

Prepared For Exclusive Use By:

Joe Homeowner

Property Address:

1234 Any St.
Anytown CO 80132



Integrity Home Inspections

Inspector: Dan Parillo NIBI Certified, ASHI Member

427 Whistler Creek Court

Monument, CO 80132

719-799-6409

Inspection Date: 5/18/2009

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INSPECTION INFORMATION

CLIENT:

Joe Homeowner

PROPERTY ADDRESS:

1234 Any St.
Anytown CO 80132

INSPECTION DATE/TIME:

5/18/2009 - 09:54 AM

INSPECTOR:

Dan Parillo NIBI Certified, ASHI Member

INSPECTION COMPANY:

Integrity Home Inspections
427 Whistler Creek Court
Monument, CO 80132
719-799-6409

INSPECTION DETAILS

DESCRIPTION:

Single Family

AGE OF STRUCTURE:

65 to 70 years

STATUS OF STRUCTURE:

Occupied, Under Construction

WEATHER:

Bright Sun

TYPE OF INSPECTION:

Standard Home Inspection

ANCILLARY SERVICES:

None

TEMPERATURE:

85 - 90 degrees, 75 - 80 degrees

PEOPLE PRESENT:

Client / Buyer's Agent

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer

should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

Due to seasonal factors or weather conditions, evaluation of some elements may be severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

Inspection of new construction (under 1 year old and/or not previously lived in) is restricted to an evaluation of existing conditions. The report is not intended to address cosmetic issues nor all possible concerns, including latent deficiencies, as the house has not gone through the "test of time". Anticipate changes in element conditions as the house ages and/or components are utilized and settlement occurs. Obtain all warranty information from the builder/seller.

It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

Unless otherwise noted, inspection of units under condominium or cooperative forms of ownership do not include evaluation of exteriors or other typical common elements. Contact association and management personnel and review pertinent material such as engineering reports on common element conditions, master deeds, maintenance responsibilities, etc. Also carefully review this report to verify all elements of personal concern have been inspected. If client requires additional element evaluations, arrangements should be made for an inspection.

This report form is designed primarily for use with residential properties. When used for multiple dwellings it will not address specialized equipment or components. Arrangements should be made to have such elements evaluated by a qualified specialist prior to closing.

This report form is designed primarily for use with residential properties. When used for commercial properties it will not address specialized equipment or components that may be present. Arrangements should be made to have such elements evaluated by a qualified specialist prior to closing.

A standard home inspection does not include inspection of the following items/systems, if present: hot tubs, pools, spas, spa/hot tub support structures, deep piles or piers, solar power equipment and systems, ponds, water/sea walls, docks, subgrade entry drains, private water/well systems, private waste systems, water potability, water analysis, water filtration systems, water purifiers, buried items, humidifiers, fencing, walls, barbecues, EMF measurements, lightning protection system, property or structure measurements, outbuildings, additional structures, Elements or Sections not priced (e.g. additional garage, additional kitchen, additional heating unit, etc), sprinkler systems, irrigation systems, docks, under ground piping, soil analysis, underground tree roots, flood probability or analysis, mold testing or analysis, asbestos identification testing, appliances which are not built-in (for example refrigerators, washers& dryers), lead-based paint identification or testing, water penetration, telephones and telephone wiring, speaker or surround sound wiring, cable television wiring, Internet access wiring, local area network (LAN) wiring, intercom wiring or systems, alarms, security systems, power generators, air conditioning systems when outside air temperature is below safe operating levels, condensate removal pumps, identification of recalled appliances or systems, under sink instant hot water appliances, central vacuum systems, fire sprinkler systems, radon mitigation systems, radon testing, water heater recirculating pumps, geological surveys, soil compaction surveys or other site surveys, heat loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, buried fuel tank inspection, portable or window heating or cooling units, etc. **Please review your Order Agreement and this report in its entirety for additional limitations and information.**

Cosmetic / aesthetic considerations are beyond the scope of a standard home inspection.

Should an inspector exceed the scope for a Standard home inspection for an Element or a Section, it is not an indication that the Standard home inspection would then include any or all of the above out-of-scope items.

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Each HouseMaster Franchise is an Independently Owned and Operated Business.

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

ROOF DETAILS:

LOCATION: Entire Structure

MATERIAL: Composition

SLOPE: Low

DESIGN LIFE: 10-18 years

EST. AGE: 1-5 years

INSP.METHOD: Walked On

CHIMNEY/VENT:

Quantity: One

Brick

w/Rain Cap and Spark Arrestor

LOCATION: Right Hand Side

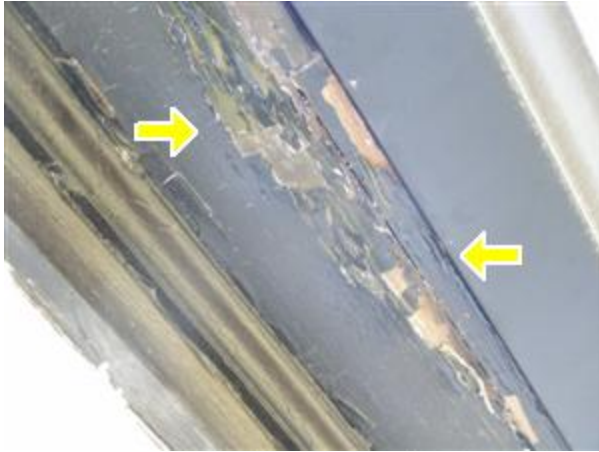
S F P NA NI

S	F	P	NA	NI	
•					1.0 ROOFING Except: Tree contact with roof can shorten life span of roofing material; trim trees.
•					1.1 EXPOSED FLASHING
	•				1.2 FASCIA / SOFFITS Wood rought exposed due to water penetration. Further evaluation by licensed contractor needed.
•					1.3 RAIN GUTTERS / EAVETROUGHES
•					1.4 DOWNSPOUTS / ROOF DRAINS
•					1.5 VENTILATION COVERS Al vent stacks should be at roof height.
	•				1.6 PLUMBING STACKS Steel flange is rusted and can cause leakage. Calking is needed to prevent water penetration.
•					1.7 CHIMNEY / VENT

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.2 FASCIA / SOFFITS Picture 1



1.2 FASCIA / SOFFITS Picture 2



1.5 VENTILATION COVERS Picture 1



1.6 PLUMBING STACKS Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:

LOCATION: Main
Brick

SIDING 2:

LOCATION: Back
Hardboard/Fiberboard

PORCH/DECK:

LOCATION: Front
MATERIAL: Concrete
TYPE: Porch
TYPE: Covered

PORCH/DECK 2:

LOCATION: Back
MATERIAL: Wood Frame
TYPE: Porch
TYPE: Covered

S F P NA NI

•						2.0	WINDOWS
•						2.1	ENTRY DOORS
•						2.2	STAIRS / STOOPS
	•					2.3	RAILINGS Front porch railing broken and bolt missing that causes a safety hazard.
•						2.4	FOUNDATION SURFACE
•						2.5	ELECTRIC / GFCI
•						2.6	SIDING
•						2.7	SIDING 2
•						2.8	PORCH / DECK
•						2.9	PORCH / DECK 2
	•					2.10	OTHER Water penetration at water bib house outlet on left side of house along with downspout should be caulked and downspout redigested away from the foundation.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



2.3 RAILINGS Picture 1



2.10 OTHER Picture 1

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

DRIVEWAY/WALKWAY:

DRIVE: Concrete
WALKS: Concrete

PATIO:

LOCATION: Back
MATERIAL: Concrete
TYPE: Covered

S F P NA NI

S	F	P	NA	NI	
•					3.0 WALKWAYS
•					3.1 DRIVEWAY
•					3.2 WINDOW WELLS
•					3.3 GROUND SLOPE AT FOUNDATION
•					3.4 SITE GRADING

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, if present, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

Lawn Irrigation - Lawn Irrigation systems, if present, are not inspected within the scope of a standard home inspection. Advise evaluation prior to closing by a qualified contractor. Buried lines are subject to hidden damage or leakage. Seasonal maintenance will be required. Chronic spray from lawn sprinklers onto the house may cause structural damage, insect infestation or other problems. Entire system should be checked and corrected for orientation and spray pattern.

Fencing/Sheds - The inspection of fencing, site walls, and sheds, if present, is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

ATTIC INSP METHOD/INSULATION/VAPOR RETARDER:

Attic Not Observed

ROOF DETAILS:

LOCATION: Main

SLOPE: Flat

MATERIAL: Membrane- Built-up

DESIGN LIFE: 10-15 years

EST. AGE: Over 35 years

INSP.METHOD: Walked On

SIDING:

LOCATION: Entire

Brick

S F P NA NI

•						4.0 FLOOR SLAB Not inspected Due to garage door not being able to open and there is no side access door.
	•					4.1 EXPOSED FRAMING Exposed outside light through garage roof with water penetration. Further evaluation by a roofing contractor needed. (pic1) Water
•						4.2 FOUNDATION
			•			4.3 ATTIC VENTILATION
	•					4.4 WALLS / CEILINGS Block walls show movement. Further evaluation by a licensed contractor needed.(Pic1) (Pic 2)
	•					4.5 VEHICLE DOOR(S) Lock hard to open and t lock sticks.
•						4.6 ELECTRIC / GFCI Garage receptacle not grounded. Repair as needed.
	•					4.7 ROOFING Tree contact will lesson roof life. Trim as needed. (pic 1) Loose brick on roof causes water penetration and leaks into garage. (pic2) wood siding on roof is warped and deteriorated. needs repair. (pic3)

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

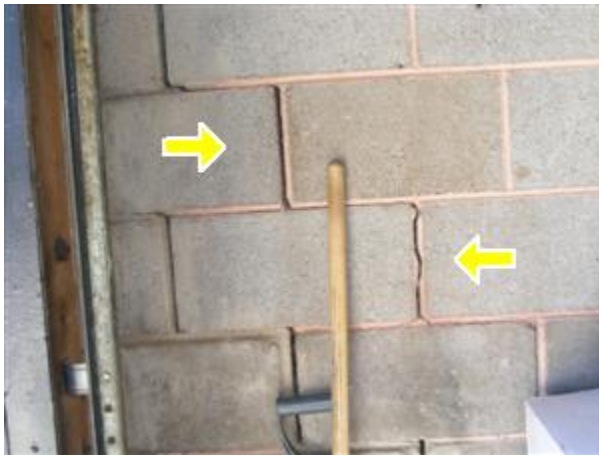
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



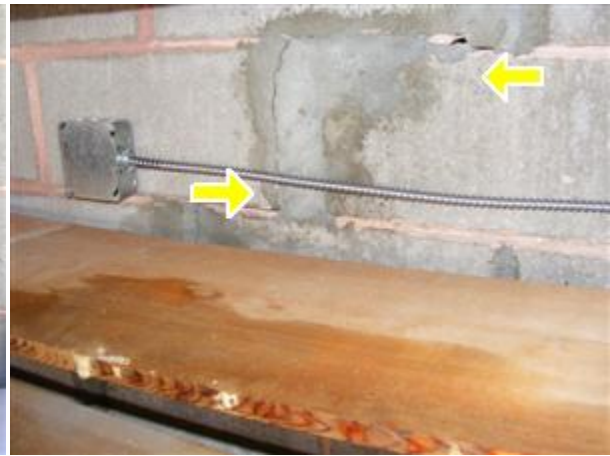
4.1 EXPOSED FRAMING Picture 1



4.1 EXPOSED FRAMING Picture 2



4.4 WALLS / CEILINGS Picture 1



4.4 WALLS / CEILINGS Picture 2



4.6 ELECTRIC / GFCI Picture 1



4.7 ROOFING Picture 1



4.7 ROOFING Picture 2



4.7 ROOFING Picture 3

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Detached Garage - Detached garages are particularly prone to insect and decay damage and deferred maintenance. Remedial work will be required to maintain the basic structural integrity of the building.

Leakage/Stains - Whenever stains or leakage is noted, the potential for hidden damage exists and must be considered when addressing any required remedial work. Leakage can lead to mold concerns.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:

None
Exposed Framing
Scuttle Door Access

FRAMING / SHEATHING:

Rafter
Not Determined

INSULATION / VAPOR RETARDER:

FORM: Loose Fill
TYPE: Not Determined
AVE. INCHES: 3 to 5

ATTIC INSPECTION METHOD:

Entered

S F P NA NI

•						5.0	ROOF FRAMING
•						5.1	ROOF DECK / SHEATHING
•						5.2	VENTILATION PROVISIONS
		•				5.3	INSULATION Insulation is 4inches thick. More insulation is need to keep home at proper temperatures though different climates.
•						5.4	ATTIC VENTILATOR(S)

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Insulation Levels - The observed insulation appears to be substantially below levels normally found in this age home, or recommended for this area. Suggest upgrading.

6(A). BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

Full Bath

VENTILATOR(S):

None

S F P NA NI

•					6.0.A	SINK(S)
•					6.1.A	TOILET(S)
•					6.2.A	BATHTUB
•					6.3.A	WALL TILE Caulk / grout are deteriorated. Maintain to obtain a water-tight enclosure and prevent water infiltration into the walls.
	•				6.4.A	SURROUNDS / ENCLOSURES Water seal around bathtub needs to be replaced to avoid water penetration
•					6.5.A	FLOOR
•					6.6.A	WALLS / CEILING
		•			6.7.A	VENTILATION No ventilation in main bathroom. Ventilation is needed to avoid mold and mildew. Repairs needed
•					6.8.A	ELECTRIC / GFCI

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.4.A SURROUNDS / ENCLOSURES Picture 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for

personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ventilator Discharge - The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend adding an extension to a suitable discharge point or correcting the current arrangement as conditions warrant.

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6(B). BASEMENT BATH

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

3/4 Bath

VENTILATOR(S):

None

SPECIAL LIMITATIONS:

Carpet

S F P NA NI

•					6.0.B	SINK(S)
	•				6.1.B	TOILET(S) Toilet is not securely attached to the floor properly, which can cause leakage and damage to the subflooring, etc.; tighten or remove toilet to inspect subflooring as desired and repair as necessary.
			•		6.2.B	BATHTUB
	•				6.3.B	STALL SHOWER Basement showers have the potential to cause water damage in the basement should the main drain back up since they are the lowest point. Reduced flow noted at shower head. Further evaluation by a licensed plumber is needed. (pic1)
			•		6.4.B	WALL TILE
	•				6.5.B	FLOOR Carpet over floor prevented floor inspection.
•					6.6.B	WALLS / CEILING
		•			6.7.B	VENTILATION No ventilation provisions observed; bathrooms should have adequate ventilation (window, exhaust fan) to prevent moisture build-up.
	•				6.8.B	ELECTRIC / GFCI GFCI-protection not present; add to prevent accidental shock.

S F P NA NI

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6.1.B TOILET(S) Picture 1



6.3.B STALL SHOWER Picture 1

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Basement Shower - Basement shower units tends to be makeshift with clearance and piping concerns and lack of watertight enclosures. They should not drain to a floor drain or sump pit.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

COOKING UNIT:

Electric
Free Standing
Estimated Age: 2 years

VENTILATOR:

Exhaust Fan

DISPOSAL:

TYPE: Standard Unit
Estimated Age: 2 years

S F P NA NI

	•					7.0	CABINETRY Cabinetry door screws loose. Needs repairs.
•						7.1	COUNTERTOP
•						7.2	MAIN PLUMBING / SINK
•						7.3	FLOOR
•						7.4	WALLS / CEILING
•						7.5	ELECTRIC / GFCI
				•		7.6	DISHWASHER
			•			7.7	DISPOSAL Garbage disposal has foreign objects in it that prevents proper usage. Repairs needed.
			•			7.8	VENTILATOR No Ventilation from exhaust fan. Ventilation needed.
				•		7.9	REFRIGERATOR
•						7.10	COOKING UNIT 1

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7.0 CABINETY Picture 1



7.7 DISPOSAL Picture 1

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CONSTRUCTION MATERIALS:

FLOOR: Not Visible for Insp.

WALLS: Not Visible for Insp.

CEILING: Post and Beam

FIREPLACE:

LOCATION: Living Room

MATERIAL: Brick

TYPE: Freestanding

w/ Electric Burner(s)

w/Metal Liner

PREDOMINANT WINDOWS:

TYPE: Sliding

GLAZING: Double

w/Screens

DETECTOR(S) and LOCATION(S):

TYPE: Battery

Hall

Various

S F P NA NI

•					8.0	WINDOWS
•					8.1	CEILINGS
•					8.2	WALLS
•					8.3	FRAMED FLOORS
•					8.4	ROOM DOORS
		•			8.5	DETECTOR TEST No smoke detectors were operational. Repairs are needed.
		•			8.6	FIREPLACE Electric and gas fire place does not work and fumes from fireplace can enter into living space. Further evaluation by a licensed contractor needed.
		•			8.7	FIREPLACE GAS BURNERS Electric and gas fire place does not work and fumes from fireplace can enter into living space. Further evaluation by a licensed contractor needed. For repairs, prior customers have had positive reports on the company, below: All State Fireplace P.O Box 6093 Broomfield, Colorado 80021 Phone 303-946-6535 E-mail-tq@allstatefireplace.com www.AllStateFireplace.com Ventless units can contribute a high carbon monoxide level to occupants in the structure when they are not operating properly. HouseMaster discourages the use of these units. Units not operating properly should not be used. If units are operating correctly, at a minimum carbon monoxide detectors be installed in the proximity of each unit and in all rooms used for sleeping quarters. The level at which carbon monoxide begins to show symptoms in a healthy individual is at 9 ppm.

S F P NA NI

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8.6 FIREPLACE Picture 1

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint

may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

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9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element descriptions provided are for general informational purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, or evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

BASEMENT:

LOCATION: Main

CRAWLSPACE:

None Observed

HOUSE FLOOR STRUCTURE:

Not Determined

INSULATION:

Not Determined

S F P NA NI

						9.0	STAIRS / RAILINGS Railing loose and poses a safety hazard. Repairs needed.
					•	9.1	FOUNDATION WALLS
						•	9.2 PIERS / COLUMNS
						•	9.3 FLOOR FRAMING
						•	9.4 MAIN BEAM(S)
						•	9.5 BASEMENT FLOOR (SLAB)

S F P NA NI

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9.0 STAIRS / RAILINGS Picture 1

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage. A wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Radon Testing - Radon levels are high in most areas of Colorado and testing should be performed prior to closing health/safety considerations. Review additional information at www.epa.gov under the Indoor Air Quality sections or after logging in to view your report at www.housemaster.com

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10. FOUNDATION AREA WATER PENETRATION

The inspection for water penetration issues as addressed in this section of the report is generally limited to readily visible and accessible at-grade/subgrade areas of the house as listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection; **it is not possible to accurately determine the extent of any past conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. It is recommended that the homeowner be contacted for details about the nature of past and present water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

INTERIOR DESCRIPTION:

None Observed @ Interior

EXTERIOR SITE ISSUES:

Faucet Splash Blocks Missing
Roof Downspouts

LOCATION:

Front
Left Hand Side
Right Hand Side

INDICATIONS OF PRIOR REMEDIAL WORK:

None Observed

S F P NA NI

•						10.0	INTERIOR CONDITIONS
	•					10.1	EXTERIOR FEATURES To prevent water penetration, keep plants and watering to a minimal.
			•			10.2	SUMP PUMP(S)

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Many at-grade and subgrade water penetration concerns are related to exterior and site conditions including inadequate or malfunctioning roof drainage provisions, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or conditions conducive wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

11. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE / ENTRANCE LINE:

TYPE: Overhead
MATERIAL: Indeterminate

SERVICE DISCONNECT(S):

TYPE: Dual
ESTIM AMPS: 100
LOCATION: In Distribution Panel
Rear

DISTRIBUTION PANEL:

TYPE: Circuit Breaker
ESTIM AMPS: 100
Rear

GFCI:

None Observed

AFCI:

None Observed

S F P NA NI

•					11.0	SERVICE / ENTRANCE LINE
•					11.1	SERVICE LINE TO GARAGE
•					11.2	SERVICE GROUNDING PROVISIONS Grounding rod is not visible for inspection.
•					11.3	MAIN DISCONNECT(S)
	•				11.4	DISTRIBUTION PANEL Except: Panel is at capacity. If expansion of electrical capability is needed, replace with a box containing additional space, add a subpanel or check with licensed electrician as to the availability of "half width" circuit breakers for this panel. Breakers are not labeled. Older panel observed. As panels age, the likelihood for malfunction increases.
•					11.5	WIRING / CONDUCTORS
				•	11.6	GFCI TEST
				•	11.7	AFCI TEST

S F P NA NI

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11.4 DISTRIBUTION PANEL Picture 1

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Low Voltage House Lighting - Low voltage wiring is not inspected as part of a Standard home inspection. Over time, the components of a low voltage lighting system will malfunction at a greater rate than normal. Anticipate maintenance/upgrade needs.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

GFCI General Comment - GFCI outlets are designed to protect against accidental shock concerns, and are recommended for all locations where water may be present (e.g. in bathrooms, kitchens, garages, exterior, etc.). During the course of an inspection, these may be intentionally or unintentionally tripped. When tripped intentionally, efforts will be made to locate and reset the tripped outlet. Occasionally, the tripped outlet may not be found and the seller or occupant will need to find and reset the outlet. These outlets may be tripped without the knowledge of the inspector, (for example by power surges or simply by the spark that may occur while plugging in a standard power tester into an outlet). Outlets that do not appear to be GFCI protected may be protected from another outlet up-stream on the same circuit from the panel.

12. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

SYSTEM TYPE / DISTRIBUTION:

None Observed

Wall Unit(s)

Electric

DISTRIB: Individual Room Source

MAKE:

Not Determined

DESIGN LIFE / ESTIMATED AGE:

Not Determined

LOCATION:

Left Side

Master Bedroom

South

S F P NA NI

						• 12.0	COOLING SYSTEM Not inspected due to not hooked up and in working order. Further evaluation by an HVAC contractor is needed.
						• 12.1	INDOOR BLOWER / FAN
						• 12.2	CONDENSATE PROVISIONS
						• 12.3	DUCTWORK
						• 12.4	THERMOSTAT

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



12.0 COOLING SYSTEM Picture 1



12.0 COOLING SYSTEM Picture 2

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines

and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Outdoor Unit - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

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13. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

SYSTEM TYPE / DISTRIBUTION:

Hot Water
 Fuel: Natural Gas
 DISTRIB: Ducted/Registers

DESIGN LIFE / ESTIMATED AGE:

Design Life: 12-18 years
 Estimated Age: 40 years

MAKE:

Magic Chef

LOCATION:

Basement

S F P NA NI

•						13.0	HEATING UNIT
•						13.1	BURNERS
•						13.2	GAS / FUEL LINES AT UNIT
•						13.3	COMBUSTION AIR PROVISIONS
•						13.4	VENT CONNECTOR
•						13.5	THERMOSTAT(S)
•						13.6	DISTRIBUTION SYSTEM
•						13.7	BLOWER

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

14. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING:

Not Determined

WATER SHUT-OFF LOCATION:

Not Determined

GAS SHUT-OFF LOCATION:

At Meter

DRAIN/WASTE LINES:

Not Determined

S F P NA NI

•						14.0	WATER PIPING
•						14.1	WATER FLOW AT FIXTURES except: Water flow at downstairs shower has minimal flow. Further evaluation by a licensed plumber is needed.
					•	14.2	DRAIN / WASTE PIPING
					•	14.3	FIXTURE DRAINAGE
	•					14.4	INTERIOR FAUCETS AND SHUTOFFS Older faucets and shutoffs observed.
•						14.5	EXTERIOR FAUCET(S)
					•	14.6	UNDERGROUND WASTE LINE Pre-1976 (and in some cases as late as the mid 1980's) waste piping to the street is typically clay waste tile, which is prone to cracking, breaking and root infiltration. Since this is not visible during the course of a standard home inspection, you may want to have further evaluation performed or ask sellers for documentation of replacement of main waste line.
•						14.7	GAS PIPING

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system, outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers, solar systems or similar systems.

Laundry Equipment -

Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

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15. WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

Direct-heated Tank

Fuel: Natural Gas

ESTIMATED CAPACITY:

48 Gallons

SYSTEM MAKE:

AO Smith

DESIGN LIFE:

7 to 10 years (Nat Gas)

ESTIMATED AGE:

Estimated Age: 13 years

WATER HEATER LOCATION:

Basement

S F P NA NI

•						15.0	WATER HEATER
•						15.1	VENT CONNECTOR
•						15.2	GAS / FUEL LINES AT UNIT
	•					15.3	SAFETY VALVE PROVISIONS Discharge tube on the TPRV valve not present. Add appropriate piping (typically 3/4" pipe) to within 6" of the floor to avoid accidental burn.
		•				15.4	OVERFLOW/DRIP PAN No drain is visible for water. further evaluation by a licensed plumber is needed.
				•		15.5	CIRCULATOR PUMP

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



15.3 SAFETY VALVE PROVISIONS Picture 1

NOTE: Maintain hot-water supply temperatures at no more that about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained

periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

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SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/ conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

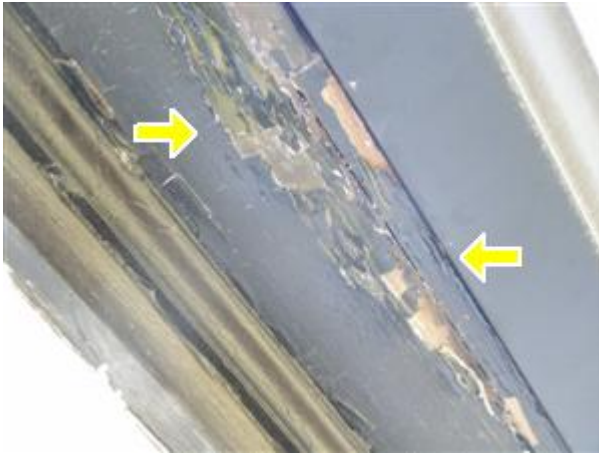
Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.2 FASCIA / SOFFITS

Fair

Wood rought exposed due to water penetration. Further evaluation by licensed contractor needed.



1.2 Picture 1



1.2 Picture 2

1.6 PLUMBING STACKS

Fair

Steel flange is rusted and can cause leakage. Calking is needed to prevent water penetration.



1.6 Picture 1

2. EXTERIOR ELEMENTS

2.3 RAILINGS

Fair

Front porch railing broken and bolt missing that causes a safety hazard.



2.3 Picture 1

2.10 OTHER

Fair

Water penetration at water bib house outlet on left side of house along with downspout should be caulked and downspout redigested away from the foundation.



2.10 Picture 1

4. GARAGE

4.0 FLOOR SLAB

Satisfactory

Not inspected Due to garage door not being able to open and there is no side access door.

4.1 EXPOSED FRAMING

Fair

Exposed outside light through garage roof with water penetration. Further evaluation by a roofing contractor needed. (pic1)

Water



4.1 Picture 1

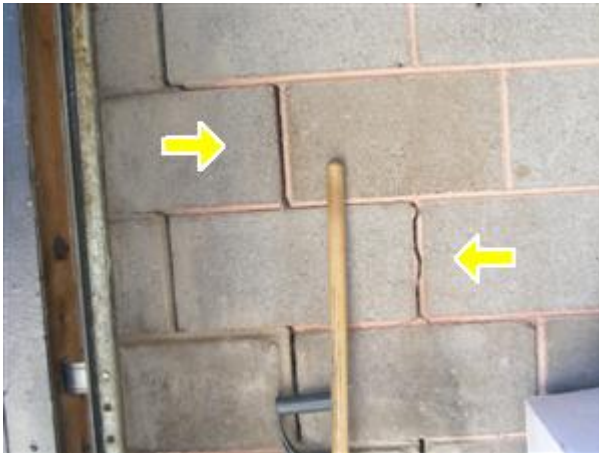


4.1 Picture 2

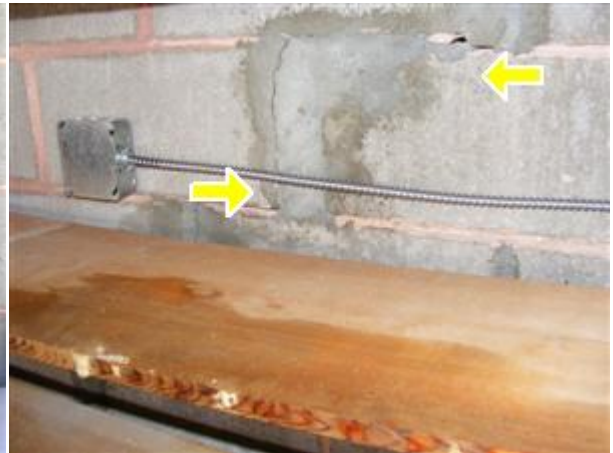
4.4 WALLS / CEILINGS

Poor/Defective

Block walls show movement. Further evaluation by a licensed contractor needed.(Pic1) (Pic 2)



4.4 Picture 1



4.4 Picture 2

4.5 VEHICLE DOOR(S)

Poor/Defective

Lock hard to open and t lock sticks.

4. GARAGE

4.6 ELECTRIC / GFCI

Fair

Garage receptacle not grounded. Repair as needed.



4.6 Picture 1

4. GARAGE

4.7 ROOFING

Poor/Defective

Tree contact will lesson roof life. Trim as needed. (pic 1)

Loose brick on roof causes water penetration and leaks into garage. (pic2)

wood siding on roof is warped and deteriorated. needs repair. (pic3)



4.7 Picture 1



4.7 Picture 2



4.7 Picture 3

5. ATTIC

5.3 INSULATION

Poor/Defective

Insulation is 4inches thick. More insulation is need to keep home at proper temperatures though different climates.

6(A). BATHROOM

6.3.A WALL TILE

Satisfactory

Caulk / grout are deteriorated. Maintain to obtain a water-tight enclosure and prevent water infiltration into the walls.

6.4.A SURROUNDS / ENCLOSURES

Fair

Water seal around bathtub needs to be replaced to avoid water penetration



6.4.A Picture 1

6.7.A VENTILATION

Poor/Defective

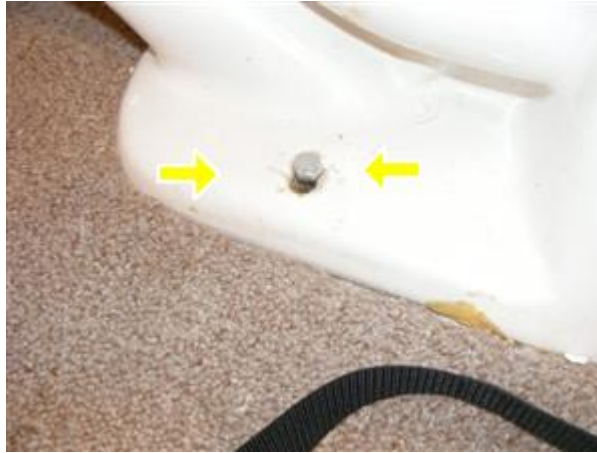
No ventilation in main bathroom. Ventilation is needed to avoid mold and mildew. Repairs needed

6(B). BASEMENT BATH

6.1.B TOILET(S)

Fair

Toilet is not securely attached to the floor properly, which can cause leakage and damage to the subflooring, etc.; tighten or remove toilet to inspect subflooring as desired and repair as necessary.



6.1.B Picture 1

6.3.B STALL SHOWER

Poor/Defective

Basement showers have the potential to cause water damage in the basement should the main drain back up since they are the lowest point.

Reduced flow noted at shower head. Further evaluation by a licensed plumber is needed. (pic1)



6.3.B Picture 1

6.5.B FLOOR

Fair

Carpet over floor prevented floor inspection.

6.7.B VENTILATION

Poor/Defective

No ventilation provisions observed; bathrooms should have adequate ventilation (window, exhaust fan) to prevent moisture build-up.

6.8.B ELECTRIC / GFCI

Fair

GFCI-protection not present; add to prevent accidental shock.

7. KITCHEN

7.0 CABINETS

Fair

Cabinetry door screws loose. Needs repairs.



7.0 Picture 1

7.7 DISPOSAL

Poor/Defective

Garbage disposal has foreign objects in it that prevents proper usage. Repairs needed.



7.7 Picture 1

7.8 VENTILATOR

Poor/Defective

No Ventilation from exhaust fan. Ventilation needed.

8. INTERIOR ELEMENTS

8.5 DETECTOR TEST

Poor/Defective

No smoke detectors were operational. Repairs are needed.

8.6 FIREPLACE

Poor/Defective

Electric and gas fire place does not work and fumes from fireplace can enter into living space. Further evaluation by a licensed contractor needed.



8.6 Picture 1

8.7 FIREPLACE GAS BURNERS

Poor/Defective

Electric and gas fire place does not work and fumes from fireplace can enter into living space. Further evaluation by a licensed contractor needed.

For repairs, prior customers have had positive reports on the company, below: All State Fireplace P.O Box 6093 Broomfield, Colorado 80021 Phone 303-946-6535 E-mail-tq@allstatefireplace.com www.AllStateFireplace.com

Ventless units can contribute a high carbon monoxide level to occupants in the structure when they are not operating properly. HouseMaster discourages the use of these units. Units not operating properly should not be used. If units are operating correctly, at a minimum carbon monoxide detectors be installed in the proximity of each unit and in all rooms used for sleeping quarters. The level at which carbon monoxide begins to show symptoms in a healthy individual is at 9 ppm.

9. FOUNDATION / SUBSTRUCTURE

9.0 STAIRS / RAILINGS

Poor/Defective

Railing loose and poses a safety hazard. Repairs needed.



9.0 Picture 1

10. FOUNDATION AREA WATER PENETRATION

10.1 EXTERIOR FEATURES

Fair

To prevent water penetration, keep plants and watering to a minimal.

11. ELECTRIC SYSTEM

11.4 DISTRIBUTION PANEL

Fair

Except:

Panel is at capacity. If expansion of electrical capability is needed, replace with a box containing additional space, add a subpanel or check with licensed electrician as to the availability of "half width" circuit breakers for this panel.

Breakers are not labeled.

Older panel observed. As panels age, the likelihood for malfunction increases.



11.4 Picture 1

14. PLUMBING SYSTEM

14.4 INTERIOR FAUCETS AND SHUTOFFS

Fair

Older faucets and shutoffs observed.

15. WATER HEATER

15.3 SAFETY VALVE PROVISIONS

Fair

Discharge tube on the TPRV valve not present. Add appropriate piping (typically 3/4" pipe) to within 6" of the floor to avoid accidental burn.



15.3 Picture 1

15.4 OVERFLOW/DRIP PAN

Poor/Defective

No drain is visible for water. further evaluation by a licensed plumber is needed.

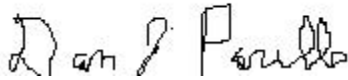
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INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted and applicable home inspection industry standards. Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.



Dan Parillo NIBI Certified, ASHI Member , Inspector

Inspection Date: 5/18/2009

INSPECTION COMPANY

Integrity Home Inspections
427 Whistler Creek Court
Monument, CO 80132
719-799-6409

PROPERTY INFORMATION

Client: Joe Homeowner
1234 Any St.
Anytown CO 80132

