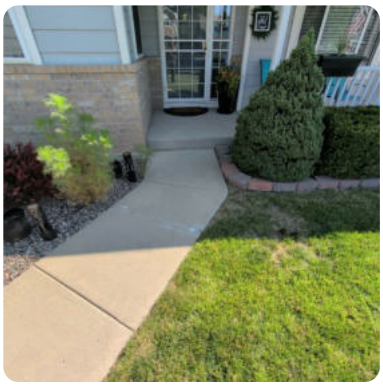
- **Brick**

Brick walkwayscan be set in sand, crushed stone dust, or laid on concrete. It us normal to see bricks crack and settle somewhat. Those on concrete will occasionally need repointing and resetting of the bricks.


Moderate Cracks Observed

It is suggested these cracks be repaired. Some can simply be sealed but some may need to be cut out and patched so they don't continue to worsen or pose a hazard.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Grading and Landscape

- **Minor Slope**
- **Moderate Slope**

Window Well(s) Damaged and/or Deteriorated

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Outdoor Structure Location

Outdoor Structure Type

- **Deck**

The word deck originally came from the nautical term to describe the horizontal surface that extends along the length of a ship. Speaking in architectural terms, a deck is an elevated structureeither attached to a house or freestanding, that has one or multiple levels and is built for the purpose of enjoying a view and extending living space outdoors.A deck is typically located at the back of a house and overlooks the backyard. It can be accessed through various rooms, but a kitchen, living room or family room are common choices.

Deck Material Type

- **Wood Structure With Composite Decking**

The deck's framework is built with wood framing, topped with a composite decking surface. Composite materials, such as Trex and Fiberon, provide enhanced resistance to rot, insects, and weathering compared to traditional wood. Although designed for durability and longevity, composite decks are usually installed over wood framing. Regular maintenance, including cleaning and inspections, is essential to preserve their condition. Additionally, it is important to clean and treat the underlying wood sections and the structural components of the deck to ensure overall durability and safety.

Deck-Wood Composite General Conditions

Satisfactory

Deck Guardrail

Satisfactory

Deck Cover

Satisfactory

Exterior Stairway(s)

Satisfactory

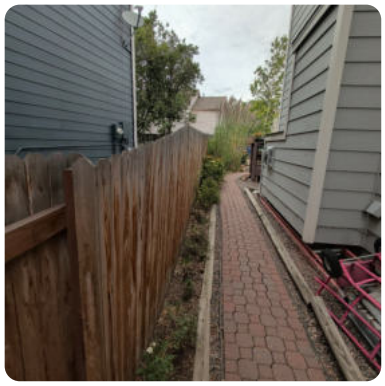
- **Wood Composite**

There are several different types of manufactured composite stair materiallike Trex, TimberTeck, Azek, and Fiberon. Though made to perform better and last longer than wood, they are still typically installed over wood framing. Regular maintenance, cleaning and inspection suggested. Do not forget to clean and treat wood sections underneath and structure of the stairsas well.

Fences, Gates & Boundary Walls

Satisfactory

• All Wood Construction



EXTERIOR

Wall Coverings Type

- **Fiber Cement**

Fiber cement siding is generally made up of a mix of Portland cement, ground sand or ash, and wood pulp fiber. Designed to mimic many wood siding styles like clapboard, board and batten, panel, shingle, etc it is a durable siding that can come prefinished or be stained or painted. Fiber cement is easily maintained by cleaning, addressing caulked joints and refinishing as needed. The product, like wood sidings, to avoid water absorption, should be held at least 2 inches above roofs, decks, patios, and steps and avoid soil contact.

Wall Coverings Fiber Cement

Satisfactory






Damaged Fiber Cement Observed

Location: Exterior, Left

Notes : Wood trim is damaged and needs to be replaced.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Loose Siding Observed

Location: Exterior, Left

Notes : Siding on top of the small roof needs to have a gap and be nailed.

RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Eaves, Soffits & Fascia

Satisfactory

Foundation Exterior Perimeter

Satisfactory

Main Entry Door

Satisfactory

Exterior Door(s)

Satisfactory

Exterior Windows

Satisfactory

Switches & Receptacles (Electrical)

Functional

GFCI Protection Not Present (Upgrade Recommended)

Ground Fault Circuit Interrupter (GFCI) protection was not observed at locations where modern safety standards call for it. GFCI protection helps reduce the risk of electrical shock in wet or damp areas.

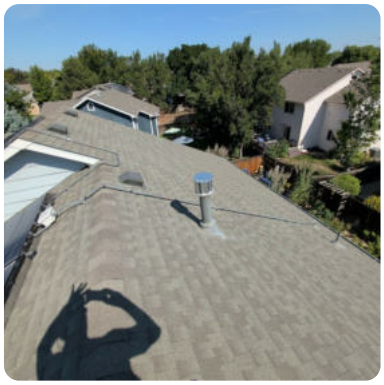
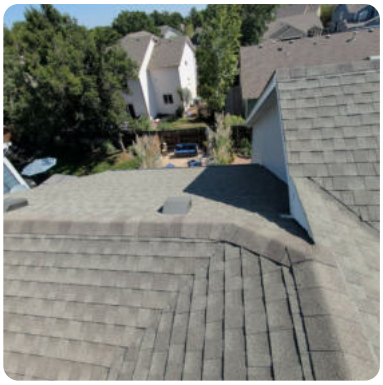
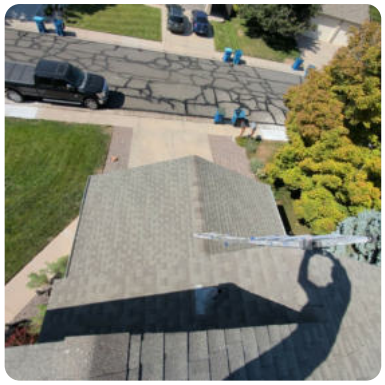
Location: Exterior, Front, Rear

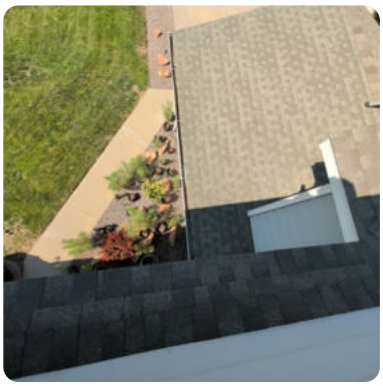
RECOMMENDATION

This condition presents a potential safety concern and should be addressed by a qualified specialist.

ROOF

Roof Location



Inspection Method

• Walked The Roof

Roof Style

- **Gable**

A gable roof is one of the most commonly occurring roof structures. It consists of two sloping sections of roof coming together at the top to form the ridge and creates a triangle wall end called a gable end. There are many designs of roof that take their cues from a basic Gable Roof. These can be an A-frame, Saltbox, a Dormer, even two Gables coming together to form an M roof.

Roof Materials

- **Asphalt Composition Shingles**

Asphalt composition shingles are a widely used residential roofing material consisting of an asphalt-coated fiberglass mat with protective mineral granules. Common types include 3-tab, architectural, and luxury shingles. Expected service life can range from approximately 20 to 50 years depending on the product, installation, climate, and maintenance. Typical concerns include granular loss, curling, lifting, cracking, and exposed or deteriorated fasteners.

Of Roof Material Layers

1

Asphalt Composition Shingles

Satisfactory

Flashing Types

- **Penetration Flashing**

Penetration refersto any hole that is made through your roof that is made to install a piece of equipment. Common sources of roof penetration include air, combustion or plumbing vents, skylights, chimneys and AC units. Penetration flashing is installed to keep moisture from getting into the building cavity.

- **Drip Edge Flashing**

Drip edge flashing is installed along the edges of a roof to help direct water away from the roof structure and into the gutter system. Typically manufactured from metal, it helps protect roof decking, fascia boards, and other components from moisture-related damage. Common concerns include missing, damaged, improperly installed, or deteriorated drip edge flashing, which can contribute to water intrusion, wood deterioration, and pest entry. Proper installation and maintenance help protect the roof system and exterior components.

Penetration Flashing

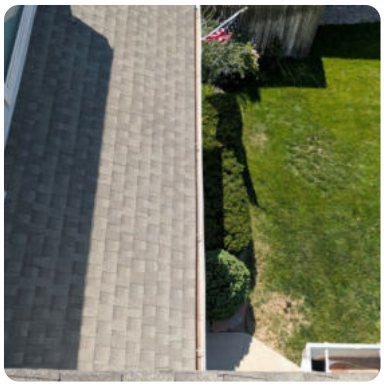
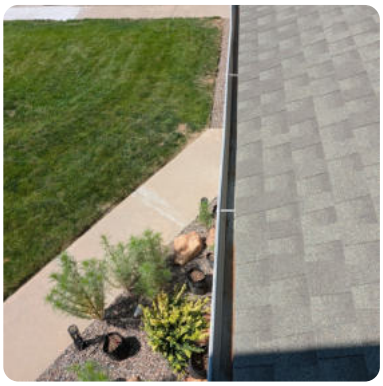
Satisfactory

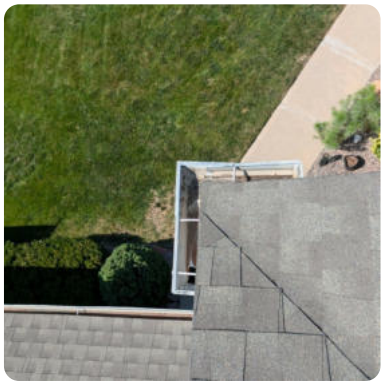
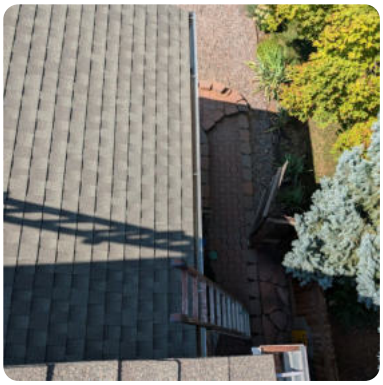
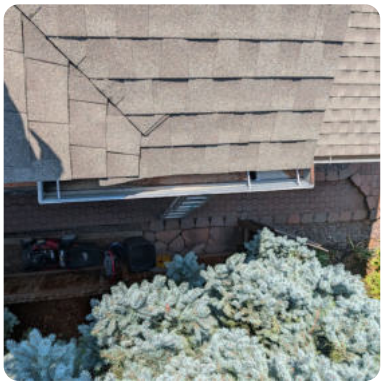
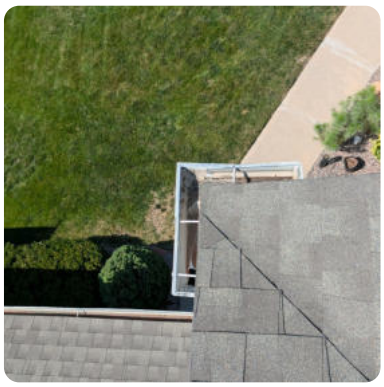
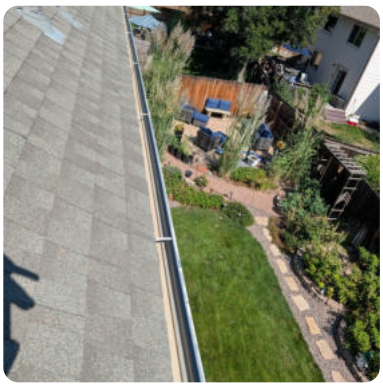
Drip Edge Flashing

Satisfactory

Gutters & Downspouts

Satisfactory



Attic Access Location

- **Bedroom Ceiling**

How Attic Was Inspected

- **Viewed Attic From Access Opening (Head & Shoulder Only)**

The attic access opening is small and the inspector had difficulty inspecting the attic from this opening. The inspector was able to take limited photos of the attic with a selfie stick. It is suggested if possible to enlarge the attic access opening for better access.



Roof Framing Type (This is the framework that supports the roof's weight and provides the structure for the roof covering. Key components include rafters, trusses, and ridge boards)

- **Engineered Trusses**

A roof truss isa pre-fabricated, triangular structural framework of timbers designed to support a roof, bridging the space above a room and tying the walls together.

Roof Vent Types

Satisfactory

- **Soffit Vents**

A soffit vent isa perforated opening installed in the underside of a roof's eaves (or soffit area) to allow air to flow into and out of the attic, aiding in proper ventilation and preventing heat buildup, moisture issues, and potential roof damage.

- **Box Vent**

A box vent, also known as a static or turtle vent, isa type of roof vent that sits on the roof surface, allowing warm, moist air to escape from the attic through natural convection, and is a cost-effective and simple passive ventilation system.

Attic Ventilation

Satisfactory

Attic General Conditions

Satisfactory

Attic Insulation Type

Satisfactory

- **Fiberglass**

Fiberglass insulation is made of meltedglass fibers. Fiberglass insulation is ypically a lighter, fluffy material, often pink or white in color.

Attic Insulation Installation Method

- **Blown-In**

Blown-in attic insulation refers to cellulose, fiberglass, and other insulation that’s thick, dense, and lumpy. It has a consistency similar to that of down feathers and can fit in tight areas such as walls or in between wires or ducts. The “blown-in” aspect refers to using a special machine to “blow” insulation into parts of your attic. You’d typically buy a larger block of insulation, insert it into the machine, and fill in any spots that need to be insulated.

Attic Insulation Depth (In Inches)

- **Greater Than 12"**

Attic Whole House Fan

Functional

STRUCTURE

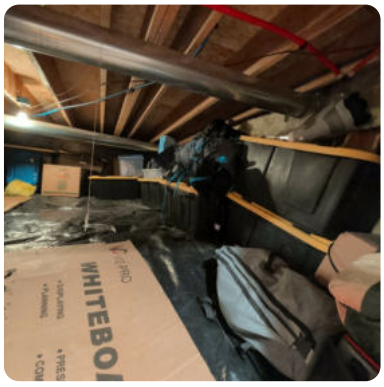
Foundation Types

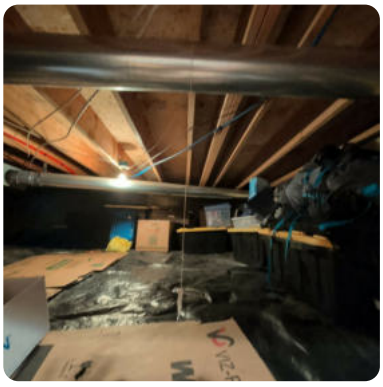
- Full Basement
- Raised Foundation With Crawl Space

Location

Inspection Method

- Entered Area





Foundation Material

Satisfactory

- **Poured Concrete**

Liquid concrete is poured into forms, creating a solid, single-piece wall.

Exterior Wall/Frame (The exterior wall/frame refers to the part of the structure that is supported by the foundation.)

Satisfactory

- **Wood Frame**

A wood-frame exterior wall is a type of construction in which a building's outer wall is built using a skeleton of wooden components called studs. This framework provides structural support and is covered with sheathing, insulation, and an exterior finish.

Floor Joists

Satisfactory

- **Dimensional Lumber**

Dimensional lumber is a finished product, cut and milled to specific, consistent dimensions and ready for use in projects.

Beams

Columns

Subfloor (Floor Sheathing) Above The Joists

Satisfactory

Insulation

Satisfactory

Ventilation

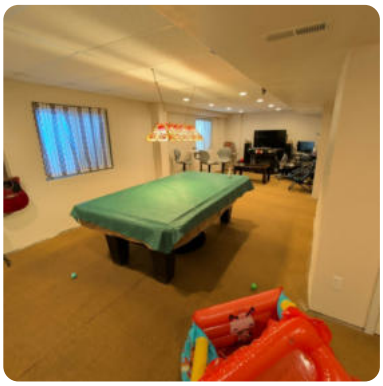
Satisfactory

Floor

Satisfactory

Inspection Method

• **Entered Area**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Floor Joists

Satisfactory

- **Dimensional Lumber**

Dimensional lumber is a finished product, cut and milled to specific, consistent dimensions and ready for use in projects.

Beams

Satisfactory

- **Steel Girder**

A steel girder isa large, load-bearing horizontal beam, often made from rolled steel or welded steel plates, that serves as a primary support structure in buildings to carry significant vertical loads over a span.Key types include I-beams (or H-beams).

Columns

Satisfactory

- **Steel**

A steel column isa vertical structural component, typically made from rolled or fabricated steel sections, that supports compressive loads from a structure and transfers them to the foundation.

Subfloor (Floor Sheathing) Above The Joists

Satisfactory

Insulation

Satisfactory

Ventilation

Satisfactory

Floor

Satisfactory

Stairway

Satisfactory

Stairway Handrail(s)

Satisfactory

Egress Access

Satisfactory

PLUMBING

Water Supply Source

Location: Basement, Closet

- **Public**

Water Supply Source Verified By

- **Water Meter**

Sewage Disposal Source

- **Public**

Water Meter

Functional

Main Water Supply Pipe & Shut Off Valve

Satisfactory

- **Cross-Linked Polyethylene (PEX)**

PEX is a flexible plastic material made from medium- or high-density polyethylene. PEX piping has been used in hot and cold water distribution systems and for hydronic radiant heating in Europe for decades. Introduced into the U.S. in the 1980s, PEX is the most widely used flexible piping for plumbing and radiant floor heating applications. Due to its flexibility, it's often a popular choice for remodels because it can be easily snaked through the walls. PEX tubing is recognized as acceptable for water distribution piping in all major model plumbing codes.

Water Pressure

Satisfactory

Water Supply Piping

Satisfactory

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Hose Bib/Sillcock

Functional

DWV (Drain-Waste-Vent) Piping

Satisfactory

- **Acrylonitrile Butadiene Styrene (ABS)**

From the 1960's throught today ABS has been installed in houses for waste and vent pipe systems. ABS is distinguished by its black color. ABS piping has the distinct advantage of not corroding and have smooth interior surfaces.

DHW (Domestic Hot Water) Location

Basement, Utility Room

DHW Type

- **Conventional Storage Tank**

This style of water heater features a tank that holds water to be heated. This means that the capacity of the tank determines how much hot water you have available at once. The tank is insulated so that when the water heats up, it remains warm until it is needed.

DHW Energy Source

- **Natural Gas**

DHW Capacity

- **50 gallons**

DHW Brand

- **Rheem**

DHW Model # and/or Serial #

DHW General Conditions

Functional

DHW Supply Piping

Satisfactory

DHW Controls

Functional

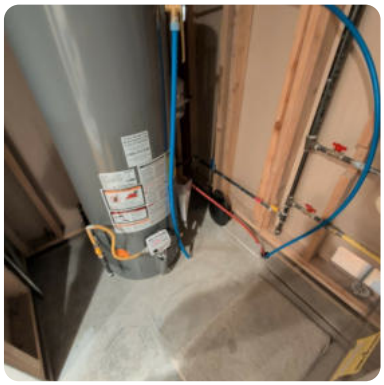
DHW Valves

Functional

DHW TPR Discharge Pipe

Improper Temperature-Pressure Relief (TPR) Discharge Pipe Installed

A TPR discharge pipe should be constructed of an approved material, such as CPVC, copper, polyethylene, galvanized steel, polypropylene, or stainless steel. PVC and other non-approved plastics should not be used since they can easily melt.



RECOMMENDATION

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

DHW Combustion Air

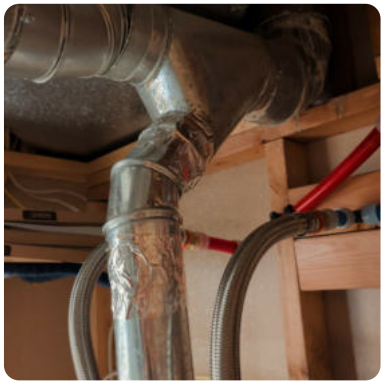
Satisfactory

DHW Flue Vent Connectors

Vent Connector Joints Not Fastened Properly (Natural Draft Water Heater)

Vent joints must be connected with a minimum of 3 screws.

Notes : Tape needs to be removed, and screws need to be installed.

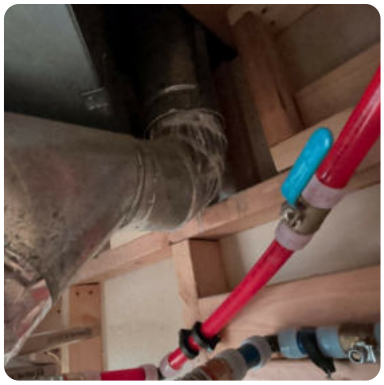


RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Vent Connector Damage Observed

Notes : There is a white powdery substance on the vent pipe, indicating a combustion issue.



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

DHW Thermal Expansion Tank

Satisfactory

HEATING

Unit Location

Basement, Utility Room

Heating Type

- **Forced Air**

A forced air heating system uses a furnace or air handler to heat air and distribute it through ductwork. The heat source can be gas, oil, propane, electricity, or another approved fuel type.

A thermostat controls the system. When heat is needed, the furnace heats the air, and the blower fan moves the warm air through the supply ducts to the rooms. After the burner or heating elements shut off, the blower can continue running briefly to move remaining heat out of the furnace or heat exchanger. The cycle repeats when the indoor temperature drops below the thermostat setting.

Energy Source

• Natural Gas

System Brand

- **Armstrong**

Model # and/or Serial #

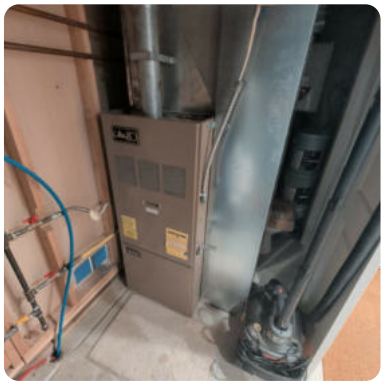
Thermostat

Functional

Location: 1st Floor, Hallway

General Conditions

Functional



Controls & Regulators

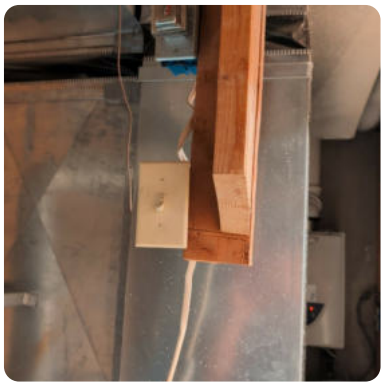
Functional

Air Handler Unit

Functional

Service Switch

Functional



Burners

Functional

Venting

Satisfactory

Metal Vent Stack

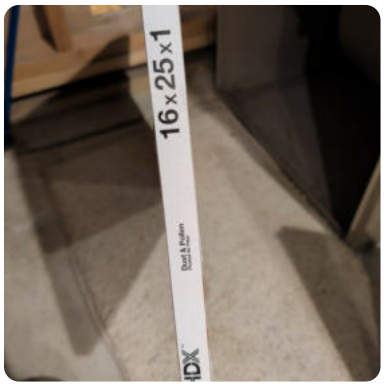
Satisfactory

Combustion Air

Satisfactory

Air Filter

Satisfactory



Filter Size

- 16x20x1

Distribution

Satisfactory

CO Testing

Satisfactory

COOLING

Cooling Unit Location

1st Floor, Living Room

Cooling Type

- **Window and/or Wall Unit**

Window and/or wall cooling units are not part of the dwelling's central cooling system and are outside the scope of this inspection and will not be inspected.

ELECTRICAL

Service Entrance

- **Underground**

An underground service connection is called a Service Lateral.The primary power lines pass through the conduit to the pad transformer input. The secondary power lines connect the transformer output to the electrical service meter. The service lateral is outside the scope of the inspection.

Service Meter

Satisfactory

Service Main Disconnect

Satisfactory

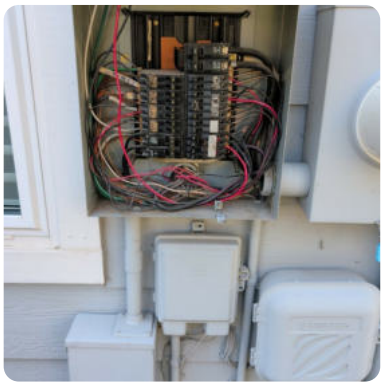
• Part Of Main Service Panel

Service Amperage & Voltage

• 100 Amps

Main Panel Location

Exterior, Rear



Brand/Model

- Siemans

Type

- Circuit Breaker

Total Amps

- 100

Grounding

Satisfactory

Condition

Satisfactory

Circuit Breaker & Wiring Condition

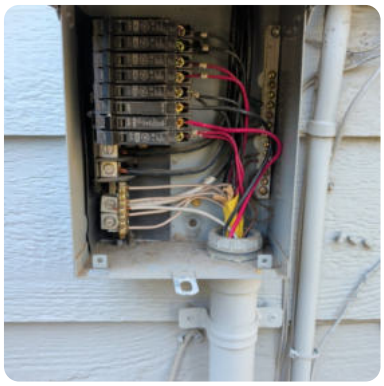
Satisfactory

Fuses & Wiring Condition

Satisfactory

Subpanel Location

Exterior, Rear



Brand/Model

• General Electric

Type

• Circuit Breaker

Total Amps

- 60

Condition

Satisfactory

Grounding

Satisfactory

Circuit Breaker & Wiring Condition

Satisfactory

Fuses & Wiring Condition

Satisfactory

Wiring Type(s)

• NM, BX or Conduit

General Wiring (Visible) Condition

Satisfactory

Lighting, Fan(s) & Fixtures

Functional

Switches & Receptacles

Functional

Ground Fault Circuit Interrupter (GFCI)

Functional

GFCI's Are Suggested To Be Installed In The Following Locations:

- Outdoor Receptacles
- Basement Receptacles
- Laundry Area Receptacles

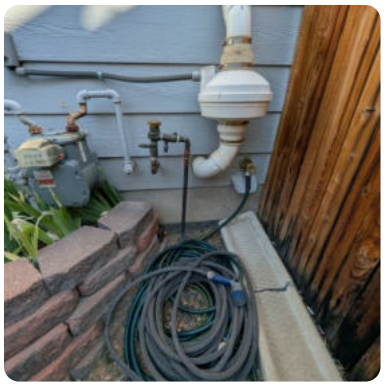
Smoke Detectors

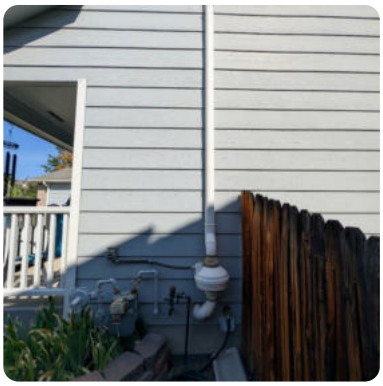
Functional

Smoke & Carbon Monoxide (CO) Detector Combination

Functional

Radon Mitigation System Installed (Outside the scope of this inspection)





INTERIOR

Door(s)

Functional

Wall Material

• Drywall

Ceiling Material

• Drywall

Floors

• Carpet

- **Hardwood**

Solid wood flooring uses solid wood throughout the thickness of the plank. One benefit to solid wood flooring is that it can be sanded down and refinished. Solid wood floors can last from 30 to 100 years with appropriate care, depending on the type of wood.

Windows

Functional

- **Horizontal or Sliding**

Horizontal or sliding windows allow for horizontal movement of the sash. Horizontal or sliding windows can be constructed out of aluminum, steel, wood or vinyl.

- **Double Hung**

Double hung windows allow for movement of both the lower and upper sashes.

Stairway

Satisfactory

Stairway Handrail(s) & Guardrail(s)

Satisfactory

Fireplace Location

1st Floor, Living Room

Types Of Fireplace Designs

- **Open Hearth**

The open-hearth fireplace is built directly into the wall or in middle of a room. This traditional fireplace design uses a flue and chimney for direct ventilation. Some options feature a fireplace mantel (shelving or beam) on top of the fireplace for decoration.

Fireplace Information

- **Utilities Off (Unable To Inspect)**

Utilities were off and unable to inspect the fireplace appliance. Once the utilities are turned on, a return trip can be scheduled to complete the fireplace appliance inspection.

Mantel Condition

Satisfactory

Firebox Fuel Type

• **Natural Gas (NG) Fireplace Logs**

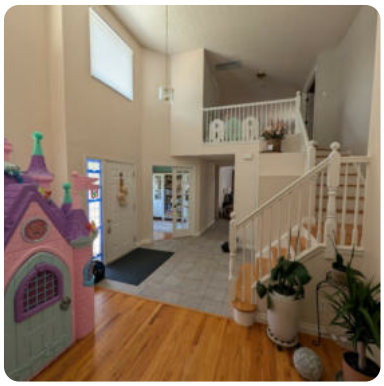
Firebox Type & Condition

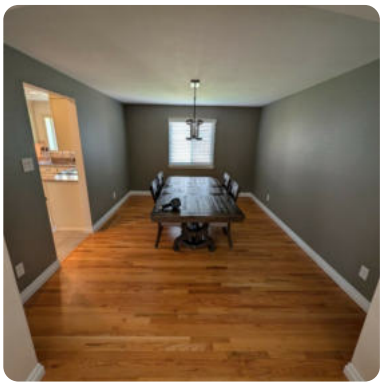
Satisfactory

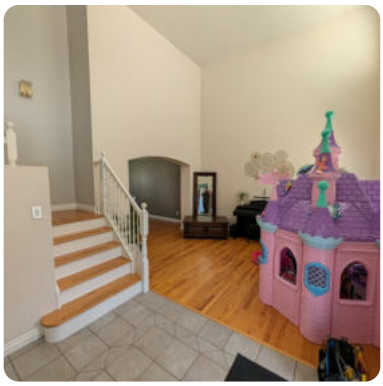
- **Prefabricated Metal**

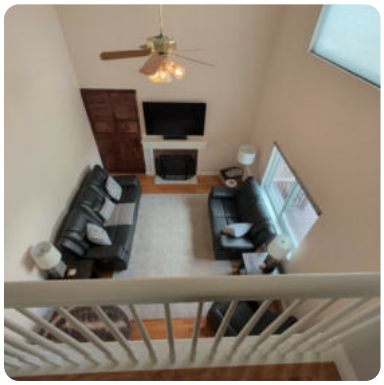
A "prefabricated firebox" is a complete, factory-built fireplace system made primarily of metal, including the firebox, flue, and other components, essentially meaning a prefabricated firebox is a type of metal firebox that comes as a whole unit ready for installation.

Photo Gallery









VEHICLE STORAGE

Vehicle Storage Type

- **Garage**

Garages are enclosed with solid walls, a roof, and at least one door.

Garage Location

• **Attached**

Dwelling-Garage Fire Separation

Satisfactory

Garage-To-Dwelling Entry Door

Functional

Overhead Door(s) Type & General Condition

Functional

- **Sectional**

Sectional garage doors are made up of panel sections that are connected with hinges. As the door opens and closes, wheels at the edge of each panel roll inside a vertical track on each side of the door opening. The hinges between each panel section bend over a curved portion of the track. This feature allows the door to sit parallel to the ceiling when completely open or in line with the walls when completely closed. A pair of high-tension springs above the opening are attached to cables that operate the door and hold it from drifting down when only partially open. These doors are typically made from steel, are low maintenance, and can be customized to include window inserts, hardware, textures, and colors. They come in both insulated and non-insulated models.

Overhead Door(s) Operators

Functional

Overhead Door(s) Safety Reverse System

Functional

- **Automatic Reverse Mechanism Installed**

In 1982, ANSI created a voluntary industry standard (ANSI-UL 325-1982) which requires automatic reversing mechanisms on garage door openers sold in the US.

Garage Floor

Satisfactory

Switches & Receptacles (Electrical)

Functional

LAUNDRY

Location

1st Floor, Laundry

Supply Pipe(s)

Satisfactory

Waste Pipe(s)

Satisfactory

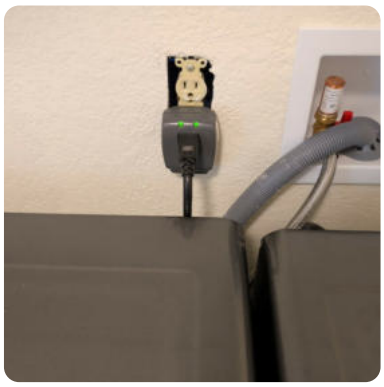
Switches & Receptacles (Electrical)

Functional

Switches & Receptacles (Electrical) Inspector's Remarks

Inspector's Remarks

Notes : No cover plate is present on the receptacle; a plate needs to be installed.



RECOMMENDATION

Corrections are recommended. Repairs or replacement should be performed by a qualified specialist.

Dryer Exhaust Duct

Satisfactory

Drip Pan

No Drip Pan Installed

Drain pans aren't a requirement for your washer, but they are an inexpensive and simple way of protecting your home by catching small leaks and reducing the amount of water damage from broken hoses. If your laundry room is upstairs, a drain pan is recommended to protect against leaks that can seep into the rooms below.

RECOMMENDATION

Routine maintenance is recommended. Routine maintenance includes normal upkeep such as minor repairs, adjustments, cleaning, or replacement of small components (e.g., caulking, filters, screens). These items are part of homeownership and are not considered significant defects.

KITCHEN

Location

1st Floor

Counter(s)

Satisfactory

• Quartz

Cabinets

Satisfactory

Sink General Condition

Satisfactory

Sink Faucet

Functional

Sink Supply Pipes

Satisfactory

Sink Waste Pipes

Satisfactory

Garbage Disposal

Functional

Garbage Disposal Wiring

Satisfactory

Cooktop Energy Source

- Electricity

Range Energy Source

- Electricity

Range General Condition

Functional

Fan-Ventilation

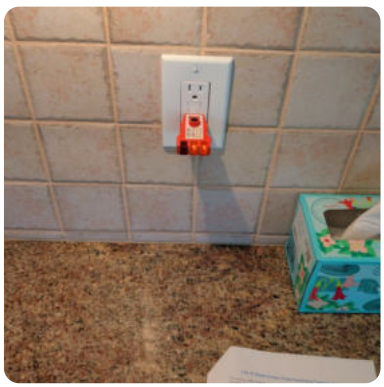
Functional

Dishwasher

Functional

Switches & Receptacles (Electrical)

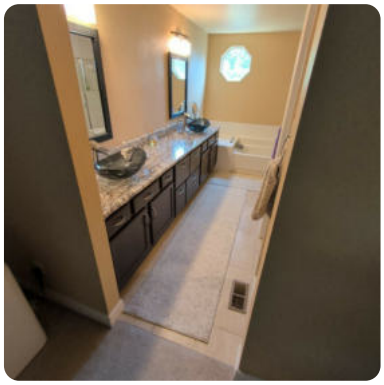
Functional



BATHROOM

Location

2nd Floor, Primary

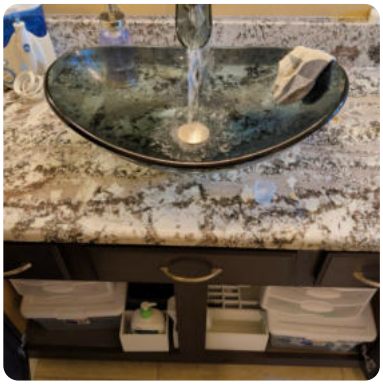


Toilet

Functional

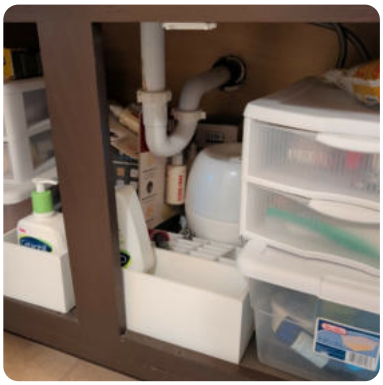
Sink

Functional



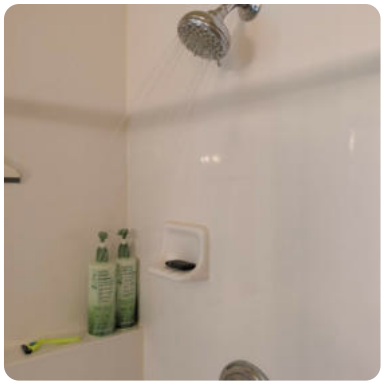
Counters and Cabinets

Satisfactory



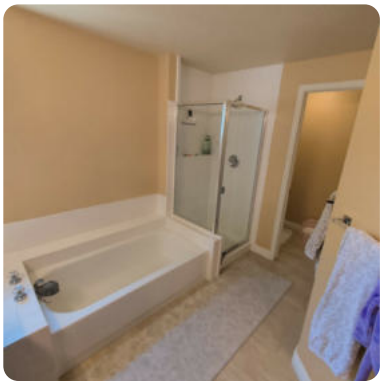
Shower

Functional



Bathtub

Functional



Enclosure

Functional

Switches & Receptacles (Electrical)

Functional

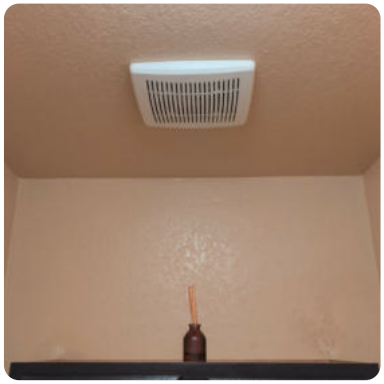
Bathroom Light Fixture(s)

Satisfactory

• Interior light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional



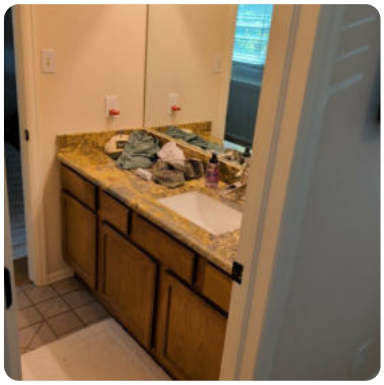
HVAC Distribution

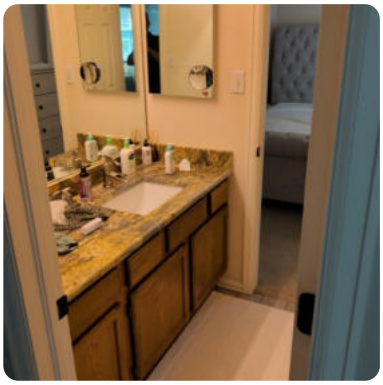
Functional

BATHROOM #2

Location

2nd Floor, Bathroom



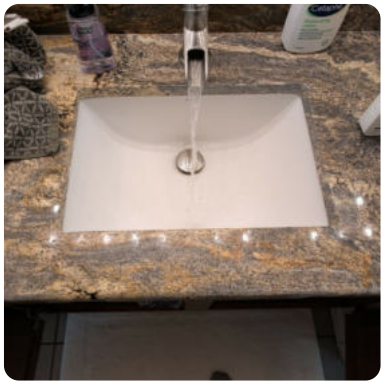


Toilet

Functional

Sink

Functional

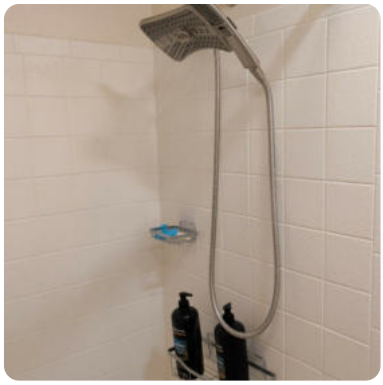


Counters and Cabinets

Satisfactory

Shower

Functional



Bathtub

Functional

Switches & Receptacles (Electrical)

Functional

Bathroom Light Fixture(s)

Satisfactory

• Interior light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional

BATHROOM #3

Location

1st Floor

Toilet

Functional

Sink

Functional

Counters and Cabinets

Satisfactory

Switches & Receptacles (Electrical)

Functional

Bathroom Light Fixture(s)

Satisfactory

• Interior light fixtures were visually inspected and operated using normal controls where accessible. Evaluation was limited to visible and accessible components at the time of inspection. Bulbs, tubes, concealed wiring, dimmers, timers, smart controls, and specialty lighting features were not fully evaluated unless otherwise noted.

Mechanical Exhaust Vents

Functional

HVAC Distribution

Functional