



SUMMARY
11544 Green Ct, Conifer, CO 80433
Ian Graham
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Ron Long
Master Inspector
Integrated Home and Environmental
Inspections
720-219-0129
ron@integratedinspections.org



2.1.1 Coverings

UNEVEN MELTING

In the attic below this area, insulation is lacking and should be replaced once the bathroom fan has been addressed. The lack of insulation is also introducing warm air into the attic and has the potential to condensate and create moisture issues. Recommend adding insulation to fill the gap.

Recommendation
Contact a qualified professional.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

RUBBER BOOT DAMAGED

One or more vent boot was not installed properly or was damaged; the boot is beginning to deteriorate and should be replaced with the next roof. This condition could allow moisture intrusion into the roof system; recommend a sealant where the boot holds the pipe. A qualified contractor should evaluate and repair or replace.

Recommendation
Contact a qualified professional.



3.2.1 Siding, Flashing & Trim

PAINT NEEDED

Areas of siding or trim were worn and in need of maintenance. Recommend a qualified painter touch up the areas in need.



3.4.1 Decks, Balconies, Porches & Steps

HORIZONTAL RAILING

These types of railing are child safety hazards. Recommend either changing the rails to vertical only or not allowing children to play on the deck without supervision.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

FASCIA - LOOSE

One or more sections of the fascia are loose. Recommend qualified roofer evaluate & repair.



3.6.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



3.6.2 Lighting Fixtures, Switches & Receptacles

NO GFCI PROTECTION

No ground fault circuit interrupter (GFCI) protection was provided for the electrical outlets. Although GFCI protection of the circuits may not have been required at the time in which this property was built, as general knowledge of safe building practices has improved with the passage of time building standards have changed to reflect current understanding. A qualified contractor should update the outlets or breakers.

Recommendation

Contact a qualified professional.



3.11.1 Downspouts

MISSING EXTENSIONS



The downspouts are missing extensions. These are necessary to keep water away from the foundation of the house. A qualified contractor should install extensions to shed water at least 6 feet away from the house.

Recommendation
Contact a qualified professional.



3.14.1 Vents

INCORRECTLY VENTED

Recommendation
Contact a qualified professional.

 Recommendation



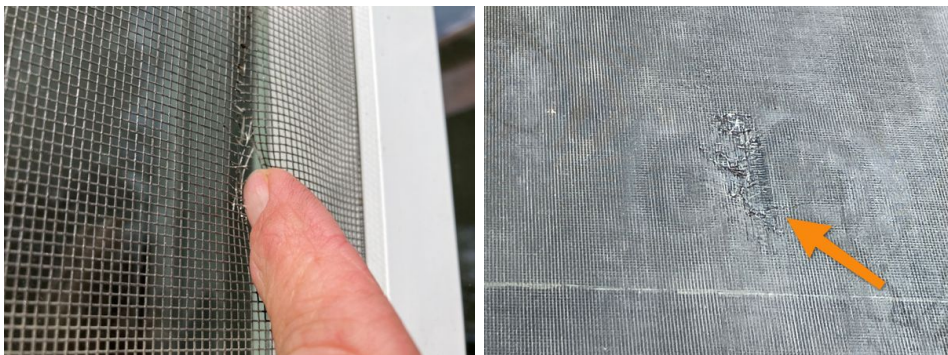
3.15.1 Windows

DAMAGED SCREEN

One or more screens were damaged. A qualified contractor should repair or replace.

Recommendation
Contact a qualified professional.

 Recommendation



4.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install an exhaust to terminate to the exterior.

 Recommendation



4.4.1 Structure

WATER INTRUSION

Recommendation

Water intrusion was present on the rafters. The likely cause was ice damming from a previous roof; the roof decking did not appear damaged and was likely replaced with one of the previous roofs.

Recommendation

Contact a qualified professional.



4.4.2 Structure

POSSIBLE MOLD

Recommendation

Possible mold was observed on a rafter and damage was notice in other areas of the attic. The wood and area were dry and appeared to be damage from a previous roof. Recommend asking the sellers about the previous condition.

Recommendation

Contact a qualified professional.

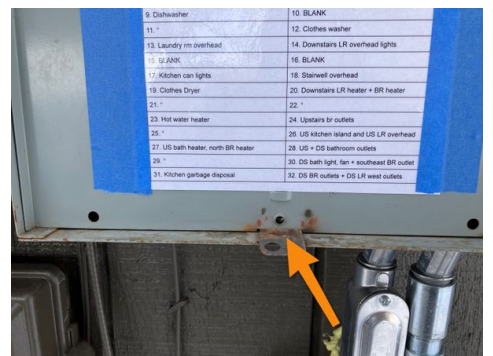


5.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

SCREW MISSING

Recommendation

The faceplate of the panel was missing a screw to keep it secure. A qualified contractor should replace.



6.1.1 Doors

RUBS FRAME

 Recommendation

The door rubs the frame when opening and closing. This may mean the door or frame is out of square or that the hinges may not have been installed properly and need adjustment. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



6.1.2 Doors

DOESN'T OPERATE SMOOTHLY

 Recommendation

Recommendation

Contact a qualified professional.



6.2.1 Windows

GLASS BROKEN/CRACKED

 Recommendation

The window had a cracked or broken glass pane. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



6.2.2 Windows

LOCK DAMAGED OR MISSING

 Recommendation

The window had a damaged or missing lock; these windows would not lock. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



2nd Floor Front Bedroom

6.2.3 Windows

SEALANT DAMAGE AROUND FRAME

 Recommendation

The sealant was damaged, deteriorated or otherwise insufficient around some of the windows. This can allow air and or moisture intrusion through the damaged areas. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



6.7.1 Steps, Stairways & Railings

NOT CONTINUS

 Recommendation

The hand rail did not terminate at the wall. A bag, purse or coat could catch on the end of the rail and could cause a fall. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



6.8.1 Smoke & CO Detectors

NOT WORKING

 Recommendation

All detectors were not in working order. This could mean they need battery replacement or the unit needs replaced.

Recommendation

Contact a qualified professional.



2nd Floor Back Bedroom

6.10.1 Closets

NO HARDWARE

The closet did not have shelving or a clothes rod.

Recommendation

Contact a qualified professional.



7.1.1 Doors

RUBS FRAME

The door is rubbing the frame and could be a hinge or strike plate adjustment. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



7.10.1 Plumbing

LEAKS AT THE SHOWER HEAD

The shower head was leaking. A qualified contractor should evaluate and repair or replace.

Recommendation

Contact a qualified professional.



7.11.1 Water Temperature

LOW TEMPERATURE



The water temperature is below the recommended level of 120-130 degrees. The water heater temperature gauge may need to be adjusted.

Recommendation
Contact a qualified professional.



8.1.1 Doors

DOESN'T CLOSE

The door is hitting the frame and would not close. A qualified contractor may be able to make hinge or jamb adjustments.

Recommendation
Contact a qualified professional.

 Recommendation



8.9.1 Plumbing

SEAL TUB SPOUT

The tub spout should be sealed to keep water intrusion out of the wall. A qualified contractor should evaluate and repair or replace.

Recommendation
Contact a qualified professional.

 Recommendation



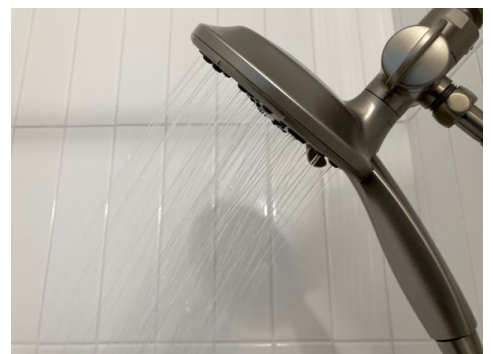
8.9.2 Plumbing

LOW PRESSURE

The pressure flow was low from the shower head. A qualified contractor should evaluate and repair or replace.

Recommendation
Contact a qualified professional.

 Recommendation



8.11.1 Water Temperature

LOW TEMPERATURE

The water temperature is below the recommended level of 120-130 degrees. The water heater temperature gauge may need to be adjusted.

 Recommendation

Recommendation
Contact a qualified professional.

9.6.1 Range/Oven/Cooktop
DISPLAY DAMAGED

 Recommendation

The display at the stovetop knobs were eligible.

Recommendation
Contact a qualified professional.



9.6.2 Range/Oven/Cooktop
OVEN LIGHT

 Recommendation

The oven light was not working.

Recommendation
Contact a qualified professional.



9.10.1 Countertops & Cabinets
MISSING TRIM

 Recommendation

Trim on both sides of the dish machine was missing. A qualified contractor should evaluate and install.

Recommendation
Contact a qualified professional.



10.1.1 Hot Water Systems, Controls, Flues & Vents
LOW TEMP

 Recommendation

Temperature coming from the faucets was low and should be increased to a comfortable temperature.

Recommendation
Contact a qualified professional.

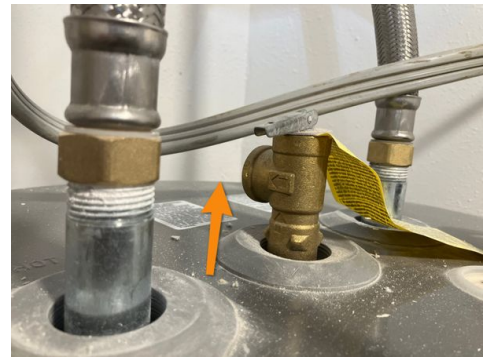


MISSING TPR VALVE PIPE

The valve was missing and could pose a burn hazard. A qualified contractor should evaluate and install.

Recommendation

Contact a qualified professional.



INSULATION, MOISTURE OR WEATHERSTRIPPING DAMAGED

Recommendation

Contact a qualified professional.

