

# HOME INSPECTION REPORT



1234 Sample Lane,  
Sampletown, CO. 80555

Prepared for: Ms. Ima Homebuyer

Prepared by: Home Insite Property Inspections  
9358 Shadowglen Ct.  
Highlands Ranch, CO 80126

## Definitions

REPAIR	Repair or replacement is needed to restore proper function or for safety reasons.
FYI	Comments provided for your information
NOT INSPECTED	Item was not inspected due to lack of access, lack of power, being disconnected, or safety concerns.
IMPROVE	Item is functional but maintenance is needed and/or repair, replacement or improvement may be desirable.
MONITOR	Item needs to be further evaluated over time to determine the extent of any deficiency and need for repair
FURTHER EVALUATE	Further evaluation is needed by a qualified industry specialist to determine the extent of the defect and proper remediation
SERVICE	Routine service or maintenance by a qualified contractor is recommended
SATISFACTORY	Component is functional and in working condition

## General Information

### Property Information

Property Address 1234 Sample Lane  
City Samplertown State Colorado Zip 80555

### Client Information

Client Name Ms. Ima Homebuyer  
Phone 303-555-5555 Email ImaHomebuyer@hotmail.com

### Inspection Company

Inspector Name Don Woodring  
Company Name Home Insite Property Inspections, Inc.  
City Denver State Colorado Zipcode 80126  
Phone 303-791-6400 Email don@homeinsite.net  
Inspection Fee \$295.00, Paid in Full- Check  
Company Name Home Insite Property Inspections  
Company Address 9358 Shadowglen Ct.  
City Highlands Ranch State CO Zip 80126

### Conditions

Inspection Date 04/21/2008  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 60's  
Weather Sunny Soil Conditions Dry  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal Municipal How Verified Visual Inspection  
Water Source Municipal How Verified Visual Inspection

## Exterior

Front of Home Faces: South

Principal Siding Type: Wood Composition, Brick Veneer

### IMPROVE

Wood/Composition Siding: Various Areas; Nails are popped or inset too deeply in some areas the siding. This will result in eventual swelling or deterioration around the nail holes due to water infiltration. Re-setting nail pops and filling holes with caulk or spackle prior to re-painting is recommended.



### REPAIR

Masonry Siding: Various Areas; Minor repair of cracked or loose brick mortar is needed in several areas.



### IMPROVE REPAIR

Entry Doors: Front; Weather stripping repair or improvement needed  
Window Screens: Various Areas; Several window screens were missing. The seller should be consulted to determine if they may be in storage.

## Grounds

### IMPROVE

Driveway: Front; Some damaged concrete was noted at the base of the driveway or sidewalk.

Additionally, gaps between concrete sections at the base of the driveway should be sealed with fiberboard expansion strips to prevent water infiltration.



### REPAIR

Walks: Front; The concrete is settled or heaved at the side garage entrance. Gaps between concrete sections should be sealed to prevent water infiltration.



### REPAIR

Retaining Walls: West, Stone; The wall is leaning or bowing outward and may be unstable.



## Roof

Roofing Material: Asphalt/Fiberglass Shingle  
Gutters & Downspouts: Aluminum, Discharge above and below grade  
Method of Roof Inspection: By walking on roof

REPAIR                      Roofing: Rear; An area of missing shingles was noted on the rear slope, most likely due to wind damage. A qualified roofer should repair the area.



### Roof Water Control

IMPROVE                      Downspouts: Front; A transition fitting needed at the underground drain to prevent debris from clogging the pipe.



## Garage

Type: Attached Car Spaces: Three

REPAIR                      Garage Door Opener: Photoelectric eyes are installed too high. Photoelectric eyes should be installed no higher than 6 inches off the floor for the safety of children and pets.



## Electrical

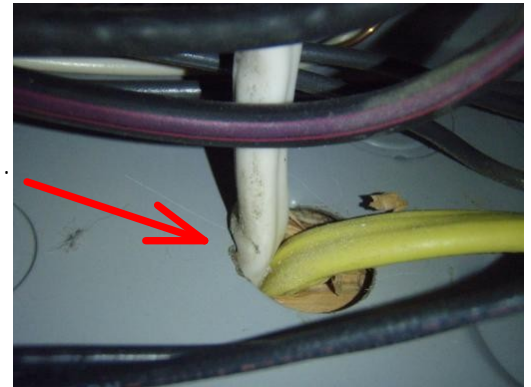
Service Entrance Cable: Underground Aluminum  
Service Size: 200 Amp, 120/240 Volt  
Main Disconnect Location: In Distribution Panel, Exterior Wall Rating: 200 Amps  
System Grounding: Copper, Ground Rod(s), Water Pipe

## Electrical (Continued)

Wiring Method: Non-Metallic Sheathed (Romex)  
Type & Number of Outlets: Grounded, Typical

### REPAIR

Distribution Panel: Bushings or clamps are missing from the knockout openings where cables enter the panel box. The cables may be damaged by the sharp edges of the openings. Repair by a licensed electrician is recommended.



### REPAIR

Distribution Wiring: Attic; Several electrical cables are damaged in a manner consistent with rodent activity. The cable jacket has been chewed off in several areas. A licensed electrician should fully evaluate all the attic wiring and repair or replace as needed. An exterminator should be contacted to rid the attic of rodents.



SATISFACTORY  
SATISFACTORY

GFCI Outlet Protection: Present in all recommended locations  
Smoke Detectors: Hardwired and interconnected, Present in all recommended locations

## Plumbing

Supply Plumbing Material: Copper

Drain, Waste & Vent Material: ABS Plastic

Main Shutoff Locations: Water: Basement Gas: At Exterior Meter

Water Heater Type: Gas, 50 gallon Location:

Manufacturer: A.O. Smith Estimated Age: 10 Years

### REPAIR

Sump Pump: No sump pump is currently installed. As water was present in the sump pit, it is recommended that a pump and discharge line be installed.



### REPAIR

Gas Pipes: No bonding/ grounding wire was found to the natural gas piping in the home. CSST gas piping must be properly bonded/grounded to the electrical grounding electrode, typically using a #6 copper wire at the point where the piping first enters the home. This type of piping may rupture causing a gas leak and possible explosion or fire if lightning strikes in the area of the home. A licensed electrician should properly bond/ground the gas piping to manufacturers specifications, which can be found on page 68 of the PDF file on the web at: [http://www.omegaflex.com/trac/technical/Omegaflex\\_DI\\_Guide.pdf](http://www.omegaflex.com/trac/technical/Omegaflex_DI_Guide.pdf)

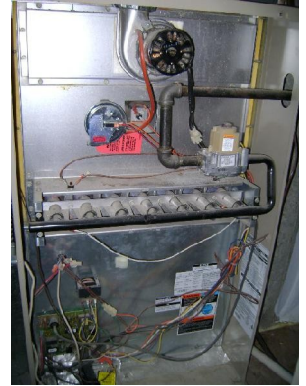


## Heating

System Type: Gas Forced Air Location: Basement  
Manufacturer: Carrier Capacity: 150,000 BTU Age: 9 Years

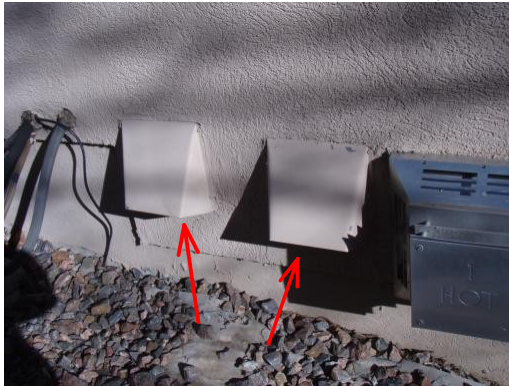
### SATISFACTORY

Furnace: The furnace responded properly to operating controls, and is in overall good and functional condition.



### REPAIR

Combustion Air: Vent pipes from exterior; The combustion air intakes on the exterior wall have been blocked off. The air intakes should be cleared of obstruction to insure a proper supply of combustion and makeup air to the furnace and water heater. Lack of combustion air may cause backdrafting of noxious exhaust fumes into the home, or result in lessened efficiency of the appliances.



Fireplace Type: Gas Chimney/Flue: Metal Location: Master Bedroom  
SERVICE

Fireplace: Family Room; Fogging on fireplace glass may indicate a poor seal or drafting problems. The fireplace should be serviced and repaired as needed by a qualified gas fireplace contractor.

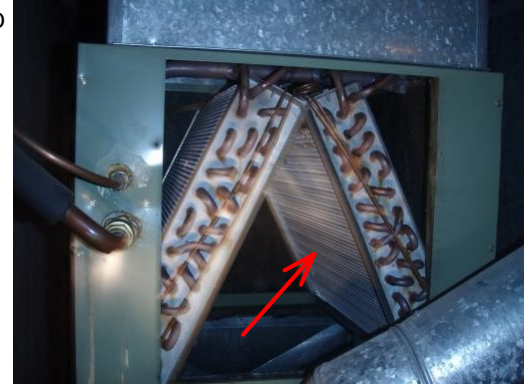


## Cooling

System Type: Electric Air Cooled- Split System Location: Basement/Exterior  
Manufacturer: Carrier Age: 7 Years

SATISFACTORY  
SATISFACTORY  
SERVICE

Air Conditioning: Responded properly to operating controls.  
Temperature Drop: Measured temperature drop is in the normal range.  
Evaporator Coil: Coil fins are dirty and need to be cleaned.



## Attic

Location: Main Method of Inspection: Entered but access was limited  
Attic/Roof Insulation: Loose fiberglass Thickness: 10-12 inches  
Attic/Roof Ventilation: Roof Vents, Soffit Vents  
General Comment: Visible attic insulation and ventilation levels are good and consistent with current standards. No improvements appear to be needed at this time.



## Structure

Foundation Material: Poured Concrete  
Roof & Ceiling Construction: Trusses, OSB Sheathing  
Exterior Wall Construction: Wood Frame  
Floor Construction: Engineered Wood I-Joists  
Basement Floor Construction: Concrete Slab

REPAIR                      Roof Framing: Attic; Two split and warped roof truss members were visible from the attic area. The weakened trusses may not support heavy snow loads, and may be prone to deteriorate further. The members should be repaired by a qualified framing contractor to manufacturers specifications.



REPAIR                      Piers/Posts: Crawlspace; The steel post is not attached at the base. The post should be bolted to the concrete footing as a preventative measure against possible movement.



## Interior

Major Floor Finishes: Carpet, Hardwood, Ceramic Tile  
Major Wall & Ceiling Finishes: Gypsum Drywall  
Window Frames: Vinyl/Plastic Type: Single/Double Hung Glazing: Double  
Exterior Doors: Wood

REPAIR                      Doors: Master Bedroom; The door surface is damaged.  
REPAIR                      Doors: South Bedroom; The door lock is inoperative.  
REPAIR                      Windows: Southeast Bedroom; The window latch is broken or ineffective.

## Bathrooms

REPAIR                      Doors: Master Bathroom; The door lock is inoperative.

## Bathrooms (Continued)

REPAIR Sink/Basin: Master Bathroom; The overflow channel and drain connection on the underside of the sink are heavily rusted and may leak. The sink will need to be replaced.



IMPROVE Tub/Surround: Upstairs Hall Bathroom; Caulking repair or improvement is needed around tub enclosure.

## Kitchen

SATISFACTORY Refrigerator: General Electric  
Stove: Jenn-air

SATISFACTORY Range: Jen-aire  
IMPROVE Disposal: 1/2 HP; Leaking from housing. Inoperative- failed to respond to operating controls. Replacement is recommended.



SATISFACTORY Dishwasher: General Electric  
IMPROVE Microwave: Jenn-air; Underside light inoperative or burned out

## Laundry Area

Installed Dryer Hookups: 240 Volt Outlet  
Dryer Vent: To Exterior  
Washer Discharge: To Drain Standpipe

NOT INSPECTED Washer: Not included in contract  
NOT INSPECTED Dryer: Not included in contract

## Summary

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### Exterior

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1. Masonry Siding: Various Areas; Minor repair of cracked or loose brick mortar is needed in several areas.
2. Window Screens: Various Areas; Several window screens were missing. The seller should be consulted to determine if they may be in storage.

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### Grounds

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3. Walks: Front; The concrete is settled or heaved at the side garage entrance. Gaps between concrete sections should be sealed to prevent water infiltration.
4. Retaining Walls: West, Stone; The wall is leaning or bowing outward and may be unstable.

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### Roof

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5. Roofing: Rear; An area of missing shingles was noted on the rear slope, most likely due to wind damage. A qualified roofer should repair the area.

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### Garage

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6. Garage Door Opener: Photoelectric eyes are installed too high. Photoelectric eyes should be installed no higher than 6 inches off the floor for the safety of children and pets.

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### Electrical

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7. Distribution Panel: Bushings or clamps are missing from the knockout openings where cables enter the panel box. The cables may be damaged by the sharp edges of the openings. Repair by a licensed electrician is recommended.
8. Distribution Wiring: Attic; Several electrical cables are damaged in a manner consistent with rodent activity. The cable jacket has been chewed off in several areas. A licensed electrician should fully evaluate all the attic wiring and repair or replace as needed. An exterminator should be contacted to rid the attic of rodents.

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### Plumbing

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9. Sump Pump: No sump pump is currently installed. As water was present in the sump pit, it is recommended that a pump and discharge line be installed.
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[http://www.omegaflex.com/trac/technical/Omegaflex\\_DI\\_Guide.pdf](http://www.omegaflex.com/trac/technical/Omegaflex_DI_Guide.pdf)

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### Heating

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11. Combustion Air: Vent pipes from exterior; The combustion air intakes on the exterior wall have been blocked off. The air intakes should be cleared of obstruction to insure a proper supply of combustion and makeup air to the furnace and water heater. Lack of combustion air may cause backdrafting of noxious exhaust fumes into the home, or result in lessened efficiency of the appliances.

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### Structure

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12. Roof Framing: Attic; Two split and warped roof truss members were visible from the attic area. The weakened trusses may not support heavy snow loads, and may be prone to deteriorate further. The members should be repaired by a qualified framing contractor to manufacturers specifications.
13. Piers/Posts: Crawlspace; The steel post is not attached at the base. The post should be bolted to the concrete footing as a preventative measure against possible movement.

## Summary (Continued)

### Interior

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- 14. Doors: Master Bedroom; The door surface is damaged.
- 15. Doors: South Bedroom; The door lock is inoperative.
- 16. Windows: Southeast Bedroom; The window latch is broken or ineffective.

### Bathrooms

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- 17. Doors: Master Bathroom; The door lock is inoperative.
- 18. Sink/Basin: Master Bathroom; The overflow channel and drain connection on the underside of the sink are heavily rusted and may leak. The sink will need to be replaced.