

Inspector Report

Provided by:



National Home Inspections

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Property Address:

873 S Main St.
Denver, CO 79854



Report Information

Client Information

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

Property Information

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

Inspection Information

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

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

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

Exterior:

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

Interior:

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

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

OUTSIDE THE SCOPE OF THE INSPECTION

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

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information

and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

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

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

1 Grounds

Grading

Grading Slope

Moderate

1) Grading Conditions

AS

Driveways - Sidewalks - Walkways

Driveway - Sidewalk Material(s)

Asphalt

2) Driveway - Sidewalk
Conditions**AS**

Vegetation

3) Vegetation Conditions

AS

2 Exterior

Front - Back Entrance

Front Entrance Type

Patio

4) Front Entrance Conditions

AS

Back Entrance Type

Wood Deck

5) Back Entrance Conditions

AS

Exterior Walls

Structure Type

Wood Frame

Exterior Wall Covering

Hardboard Siding/Masonite

6) Exterior Wall & Trim
Conditions**AS**

Hardboard siding has been known to have deterioration issues if not maintained properly. The siding appeared to be in good condition but it is very important that it be well maintained. This includes maintaining a proper coat of paint and insuring all cracks are sealed properly.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Exterior Windows - Doors****Window Type** Double Hung**Window Material** Wood**7) Window Conditions****R**There was a broken window at the North side of the home.
Contact a general contractor for repair.**8) Exterior Door Conditions****AS****Exterior Water Faucet(s)****Faucet Location** West side of home**9) Faucet Conditions****AS****3 Roofing****Roof Covering****Method of Inspection** Walked on Roof**Roof Style** Gable**Roof Covering Material** Composition Shingles**Number of Layers** One

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

10) Roof Condition

AS

11) Flashing Conditions

AS

12) Condition of Roof Penetrations

AS

13) Gutter & Downspout Conditions

R

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

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



Attic Area

Access Location

Garage

Method of Inspection

Entered attic area

Roof Frame Type

Rafters

14) Roof Frame Conditions

AS

Ceiling Frame Type

Joists

15) Ceiling Frame Condition

AS

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

Attic Ventilation Type Gable End

16) Attic Ventilation Conditions

AS

Attic Insulation Type Blown in aprox. 14"

17) Attic Insulation Conditions

AS

4 Heating - Air

Heating

Location of Unit Utility Room

Heating Type Forced Air

Energy Source Natural Gas

18) Unit Conditions

AS

Distribution Type Registers

19) Distribution Conditions

S

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



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

20) Ventilation Conditions

AS

21) Thermostat Condition

AS

Air Condition - Cooling

Type of Cooling System

Split System, Central Air

AC Unit Power

240V

22) AC Unit Conditions

AS

23) AC Line Conditions

AS

5 Electrical**Service Drop - Weatherhead**

Electrical Service Type

Overhead

Electrical Service Material

Aluminum

Number of Conductors

Three

24) Electrical Service Conditions

AS

25) Grounding Conditions

AS

Wiring Methods

Romex

Main Electrical Panel

Main Disconnect Location

At Main Panel

Electric Panel Location

Garage

Panel Amperage Rating

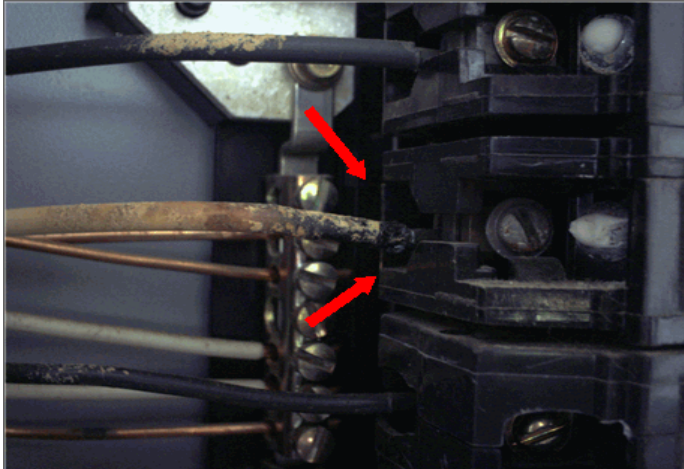
150 Amp

Circuit Protection Type

Breakers

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****26) Electrical Panel Conditions****S**

Safety Issue: There were some charred wires in the main electrical panel which is an indication of overheating. this is considered a fire safety hazard and should be repaired as soon as possible. Contact a certified electrician for repair.

**6 Plumbing****Water Main Line****Main Shutoff Location**

At water heater (basement)

Main Line Material

Copper

27) Main Line & Valve Conditions**AS****Water Supply Lines****Supply Line Material**

Copper

28) Supply Line Conditions**AS****Drain - Waste Lines****Drain Line Material**

PVC Plastic

29) Drain Line Conditions**AS****Plumbing Vent System**

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

Plumbing Vent Material

PVC Plastic

30) Plumbing Vent Condition

AS**Water Heater(s)**

Water Heater Type

Natural Gas

Water Heater Location

Basement

Water Heater Capacity

40 Gallon

31) Water Heater Conditions

S

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

**7 Interiors****Walls - Ceilings - Floors**

32) Wall Conditions

AS

33) Ceiling Conditions

AS

34) Floor Conditions

AS

35) Closet Conditions

AS

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

36) Heat Source Conditions

AS

Windows - Doors

37) Interior Window Conditions

AS

38) Interior Door Conditions

AS

Electrical Conditions

39) Electrical Conditions

AS

40) Lighting Conditions

AS

41) Ceiling Fan Conditions

AS

42) Smoke Detector Conditions

NI

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

8 Kitchen**Walls - Ceilings - Floors**

43) Wall Conditions

AS

44) Ceiling Conditions

AS

45) Floor Conditions

AS

46) Closet Conditions

AS

47) Heat Source Conditions

AS

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Windows - Doors**

48) Kitchen Window Conditions

AS

49) Kitchen Door Conditions

AS

Electrical Conditions

50) Electrical Conditions

AS

51) Lighting Conditions

AS

52) Ceiling Fan Conditions

AS

Kitchen Sink - Counter tops - Cabinets

53) Counter Conditions

AS

54) Cabinet Conditions

AS

55) Sink Plumbing Conditions

AS

56) Garbage Disposal Condition

R

The garbage disposal appeared to be leaking. Contact a certified plumber for repair.



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Stove - Range Type

Electric

57) Stove - Range Conditions

AS

58) Hood - Fan Condition

AS

59) Dishwasher Condition

AS

60) Refrigerator Condition

AS

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

61) Wall Conditions

AS

62) Ceiling Conditions

AS

63) Floor Conditions

AS

64) Closet Conditions

AS

65) Heat Source Conditions

AS

Windows - Doors66) Bathroom Window
Conditions

AS

67) Bathroom Door Conditions

AS

Electrical Conditions

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

68) Electrical Conditions

AS

69) Ventilation Fan Conditions

AS

Bathroom Sink

70) Counter - Cabinet Conditions

AS

71) Sink Plumbing Conditions

AS

72) Sink Faucet Condition

AS

Shower - Tub - Toilet

73) Shower - Tub Conditions

AS

74) Toilet Condition

AS

10 Basement

Walls - Ceilings - Floors

75) Basement Stair Conditions

S

Safety Issue: The basement stairs were missing handrails. this is considered a safety hazard. Contact a general contractor for repair.



AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

76) Wall Conditions

AS

77) Ceiling Conditions

AS

78) Floor Conditions

AS

79) Heat Source Conditions

AS

Windows - Doors80) Basement Window
Conditions

AS

81) Basement Door Conditions

AS

Electrical Conditions

82) Electrical Conditions

AS

83) Lighting Conditions

AS

84) Sump Pump Condition

AS

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

Garage Type

Attached

85) Siding Conditions (if
detached)

AS

86) Roofing Conditions (if
detached)

AS

87) Wall Conditions

AS

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

88) Ceiling Conditions

AS

89) Floor Conditions

AS

90) Window Conditions

AS

91) Door Conditions

AS

92) Vehicle Door Condition

AS

93) Automatic Door Opener
Condition

AS

94) Electrical & Lighting
Conditions

AS

Laundry Room

95) Laundry Room Conditions

AS

12 Foundation - Crawl Space**Foundation**

Foundation Type

Basement

Foundation Material

Poured Concrete

96) Foundation Condition

AS

Flooring Structure

Flooring Support Type

Joists

97) Flooring Support Conditions

R

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

Issue 2: There was evidence of active termites in the basement area. It is recommended that a termite inspection be performed.

Contact a certified pest inspector for further evaluation and an estimate of damage.



Summary

REPORT SUMMARY PAGE		
The This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Exterior	7	There was a broken window at the North side of the home. Contact a general contractor for repair.
Roofing	13	Issue 1: The downspout on the South side of the home was missing a splash plate. The splash plate helps direct rainwater away from the foundation of the home. These can be purchased at your local hardware store and are relatively inexpensive to relapse. If you're not familiar with them contact a general contractor for repair. Issue 2: The gutters were full of debris. It is recommended that the gutters be cleared of debris so that rainwater can flow properly. Contact a general contractor for repair.
Heating - Air	19	Safety Issue: The cool air return vent in the attic was disconnected from the furnace. This means that the furnace is sucking unfiltered air from the attic space and distributing it throughout the home. The insulation and dust may pose a health hazard. This condition will also significantly reduce the efficiency of the furnace. It is recommended that a certified HVAC contractor be contacted as soon as possible for repair.
Electrical	26	Safety Issue: There were some charred wires in the main electrical panel which is an indication of overheating. this is considered a fire safety hazard and should be repaired as soon as possible. Contact a certified electrician for repair.
Plumbing	31	Safety Issue: The TPR Valve was missing a discharge pipe that extends to within 6" of the floor. this may pose a safety hazard if the water heater were to discharge hot water. Contact a certified plumber for repair as soon as possible.
Kitchen	56	The garbage disposal appeared to be leaking. Contact a certified plumber for repair.
Basement	75	Safety Issue: The basement stairs were missing handrails. this is considered a safety hazard. Contact a general contractor for repair.
Foundation - Crawl Space	97	Issue 1: There appeared to be termite damage on several of the floor joists in the basement. Contact a certified contractor for repair. Issue 2: There was evidence of active termites in the basement area. It is recommended that a termite inspection be performed. Contact a certified pest inspector for further evaluation and an estimate of damage.