

**10277 Dusk Way
Littleton , CO 80125**



Inspector: Jason Bailey
Inspection Date: 6/20/2019

Date: 6/20/2019	Time: 11:42 AM	Report ID: AX19062012JCB
Property: 10277 Dusk Way Littleton , CO 80125	Customer: Matthew Valles	Real Estate Professional: Anthony Cervantes

Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

RADON TESTING

The U.S. Surgeon General recommends radon testing in all homes. The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs.

For more information, visit www.epa.gov/radon.

Axium Inspections offers radon gas testing as an ancillary inspection, and recommends radon testing on all homes.

If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

EXCLUSIONS AND LIMITATIONS

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit, are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to the structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the house as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety.

This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Section 4 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the Client feel the need to perform testing and evaluation for the presence or absence of molds, Inspector recommends contacting a certified industrial hygienist or qualified laboratory testing service for these activities.

The following items are also excluded from the scope of the inspection, and deviations to the NACHI and ASTM standards are hereby noted:

Inspecting for the presence of wood destroying insects (WDI), testing for the presence of radon gas, building code violations of any type, document reviews, survey, ADA or accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation, life/safety equipment and issues.

The NACHI Standards of Practice, are applicable to all residential properties. They are the bare minimum standard for a residential inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

The inspector is NOT required to operate any system or component that is shut down or otherwise

inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service.

We DO NOT offer or provide warranties or guarantees of any kind or for any purpose.

The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the NACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

The inspector is NOT required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

The inspector is not a licensed professional engineer or architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem." There may be several reasons for these apparent over sights:

Conditions during inspection—It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight—When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination—The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional

problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists—We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

COMMENT KEY OR DEFINITIONS

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = The item, component or unit was visually observed, and, if no other comments were made, then it appeared to be functioning as intended, allowing for normal wear and tear.

Not Inspected (NI) = This item, component or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and its Terms and Conditions which are attached to and form a part of this Inspection Report.

Standards of Practice NACHI National Association	In Attendance Vacant	Type of Building Single Family (1 Story)
Temperature 80-89	Weather Clear	Ground Soil Surface Condition Dry
Radon Test Yes	Water Test No	Mold Screen No

and roof is recommended. A qualified contractor should evaluate and repair or replace as necessary. may allow moisture intrusion of the roof assembly. Replacements or caulking around the perimeter of pipe



1.15.1 • Some plumbing vent(s) had a rubber roof flange seal at the vent pipe(s) that were damaged and

Repair or Replace

1.15 Plumbing Vents

heads in areas. A qualified roofing contractor should inspect and repair as necessary.



1.08.5 • The ridge shingles used to protect areas of the roof from moisture intrusion had exposed nail

minor wear in areas. A qualified roofing contractor should inspect and repair as necessary.



1.08.1 • The ridge shingles used to protect areas of the roof from moisture intrusion had evidence of

Repair or Replace

1.08 Flashings - Ridge

should evaluate and repair or replace as necessary.



1.07.1 • Some shingles had minor damage from hail, wind, and/or foot traffic. A qualified contractor

Repair or Replace

1.07 Roof Covering Condition

1 • Roofing\Chimney

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of concern to the customer. It is recommended that the customer read the complete report. efficiency of the home. This Summary is not the entire report. The complete report may include additional information component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires The following items or discoveries indicate that these systems or components do not function as intended or

Littleton, CO 80122
 10577 Dusk Way
Property Address:

Matthew Valles
Customer

303-831-1505
 1700 Lincoln St #3030 | Denver, CO 80503

General Summary

INSPECTIONS & RADON MITIGATIONS



1.13 Flue Pipes**Repair or Replace**

1.13.1 • One or more combustion appliance exhaust flue(s) did not extend far enough above the roof. To ensure proper draw, furnace flues should extend at least 3 feet above the roof, and 2 feet above any portion of the roof within 10 feet (measured horizontally). Correction could include the addition of a flue extension to encourage proper draft.. A qualified contractor should evaluate and repair/replace as necessary.

1.19 Roof Drainage Systems - Gutters**Repair or Replace**

1.19.1 • Gutters at the front, rear and sides of home contained debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

2 • Roof Structure and Attic2000000

2.03 Insulation in Attic**Repair or Replace**

2.03.1 • The blown fiberglass and fiberglass batt (1 inch = R2.5-R4.3) insulation in the attic was about eight inches thick. The insulation had stored items compressing it, which reduces the R-value. The insulation was also thinner in some areas. A qualified contractor should evaluate and take corrective action as necessary.

Insulation levels are specified by R-Value. R-Value is a measure of insulation's ability to resist heat traveling through it. The higher the R-Value the better the thermal performance of the insulation. Current standards for existing wood-framed buildings for this climate and location are R38-R60. Recommend increasing insulation to achieve current standards as necessary.

3 • Site Exterior3000000

3.01 Wall Siding, Flashing and Trim Condition**Repair or Replace**

3.01.1 • The trim at the garage is peeling paint. A qualified contractor should evaluate and repair or replace as necessary.



3.01.2 • Gaps at intersections of the siding, trim, and door and window openings, as well as any other holes in the siding, should be sealed with an appropriate sealant to prevent water penetration into the wall system. A qualified contractor should evaluate and repair or replace as necessary.



3.01.3 • The trim at some areas around the home is peeling paint. A qualified contractor should evaluate and repair or replace as necessary.



3.01.4 • The siding at the rear of the home is damaged. A qualified contractor should evaluate and repair or replace as necessary.



3.01.5 • The siding at the left side (facing front) of the home has signs of repaired damage. A qualified contractor should evaluate and repair or replace as necessary.

3.03 Doors

Repair or Replace



3.03.1 • The rear entry door was damaged by a pet. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.04 Door Bell

Repair or Replace



3.04.1 • The doorbell was inoperable at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary.

3.07 Windows

Repair or Replace



3.07.1 • The window wood trim at the front (right of main entry) was damaged. A qualified contractor should evaluate and repair or replace as necessary.

3.08 Window Wells

Repair or Replace



3.08.1 • Window well(s) around the home lacked covers and may represent a danger to small children and may trap pests. A qualified contractor should evaluate and repair or replace as necessary.



3.08.2 • Some window well(s) were rusted or corroded in areas. A qualified contractor should evaluate and repair or replace as necessary.

3.09 Driveways

Repair or Replace



3.09.1 • The concrete driveway had common cracks at the time of the inspection. Cracks should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture. A qualified contractor should evaluate and repair or replace as necessary.



3.09.2 • The concrete driveway showed signs of spalling. This spalling may be a result of freeze/thaw action, or perhaps the application of salt to melt ice, and primarily cosmetic. The spalling will shorten the effective life of the pavement by allowing water to saturate it more easily, however, and cause deterioration. A qualified contractor should evaluate and repair or replace as necessary.



3.09.3 • The concrete driveway showed signs of heaving and/or settling. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen. This is a trip hazard, and could result in injury. A qualified contractor should evaluate and repair or replace as necessary.

3.10 Walkways

Repair or Replace



3.10.1 • The concrete walkway at the front of the home showed signs of spalling. This spalling may be a result of freeze/thaw action, or perhaps the application of salt to melt ice, and primarily cosmetic. The spalling will shorten the effective life of the pavement by allowing water to saturate it more easily, however, and cause deterioration. A qualified contractor should evaluate and repair or replace as necessary.





3.10.2 • Heaving and/or settling was visible in the concrete walkway at the front of the home at the time of the inspection. This is a trip hazard, and could result in injury. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen.

A qualified contractor should evaluate and repair or replace as necessary and according to current standards.



3.10.3 • Heaving and/or settling was visible in the stone pavers walkway at the left side (facing front) of the home at the time of the inspection. This is a trip hazard, and could result in injury. Heaving is often caused by either soil which has expanded in volume in response to increases in soil moisture content, or by wet soil which has expanded as it has frozen.

A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.11 Grading and Drainage

Repair or Replace



3.11.1 • The property had areas of neutral or negative drainage at some areas around the home, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground should slope away from the property ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends re-grading these areas to improve drainage near the foundation.

3.12 Vegetation

Repair or Replace



3.12.1 • Large trees near the house have branches which overhang the property. Falling branches due to conditions such as wood decay, high winds or heavy snow loads may cause injury, death or damage. Significant weakening of large branches by conditions such as core decay may not be visible by persons without special training. Consider having these trees evaluated by a qualified arborist. Evaluating trees lies beyond the scope of the general property inspection.

3.14 Plumbing Water Faucets (hose bibs)

Repair or Replace



3.14.1 • The outside water faucet at the right side of the house did not appear to be function properly at the time of inspection. A qualified contractor should evaluate and repair or replace as necessary according to current standards.

3.21 Decks and Balconies

Repair or Replace



3.21.1 • The guard/hand rail at the rear of the home was loose and should be secured. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

3.23 Roof Drainage System - Down Spouts & Extensions

Repair or Replace



3.23.1 • Downspout(s) at the rear of the home are dented. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced into the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

4 • Garage4000000

4.04 Garage Walls**Repair or Replace**

4.04.1 • The walls separating the garage from the property living space should meet modern firewall requirements. The firewall in the garage is damaged and/or compromised. Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the property's occupants adequate time to escape. A qualified contractor should evaluate and repair or replace as necessary.

4.07 Garage Door Operator(s)**Repair or Replace**

4.07.1 • The garage had one automatic garage door operator(s). The manufacturer of the garage door operator(s) was Guardian. The garage door operator(s) operated to raise and lower the door. The auto-reverse sensors operated properly to stop and reverse the direction of the door when an object is in its path, but were installed greater than 6 inches from the floor. Garage door openers that do not operate properly can injure or even kill a child or pet. A qualified contractor should evaluate and repair/replace as needed.

5 • Kitchen Components and Appliances5000000

5.09 Plumbing Faucets and Fixtures**Repair or Replace**

5.09.1 • The faucet spout dripped. A qualified contractor should evaluate and repair or replace as necessary.


5.14 Dishwasher**Repair or Replace**

5.14.1 • The dishwasher drain line was not properly installed and was lacking an air gap or high loop. A qualified contractor should evaluate and repair or replace as necessary.

7 • Interior Rooms7000000


7.01 Ceilings

Repair or Replace

-  7.01.1 • The property had ceiling texture that may contain asbestos. Materials, including sheet vinyl, vinyl or asphalt floor tiles and any associated paper-like backing, mastic, adhesive or glue, may contain asbestos. In the past, asbestos fibers were added during the production of flooring materials to strengthen the flooring and to increase its durability. Flooring that contains asbestos, when intact and in good condition, is generally considered non-friable and is not hazardous. Heat, water, weathering or aging can weaken flooring to the point where it is considered friable. Friable material includes any material containing more than 1 percent asbestos that can be crumbled, pulverized or reduced to powder with hand pressure. This includes previously non-friable material which has been damaged to the extent that it may be crumbled, pulverized or reduced to powder by hand pressure and can also be made friable during its removal. Friable materials can release asbestos fibers into the air. Once in the air, asbestos fibers present a health hazard to people who inhale those fibers. A qualified contractor should evaluate and repair or replace as necessary.



7.02 Walls

Repair or Replace

-  7.02.1 • The drywall on the interior wall(s) in the basement bedroom was cut out for an access hole. A qualified contractor should evaluate and repair or replace as necessary.


7.04 Doors

Repair or Replace

-  7.04.1 • The hollow core entry door in the guest bedroom rubbed at the doorjamb when closing. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.
-  7.04.2 • The hollow core sliding doors in the guest bedroom are very difficult to slide on the track. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.


7.05 Windows

Repair or Replace

-  7.05.1 • Some windows in some areas had damaged screen(s). A qualified contractor should evaluate and repair or replace as necessary.



7.07 Electrical Fixtures and Switches


Repair or Replace

-  7.07.1 • Light fixture(s) in the closet had one or more bulbs that didn't work. A qualified contractor should evaluate and repair or replace as necessary.

7.08 Steps, Stairways, Balconies and Railings

Repair or Replace

-  7.08.1 • At the interior stairs to the basement, the handrail had spacing between components that were too far apart. Spacing more than 4 inches apart could allow a child or pet to fall through. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.
-  7.08.2 • At the interior stairs to the basement, the handrail had a railing end that did not return to a wall or

 post. A fall could occur if something (purse, etc) caught the end of the railing when descending. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

7.11 Presence of Installed Heat Source

Repair or Replace



7.11.1 • The return air cover in the hallway was loose. A qualified contractor should evaluate and repair or replace as necessary.

8.1 • Bathroom and Components

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8.1.14 Toilet

Repair or Replace



8.1.14.1 • The toilet in the master bathroom was very loose at the floor. This condition typically is caused by loose bolts or nuts and/or missing floor seals. Loose toilets can result in leaks, water damage, and mold, as well as damage to the toilet, water supply lines, bolts, and drainage pipes. A qualified contractor should evaluate and repair or replace as necessary.



8.1.14.2 • The toilet in the master bathroom exhibited high moisture content readings near the shut off valve at the tile floor. This may be an indication of a possible leak. A qualified contractor should evaluate and repair or replace as necessary.

8.2 • Bathroom and Components

8002000

8.2.02 Exhaust Fan

Repair or Replace



8.2.02.1 • The fan only exhaust fan in the hall bathroom was very dirty and clogged. A qualified contractor should evaluate and repair or replace as necessary.

8.2.03 Ceilings

Repair or Replace



8.2.03.1 • The drywall on the ceiling in the hall bathroom showed signs of heavy moisture build up. A qualified contractor should evaluate and repair or replace as necessary.

8.2.11 Plumbing Drain, Waste and Vent Systems

Repair or Replace



8.2.11.1 • The drain stop at the bath sink in the hall bathroom did not operate properly. A qualified contractor should evaluate and repair or replace as necessary.

8.2.13 Plumbing Fixtures

Repair or Replace




8.2.13.1 • The tub at the bathtub in the hall bathroom had the finish chipped or damaged. A qualified contractor should evaluate and repair or replace as necessary.

8.3 • Bathroom and Components

8003000


8.3.01 Door

Repair or Replace

-  8.3.01.1 • The hollow core entry door in the basement bathroom was not shimmed properly at strike jamb (too wide) and does not latch securely. A qualified contractor should evaluate and repair or replace as necessary.

8.3.08 Electrical Fixtures and Switches

Repair or Replace


-  8.3.08.1 • Light fixture(s) in the basement bathroom was missing one or more bulbs. A qualified contractor should evaluate and repair or replace as necessary.

10 • Water Heater

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10.06 Draft Diverter

Repair or Replace

-  10.06.1 • The draft diverter of the gas-fired water heater was not properly aligned and/or not secured. A qualified contractor should evaluate and repair as necessary. Water heater venting systems are designed to moderate vent temperatures and control exhaust velocity by mixing room-temperature air with hot exhaust gasses.

10.19 Water Temperature

Repair or Replace


-  10.19.1 • The water temperature was higher than the acceptable range of 120-130 degrees. Recommend adjusting the water heater thermostat.

11 • Electrical System

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11.04 Circuit Label

Repair or Replace


-  11.04.1 • A label identifying individual electrical circuits was missing, partial, or illegible at the main electrical service panel. The service panel should contain a clearly marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a circuit label be installed by a qualified electrical contractor.

12 • Cooling System

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12.05 AC Compressor Cabinet

Repair or Replace

-  12.05.1 • Air flow to the air-conditioner condenser coils was restricted by dirt and/or debris on the exterior which may limit their ability to dissipate heat. The cabinet should be cleaned in order to maintain cooling system efficiency and avoid problems from overheating of the compressor. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

12.06 Cooling System Operation

Inspected


-  12.06.1 • An ambient air test was performed to determine if the difference in temperatures of the supply and return air was between 14 degrees and 22 degrees, which indicates that the unit was cooling as intended. The supply air temperature was 48 degrees, and the return air temperature was 68 degrees. Air temperature measured at supply and return registers had a difference that fell within the acceptable range of between 14 and 22 degrees F.

13 • Heating System

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13.10 Air Filter

Repair or Replace

-  13.10.1 • The disposable 12x24 air filter is located under the blower chamber. The filter was very dirty and clogged. This condition reflects a lack of regular maintenance of the HVAC system. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the damage that can be caused by dirty or clogged coils, recommend replacing filter, as well as cleaning and servicing of the HVAC system by a qualified HVAC professional.

13.13 Heating System Operation

Repair or Replace


-  13.13.1 • The furnace did fire and appeared to be in serviceable condition at the time of the inspection. However, the interior of the cabinet was dirty at the time of the inspection. Cleaning, servicing and/or certification of the HVAC system by a qualified contractor is recommended.

15 • Structural Basement

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15.02 Basement Floor Structure

Repair or Replace

-  15.02.1 • The basement had a concrete slab on grade floor construction. Cracking, heaving and/or settling may have occurred to the basement floor under the floor covering. Recommend sealing these cracks to prevent moisture intrusion, and monitoring for further movement. For further analysis, consulting with a licensed structural engineer is recommended.

15.03 Basement Foundation Wall Structure

Repair or Replace

-  15.03.1 • Vertical and/or diagonal cracks were observed in the basement foundation walls. Recommend sealing these cracks to prevent moisture intrusion, and monitoring for further movement. For further analysis, consulting with a licensed structural engineer is recommended.
-  15.03.2 • Horizontal cracking was observed in the basement foundation wall(s). Horizontal cracks are often serious, and are usually caused by hydrostatic pressure (too much water behind the foundation). Poor drainage and grading of soil around a structure can cause water to drain slowly. This water will saturate the ground around the foundation walls, causing an increase in hydrostatic (water) pressure. As the combined forces of hydrostatic pressure and the natural weight of the soils surrounding the foundation bear down, it can exceed the weight-bearing capacity of the walls, causing them to crack, bow, or shear. Further analysis and repair recommendations by a licensed structural engineer is needed.

15.04 Basement Moisture Intrusion

Repair or Replace



15.04.1 • White efflorescence (powder substance) on concrete wall indicates moisture is in contact with the foundation. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the down spout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the foundation if necessary. Efflorescence is found on many properties without water intrusion occurring inside the property. But, it should alert you to the possibility that future steps may be needed. A qualified contractor should evaluate and make necessary repairs according to current standards.

15.05 Basement Interior Wall Structure

Repair or Replace



15.05.1 • Basement walls were not constructed using a method which will allow for soil movement. This method is usually termed "floating" the walls and involves leaving a gap at the bottom of the wall so that vertical movement (heaving) of the concrete slab basement floor will not be transmitted to the rest of the property structure. Colorado has areas with expansive soils. Expansive soils are soils which increase to many times their original volume in response to increases in soil moisture content, creating forces which can easily damage property structural components such as foundations, floor slabs, flat work and interior and exterior wall coverings. Consider consulting with a qualified contractor before the expiration of your Inspection Objection Deadline to discuss options and costs for correction an/ or stabilization.

Property inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Property inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.