

# Report Index

GENERAL INFORMATION	2
Structural Report	5
Exterior Report	7
Roof Report	9
Plumbing Report	10
Electrical Report	12
Heating Report	13
Interior Report	14
Insulation & Ventilation Report	15

# GENERAL INFORMATION

## WALL TO WALL INSPECTIONS.



### CLIENT & SITE INFORMATION:

**FILE #:** 08220401.  
**DATE OF INSPECTION:** 08/22/04.  
**TIME OF INSPECTION:** 530p.  
**CLIENT NAME:** John Smith.  
**MAILING ADDRESS:** 123 E. Main St.  
**CLIENT CITY/ STATE/ZIP:** Colo. Spgs., CO 80900.  
**CLIENT FAX #:**  
**INSPECTION SITE:** same.  
**INSPECTION SITE CITY/STATE/ ZIP:** , same.  
**INSPECTION SITE PHONE #:** same.

### CLIMATIC CONDITIONS:

**WEATHER:** Rain.  
**SOIL CONDITIONS:** wet.  
**APPROXIMATE OUTSIDE TEMPERATURE:** 60 deg.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** South.  
**ESTIMATED AGE OF HOUSE:** 100 yrs.

## Sample Report

**BUILDING TYPE:** Ranch.  
**STORIES:** 1  
**SPACE BELOW GRADE:** Crawl space.

## UTILITY SERVICES:

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

## OTHER INFORMATION:

**AREA:** City.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT:** Yes.  
**PEOPLE PRESENT:** Homeowner.

## REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything

## Sample Report

which may constitute evidence relating to the complaint, except in the case of an emergency.

# Structural Report

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

## STRUCTURAL COMPONENTS:

### FOUNDATION:

We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed. Possible collapse in areas, especially under west wall.

### CRAWL SPACE:

Water is penetrating to crawl space. We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed. (See also notes on negative drainage)



### FRAMING:

Stairs to crawl space are damaged, unsafe conditions now exist. We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed.



### FLOOR STRUCTURE:

West wall flooring has significant slope possibly due to foundation collapse.

### WALL STRUCTURE:

OBSERVATIONS- Components appear serviceable.

### CEILING STRUCTURE:

OBSERVATIONS- Components appear serviceable.

Sample Report

**ROOF  
STRUCTURE &  
ATTIC:**

Roof appears serviceable, Attic stairs are broken, Components are significantly deficient, due to unsafe conditions which now exist. We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed.



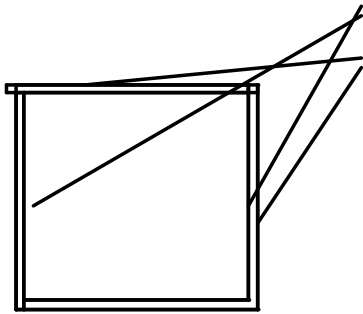
**DETACHED  
GARAGE:**

Inspection Limitations- Components were not inspected.

**Shed.**

OBSERVATIONS- Components appear serviceable.

**Structural Details**



Foundation damage  
water penetration

# Exterior Report

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller.

## GENERAL COMMENTS:

Exterior walls are severely out of plumb.

## EXTERIOR SURFACES:

### WALL

#### COVERINGS:

Stucco appears cracked or missing in places. Composite material used in place of missing tile in various places.

#### FLASHING & TRIM:

Drip edge missing on west side of house.

#### EXTERIOR DOORS:

OBSERVATIONS- Components appear serviceable.

#### STORM DOORS:

OBSERVATIONS- Components appear serviceable.

#### WINDOW

#### EXTERIORS:

OBSERVATIONS- Components appear serviceable.

## EXTERIOR ATTACHMENTS:

### STOOPS &

#### RAILINGS:

Settlement cracking in porch (minor)

## EXTERIOR GROUNDS:

#### GRADING:

We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed. Neg. grading in back and along east side.



#### SURFACE DRAINAGE:

Improper sloping is causing water to penetrate into crawl space. We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed.



Sample Report

**OTHER EXTERIOR COMPONENTS:**

**SCREENING:** Missing screens on bedroom window.

**FENCES:** Damage to portion of back fencing.

# Roof Report

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

## GENERAL COMMENTS:

Roof is serviceable, however gutters is recommended, especially with negative sloping noted in back and side.



## ROOF COMPONENTS:

- ROOF COVERING:** OBSERVATIONS- Components appear serviceable.
- ROOF DRAINAGE SYSTEM:** OBSERVATIONS- Components appear serviceable.
- ROOF PENETRATIONS:** OBSERVATIONS- Components appear serviceable.

# Plumbing Report

It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local Health Department for these tests. Determination of leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Any cost estimates offered are based on visual observations at the time of inspection and will naturally increase where additional damage is found during the course of repairs. Safety and shut-off valves are not operated during the inspection, for fear of causing subsequent leakage at valve stem packings, a common occurrence. Hot water can scald- Be careful!

## PLUMBING COMPONENTS:

### MAIN WATER

#### VALVE &

#### LOCATION:

Within the crawlspace.

### INTERIOR

#### WATER SUPPLY

#### PIPING:

Predominant Material- Copper. **Copper piping is incorrectly connected to galvanized city supply.**

### INTERIOR

#### DRAINAGE &

#### WASTE PIPING:

**Main toilet is inadequately vented and has negative drainage. We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed.**

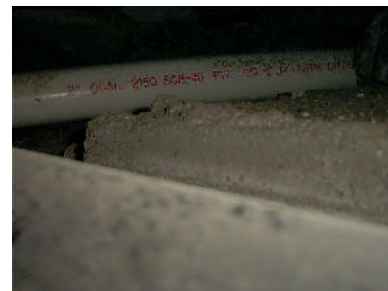


### INTERIOR

#### PLUMBING VENT

#### PIPING:

**Kitchen drainage has negative drain flow. We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed.**



### EXHAUST

#### VENTING/FLUES/

#### CHIMNEYS:

Inspection Limitations- Interiors of flues and chimneys which are not readily accessible are not inspected. Components were not inspected.

Sample Report

**HALL BATH:**

**SINK**

**Observations:**

Components appear serviceable, with normal aging.

**TOILET/BIDET**

**Observations:**

Toilet does not flush properly. Probably due to negative flow and improper venting.

**TOILET BIDET**

**Recommendations**

:

A licensed and insured contractor should be called to make further evaluation and repairs as needed.

**TUB**

**Observations:**

Positioning of hot and cold water supply is reversed at the faucet. Shaft of water flow cartridge on which the handle is mounted needs 180 degree rotation to remedy this SAFETY HAZARD. While repair is generally simple and quick, it often takes a plumbers knowledge to disassemble the faucet so adjustments can be made. Low water volume is noted when two fixtures are operated simultaneously. Mechanical drain stopper is not operational at tub. Caulking around tub is severely inadequate. Mold like substances has penetrated caulking, and possible water penetration has occurred behind shower wall.

**TUB**

**Recommendations**

:

A licensed and insured contractor should be called to make further evaluation and repairs as needed.

**MASTER BATH:**

**SHOWER**

**ENCLOSURE**

**Observations:**

Existing caulking is sloppy and has a poor appearance. Recaulk as needed.

**SHOWER**

**ENCLOSURE**

**Recommendations**

:

Maintenance is recommended to improve function or extend service life.

**KITCHEN PLUMBING COMMENTS:**

**KITCHEN**

**PLUMBING:**

FAUCETS- Hot and cold water positioning is reversed at the faucet. Sometimes internal parts are assembled incorrectly. A licensed plumber should be able to remedy this problem at a minimal expense. Low water volume is noted.

# Electrical Report

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

## GENERAL COMMENTS:

Overall Electrical system is serviceable and no major problems were noted.

## ELECTRICAL COMPONENTS:

### LOCATION OF MAIN DISCONNECT:

Exterior of building.

### SERVICE GROUNDING:

Water pipe in crawl space.

### SERVICE PANEL & SUBPANEL LOCATIONS:

SERVICE PANEL LOCATION- In the utility room.

### WIRING OVERVIEW:

Aluminum solid conductors present? None noted. Wiring Methods- Non-metallic sheathed cable (Romex). **One breaker in panel appears to have improper gauge wire connected.**

### WIRE CONDUCTORS: OVERCURRENT PROTECTION DEVICES:

OBSERVATIONS- Components appear serviceable.

OBSERVATIONS- Components appear serviceable.

### LIGHTING FIXTURES/ SWITCHES/ RECEPTACLES:

OBSERVATIONS- Components appear serviceable.

### GROUND FAULT CIRCUIT INTERRUPTERS:

**Components are significantly deficient, due to their failure to operate when tested using normal controls. Location: Bath.**

### SMOKE DETECTORS:

OBSERVATIONS- Components appear serviceable.

**We recommend the following- A licensed and insured contractor should be called to make further evaluation and repairs as needed for improper wire gauge in box.**

# Heating Report

The best preventative maintenance for heaters is regular cleaning or changing of air filters, at least every 90 days. Heat exchangers contained in most forced air type systems require annual inspection by factory trained personnel who can test for the presence of damage and/or dangerous fumes in the heated air supply. Make inquiry with the seller to insure the heating equipment has been inspected within the last year and obtain another service call if the written results of the last inspection are not available. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar space heating systems, due to their technical nature. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures.

## GENERAL COMMENTS:

**MAIN FUEL SHUT-  
OFF VALVE**

**LOCATION:** Exterior, at the right side of the house.

## INSTALLED HEATING EQUIPMENT:

**PRIMARY UNIT:** System Type- Forced air furnace.

**PRIMARY UNIT  
VENTING**

**PROVISIONS:** Flues-

**OBSERVATIONS-** Components appear serviceable.

# Interior Report

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. Cosmetic items such as paint, wallpaper and other finish treatments, including carpeting and window coverings, are not the subject of this inspection. Your inspector checks a representative number of doors and windows and a representative number of installed cabinets during his inspection of the building interior. No effort is made to move occupants personal belongings, furniture, rugs, plants or ceiling tiles during the inspection. The presence of these items often restricts viewing at interior areas.

## GENERAL COMMENTS:

**SAFETY**

**GLAZING:**

OBSERVATIONS- Components appear serviceable.

## INTERIOR COMPONENTS:

**WALLS:**

Minor stress cracking. typical with a house of this age.

**FLOORS:**

**Bath room flooring is sloped. (see structural notes)**

**COUNTERTOPS:**

Loose corner countertop, We recommend the following- That you periodically monitor the condition of these components for signs of change that would signal the need for further evaluation. A licensed contractor or trades person should be consulted at that time for repair or replacement.

**CABINETS:**

OBSERVATIONS- Components appear serviceable.

**WINDOWS:**

OBSERVATIONS- Components appear serviceable.

**DOORS:**

OBSERVATIONS- Components appear serviceable.

# Insulation & Ventilation Report

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

## **INSULATION:**

### **INSULATION AT ATTIC:**

Inadequate insulation in attic. R-13 noted. Recommend finishing insulation at roof level.

### **INSULATION- OTHER AREAS:**

No insulation under flooring. Recommend insulating.

## **MECHANICAL VENTILATION SYSTEMS:**

### **LAUNDRY EXHAUSTS:**

OBSERVATIONS- Components appear serviceable.