



# Inspection Report

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**Property Address:**



**Aspen Inspections, LLC**

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<b>Date:</b> 4/5/2016	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b>	<b>Customer:</b>	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

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

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

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

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

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

**In Attendance:**

Customer and Seller

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Below 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

Yes

**Water Test:**

No

**1. Roofing / Chimneys / Roof Structure and Attic**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				<b>Viewed roof covering</b>
1.1	Flashings	•				<b>from:</b> Ground
1.2	Skylights, Chimneys and Roof Penetrations	•				<b>Roof-Type:</b> Gable
1.3	Roof Ventilation	•				<b>Roof Covering:</b> Architectural
1.4	Roof Drainage Systems (gutters and downspouts)	•				<b>Chimney (exterior):</b> Wood
1.5	Roof Structure and Attic (Report leak signs or condensation)	•				<b>Roof Ventilation:</b> Ridge vents Soffit Vents
1.6	Ventilation Fans and Thermostatic Controls (Attic)	•				<b>Method used to observe</b>
1.7	Insulation in Attic	•				<b>attic:</b> From entry
1.8	Visible Electric Wiring in Attic	•			•	<b>Roof Structure:</b> Engineered wood trusses

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**Comments:**

**1.8** There was an open junction box with wires hanging out in the attic. This box needs a cover on it so that potential sparks will be contained in the box. Further evaluation is recommended by a licensed electrician.



1.8 Item 1(Picture) open junction box

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding, Flashing and Trim	•				<b>Siding Style:</b> T-111
2.1	Doors (Exterior)	•			•	<b>Siding Material:</b> Wood
2.2	Windows	•				<b>Exterior Entry Doors:</b> Wood
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				<b>Appurtenance:</b> Sidewalk
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	<b>Driveway:</b> Concrete
2.5	Eaves, Soffits and Fascias	•				
2.6	Plumbing Water Faucets (hose bibs)	•				
2.7	Outlets (Exterior)	•				
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

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**Comments:**

**2.1** The front door rubs the door jamb badly and the dead bolt does not latch properly. The door needs adjustment so that it functions properly and smoothly.

The garage door is missing the weather stripping in the door jamb.



2.1 Item 1(Picture) missing weather stripping in garage service door



2.4 There are several areas where soils are burring the siding material. This will lead the siding to deteriorate and rot away. Areas that had siding buried-flower boxes by the front door and east side of the house

The siding on the chimney is starting to show signs of deterioration along the roof.

The east side of the garage, south end, has some concrete that has deteriorated and crumbled away. This has exposed the rebar and will eventually deteriorate the rebar completely. The area needs to be sealed and patched.

The grading in the south west window well has negative slope and needs to be adjusted so that water will run away from the house instead of towards it.

The concrete driveway is starting to flake. It was finished too "hot" and did not cure properly.



2.4 Item 1(Picture) planter box burring siding



2.4 Item 2(Picture) planter box burring sidingz



2.4 Item 3(Picture) deteriorating siding on the chimney

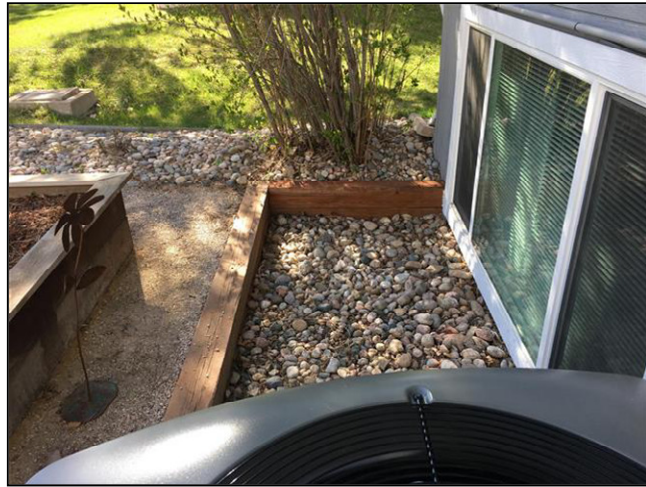


2.4 Item 4(Picture) back side of chimney





2.4 Item 5(Picture) Deteriorating concrete, exposed rebar



2.4 Item 6(Picture) negative slope in window well



2.4 Item 7(Picture) flaking concrete

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceiling			•		<b>Garage Door Type:</b> One automatic
3.1	Garage Walls (Including Firewall Separation)	•				<b>Garage Door Material:</b> Insulated
3.2	Garage Floor	•				
3.3	Garage Door (s)	•				
3.4	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

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**Comments:**

## 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceiling	•				<b>Cabinetry:</b> Wood  <b>Countertop:</b> Cultured marble
4.1	Walls	•				
4.2	Floor	•				
4.3	Pantry/Closet Doors	•				
4.4	Windows	•				
4.5	Counters and a representative number of Cabinets	•				
4.6	Plumbing Drain and Vent Systems	•				
4.7	Plumbing Water Supply Faucets and Fixtures	•				
4.8	Outlets Wall Switches and Fixtures	•			•	
4.9	Dishwasher	•				
4.10	Ranges/Ovens/Cooktops	•				
4.11	Range Hood	•				
4.12	Food Waste Disposer	•			•	
4.13	Microwave Cooking Equipment	•				
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

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**Comments:**

**4.8** The outlets in the kitchen are not GFCI protected. Further evaluation is recommended by a licensed electrician.

The three way switch for the kitchen is not wired properly. The dining room switch for the kitchen lights must be on in order for the entryway switch to work. Further evaluation is recommended by a licensed electrician.



4.8 Item 1(Picture) non-protected gfci outlets



4.8 Item 2(Picture) kitchen switches

**4.12** The disposal is starting to sound like the bearings may be going out of it. Further evaluation by a licensed plumber is recommended



4.12 Item 1(Picture) disposal

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Rooms**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings	•				<b>Ceiling Materials:</b> Drywall
5.1	Walls	•				<b>Wall Material:</b> Drywall
5.2	Floors	•				<b>Floor Covering(s):</b> Carpet
5.3	Steps, Stairways, Balconies and Railings	•				<b>Interior Doors:</b> Hollow core
5.4	Doors (Representative number)	•				<b>Window Types:</b> Sliders
5.5	Windows (Representative number)	•				
5.6	Outlets, Switches and Fixtures	•			•	
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>	

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**Comments:**

**5.6** The switches for the loft and the hallway are not wired properly. Further evaluation is recommended by a licensed electrician.



5.6 Item 1(Picture) loft/hallway switches

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**6. Bathroom and Components**

		IN	NI	NP	RR	Styles & Materials
6.0	Counters and Cabinets	•				<b>Exhaust Fans:</b> Fan only
6.1	Doors (Representative number)	•				
6.2	Windows	•				
6.3	Plumbing Drain, Waste and Vent Systems	•				
6.4	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.5	Outlets Switches and Fixtures	•				
6.6	Exhaust fan	•				
6.7	Tub/Shower	•				
6.8	Toilet	•			•	

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IN NI NP RR

**Comments:**

**6.8** The upper stairs main bath and the master bath toilets are loose and need to be tightened. There is a potential that water could penetrate the loose wax ring and cause damage to the subfloor. Further evaluation is recommended by a licensed plumber



6.8 Item 1(Picture) loose toilet-main bath



6.8 Item 2(Picture) loose master bath toilet

## 7. Laundry Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
7.0	Ceilings	•				<b>Wall Material:</b> Drywall  <b>Floor Covering(s):</b> Linoleum
7.1	Walls	•				
7.2	Floors	•				
7.3	Outlets, Switches and Fixtures	•				
7.4	dryer vent	•				
7.5	Plumbing supply and drains	•				

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**IN NI NP RR**

**Comments:**

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
8.0	Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				<b>Foundation:</b> Poured concrete
8.1	Walls (Structural)	•				<b>Floor Structure:</b> 2 X 10
8.2	Columns or Piers	•				<b>Wall Structure:</b> 2 X 4 Wood
8.3	Insulation under Floor System	•				<b>Floor System Insulation:</b> Batts
8.4	Ventilation of Foundation Area (crawl space or basement)	•				

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**Comments:**

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
9.0	Plumbing Drain, Waste and Vent Systems	•				<b>Water Source:</b> Public
9.1	Plumbing Water Supply and Distribution Systems and Fixtures	•				<b>Water Filters:</b> None
9.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				<b>Plumbing Water Supply (into home):</b> Copper
9.3	Main Water Shut-off Device (Describe location)	•				<b>Plumbing Water Distribution (inside home):</b> Copper
9.4	Sump Pump	•				<b>Washer Drain Size:</b> 2" Diameter <b>Plumbing Waste Line:</b> Cast iron ABS <b>Water Heater Power Source:</b> Electric <b>Water Heater Capacity:</b> 40 Gallon (1-2 people) <b>Water Heater Manufacturer:</b> BRADFORD-WHITE <b>Water Heater Location:</b> Basement

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**Comments:**

9.3 basement

9.4 The top half of the sump pump outlet is not working properly. The contacts are loose and the outlet should be replaced.



9.4 Item 1(Picture) non-working sump outlet



9.4 Item 2(Picture) working sump outlet when pressure is applied

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
10.0	Service Entrance Conductors	•				<b>Electrical Service</b> <b>Conductors:</b> Below ground <b>Panel capacity:</b> 200 AMP <b>Electric Panel</b> <b>Manufacturer:</b> SQUARE D <b>Branch wire 15 and 20</b> <b>AMP:</b> Copper <b>Wiring Methods:</b> Romex
10.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
10.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
10.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				
10.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				
10.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
10.6	Location of Main and Distribution Panels	•				
10.7	Smoke Detectors	•				
10.8	Carbon Monoxide Detectors	•				
10.9	Door Bell	•				

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IN NI NP RR

**Comments:**

**10.6** garage

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 11. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
11.0	Heating Equipment	•				<b>Heat Type:</b> Forced Air
11.1	Normal Operating Controls	•				<b>Energy Source:</b> Electric
11.2	Automatic Safety Controls	•				<b>Number of Heat Systems (excluding wood):</b> One
11.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Ductwork:</b> Non-insulated
11.4	Presence of installed heat source in each room	•				<b>Filter Type:</b> Cartridge
11.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				<b>Filter Size:</b> 20x25
11.6	Gas/LP Firelogs and Fireplaces	•				<b>Types of Fireplaces:</b> Solid Fuel
11.7	Cooling and Air Handler Equipment		•			<b>Operable Fireplaces:</b> One
11.8	Presence of installed cooling source in each room	•				<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)
						<b>Cooling Equipment Energy Source:</b> Electricity
						<b>Number of AC Only Units:</b> One

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**Comments:**

**11.7** Did not inspect the air conditioning unit as the overnight temperatures are too low.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



Aspen Inspections, LLC

8275 N CO Rd 19  
Ft Collins CO 80524  
970.214.9814

Customer

Address

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

### 1. Roofing / Chimneys / Roof Structure and Attic

#### 1.8 Visible Electric Wiring in Attic

##### Inspected, Repair or Replace

There was an open junction box with wires hanging out in the attic. This box needs a cover on it so that potential sparks will be contained in the box. Further evaluation is recommended by a licensed electrician.

### 2. Exterior

#### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

##### Inspected, Repair or Replace

There are several areas where soils are burring the siding material. This will lead the siding to deteriorate and rot away. Areas that had siding buried-flower boxes by the front door and east side of the house

The siding on the chimney is starting to show signs of deterioration along the roof.

The east side of the garage, south end, has some concrete that has deteriorated and crumbled away. This has exposed the rebar and will eventually deteriorate the rebar completely. The area needs to be sealed and patched.

The grading in the south west window well has negative slope and needs to be adjusted so that water will run away from the house instead of towards it.

## 2. Exterior

The concrete driveway is starting to flake. It was finished too "hot" and did not cure properly.

## 4. Kitchen Components and Appliances

### 4.8 Outlets Wall Switches and Fixtures

#### Inspected, Repair or Replace

The outlets in the kitchen are not GFCI protected. Further evaluation is recommended by a licensed electrician.

The three way switch for the kitchen is not wired properly. The dining room switch for the kitchen lights must be on in order for the entryway switch to work. Further evaluation is recommended by a licensed electrician.

### 4.12 Food Waste Disposer

#### Inspected, Repair or Replace

The disposal is starting to sound like the bearings may be going out of it. Further evaluation by a licensed plumber is recommended

## 5. Rooms

### 5.6 Outlets, Switches and Fixtures

#### Inspected, Repair or Replace

The switches for the loft and the hallway are not wired properly. Further evaluation is recommended by a licensed electrician.

## 6. Bathroom and Components

### 6.8 Toilet

#### Inspected, Repair or Replace

The upper stairs main bath and the master bath toilets are loose and need to be tightened. There is a potential that water could penetrate the loose wax ring and cause damage to the subfloor. Further evaluation is recommended by a licensed plumber

## 9. Plumbing System

### 9.4 Sump Pump

#### Inspected

The top half of the sump pump outlet is not working properly. The contacts are loose and the outlet should be replaced.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or

perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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