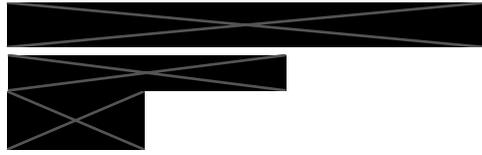




## SUMMARY



Ron Long  
Master Inspector  
Integrated Home and Environmental  
Inspections  
720-916-6829  
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Summary Text (enter here)



ITEMS INSPECTED



DEFERRED  
MAINTENANCE



RECOMMENDATIONS



### 3.2.1 Roof Covering

#### DAMAGED/DETERIORATED



The roof covering material was damaged/deteriorated in some areas. A qualified contractor should evaluate and repair or replace as necessary.

##### Recommendation

Contact a qualified professional.





### 3.2.2 Roof Covering

#### **EXPOSED NAILS**

 Recommendations

The roof covering had exposed nails multiple areas. Recommend a qualified contractor evaluate to seal the nail head openings or make general repairs or replacement as necessary.

Recommendation  
Contact a qualified professional.



### 3.2.3 Roof Covering **BULGING/BUBBLING**

 Recommendations

The roof covering is bulged or bubbled in some areas, which may make it more susceptible to damage. Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 3.4.1 Flashing **EDGE FLASHING MISSING**

 Recommendations

The metal drip edge along rake/eave is missing at all edges of the roof. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation  
Contact a qualified roofing professional.



Back

### 3.4.2 Flashing

## KICK-OUT FLASHING MISSING

Recommendations

Wall flashing was missing kick-out or diverter flashing, which is needed where a wall extends past a roof edge. This may allow moisture intrusion of the exterior walls. A qualified contractor should evaluate and repair or replace as necessary.

#### Recommendation

Contact a qualified roofing professional.



### 3.6.1 Flue Gas Vent Pipes

## FLASHING NOT SEALED

Recommendations

One or more combustion appliance exhaust flue(s) were not sealed at the flashing properly. A qualified contractor should evaluate and repair/replace as necessary.

#### Recommendation

Contact a qualified roofing professional.



### 3.8.1 Masonry Chimney

## DAMAGE - FLASHING

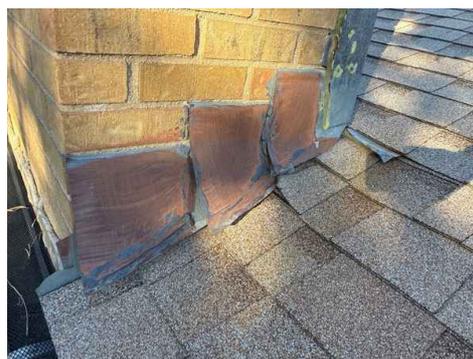
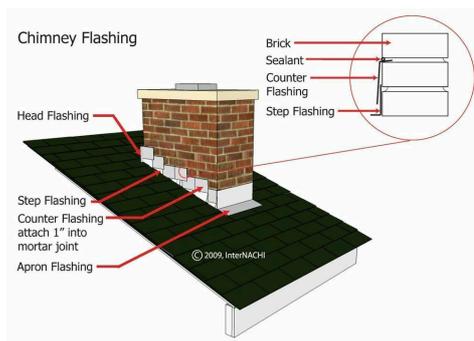
Recommendations

The chimney flashing was bent, corroded, loose, or otherwise damaged at the time of inspection. Water is prone to leaking at this area when flashing is not in serviceable condition.

A qualified contractor should evaluate and repair or replace as necessary.

#### Recommendation

Contact a qualified chimney contractor.



### 4.1.1 Attic Access

## DAMAGED HATCH

Recommendations

The attic access hatch was damaged. A qualified contractor should evaluate and repair or replace as necessary.

#### Recommendation

Contact a qualified professional.



4.2.1 Attic Structural Components

**ROOF DECKING DAMAGED/ALTERED**

Recommendations

The roof decking had been damaged or altered. This can affect the overall structural integrity of the roof, and cause the roof to sag or fail in that area.

Trusses are specifically engineered and designed to support the roof and loads placed on it, such as snow. The individual components of a truss -- webs, connectors, gusset plates, straps, clips, and fasteners -- and all trusses in a roof are designed to perform together as a system. Recommend further evaluation by a licensed roofing contractor and/or structural engineer to determine the effect of the damage or alterations, and options for any necessary repairs.

Recommendation  
Contact a qualified carpenter.



4.2.2 Attic Structural Components

**DAYLIGHT**

Recommendations

Daylight was noticed. This can allow moisture intrusion into the attic and cause mold. There were no visible signs of mold at the time of inspection. A qualified contractor should evaluate and correct.

Recommendation  
Contact a qualified professional.



Above Living Room

4.3.1 Attic Moisture Intrusion

**WATER INTRUSION**

Recommendations

Signs of previous water penetration or intrusion into the attic. Water marks or stains were observed. Recommend asking seller if there's any recent incidents that have been documented or mitigated.

Further evaluation is recommended.

Recommendation

Contact a qualified professional.



#### 4.4.1 Insulation in Attic **MISSING - INSULATION**

 Recommendations

The insulation is missing in areas of the attic. Adding insulation will greatly improve the home's energy efficiency. Recommend a qualified contractor evaluate and add insulation as necessary to achieve current R-Value requirements.

Recommendation

Contact a qualified professional.





## 4.4.2 Insulation in Attic

**ATTIC INSULATION - THINNER THAN CURRENT STANDARDS**

Recommendations

The insulation is thinner than the current thermal resistance (R-value) standards of 12".

Recommend a qualified contractor to evaluate and add more insulation as needed.

## Recommendation

Contact a qualified professional.



## 4.7.1 Exhaust System Vents

**BATHROOM FAN EXHAUSTS INTO ATTIC**

Recommendations

A bathroom vent duct terminated in the attic and did not vent to the exterior of property. Recommend reconfiguring this duct to completely vent to the exterior.

## Recommendation

Contact a qualified professional.



## 4.7.2 Exhaust System Vents

**CORRODED EXHAUST**

The furnace/water heater exhaust was corroded. Carbon monoxide could be allowed to enter the attic/living space. This may also create moisture/mold issues or a possible fire hazard if not corrected.

A qualified contractor should evaluate and repair or replace as needed.

## Recommendation

Contact a qualified HVAC professional.



## 5.1.1 General

**MISSING CAP**

Recommendations

One of the sewer line caps was missing. This can allow foreign material into the sewer system. A qualified contractor should repair or replace.

Recommendation  
Contact a qualified professional.



5.2.1 Walkways & Driveways  
**HEAVING AND/OR SETTLING**

 Recommendations

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

Recommendation  
Contact a qualified driveway contractor.



5.2.2 Walkways & Driveways  
**MODERATE CRACKING - DRIVEWAY**

 Recommendations

There were signs of moderate cracking at the driveway. Recommend sealing these cracks with an appropriate sealant. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation  
Contact a qualified concrete contractor.



5.2.3 Walkways & Driveways  
**DETERIORATED**

 Recommendations

The walkway concrete was deteriorated. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation  
Contact a qualified concrete contractor.



5.2.4 Walkways & Driveways  
**SIGNS OF REPAIR**

 Recommendations

It appears that some of the sidewalk and or driveway has been replaced.

Recommendation  
Contact a qualified professional.



5.2.5 Walkways & Driveways  
**PITTED**

 Recommendations

The driveway was pitted in areas. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified concrete contractor.



5.3.1 Garage Door Exterior  
**DAMAGED - WEATHER STRIPPING**

 Recommendations

The exterior of the garage door has damaged weather stripping. A qualified contractor should inspect and repair as necessary and according to current standards.

Recommendation  
Contact a qualified professional.



5.3.2 Garage Door Exterior  
**DAMAGED - PANEL(S)**

 Recommendations

The exterior of garage door has one or more damaged panels. A qualified contractor should inspect and repair as necessary and according to current standards.

Recommendation  
Contact a qualified professional.



5.4.1 Wall-Covering, Flashing & Trim  
**DAMAGED - SIDING**

 Recommendations

The stucco was and/or trim was damaged in areas of the exterior. Multiple areas of the stucco were cracked or damaged, which can allow moisture intrusion into the wall system. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation  
Contact a qualified professional.





5.4.2 Wall-Covering, Flashing & Trim  
**SEAL GAPS AT INTERSECTIONS**

Recommendations

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

Recommendation  
Contact a qualified professional.



5.4.3 Wall-Covering, Flashing & Trim  
**INADEQUATE ROOF CLEARANCE**

Recommendations

The siding was in direct contact with the roof covering materials in some areas at the time of inspection. This condition can cause deterioration of the bottom edge of the siding at these locations. Ideally, there should be a minimum clearance of at least 1 1/2 inches from the bottom of the siding material to the top of the roof covering material. Recommend further evaluation by a qualified contractor to repair or replace.

Recommendation  
Contact a qualified professional.



5.6.1 Exterior Doors  
**DAMAGE - DOOR**

Recommendations

The surface of the exterior door was damaged or in poor condition.

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

Recommendation  
Contact a qualified professional.



5.7.1 Electrical Fixtures

**LOOSE - FIXTURE**

One or more exterior fixtures were loose and not mounted securely. Recommend a qualified contractor evaluate and repair or replace as needed.

Recommendation  
Contact a qualified professional.



5.7.2 Electrical Fixtures

**MISSING OR BROKEN BULB**

Some of the exterior light fixtures had missing or burnt-out bulb(s). The bulb(s) should be replaced, and if still inoperable, a qualified contractor should evaluate and make necessary changes.

Recommendation  
Contact a qualified professional.



5.8.1 Electrical Outlets

**NO EXTERIOR GFCI**



No Ground Fault Circuit Interrupter (GFCI) protection was provided for the exterior electrical outlets.

Although GFCI protection of exterior circuits may not have been required at the time in which this property was built, it is recommended to update the existing exterior electrical circuits to include GFCI protection. A qualified electrical contractor should evaluate and implement according to current standards.

Recommendation  
Contact a qualified professional.



5.8.2 Electrical Outlets

**OUTDATED WEATHERPROOF COVER**

Recommendations

One or more exterior outlets had an older/outdated weatherproof cover, but not an "in use" cover, which is current standard. A qualified contractor should evaluate and replace.

Recommendation  
Contact a qualified professional.



5.9.1 Windows

**MISSING TOP FLASHING**

Recommendations

The top window flashing was missing around the subject property.

Recommendation  
Contact a qualified professional.



5.10.1 Window Wells

**WINDOW WELLS MISSING COVERS**

Recommendations

Window Well(s) lacked covers and may represent a danger to small children and may trap pests. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



5.11.1 Vegetation, Grading & Drainage  
**NEGATIVE GRADING**

 Recommendations

The property had areas of neutral or negative drainage, which will route runoff from precipitation to the foundation. Excessive moisture content in soil supporting the foundation can cause foundation and other structural damage from undermining, heaving or settling, depending on soil composition, moisture content and other conditions. The ground around the property should slope away from all sides. Ideally, 6" of fall in the first 5' is recommended by most soils engineers for landscape areas, and then 2% (1/4" per foot thereafter). Downspouts, surface gutters and drains should also be directing water away from the foundation. A qualified contractor should evaluate and repair as necessary according to current standards.

Recommendation  
Contact a qualified landscaping contractor



5.11.2 Vegetation, Grading & Drainage  
**TREE BRANCHES OVER PROPERTY**

 Recommendations

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

Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation

Contact a qualified tree service company.



#### 5.13.1 Exterior Faucets (Hose Bibs)

### DRIPS AT KNOB



Recommendations

The outside water faucet drips at the knob when turned on. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation

Contact a qualified professional.



#### 5.13.2 Exterior Faucets (Hose Bibs)

### LOOSE IN WALL



Recommendations

One or more exterior faucet was loose in the wall. The faucet should be securely fastened to the wall using appropriate screws depending on material at location of the faucet. Recommend a qualified contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified professional.



#### 5.18.1 Decks & Balconies

### DETERIORATED - STRUCTURE

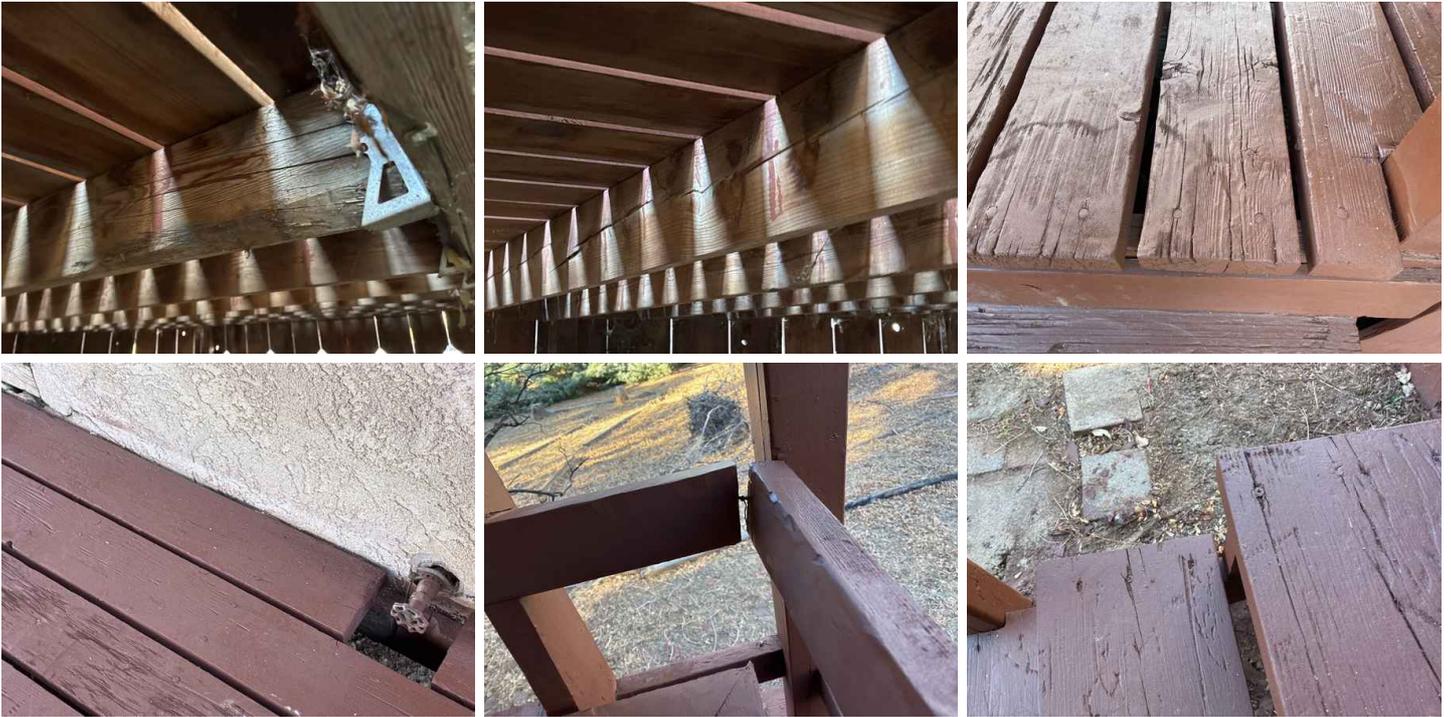


Recommendations

There were deteriorated structural components visible at the deck. Cracks in the floor joists, popped nails, damaged/splintered floors were present. Depending on the severity of the deterioration, use of the deck should be cautiously monitored. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified deck contractor.



No Flashing



5.19.1 Railings & Handrails  
**SPINDLE SPACING OVER 4"**

 Recommendations

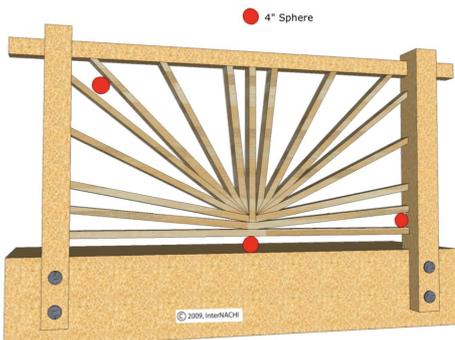
Improper spacing was noted between balusters, spindles and rails. This is a safety hazard, especially for small children.

Guards may not allow the passage of a sphere 4 inches in diameter.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.



4-inch sphere opening at a guard



5.19.2 Railings & Handrails  
**HORIZONTAL RAILINGS**

 Recommendations

The guard/hand rail had horizontal railings. This creates a climbing risk and a fall or injury could occur if not corrected. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



5.20.1 Roof Drainage - Downspouts & Extensions  
**MISSING - EXTENSIONS**

 Recommendations

Downspout(s) are missing extensions. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Recommendation  
Contact a qualified professional.



5.21.1 Additional Structures  
**FENCE - REPAIRS NEEDED**

 Recommendations

The fence was leaning or damaged in areas. Recommend a qualified contractor evaluate and repair or replace as needed.

Recommendation  
Contact a qualified professional.



## 6.2.1 Occupant Door

**NOT FIRE RATED**

The door between the garage and the living space did not appear to be a fire-rated door and did not have a label. This is a fire hazard. The door between the garage and the house should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door. This means that should a fire occur in garage, the occupant door does not provide protection until firemen arrive. A qualified contractor should evaluate and repair or replace as necessary.

## Recommendation

Contact a qualified professional.



## 6.3.1 Ceiling, Walls &amp; Firewalls

**FIREWALL BREAK - ATTIC ACCESS**

An attic access panel in the ceiling of the garage was not properly trimmed and was not made of a fire rated material. This is considered a break in the firewall between the garage and habitable areas.

Should the interior attic span across the entire structure, the attic access should be installed according to current fire rating standards. Alternatively, there may be a wall to separate the garage and the house or attic space. This wall or ceiling hatch must be covered with at least 1/2-inch thick (and preferably 5/8-inch thick Type X) gypsum board or equivalent applied to the garage side.

Recommend a qualified contractor evaluate and repair or replace as needed.

## Recommendation

Contact a handyman or DIY project



## 6.4.1 Floor

**IMPROPERLY SLOPED**

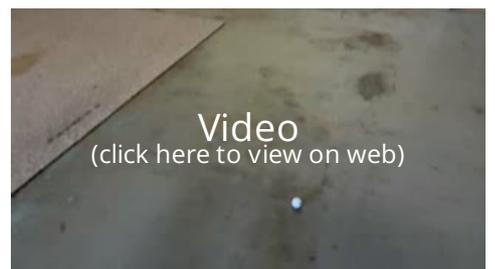
Recommendations

The floor surface of the garage is not sloped properly away from the structure due to settlement.

The area of floor used for parking of automobiles or other vehicles must be sloped. It should slope toward the vehicle door opening. The sloped surface will help the movement of liquids to a drain or toward the main vehicle doorway of the carport.

## Recommendation

Contact a qualified structural engineer.



## 6.5.1 Vehicle Door

**DAMAGE - WEATHER STRIPPING**

Recommendations

The weather stripping at the bottom edge of the overhead garage door is damaged or insufficient. A qualified contractor should evaluate and repair or replace as needed.

## Recommendation

Contact a qualified garage door contractor.



6.6.1 Door Opener  
**EXTENSION CORD USED**



An extension cord was being used to power the garage door operator. Extension cords are for temporary use only and the operator should be plugged in to a dedicated outlet. A qualified electrical contractor should evaluate and repair or replace as necessary.

Recommendation  
 Contact a qualified electrical contractor.



6.7.1 Electrical Outlets & Fixtures  
**NO GFCI PROTECTION**



The garage electrical outlets do not have GFCI (ground fault circuit interrupter) protection.

GFCI protection is generally required for all 15- and 20-amp receptacles. Excluded outlets for this would be: refrigerators or sprinkler control boxes but the outlet must be labeled as "Non GFCI Protected"

Recommend installing GFCI outlets as necessary.

Recommendation  
 Contact a qualified electrical contractor.



6.7.2 Electrical Outlets & Fixtures  
**DEFECT - WIRING**

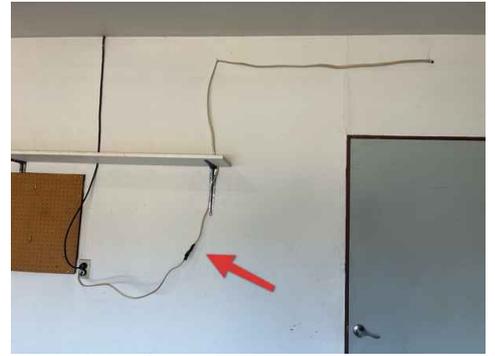


Several defects were noted in the electrical wiring in the garage. The wiring, light fixtures, outlets, and/or light switches were not installed according to current standards.

Recommend a qualified electrical contractor to evaluate all electrical components in the garage and repair or replace as needed.

Recommendation

Contact a qualified electrical contractor.



Outside Light Fixture

7.2.1 Ceilings & Walls  
**DAMAGED - WALLS**

Recommendations

The walls showed signs of minor damage and wear. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



7.2.2 Ceilings & Walls  
**SIGNS OF REPAIR-CEILINGS**

Recommendations

The ceilings had signs of previous repair. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



Kitchen

7.2.3 Ceilings & Walls  
**DAMAGED - CEILINGS**

Recommendations

The ceiling had a repair, likely from someone stepping on the drywall in the attic. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



7.2.4 Ceilings & Walls  
**NAIL POPS-WALLS**

 Recommendations

There were "nail pops" visible on the interior walls. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Kitchen

7.3.1 Floors  
**FLOOR DAMAGED**

 Recommendations

There appeared to be some damage to the interior flooring in areas of the interior.

Recommendation  
Contact a qualified professional.



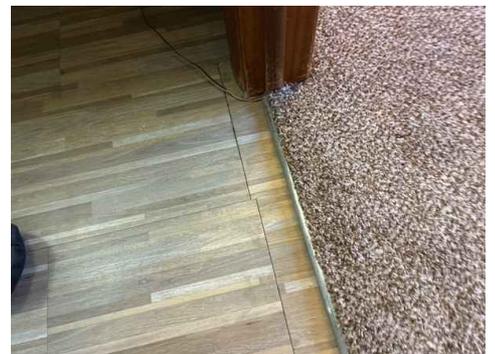
Kitchen

7.3.2 Floors  
**SEAMS WIDE/INCONSISTENT**

 Recommendations

The flooring had seams that were wide or inconsistent possibly indication loose flooring or poor installation. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



7.3.3 Floors

**ASBESTOS TILES**



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

Recommendation  
Contact a qualified professional.



7.3.4 Floors

**CARPET REVEALED A SEAM**



The carpet revealed a seam. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Lower Bedroom

7.3.5 Floors

**FLOOR SQUEAKS**



The floor squeaks. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



7.4.1 Doors

**DAMAGED - DOOR**

 Recommendations

The door was damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



7.4.2 Doors

**NOT OPERATE SMOOTHLY**

 Recommendations

The door did not operate smoothly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



7.4.3 Doors

**WEATHERSTRIPPING DAYLIGHT**

 Recommendations

The door revealed daylight in areas when latched which may indicate missing or damaged weatherstripping. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Front Door

7.4.4 Doors

**STRIKE NOT LATCHING**

 Recommendations

The door would not latch when closed, and may need adjustment at the strike plate and/or door frame to latch properly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Middle Bedroom



7.5.1 Windows

**CAULKING - DETERIORATED**

 Deferred Maintenance

The interior caulking or grout around the perimeter of the windows was cracked or deteriorating and needed new caulking. This is common and due to thermal expansion and contraction of the window frame. Recommend a qualified contractor to evaluate and seal all windows as necessary.

Recommendation  
Contact a qualified professional.



7.5.2 Windows

**NEARING THE END OF LIFE EXPECTANCY**

 Recommendations

Some windows in the home appeared to be original and were either at or near their serviceable lifespan. Windows typically have a life expectancy of 15-20 years. Recommend further evaluation by a qualified contractor and budgeting for potential future replacement.

Recommendation  
Contact a qualified professional.

7.5.3 Windows

**LOCK DAMAGED/MISSING**

 Recommendations

The window had damaged or missing lock hardware. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Missing- Lower Bedroom

7.5.4 Windows

**LOCK NOT WORKING**

 Recommendations

The window did not lock properly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Dining Room

7.5.5 Windows

**WATER PENETRATION**

 Recommendations

One window had signs of water penetration. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Master Bedroom Closet



Master Bedroom



Back Corner Bedroom



Middle Bedroom



Dining Room

7.8.1 Stairways & Railings

**NOT CONTINUOUS**

 Recommendations

An interior handrail was not continuous throughout an interior stairway. Handrails for stairs must be continuous for the full length of the stairway.

Recommendation  
Contact a qualified professional.



7.8.2 Stairways & Railings  
**SPINDLE SPACING OVER 4"**



At the interior stairs, the handrail/guardrail had spacing between components that were too far apart. Spacing of more than 4 " could allow a child or pet to fall through. A fall or injury could occur if not corrected. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



7.9.1 Smoke & CO Detectors  
**SMOKE DETECTOR MISSING**



The smoke detector was missing in bedrooms. A qualified person should replace as needed. The existing smoke detectors were tested if present, but they are only noted as to presence and operation as of date of inspection. Smoke detectors may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the property and basement level.

Recommendation  
Contact a qualified professional.



7.9.2 Smoke & CO Detectors  
**CO DETECTOR MISSING**



Carbon monoxide detectors were not installed within a specified distance, 15', of each room lawfully used for sleeping purposes. The inspector recommends installation of carbon monoxide detectors in appropriate locations. Colorado House bill 1091 became effective on July 1, 2009 that requires Carbon Monoxide detectors to be installed in most properties that has a fuel-burning heater or appliance, a fireplace, or an attached garage.

Recommendation  
Contact a qualified professional.



### 7.10.1 Installed Heat Source **SUPPLY REGISTER COVER MISSING/DAMAGED**



Recommendations

The supply register cover was missing or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



Master Bedroom

### 7.11.1 Wood Burning Fireplace **CLEANING NEEDED**



Recommendations

The visible areas of the firebox and chimney flue were dirty at the time of the inspection. Most of the chimney flue was inaccessible and was not inspected. Dirty flues are potential fire hazards and should be cleaned by a professional. Recommend having the chimney evaluated by a C.S.I. (Chimney Safety Institute) -qualified chimney sweep.

Recommendation  
Contact a qualified professional.



### 7.11.2 Wood Burning Fireplace **DAMAGE TO FIREPLACE INTERIOR**



Recommendations

The fireplace had damage to the interior chamber. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 7.11.3 Wood Burning Fireplace **RACK DAMAGED**



Recommendations

The firewood rack was damaged. A qualified contractor should repair or replace.

Recommendation  
Contact a qualified professional.



#### 8.4.1 Floors

### FLOOR DAMAGED



Recommendations

There appeared to be some damage to the interior flooring in areas of the interior.

Recommendation  
Contact a qualified professional.



#### 8.5.1 Electrical Outlets

### NO GFCI PROTECTION



No ground fault circuit interrupter (GFCI) protection was provided for the bathroom electrical outlets. Although GFCI protection of bathroom circuits may not have been required at the time of in which this property was built, as general knowledge of safe building practices has improved, building standards have changed to reflect current understanding. The inspector recommends updating the existing bathroom electrical circuits to provide GFCI protection. This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with the GFCI outlet
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with the GFCI breaker.

A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



#### 8.10.1 Plumbing Fixtures

### LEAK - SINK FAUCET



Recommendations

The sink faucet leaked. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 8.11.1 Toilets

#### **SEAT LOOSE/DAMAGED**

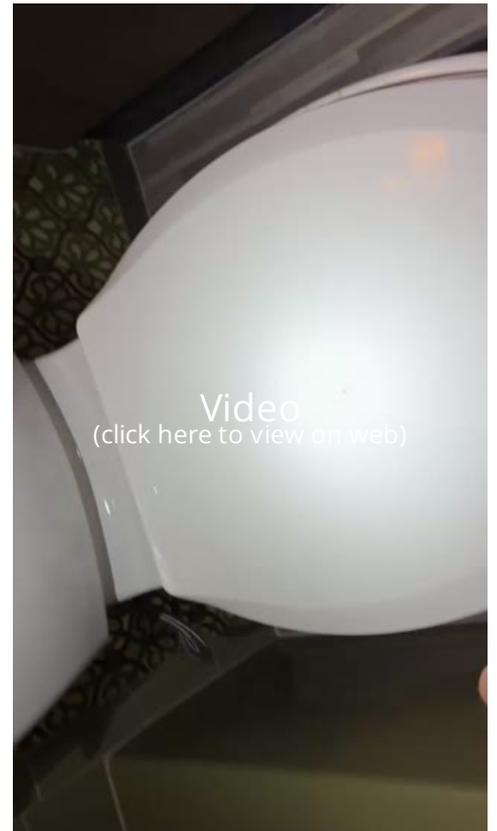


Recommendations

The toilet seat was loose or damaged. A qualified contractor should evaluate and repair or replace as necessary.

#### Recommendation

Contact a qualified professional.



### 8.12.1 Tub, Shower Area

#### **DETERIORATED - CAULKING/GROUT**



Recommendations

Caulking in the shower/tub area was deteriorated at the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.

#### Recommendation

Contact a qualified professional.



8.12.2 Tub, Shower Area

**CHIPPED - TUB**

The bathtub finish was chipped or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



8.13.1 Fixture Valve Installation And Temperature

**WATER NOT HOT**

The hot water in the bathtub or shower did not get over 100 degrees whereas the nearby faucets did. This may indicate the mixing valve (safety feature to limit potential scalding) needs an adjustment to achieve a hot bath or shower.

The hot and cold water supply was installed correctly and the property's overall hot water temperature was within acceptable range.

Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



8.14.1 Water Supply Functional Flow

**PRESSURE DROP**

With at least 2 plumbing fixtures running water, there was a noticeable drop in the water flow after the toilet was flushed. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



9.5.1 Electrical Outlets  
**NO GFCI PROTECTION**



No ground fault circuit interrupter (GFCI) protection was provided for the bathroom electrical outlets. Although GFCI protection of bathroom circuits may not have been required at the time of in which this property was built, as general knowledge of safe building practices has improved, building standards have changed to reflect current understanding. The inspector recommends updating the existing bathroom electrical circuits to provide GFCI protection. This can be achieved by:

1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the first circuit outlet located closest to the main electrical service panel with the GFCI outlet
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with the GFCI breaker.

A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



### 9.7.1 Cabinets & Counters

#### CAULKING - BACK SPLASH



The counter top needs caulking with silicone along the back splash. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



### 9.7.2 Cabinets & Counters

#### CHIPPED - COUNTER



The sink was stained/damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation

Contact a qualified professional.



### 9.8.1 Drain Waste and Vent System **CLOGGED/SLOW - TUB/SHOWER DRAIN**

Recommendations

The tub/shower drain line was clogged or drains slowly. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 9.12.1 Tub, Shower Area **DETERIORATED - CAULKING/GROUT**

Recommendations

Caulking in the shower/tub area was deteriorated at the time of inspection. Recommend a qualified contractor evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 9.14.1 Water Supply Functional Flow **PRESSURE DROP**

Recommendations

With at least 2 plumbing fixtures running water, there was a noticeable drop in the water flow after the toilet was flushed. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.

### 10.2.1 Cabinets & Counters **WARPED/DAMAGED - CABINET FLOOR**

Recommendations

The cabinet floor was damaged or warped. This may be from leaking pipes, condensation, or even leaking cleaners stored in cabinet over the years. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 10.3.1 Electrical Outlets **NO GFCI PROTECTION**

Recommendations

Ground fault circuit interrupter (GFCI) protection was not provided for the kitchen electrical outlets. Although GFCI protection of kitchen outlets may not have been required at the time in which this property was built, would recommend updating the outlets that serve a kitchen countertop to GFCI. A qualified electrical contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



10.4.1 Electrical Fixtures & Switches  
**INOPERABLE**

Recommendations

The light fixture did not operate when switch was turned on. Try replacing bulb first. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



10.4.2 Electrical Fixtures & Switches  
**MISSING - COVER/GLASS**

Recommendations

The light fixture was missing cover/glass. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



10.5.1 Faucets Fixtures  
**SINK-CRACKED/DAMAGED**

Recommendations

The sink was cracked or damaged. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.

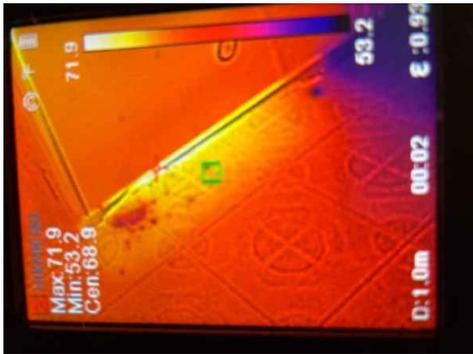


10.8.1 Dishwasher  
**LEAKED**

Recommendations

The dishwasher leaked while going through a normal cycle. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.

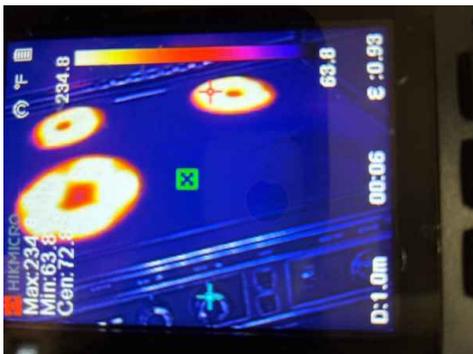


### 10.9.1 Range/Oven/Cooktop **ELEMENT NOT WORKING**

Recommendations

The cook top element was not working. A qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



### 11.3.1 Water Supply & Distribution Systems **SADDLE VALVE**

Recommendations

Two saddle valves were installed on the cold side of the water heater. These have been known to prematurely leak and corrode. He qualified plumber should evaluate and correct.

Recommendation  
Contact a qualified professional.



## 11.4.1 Water Pressure

**HIGH WATER PRESSURE**

## Recommendations

The property water supply pressure measured at the exterior faucet or laundry appliance hose bib. Property water supply pressure exceeded the 80 pounds per square inch (PSI) limit considered the maximum allowable by generally accepted current standards. Excessively high water pressure can stress connections in the plumbing system and appliances is likely to cause leaks.

A qualified contractor should install a pressure regulator or evaluate and repair or replace one as necessary.

## Recommendation

Contact a qualified professional.



## 11.5.1 Drain, Waste, &amp; Vent Systems

**PVC-ABS CONNECTION**

## Recommendations

There was a direct connection of ABS and PVC drain line material which is not recommended. These are two different types of plastics that require different types of glue to properly solvent weld them together. A mechanical coupling should be used to join them together. A qualified contractor should evaluate and repair or replace as necessary.

## Recommendation

Contact a qualified professional.



Kitchen

## 12.1.1 General Information

**OLDER THAN 10 YEARS**

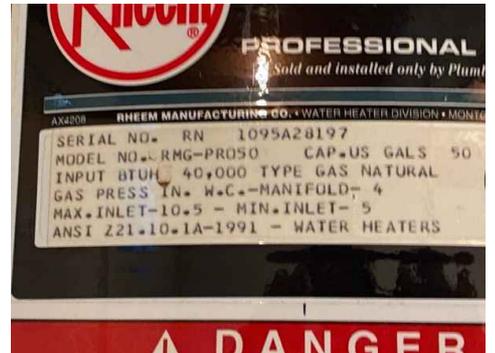
## Recommendations

The water heater was at or beyond its warranty and/or expected life expectancy (1995).

The water heater age was determined by the photo included in this report. According to the U.S. Department of energy these major appliances are intended to run for between 8 and 12 years (tankless water heaters 15-20 yrs). Be advised that every water heater will age differently relative to the following life span factors: water quality, mineral buildup, frequency of flushing, volume of water utilized, size of tank, brand and quality of water heater. Although it was operating at the time of the inspection, the inspector can not determine the remaining life of the water heater.

## Recommendation

Contact a qualified professional.



## 12.2.1 Water Shut-Off &amp; Pipe Connections

**NO FLEXIBLE LINES**

## Recommendations

Rigid lines were present above the water heater. Flexible lines are necessary in case the floor heaves. This would put stress on the lines or break a connection. A qualified plumber should replace the rigid lines with flexible.

Recommendation  
Contact a qualified professional.



12.5.1 Combustion Air Supply  
**NOT PRESENT**

Recommendations

The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards.

Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Recommendation  
Contact a qualified professional.

12.11.1 Operation & Response to Controls  
**FLAMES**

Recommendations

Flames were not entirely burning a blue color. Orange and yellow flames may be an indicator the fuel-air mixture is not right. Recommend cleaning, adjusting, and servicing the water heater by a qualified professional.

Recommendation  
Contact a qualified professional.

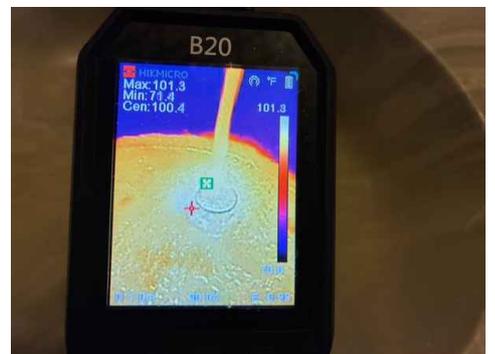


12.12.1 Water Temperature  
**WATER TEMPERATURE LOW**

Recommendations

The water temperature was below the suggested range of 120-130 degrees. Recommend adjusting the water heater thermostat first. If water does not reach the acceptable range then a qualified contractor should evaluate and repair or replace as necessary.

Recommendation  
Contact a qualified professional.



15.3.1 Combustion Air Supply  
**NOT PRESENT**

Recommendations

The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards.

Fresh air supply is recommended by manufacturers for efficient operation of fuel burning appliances. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Recommendation

Contact a qualified professional.

#### 15.9.1 Air Filter

### DIRTY



The HVAC system air filter was dirty. Clogged filters can restrict air flow and increase internal temperatures. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the damage that can be caused by dirty or clogged coils, recommend replacing filter, as well as cleaning, servicing and evaluating of the HVAC system by a qualified HVAC professional and repair or replace as necessary.

Recommendation

Contact a qualified professional.



#### 15.10.1 Blower

### BLOWER CABINET/FAN DIRTY



The blower cabinet/fan was dirty at the time of inspection. Blower fans/wheels are subjected to constant dirt, dust, and lint and can become overly dirty when not cleaned on a regular basis and even faster if the air filters are not changed regularly.

A qualified contractor should evaluate, clean and service as necessary, and certify the unit is in good working order.

Recommendation

Contact a qualified heating and cooling contractor



#### 17.3.1 Foundation Wall

### SIGNS OF REPAIR



The Foundation wall showed signs of possible previous repairs, likely from moisture intrusion. Painting basement concrete walls can trap moisture, resulting in bubbling of the paint. Recommend removing the paint to allow moisture to move through the concrete.

Recommendation

Contact a qualified professional.



#### 17.4.1 Basement Interior Wall Structure

### BASEMENT WALLS NOT FLOATING



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



Recommendation  
Contact a qualified professional.

17.7.1 Insulation  
**NO INSULATION**

Recommendations

There is no insulation on the basement exterior walls or floor system. Heat loss can occur more on this property than one that is properly insulated. A qualified contractor should evaluate and install as necessary.



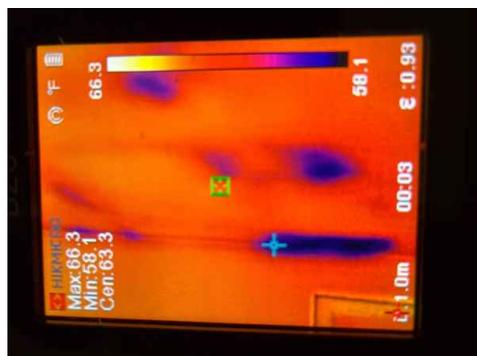
Recommendation  
Contact a qualified professional.

19.1.1 General  
**BUILDING ENVELOPE DEFECT**

Recommendations

An infrared inspection of the building envelope from the interior reveal defects in the insulation and or the presence of moisture intrusion. A qualified contractor should evaluate and repair over place as necessary.

Recommendation  
Contact a qualified professional.

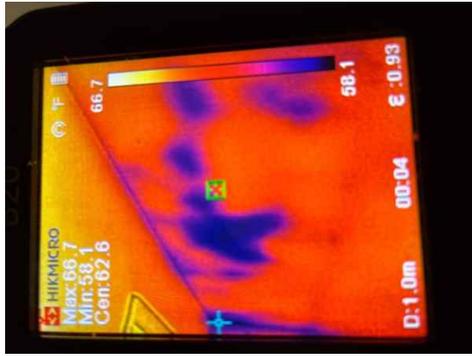


Master Bedroom

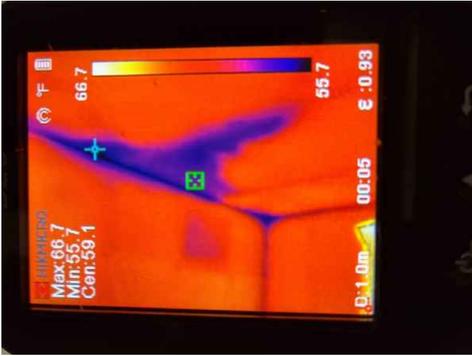




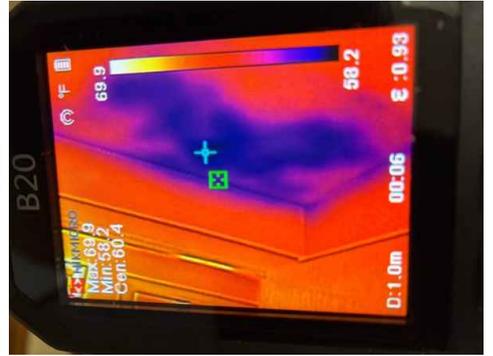
2nd Floor Hallway



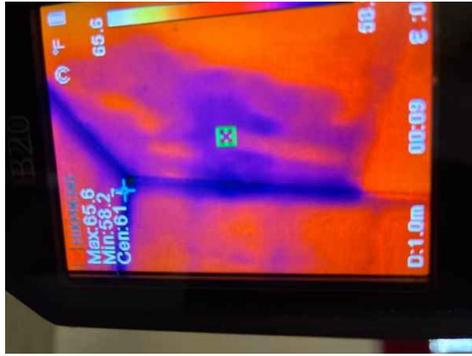
Back Corner Bedroom



Back Corner Bedroom



Middle Bedroom



Front Living Room