

Inspector Report

Provided by:



National Home Inspections

Inspector: Bob Smith

456 S Main Denver, CO 46312

(645) 423-3242

bob@nationalhomeinspections.com

www.nationalhomeservices.com

Property Address:

873 S Main St.

Denver, CO 79854



Report Information

Client Information

Client Name	Tom Miller
Client Phone	(848) 776-0900

Property Information

Approximate Year Built	1975
Approximate Square Footage	1,100
Number of Bedroom - Bath	3
Direction House Faces	1

Inspection Information

Inspection Date	6/18/2011
Inspection Time	2:00pm - 4:30pm
Weather Conditions	Dry
Outside Temperature	72°F
Price for Inspection	\$275

Table of Contents:

<u>Section</u>	<u>Content</u>
1.....	Disclaimer
2.....	Grounds
3.....	Exterior
4.....	Roofing
5.....	Heating/Air
6.....	Electrical
7.....	Plumbing
8.....	Interiors
9.....	Kitchen
10.....	Bath(s)
11.....	Basement
12.....	Garage/Laundry
13.....	Foundation/Crawl Space
14.....	Summary Page

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
 - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

1 Grounds

Grading

Grading Slope	Moderate
1) Grading Observations	Appeared to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway - Sidewalk Material(s)	Asphalt
2) Driveway-Sidewalk Observations	Appeared to be in serviceable condition.

Vegetation

3) Vegetation Observations	Appeared to be in serviceable condition.
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2 Exterior

Front - Back Entrance

Front Entrance Type	Patio
Back Entrance Type	Wood Deck
4) Front Entrance Observations	Appeared to be in serviceable condition.
5) Back Entrance Observations	Appeared to be in serviceable condition.

Exterior Walls

Structure Type	Wood Frame
Exterior Wall Covering	Hardboard Siding/Masonite
6) Exterior Siding and Trim Observations	Notes: Hardboard siding has been known to have deterioration issues if not maintained properly. The siding appeared to be in good condition but it is very important that it be well maintained. This includes maintaining a proper coat of paint and insuring all cracks are sealed properly.

Exterior Windows - Doors

Window Type Double Hung

Window Material Wood

7) Window Observations There was a broken window at the North side of the home. Contact a general contractor for repair.



8) Exterior Door Observations Appeared to be in serviceable condition.

Exterior Water Faucet(s)

Faucet Location West side of the home

9) Faucet Observations Appeared to be in serviceable condition.

3 Roofing

Roof Covering

Method of Inspection Walked on Roof

Roof Style Gable

Roof Covering Material Composition Shingles

Number of Layers One

10) Roof Observations Appeared to be in serviceable condition.

11) Flashing Observations Appeared to be in serviceable condition.

12) Roof Penetration Observations Appeared to be in serviceable condition.

13) Gutter and Downspout Observations

Issue 1: The downspout on the South side of the home was missing a splash plate. The splash plate helps direct rainwater away from the foundation of the home. These can be purchased at your local hardware store and are relatively inexpensive to relapse. If you're not familiar with them contact a general contractor for repair.

Issue 2: The gutters were full of debris. It is recommended that the gutters be cleared of debris so that rainwater can flow properly. Contact a general contractor for repair.



Attic Area

Access Location Garage

Method of Inspection Entered attic area

Roof Frame Type Rafters

14) Roof Frame Observations Appeared to be in serviceable condition.

Ceiling Frame Type Joists

15) Ceiling Frame Observations Appeared to be in serviceable condition.

Attic Ventilation Type	Gable End
16) Attic Ventilation Observations	Appeared to be in serviceable condition.
Attic Insulation Type	Blown in aprox. 14"
17) Attic Insulation Observations	Appeared to be in serviceable condition.

4 Heating - Air

Heating

Location of Unit	Utility Room
Heating Type	Forced Air
Energy Source	Natural Gas
Distribution Type	Registers
18) Unit Observations	Appeared to be in serviceable condition.

- 19) Distribution Observations
- Safety Issue:** The cool air return vent in the attic was disconnected from the furnace. This means that the furnace is sucking unfiltered air from the attic space and distributing it throughout the home. The insulation and dust may pose a health hazard. This condition will also significantly reduce the efficiency of the furnace. It is recommended that a certified HVAC contractor be contacted as soon as possible for repair.



20) Ventilation Observations Appeared to be in serviceable condition.

21) Thermostat Observations Appeared to be in serviceable condition.

Air Condition - Cooling

Type of Cooling System Split System, Central Air

AC Unit Power 240V

22) AC Unit Observations Appeared to be in serviceable condition.

23) AC Line Observations Appeared to be in serviceable condition.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type Overhead

Electrical Service Material Aluminum

Number of Conductors Three

24) Electrical Service Observations **Safety Issue:** The anchor/insulator that supported the weight of the power lines had pulled loose from the home. If the wires come loose this can pose an electrical shock hazard. Contact a certified electrician as soon as possible for repair.



25) Grounding Observations

Appeared to be in serviceable condition.

Main Electrical Panel**Main Disconnect Location**

At main electrical panel.

Electric Panel Location

Basement

Panel Amperage Rating

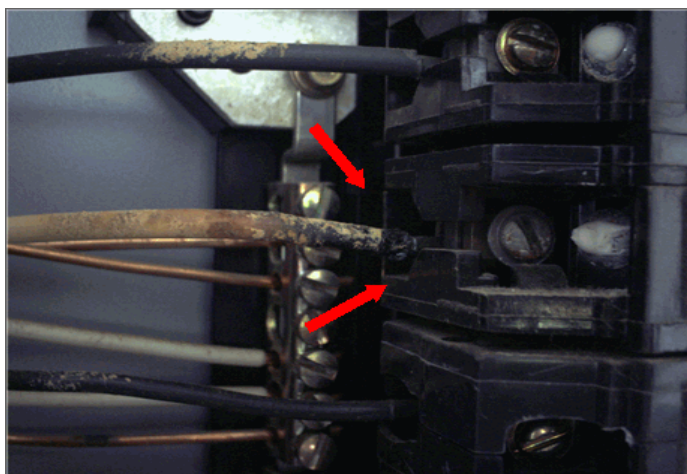
150 Amp

Circuit Protection Type

Breakers

26) Electrical Panel Observations

Safety Issue: Scorched and melted wires were observed at the panel box. Recommend further evaluation and repairs by a licensed electrician prior to close.

**Wiring Method**

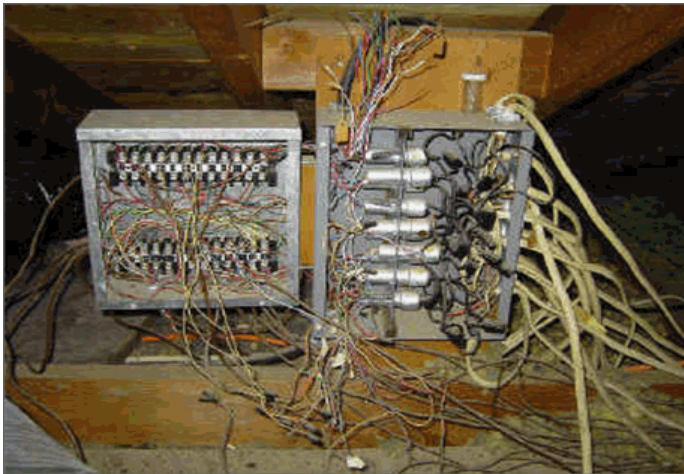
Romex

Electrical Subpanel**Subpanel Location**

Attic

27) Subpanel Observations

Safety Issue: Loose wires were observed in the electrical panel. The electrical panel cover was missing which poses a shock hazard. This is a safety hazard and should be repaired as soon as possible. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



6 Plumbing

Water Main Line

Main Shutoff Location	At water heater (basement)
Main Line Material	Copper
28) Main Line and Valve Observations	Appeared to be in serviceable condition.

Water Supply Lines

Supply Line Material	Copper
29) Supply Line Observations	Appeared to be in serviceable condition.

Drain - Waste Lines

Drain Line Material	PVC Plastic
30) Drain Line Observations	Appeared to be in serviceable condition.

Plumbing Vent System

Plumbing Vent Material	PVC Plastic
31) Plumbing Vent Observations	Appeared to be in serviceable condition.

Water Heater(s)

Water Heater Type Natural Gas

Water Heater Location Basement

Water Heater Capacity 40 Gallon

32) Water Heater Observations

Safety Issue: The TPR Valve was missing a discharge pipe that extends to within 6" of the floor. this may pose a safety hazard if the water heater were to discharge hot water. Contact a certified plumber for repair as soon as possible.



7 Interiors

Walls - Ceilings - Floors

33) Wall Observations Appeared to be in serviceable condition.

34) Ceiling Observations Appeared to be in serviceable condition.

35) Floor Observations Appeared to be in serviceable condition.

36) Closet Observations Appeared to be in serviceable condition.

37) Heat Source Observations Appeared to be in serviceable condition.

Windows - Doors

38) Interior Window Observations Appeared to be in serviceable condition.

39) Interior Door Observations Appeared to be in serviceable condition.

Electrical

40) Electrical Observations Appeared to be in serviceable condition.

41) Lighting Observations Appeared to be in serviceable condition.

42) Ceiling Fan Observations Appeared to be in serviceable condition.

43) Smoke Detector Observations The testing of smoke and carbon monoxide detectors is out of the scope of this inspection. It is recommended that smoke detectors and carbon monoxide detectors be tested and the batteries be replaced upon move in.

8 Kitchen**Walls - Ceilings - Floors**

44) Wall Observations Appeared to be in serviceable condition.

45) Ceiling Observations Appeared to be in serviceable condition.

46) Floor Observations Appeared to be in serviceable condition.

47) Closet Observations Appeared to be in serviceable condition.

48) Heat Source Observations Appeared to be in serviceable condition.

Windows - Doors

49) Kitchen Window Observations Appeared to be in serviceable condition.

50) Kitchen Door Observations Appeared to be in serviceable condition.

Electrical

51) Electrical Observations Appeared to be in serviceable condition.

52) Lighting Observations Appeared to be in serviceable condition.

53) Ceiling Fan Observations Appeared to be in serviceable condition.

Kitchen Sink - Counter tops - Cabinets

54) Counter Observations Appeared to be in serviceable condition.

55) Cabinet Observations Appeared to be in serviceable condition.

56) Sink Plumbing Observations Appeared to be in serviceable condition.

57) Sink Faucet Observations Appeared to be in serviceable condition.

58) Garbage Disposal Observations The garbage disposal appeared to be leaking. Contact a certified plumber for repair.



Appliances

Stove - Range Type	Electric
59) Stove - Range Observations	Appeared to be in serviceable condition.
60) Hood Fan Observations	Appeared to be in serviceable condition.
61) Dishwasher Observations	Appeared to be in serviceable condition.
62) Refrigerator Observations	Appeared to be in serviceable condition.

9 Bath(s)**Walls - Ceilings - Floors**

63) Wall Observations	Appeared to be in serviceable condition.
64) Ceiling Observations	Appeared to be in serviceable condition.
65) Floor Observations	Appeared to be in serviceable condition.
66) Closet Observations	Appeared to be in serviceable condition.
67) Heat Source Observations	Appeared to be in serviceable condition.

Windows - Doors

68) Bathroom Window Observations	Appeared to be in serviceable condition.
69) Bathroom Door Observations	Appeared to be in serviceable condition.

Electrical

70) Electrical Observations Appeared to be in serviceable condition.

71) Lighting Observations Appeared to be in serviceable condition.

72) Ventilation Observations Appeared to be in serviceable condition.

Bathroom Sink

73) Counter and Cabinet Observations Appeared to be in serviceable condition.

74) Sink Plumbing Observations Appeared to be in serviceable condition.

75) Sink Faucet Observations Appeared to be in serviceable condition.

Shower - Tub - Toilet

76) Shower Enclosure Observations Appeared to be in serviceable condition.

77) Tub Observations Appeared to be in serviceable condition.

78) Faucet Observations Appeared to be in serviceable condition.

79) Toilet Observations Appeared to be in serviceable condition.

10 Basement

Walls - Ceilings - Floors

80) Basement Stair Observations **Safety Issue:** The basement stairs were missing handrails. This is considered a safety hazard. Contact a general contractor for repair.



81) Wall Observations Appeared to be in serviceable condition.

82) Ceiling Observations Appeared to be in serviceable condition.

83) Floor Observations Appeared to be in serviceable condition.

84) Heat Source Observations Appeared to be in serviceable condition.

Windows - Doors

85) Basement Window Observations Appeared to be in serviceable condition.

86) Basement Door Observations Appeared to be in serviceable condition.

Electrical

87) Electrical Observations Appeared to be in serviceable condition.

88) Lighting Observations Appeared to be in serviceable condition.

89) Sump Pump Observations Appeared to be in serviceable condition.

11 Garage - Laundry**Walls - Ceilings - Floors**

Garage Type	Attached
90) Siding Observations (if detached)	Appeared to be in serviceable condition.
91) Roofing Observations (if detached)	Appeared to be in serviceable condition.
92) Wall Observations	Appeared to be in serviceable condition.
93) Ceiling Observations	Appeared to be in serviceable condition.
94) Floor Observations	Appeared to be in serviceable condition.
95) Window Observations	Appeared to be in serviceable condition.
96) Door Observations	Appeared to be in serviceable condition.
97) Vehicle Door Observations	Appeared to be in serviceable condition.
98) Automatic Door Opener Observations	Appeared to be in serviceable condition.
99) Electrical and Lighting Observations	Appeared to be in serviceable condition.

Laundry Room

100) Laundry Room Observations	Appeared to be in serviceable condition.
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12 Foundation - Crawl Space**Foundation**

Foundation Type	Basement
Foundation Material	Poured Concrete
101) Foundation Observations	Appeared to be in serviceable condition.

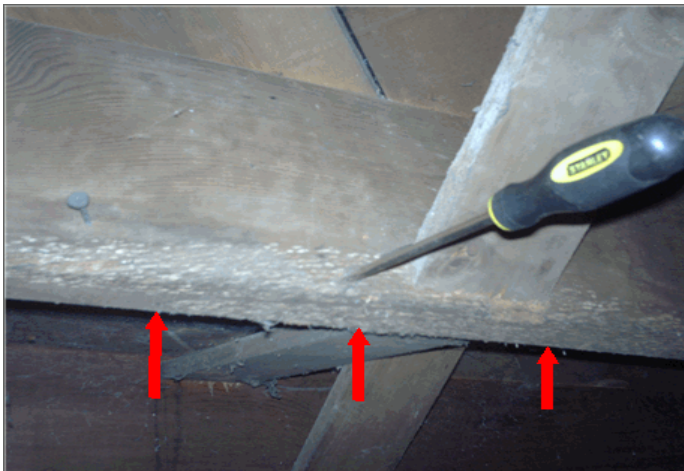
Flooring Structure

Flooring Support Type	Joists
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102) Flooring Support Observations

Issue 1: There appeared to be termite damage on several of the floor joists in the basement. Contact a certified contractor for repair.

Issue 2: There was evidence of active termites in the basement area. It is recommended that a termite inspection be performed. Contact a certified pest inspector for further evaluation and an estimate of damage.



Summary

REPORT SUMMARY PAGE		
The This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Exterior	7	There was a broken window at the North side of the home. Contact a general contractor for repair.
Electrical	24	Safety Issue: The anchor/insulator that supported the weight of the power lines had pulled loose from the home. If the wires come loose this can pose an electrical shock hazard. Contact a certified electrician as soon as possible for repair.
Electrical	26	Safety Issue: Scorched and melted wires were observed at the panel box. Recommend further evaluation and repairs by a licensed electrician prior to close.
Electrical	27	Safety Issue: Loose wires were observed in the electrical panel. The electrical panel cover was missing which poses a shock hazard. This is a safety hazard and should be repaired as soon as possible. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Plumbing	32	Safety Issue: The TPR Valve was missing a discharge pipe that extends to within 6" of the floor. this may pose a safety hazard if the water heater were to discharge hot water. Contact a certified plumber for repair as soon as possible.
Kitchen	58	The garbage disposal appeared to be leaking. Contact a certified plumber for repair.
Basement	80	Safety Issue: The basement stairs were missing handrails. This is considered a safety hazard. Contact a general contractor for repair.
Foundation - Crawl Space	102	Issue 1: There appeared to be termite damage on several of the floor joists in the basement. Contact a certified contractor for repair. Issue 2: There was evidence of active termites in the basement area. It is recommended that a termite inspection be performed. Contact a certified pest inspector for further evaluation and an estimate of damage.