



## **Sherlock Homes Inspection & Appraisal, LLC**

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

**Agreement:** This agreement made by and between Sherlock Homes Inspection & Appraisal, LLC (hereinafter referred to as Inspector) and Client (or clients designated agent) named on this report (hereinafter referred to as Client). Client hereby hires the Inspector to perform a comprehensive inspection of the property at the above address following InterNASHI guidelines and SOP standards.

The Client, or Client's Agent have read, understand and agree to the Purpose, Scope, Limitations, Conditions and Exclusions sections as stated herein and/or any additional provisions in this report, and upon this report and understanding hereby authorize the inspection of the above mentioned property for the fee negotiated and agreed upon in the pre-inspection contract. If the Client and or Client's Agent is not present at the time of the inspection, or is otherwise unable or unwilling to sign the pre-inspection agreement, receipt and/or usage of this report by the client or client's agent shall constitute acceptance of all provisions of this report as if signed by the Client or Client's Agent.

**Client Information:**

Rick & Sarah Moore  
Sherlock Homes Inspection & Appraisal LLC  
1234 ABC Lane  
Denver, CO 80202  
Phone: 970.481.7977

**Property Information:**

1234 ABC Lane  
Denver CO 80202

# Summary

## Site Grounds & Grading

### Trees & Shrubs

There is one Aspen tree, a rose bush by the back garage door, and the front bedding area between the front entry sidewalk and the house that all have plantings too close to the foundation. These plantings are not only getting additional irrigation to them that is harmful for the foundation, the roots from larger shrubs, and any tree typically hold moisture that can be detrimental to the foundation life as well. The smaller shrubs should be kept cut low, the drip irrigation moved away from the foundation as far as possible, and the Aspen tree and rose bush should be either transplanted elsewhere or removed. A licensed contractor should be consulted for further evaluation and repair.

## Exterior & Structure

### Trim

The trim on the home had a few small areas that need caulking.

## Electrical

### Sub Panel

The space in front of the panel should be cleared for access.

## Bathroom 2

### Bathtub

Tile has fallen off the outside of the bathtub and the caulk seal has been compromised. This should be repaired asap to avoid excessive moisture to the structural components around the tub. As well the caulking around the tub needs maintenance. A licensed contractor should be consulted for further evaluation and repair.

### Moisture & Mildew

Moisture readings were taken with a moisture meter around the tub and the readings were high where the tile has displaced off the wall.

## Garage

### Description

The garage was inspected with a couple of concerns.

- The garage door should be self closing for fire safety, it does not. A licensed contractor should be consulted for further evaluation and repair.
- There are a couple of holes in the firewall between the living areas of the home and the garage where wall anchors have been attached.

This wall should be solid and have no holes as it serves as a protective 1 hour fire barrier. The barrier is compromised with any gaps or holes in it. These holes should be patched as soon as possible by a licensed contractor.

## Site Grounds & Grading

**Purpose, Scope, Limitations and Conditions:** This is a visual inspection of the property components to determine the inspector's opinion of the general condition and operability. Only the readily accessible components and areas of the home will be inspected and included in this report. The inspector will not disassemble any component, other than removing cover plates from the furnace, hot water heater, and electrical panel. The inspector will not move furniture or storage items to gain access to components. Liability for errors and/or omissions shall be limited to the cost of the inspection. A claim for "non-discovery of defect" shall not be made unless the inspector is given the opportunity to re-inspect prior to the repairs being made. The client agrees to notify the inspector of any defect, deficiency, damage, malfunction or failure discovered following the inspection, prior to making a claim for negligence. Failure to notify or to allow re-inspection shall relieve the inspector of any liability regarding the items in question. This report is for the exclusive use of the client and is not transferable.

**Exclusions:** This inspection is inclusive of only the items and systems listed on the report. The inspection does not include wells, septic systems, solar systems, underground plumbing, water softeners, water purification systems, swimming pools, saunas, spas, steam rooms, fire sprinklers, telephone or cable TV wiring, security systems, intercom systems, sprinkler systems, landscaping, trees, termites/pests and detached buildings other than the primary garage. Testing for radon, lead based paint, water quality, asbestos and expansive soils are not included in this inspection unless separately contracted with the inspector in writing.

### Inspection Information

**Date:** 10/18/16

**Time:** Morning

**Weather Conditions:** Sunny

**Present at time of inspection:** Seller

**Comments:**

This is a newer home built that is just short of 4 years old. The current owners have done an excellent job with upkeep and maintenance of the property and home.

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### Sidewalks / Walkways

**Condition:** Satisfactory

**Type:** Concrete

**Comments:**

The sidewalk to the backyard was inspected and the grade is beginning to wash out on the west side, or the side away from the house. This should be built up to prevent further erosion.

The sidewalk to the front door has a crack in it that indicates some settling, efflorescence can also be seen on the concrete in this area which leads me to believe it is holding water. The grade may need to be adjusted to allow proper drainage or the walk may need repaired and raised.

A licensed contractor should be contacted for these repairs for further evaluation.



The grade is eroding on this side of the sidewalk that leads to the back yard. It should be built up to prevent further erosion and problems.



The sidewalk to the front door has a settling crack and efflorescence stains that may indicate drainage problems..

## Fences and Gates

**Condition:** Satisfactory

**Type:** Wood

**Comments:**

The fence was inspected with no major issues or concerns noted. The fence is almost 4 years old and is deteriorating from the elements, a regular coat of sealant or stain every 3-5 years would help to extend the life of the fence greatly.



The neighbors fence can be seen on the left with a good coat of stain on it. This will help the fence last much longer.

## Trees & Shrubs

**Condition:** Not Satisfactory

**Problems**

- There are trees within 6 feet of the house.
- There are shrubs growing too close to the foundation.

**Comments:**

There is one Aspen tree, a rose bush by the back garage door, and the front bedding area between the front entry sidewalk and the house that all have plantings too close to the foundation. These plantings are not only getting additional irrigation to them that is harmful for the foundation, the roots from larger shrubs, and any tree typically hold moisture that can be detrimental to the foundation life as well. the smaller shrubs should be kept cut low, the drip irrigation moved away from the foundation as far as possible, and the Aspen tree and rose bush should be either transplanted elsewhere or removed. A licensed contractor should be consulted for further evaluation and repair.





This tree is too close to the foundation and should be moved a minimum of 6' from the foundation. The smaller peonies in the back of the tree is probably ok.

## Patio / Terrace

**Condition:** Satisfactory

**Type:** Concrete

**Location:** Back yard

### Comments:

The patio slab the builder poured when the house was built was poured right over the siding on the home. As this patio settled it pulled the siding down off the house. The homeowner has since correctly fixed the siding by removing the old siding that was trapped between the house and concrete slab, installing proper flashing, and reinstalling the new siding. The paint on the house does not match because the old paint has faded and the new paint is fresh and bright. The new paint will eventually fade and match, or a paint supplier may be able to match the faded paint to match the old paint on the house. Pictures of this repair are below.



Here you can see the gap under the door, and the cracking that was created as the concrete settled and pulled the siding off the house.



Again you can see where the concrete slab is pulling the siding down as it settles. The 1"x1" trim piece in the corner stayed in place, but it was found to have water penetration during the repair do to the lack of proper Z flashing under the siding / trim and over the concrete.



The siding that has pulled down is removed above the concrete slab, and chipped out with a chisel below it to release the bond with the house structure.



The gap between the home and the patio is filled with foam insulation to help prevent further water penetration, then z flashing is added to further help move water away from the joint.



The moisture barrier beneath the siding is checked and repaired as necessary, z flashing is added.



Upon completion the new siding is painted with the original paint, it does not match though because of UV fading to the old paint on the wall.

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## General Grading / Drainage

**Condition:** Satisfactory

**Comments:**

General site grading was inspected and it appears that the water drains away from the house adequately and into swales on each side of the property which were designed to manage water runoff by taking excess to the city storm water drainage system.

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## Grading at House Wall

**Condition:** Satisfactory

**Comments:**

Grading at the house wall was inspected and there were no concerns or issues noted. The hose spigots do not have splash blocks under them, addition of the splash blocks will help to promote excess water from the spigot to move away from the foundation.



Splash blocks should be added beneath the hose spigot to promote excessive water out of the spigot to move away from the foundation.

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## Window Wells

**Condition:** Satisfactory

**Type:** Metal

**Comments:**

The window wells were inspected and there were no issues or concerns at the time of this inspection. The window wells do not have protective covers over them to prevent an accidental fall into the well. This may be a good upgrade to add in the future for safety reasons. These covers will need to be able to be removed

easily from inside the well for fire escape.



These window wells could have protective covers over them to prevent an accidental fall into the well.

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## Steps to Building

**Condition:** Satisfactory

**Step Type:** Concrete

**Landing Type:** Concrete

**Comments:**

The steps were inspected with no issues or concerns noted.



Front steps to the front door and porch.  
Please also see sidewalks for further comments.

Sample Report

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## Driveway

**Condition:** Satisfactory

**Type:** Concrete

**Problems**

- The driveway is showing evidence of spalling.
- There are uneven spots on the driveway.

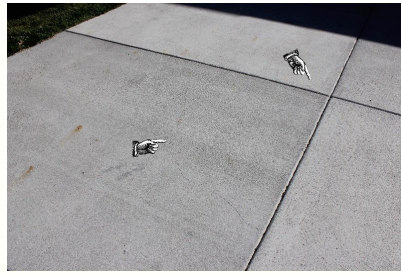
**Comments:**

Although this driveway is only a 4 years old it is spalling and has a few cracks that should be monitored going forward. The spalling was most likely do to excess moisture in the concrete when it was poured. One of the cracks in the driveway was beginning to lift. The driveway is functioning as intended currently with no major issues. If the cracks continue to separate or lift a licensed contractor should be consulted for further evaluation and repair.





The spalling seen here will continue to worsen with the freeze thaw cycle of the local climate.



The corner of the slab with the crack in it is starting to lift.

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## Porch

**Style / Type:** Concrete, Guardrail, S

**Columns:** Yes, Wood, Stone, S

### Comments:

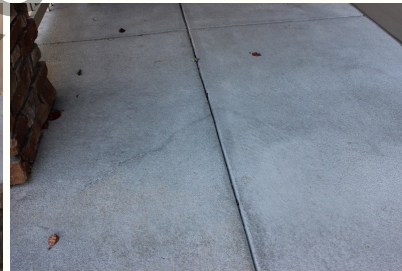
The front porch was inspected with no major issues or concerns noted. There was a settling crack on the top of the porch that should be monitored going forward. The wood columns that rest on the natural stone cap should be capped at the bottom of the wood column and the top of the stone cap intersection to prevent water penetration.



Front porch showing concrete deck, stone / wood column, and wood railing.



The base of these columns should be caulked to prevent water penetration.



This V crack running through an expansion joint should be monitored moving forward.

## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

### Building Information

**Year Constructed:** 2012

**Type:**Single

**Comments:**

This home was completed in December of 2012. The builder was St. Aubyn Homes.



Aerial photo of the home and the park.

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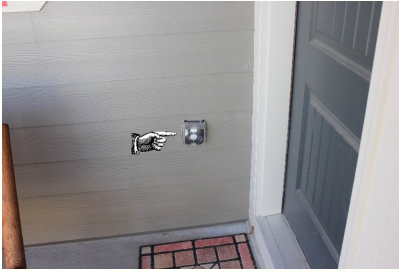
### Exterior Receptacles

**Condition:** Satisfactory

**Type:**GFCI

**Comments:**

The exterior receptacles were inspected and appear to be properly installed with GFCI protection. The GFCI was tested and worked as intended.



110 receptacle at front door is properly connected to a GFCI and covered by a weather plate.

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## Exterior Windows

**Condition:** Satisfactory

**Comments:**

The exterior windows were inspected with no issues or concerns noted. As with almost all home a little bit of caulking around the windows is needed.

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## Downspouts

**Condition:** Satisfactory

**Comments:**

The downspouts and extensions were inspected with no issues or concerns noted.

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## Trim

**Condition:** Satisfactory

**Type:** Wood, Concrete

**Comments:**

The trim on the home had a few small areas that need caulking.

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## Eaves & Soffits

**Condition:** Satisfactory

**Comments:**

The eaves and soffits were inspected and no issues or concerns were noted.

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## Chimneys

**Condition:** Satisfactory

**Type:** Metal

**Comments:**

There are two metal flues on the home that vent the gas fireplace in the living room on the west side of the home, and the master bedroom fireplace on the second floor south side of the home. Both flues were inspected and no issues or concerns were noted.



Metal flue for living room gas fireplace on the east side of the home.

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## Gas Meter / Piping

**Condition:** Satisfactory

**Comments:**

The gas meter is located in the back yard on the east side of the home. The main shut off for the house is located here on the up leg of the meter. During the inspection no issues or concerns were noted.



Gas meter located in the back yard on the east side. The hand in the picture is pointing at the main shut off valve for the house.

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## Exterior Doors

**Condition:** Satisfactory

**Type:**Combination

**Comments:**

The exterior doors were examined with no major issues or concerns noted. The garage door to the home should be self closing for fire safety and it is not. A licensed contractor should be consulted for evaluation and repair.

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## Exterior Wall Covering

**Condition:** Needs Maintenance

**Type:**Other

**Comments:**

The exterior siding on the home is masonite hard board siding (manufactured by hardboard). During the inspection no concerns or issues were noted. there are a few joints that the caulk is starting to pull away

and they will need re-caulked in the very near future.

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## Foundation

**Condition:** Satisfactory

**Type:** Concrete

**Comments:**

Most of the foundation is covered up, what was visually readily accessible appeared to be in good shape with no signs of cracks or water damage.

## Wall Structure

**Condition:** Satisfactory

**Type:** Wood Frame

**Comments:**

The wall framing was covered up and could not be fully inspected.

Sample Report



## Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

### Roof Style

**Type:**Gable

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### Roof Covering

**Condition:** Satisfactory

**Shingle Type:**Asphalt

#### Observations

**Layers Observed:** 1

**Approximate Age:** 4 years



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### Roof Leaks

**Condition:** Satisfactory

**Leaks Observed:**None Observed

**Viewed From:**Binoculars, Ground, Ladder, Roof

#### **Comments:**

The roof was inspected with binoculars, from the ground, from a ladder, and with a drone. 100% of the roof, gutters, flashing, and vents were inspected using the latest drone technology. At the time of inspection there were no concerns or issues noted.

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### Exposed Flashing

**Condition:** Satisfactory

**Type:**Galvanized

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## Gutters & Downspouts

**Condition:** Satisfactory

**Type:** Aluminum

**Extensions:** Has extensions

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Sample Report

## Plumbing

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

### Water Service

**Condition:** Satisfactory

**Type:**Private

### Fixtures

**Condition:** Satisfactory

### Water Heater

**Condition:** Not Satisfactory

**Fuel type:**Gas

#### Water Heater Data

**Relief valve:**Present

**Gas shutoff:**Present

**Venting (air supply):**Present

#### Location & Capacity

**Location:** Utility room in the basement

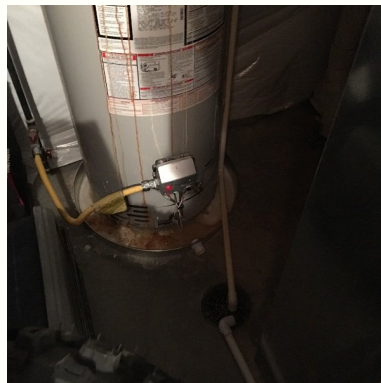
**Capacity (gallons):** 50

#### **Comments:**

The hot water tank was inspected and has obviously had a past leak. Upon further examination the tank was beginning to rust fairly significantly. This will certainly shorten the life of this unit. The hot water tank should be monitored ongoing and replaced as necessary by a licensed contractor.



Hot water tank showing signs of past leak and rust.. Heavy mineral buildup / efflorescence can be observed on the top and in the pan below.



Water tank pan showing signs of past leaks.

## Fuel Service

**Condition:** Satisfactory

**Type:**Gas meter

### Locations

**Meter location:** Backyard on the east side

**Shutoff-valve location:** at the meter on the supply side



Gas meter, the finger points to the main shut off for the house.

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## Drain

**Condition:** Satisfactory

**Type:**Plastic

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## Vent Pipes

**Condition:** Satisfactory

**Type:**Plastic

**Comments:**

Most of the vent piping for the plumbing system is covered up and could not be inspected. Venting appears to be functioning as intended, the sinks all had full functional drainage, the toilets flushed with no issues, and the tubs and showers drained as they were designed to.

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## Waste

**Condition:** Satisfactory

**Pipe type:**Plastic

**Septic type:**Public

**Comments:**

Most of the waste pipes were covered up, what was exposed in the utility room was inspected with no issues or concerns noted.

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## Pipes

**Condition:** Satisfactory

**Type:**PVC

**Flow rate:**Satisfactory

## Water Entrance

**Condition:** Satisfactory

**Type:**Copper

**Comments:**

Water entrance was inspected with no concerns or issues noted.

Sample Report



## Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house 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. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

### Service Line Entrance

**Conductor:**Aluminum

**Type of wiring:**Conductor in conduit

**Main disconnect location:** On the main panel in the back yard

**Number of circuits:** 2

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### Outlets, Fixtures, & Switches

**Condition:** Satisfactory

#### Testing Information

**Testing Method:** receptacle tester

**Number Tested:**Representative number

#### **Comments:**

No issues or concerns were noted at the time of this inspection with the outlets, fixtures, and switches.

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### Circuits & Conductors

**Condition:** Satisfactory

**Type of wiring:**Romex

#### Exterior GFCI Outlets

**Exterior GFCI Receptacles:**Yes

**# of Outlets:** 2

#### Garage GFCI Outlets

**Garage GFCI Receptacles:**Yes

**# of Outlets:** 1

#### Kitchen GFCI Outlets

**Kitchen GFCI Receptacles:**Yes

**# of Outlets:** 4

#### Bathroom GFCI Outlets

**Bathroom GFCI Outlets:**Yes

**# of Outlets:** 6

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### Smoke Detectors

**Condition:** Satisfactory  
**Smoke Detectors:** Tested

**Comments:**

The smoke detectors are wired into a single network, utilizing the house 110 power supply. Each detector has a 9v battery installed for backup, the detector will beep on regular intervals when this battery needs replaced. The detectors should be monitored and tested regularly to make sure they are working properly. At the time of this inspection there were no issues of concerns noted.

**Sub Panel**

**Condition:** Satisfactory  
**Volts:** 240 - 120V  
**Capacity:** 150 A  
**Type:** Circuit-breakers

**Grounding & Bonding**

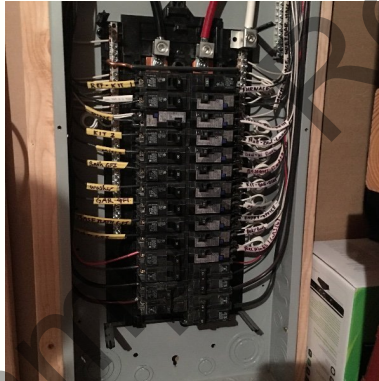
**Grounding:** Not determined  
**Bonding:** Not determined

**Comments:**

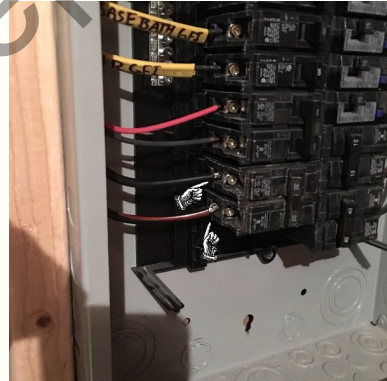
The space in front of the panel should be cleared for access.



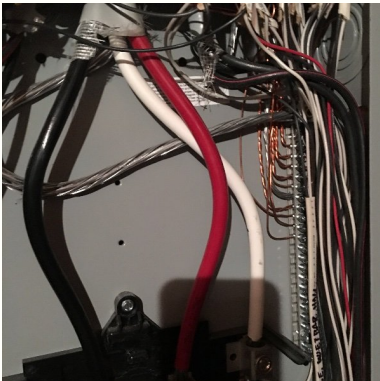
Sub panel with all circuits labeled.



Circuit breakers and wiring. Wiring is copper rolex wiring except for the feeds, and 240 circuits. These circuits are aluminum and appear to be properly connected.



Aluminum wiring on the 240 circuits. It is properly cold welded and attached to aluminum lugs.



proper bonding for the electrical system in the home.

**Main Panel**

**Condition:** Satisfactory

**Location:** Back yard south east corner of the home

**Volts:** 240 - 120V

**Capacity:** 150 A

**Type:** Circuit-breakers

**Grounding & Bonding**

**Grounding:** Grounded

**Bonding:** Bonded

**Problems**

-The main panel contains aluminum wiring.

**Comments:**

The main panel is supplied by #2/0 aluminum wiring running underground from the utility companies service box in the back corner of the yard.

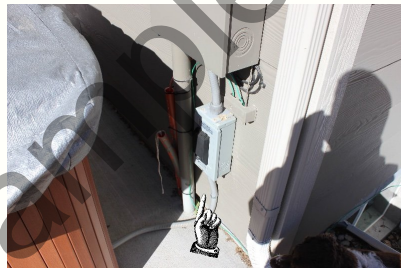
150 amp residential service capable of supplying both 120 / 240 volt service to the home. The supply lines are aluminum and they were correctly installed and attached. Aluminum wiring can require maintenance and the supply lines should be inspected by a licensed electrician every 3-5 years.

The main breaker for the hot tub sub panel is also located in this panel, with the sub-panel installed directly below it. In the sub-panel is a 50 amp, 220 volt GFCI breaker.

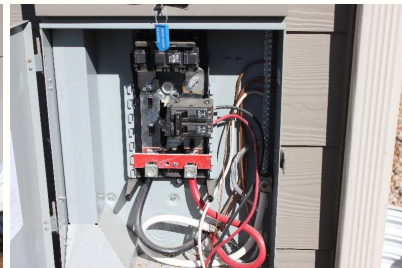
There is not proper clearance in front of the main panel as the hot tub blocks access and doesn't allow the door to open freely unless the cover of the hot tub is removed. It was a little intimidating inspecting the main panel with a tub full of water open right next to it. The hot tub should be relocated further from the panel for access and safety.



This main panel door does not properly open without removing the hot tub cover.



Finger points at sub panel for the hot tub with a 50 amp GFCI circuit breaker.





## **Service Entrance Cable**

**Volts:**240 - 120V

**Type:**Underground

**Capacity:** 150 Amp

**Location:** SE back side of home

Sample Report

## Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

### Attic Sheathing

**Condition:** Satisfactory

**Observed:** Observed

**Type of Sheathing:** OSB

#### Problems

- There are counter sunk nails or shiners (air nails).

#### **Comments:**

The roof sheathing was inspected from the attic and at the time of this inspection there were not issues or concerns noted.

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### Attic Access

**Location:** Master bedroom closet

**Access Method:** Scuttle hole

#### **Comments:**

The attic was inspected with no issues or concerns noted. 10" of bat insulation has been installed by the builder in the attic. I could not inspect if there was a vapor barrier underneath the insulation as it was not readily accessible. One possible upgrade would be to add 4" of fill insulation in the attic, taking care not to cover the soffit vents in the process. A licensed contractor should be contacted for this service.

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### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:** None

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### Vent Pipes & Flashing

**Condition:** Satisfactory

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### Attic Ventilation

**Condition:** Satisfactory

**Type:** Ridge vents, Soffit vents

#### **Comments:**

The ridge vents were inspected with a drone, and from inside the attic. No issues or concerns were noted at the time of the inspection.





Drone picture of roof, fingers pointing at the ridge vents for the attic.

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## Attic Insulation

**Condition:** Satisfactory

**Type of Insulation:** Batts

**Location:** In-floor

**Average Depth (inches):** 10

**Comments:**

10" of bat insulation has been installed by the builder in the attic. I could not inspect if there was a vapor barrier underneath the insulation as it was not readily accessible. One possible upgrade would be to add 4" of fill insulation in the attic, taking care not to cover the soffit vents in the process. A licensed contractor should be contacted for this service.

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## Roof Frame

**Condition:** Satisfactory

**Type:** Truss

## Ceiling Frame

**Condition:** Satisfactory

**Type:** Joist framing

**Comments:**

Most of the ceiling frame was covered by insulation in the attic, and all of it was covered by wall covering on the interior of the house. I was able to inspect only the top of the joist in the attic, and walk the ceilings looking for a sagging or noticeable imperfections from the interior of the house. At the time of this inspection there were not issues or concerns noted.

## Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Floors

**Condition:** Satisfactory

**Type:**Hardwood, Carpet, Ceramic tile

**Comments:**

The floors were inspected with no issues or concerns noted at the time of this inspection.

---

### Windows

**Condition:** Satisfactory

**Type:**Sliding

**Material:**Vinyl

**Glass Properties:**Insulated glass, Dual pane

---

### Fireplace

**Condition:** Satisfactory

**Type:**Gas

**Operational:**Yes

**Comments:**

The two gas fireplaces, one in the living room and one in the master bedroom, were inspected and operated and appeared to be functioning as intended.

The living room gas fireplace has a fan installed in it which helps to distribute the heat into the home, the master bedroom gas fireplace did not have a fan installed. This might be one upgrade to consider in the future as the efficiency of these systems is greatly increased with a fan installed. A licensed contractor should be contacted for further evaluation.

---

### Interior Information

**Number of Bedrooms:** 5

**Number of Bathrooms:** 3.5

---

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**Some condensation

**Comments:**

All condensation and moisture concerns were on the hot water tank. All sinks, walls, attic, basement were inspected with no issues or concerns for excess moisture noted.

---

## Other Entry Doors

**Condition:** Satisfactory  
**Type:** Sliding Glass  
**Insulated:** Insulated

---

## Stairs / Railings

**Condition:** Satisfactory

---

## Interior Doors

**Condition:** Satisfactory

**Comments:**

Interior doors were examined and no issues or concerns were noted.

---

## Walls

**Condition:** Satisfactory  
**Type:** Drywall

**Comments:**

The interior walls were inspected with no issues or concerns noted.

## Ceilings

**Condition:** Satisfactory  
**Type:** Drywall

**Comments:**

The ceilings and ceiling fans were inspected with no issues or concerns noted.

Sample Report

## Bedrooms

Our inspection of the Bedrooms includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, & cabinetry. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### Master Bedroom

**Location:** 2nd floor south side  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Present

---

### Bedroom 2

**Location:** 2nd floor west side  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air

---

### Bedroom 3

**Location:** South / East side next to master  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Present

---

### Bedroom 4

**Location:** 2nd floor north side  
**Walls & Ceiling:** Satisfactory  
**Flooring:** Satisfactory  
**Doors & Windows:** Satisfactory  
**Ceiling Fan:** Not Present  
**Receptacles:** Non-GFCI  
**Heating Source:** Forced Air  
**Smoke Detector:** Present

---

## Bedroom 5

**Location:** Basement

**Walls & Ceiling:** Satisfactory

**Flooring:** Satisfactory

**Doors & Windows:** Satisfactory

**Ceiling Fan:** Not Present

**Receptacles:** Non-GFCI

**Heating Source:** Forced Air

**Smoke Detector:** Present

Sample Report

## Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

### Cabinets

**Condition:** Satisfactory

---

### Sink

**Condition:** Satisfactory

**Comments:**

The kitchen sink was tested for functional flow, functional drainage, proper seal around the counter top, "P" trap, and inspected for leaks. No issues or concerns were noted at the time of inspection

---

### Range / Oven

**Type:**Not inspected

**Comments:**

The home appliances were not inspected as they fall outside the scope of this investigation.

**Fuel:**Electric

---

### Moisture & Mildew

**Degree of Damage:**None

---

### Dishwasher

**Condition:** Satisfactory

**Type:**Not inspected

**Comments:**

The home appliances were not inspected as they fall outside the scope of this investigation.

---

### Disposal

**Condition:** Satisfactory

**Type:**Operating

---

### Counters

**Condition:** Satisfactory

**Type:**Solid surface

**Comments:**

Natural stone Granite Counter tops.

---

### Flooring



**Condition:** Satisfactory  
**Type:**Wood

---

## Receptacles

**Condition:** Satisfactory  
**Type:**GFCI

---

## Ventilation

**Condition:** Satisfactory  
**Fan Vents to:**Interior

**Comments:**

The fan circulates the air drawn from above the stove back into the kitchen. There is a window in dining room to help remove air from the home. One possible upgrade in the future would be to install a fan that vents outside the home. No concerns or issues were noted with the ventilation in the kitchen at the time of inspection.

---

## Microwave

**Type:**Not inspected

**Comments:**

The home appliances were not inspected as they fall outside the scope of this investigation.

## Refrigerator

**Type:**Not inspected

**Comments:**

The appliances were not inspected as they fall outside the scope of this investigation.

Sample Report

## Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Location

**Location:** Powder room on the 1st floor

---

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:**Outside

---

### Sinks

**Condition:** Satisfactory

---

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

---

### Receptacles

**Condition:** Satisfactory

**Type:**GFCI

**Comments:**

GFCI was tested in this bathroom with no issues or concerns noted. Note should be taken that the reset for this GFCI is in the basement next to the sump pump pit.

---

### Toilets

**Condition:** Satisfactory

### Floor

**Condition:** Satisfactory

**Type:**Ceramic tile

## Bathroom 2

### Bathtub

**Condition:** Needs Maintenance

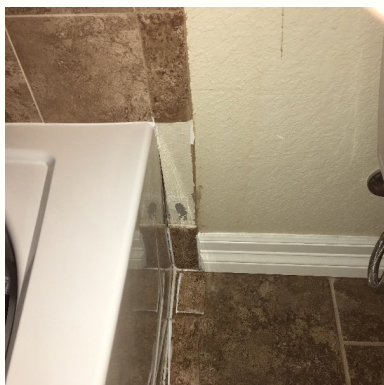
**Type:**Built-in

#### Problems

- The seal is caulked improperly.

#### **Comments:**

Tile has fallen off the outside of the bathtub and the caulk seal has been compromised. This should be repaired asap to avoid excessive moisture to the structural components around the tub. As well the caulking around the tub needs maintenance. A licensed contractor should be consulted for further evaluation and repair.



Tile has fallen off the wall either due to improper installation or settling. This should be repaired and recalled as soon as possible.

---

### Ventilation

**Condition:** Satisfactory

**Fan Vents to:**Outside

---

### Toilets

**Condition:** Satisfactory

---

### Sinks

**Condition:** Satisfactory

#### **Comments:**

The sink was inspected for functional flow, functional drainage, leaks, "P" trap, and shut offs. No issues or concerns were noted at the time of the inspection.

---

### Shower Walls

**Condition:** Satisfactory

**Type:**Ceramic tile

---

### Receptacles

**Condition:** Satisfactory  
**Type:**GFCI

---

## Moisture & Mildew

**Condition:** Satisfactory  
**Degree of Damage:**Some condensation

**Comments:**

Moisture reading were taken with a moisture meter around the tub and the readings were high where the tile has displaced off the wall.

---

## Location

**Location:** Basement

## Floor

**Condition:** Satisfactory  
**Type:**Ceramic tile

Sample Report

## Bathroom 3

### Bathtub

**Condition:** Satisfactory

**Type:**Built-in

**Comments:**

There is some maintenance needed to the caulking around the tub.

---

### Ventilation

**Condition:** Satisfactory

**Bathroom window present:**Yes

**Fan Vents to:**Outside

---

### Toilets

**Condition:** Satisfactory

---

### Sinks

**Condition:** Satisfactory

**Comments:**

The sink was checked for functional flow, functional drainage, "P" trap, properly installed shut offs, and leaks. There were no issues or concerns noted at the time of this inspection.

---

### Shower Walls

**Condition:** Satisfactory

**Type:**Ceramic tile

---

### Receptacles

**Condition:** Satisfactory

**Type:**GFCI

---

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

---

### Location

**Location:** 2nd floor common bathroom

### Floor

**Condition:** Satisfactory

**Type:**Ceramic tile

## Bathroom 4

### Bathtub

**Type:**Built-in, Stall shower

**Comments:**

The tub and shower area has recently been re-caulked and no concerns or issues were noted at the time of this inspection.

---

### Ventilation

**Condition:** Satisfactory

**Bathroom window present:**Yes

**Fan Vents to:**Outside

---

### Toilets

**Condition:** Satisfactory

---

### Sinks

**Condition:** Satisfactory

**Comments:**

There are dual sinks in the master, both were inspected for functional flow, functional drainage, "P" trap, leaks, and shut offs. There were no issues or concerns noted at the time of inspection.

---

### Shower Walls

**Condition:** Satisfactory

**Type:**Ceramic tile

---

### Receptacles

**Condition:** Satisfactory

**Type:**GFCI

---

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:**None

---

### Location

**Location:** Master bathroom

### Floor

**Condition:** Satisfactory

**Type:**Ceramic tile



## Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

### Columns

**Type:** Steel, Not visible

**Comments:**

I believe there are two columns in the basement for structural support. One right by the wet bar, the other in the utility room. The column by the wet bar is covered up and thus was not possible to inspect. The other column in the utility room is 50% exposed and was inspected with no issues or concerns noted.

---

### Moisture & Mildew

**Condition:** Satisfactory  
**Degree of Damage:** None

---

### Floor

**Condition:** Satisfactory  
**Type:** Concrete

**Comments:**

Most of the concrete floor was covered up by tile or carpeting. The floor was visible in the utility room and the storage room and was inspected with no major concerns or issues noted.

---

### Description

**Basement Description**

**Type:** Full  
**Access:** Stairs

**Comments:**

The basement has been finished.

---

### Sump Pump

**Status:** Not tested

**Comments:**

The sump pump was totally covered up by personal belongings and thus it was not readily accessible. Moving personal items for inspection falls outside the scope of this investigation, thus the sump pump could not be inspected.

---

### Insulation

**Condition:** Satisfactory

**Comments:**

Most of the insulation in the basement was covered up and thus could not be inspected. The blanket wrap in the storage room was inspected and no issue or concerns were noted.

---

## Vapor Barrier

**Visibility:**Not visible

---

## Stairs / Railings

**Condition:** Satisfactory

**Type:**Wood

---

## Ventilation

**Condition:** Satisfactory

**Type:**Windows

**Comments:**

There are three windows in the basement that were inspected, all three were functioning as intended.

---

## Walls

**Condition:** Satisfactory

**Walls:**Finished

---

## Floor Joists

**Condition:** Satisfactory

**Type:**Fabricated

**Visibility:**Not visible

**Comments:**

Most of the floor joists were covered up by finish material on the ceiling except in the utility room and storage room. The joists were inspected in these areas with no major issues or concerns noted.

---

## Floor Drain

**Condition:** Satisfactory

**Visibility:**Visible

**Comments:**

The floor drain is in the utility room between the hot water heater and the forced air furnace.

---

## Ceiling

**Condition:** Satisfactory

**Type:**Closed

---

## Foundation

**Condition:** Satisfactory

**Type:**Concrete

**Comments:**

The foundation is covered up and could not be inspected, there are signs of minor settling around the house. By inspecting the walls, and floors for cracks or shifting one can deduce that at this time the foundation is functioning as intended. There are no major structural concerns observed at the time of the inspection.

Sample Report

## Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

### Heating System

**Condition:** Satisfactory

**Type:** Forced air

**Fuel Type:** Natural Gas

#### Heating System Data

**Furnace Age:** 4 years

**Location:** Basement utility room

**Thermostat Location:** 1st floor hallway

#### **Comments:**

The gas furnace is a Lennox, model - ML193UH

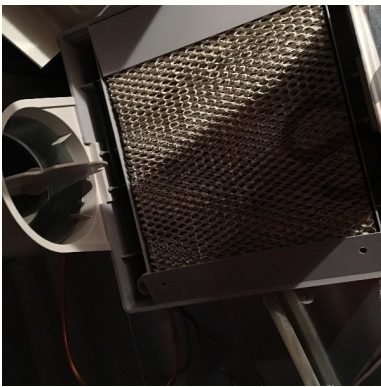
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### Humidifier

**Condition:** Satisfactory

#### **Comments:**

The humidifier was inspected and operated and it was functioning as intended at the time of this inspection.



humidifier with service panel removed.

---

### Air Filter

**Condition:** Satisfactory

**Type:** Disposable

#### **Comments:**

The air filter was new and had recently been replaced. Air filter size is 16"x20"x1" and should be changed every 1-2 months.

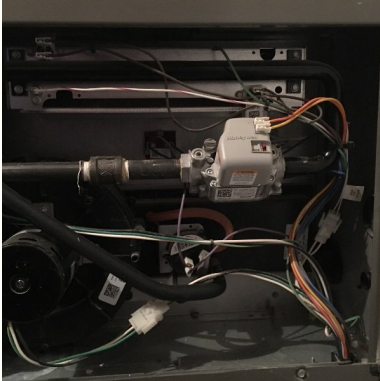
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## Gas Furnace

**Condition:** Satisfactory

**Comments:**

The gas furnace was inspected and operated. At the time of inspection the furnace was operating as intended and there were no issues or concerns noted.



---

## Heat Distribution

**Condition:** Satisfactory

**Type:** Ductwork

**Location:** Each room

---

## Combustion Air

**Condition:** Satisfactory

**Comments:**

Combustion air is drawn from a dedicated vent outside and vented through a separate dedicated vent through the roof. These vents were not readily accessible and mostly covered up by the wall coverings, thus a full inspection was not possible.

---

## Heat Exchanger

**Condition:** Satisfactory

**Status:** Tested

**Visibility:** Not visible

**Comments:**

The heat exchanger was not visible as it was enclosed in the unit. The system fired up and began heating quickly and appeared to be operating as intended at the time of this inspection.

---

## Unit Venting

**Condition:** Satisfactory

## Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

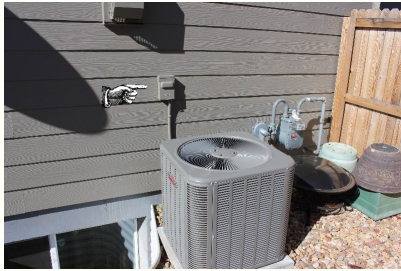
### Electrical Disconnect

**Condition:** Satisfactory

**Location:** On the house right behind the unit

**Comments:**

There are two disconnects, a pull out fuse located on the outside wall right behind the unit. A separate breaker is also located in the sub panel in the basement and is properly labeled.



AC unit with the electrical disconnect on the wall right behind.

---

### Air Conditioning Type

**Condition:** Satisfactory

**Type:** Central air

**Status:** Not turned on

**Comments:**

Outside temperature is below the safe operating temperature. The ambient temperature was not over 65 degrees for a continuous 24 hours before the inspection, thus the Air Conditioning unit was not inspected. Running the unit under these conditions can damage the pump on the unit and is not advised.

---

### Air Conditioning Unit

**Condition:** Satisfactory

**Status:** Not tested

**AC Unit Data**

**Age:** 4 years

**Capacity:** 3500

**Location:** East side of back yard next to house

**Last Service Date:** not known

### Air Distribution



**Condition:** Satisfactory  
**Type:** Ductwork  
**Location:** Each room

Sample Report

## Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area being cluttered or areas being inaccessible, it is common for sections that cannot be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

### Description

**Condition:** Satisfactory

**Type:** Attached Garage

#### Comments:

The garage was inspected with a couple of concerns.

- The garage door should be self closing for fire safety, it does not. A licensed contractor should be consulted for further evaluation and repair.
- There are a couple of holes in the firewall between the living areas of the home and the garage where wall anchors have been attached.

This wall should be solid and have no holes as it serves as a protective 1 hour fire barrier. The barrier is compromised with any gaps or holes in it. These holes should be patched as soon as possible by a licensed contractor.

---

### Moisture & Mildew

**Condition:** Satisfactory

**Degree of Damage:** None

---

### Door to Living Space

**Condition:** Not Satisfactory

**Type:** Solid wood

**Fire Resistance:** Fire resistant

#### Problems

- The door does not open and close properly.

#### Comments:

This door should be self closing for fire safety and it is not. A licensed contractor should be consulted for further evaluation

---

### Ventilation

**Condition:** Satisfactory

---

### Garage Door Opener

**Condition:** Satisfactory

---

### Vehicle Doors

**Condition:** Satisfactory

**Status:** Tested

## Receptacles

**Condition:** Satisfactory

**Type:**GFCI

---

## Walls/Windows/Ceiling

**Condition:** Needs Maintenance

**Comments:**

The firewall has been compromised and any holes in it should be patched by a licensed contractor.

---

## Separation Wall

**Condition:** Satisfactory

**Type:**5/8" Drywall

## Flooring

**Condition:** Satisfactory

**Type:**Concrete

Sample Report