



INTEGRATED HOME AND ENVIRONMENTAL INSPECTIONS

720-916-6829

ron@integratedinspections.org

<https://www.integratedinspections.org>



RESIDENTIAL REPORT

11544 Green Ct
Conifer, CO 80433

Ian Graham

FEBRUARY 23, 2023



Inspector

Ron Long

Master Inspector

720-219-0129

ron@integratedinspections.org

TABLE OF CONTENTS

1: Inspection Details	5
2: Roof	7
3: Exterior	10
4: Attic, Insulation & Ventilation	15
5: Electrical	17
6: Doors, Windows & Interior	19
7: Bathroom	24
8: Bathroom 2	26
9: Kitchen	29
10: Water Heater	33
11: Plumbing	35
12: Foundation, Crawlspace & Structure	37
13: IR (Infrared)	38
14: Laundry Area	40
Standard of Practice	41

SUMMARY



RECOMMENDATION

- ⊖ 2.1.1 Roof - Coverings: Uneven Melting
- ⊖ 2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Rubber Boat Damaged
- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Paint Needed
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Horizontal Railing
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Fascia - Loose
- ⊖ 3.6.1 Exterior - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 3.6.2 Exterior - Lighting Fixtures, Switches & Receptacles: No GFCI Protection
- ⊖ 3.11.1 Exterior - Downspouts: Missing Extensions
- ⊖ 3.14.1 Exterior - Vents: Incorrectly Vented
- ⊖ 3.15.1 Exterior - Windows: Damaged Screen
- ⊖ 4.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ⊖ 4.4.1 Attic, Insulation & Ventilation - Structure: Water Intrusion
- ⊖ 4.4.2 Attic, Insulation & Ventilation - Structure: Possible Mold
- ⊖ 5.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Screw Missing
- ⊖ 6.1.1 Doors, Windows & Interior - Doors: Rubs Frame
- ⊖ 6.1.2 Doors, Windows & Interior - Doors: Doesn't Operate Smoothly
- ⊖ 6.2.1 Doors, Windows & Interior - Windows: Glass Broken/Cracked
- ⊖ 6.2.2 Doors, Windows & Interior - Windows: Lock Damaged or Missing
- ⊖ 6.2.3 Doors, Windows & Interior - Windows: Sealant Damage Around Frame
- ⊖ 6.7.1 Doors, Windows & Interior - Steps, Stairways & Railings: Not Continuous
- ⊖ 6.8.1 Doors, Windows & Interior - Smoke & CO Detectors: Not Working
- ⊖ 6.10.1 Doors, Windows & Interior - Closets: No Hardware
- ⊖ 7.1.1 Bathroom - Doors: Rubs Frame
- ⊖ 7.10.1 Bathroom - Plumbing: Leaks at the Shower Head
- ⊖ 7.11.1 Bathroom - Water Temperature: Low Temperature
- ⊖ 8.1.1 Bathroom 2 - Doors: Doesn't Close
- ⊖ 8.9.1 Bathroom 2 - Plumbing: Seal Tub Spout
- ⊖ 8.9.2 Bathroom 2 - Plumbing: Low Pressure

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- ⊖ 8.11.1 Bathroom 2 - Water Temperature: Low Temperature
 - ⊖ 9.6.1 Kitchen - Range/Oven/Cooktop: Display Damaged
 - ⊖ 9.6.2 Kitchen - Range/Oven/Cooktop: Oven Light
 - ⊖ 9.10.1 Kitchen - Countertops & Cabinets: Missing Trim
 - ⊖ 10.1.1 Water Heater - Hot Water Systems, Controls, Flues & Vents: Low Temp
 - ⊖ 10.1.2 Water Heater - Hot Water Systems, Controls, Flues & Vents: Missing TPR Valve Pipe
 - ⊖ 13.1.1 IR (Infrared) - Inspected: Insulation, Moisture or Weatherstripping Damaged

1: INSPECTION DETAILS

Information

In Attendance

Client

Occupancy

Vacant

Style

2 Story

Type of Building

Single Family

Weather Conditions

0-32 Degrees

Inspection Type

Standard Residential Home
Inspection, Sewer Scope

Purpose and Scope: Agreement, Terms and Conditions

Acceptance or use of this Inspection Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Inspection Services and it's Terms and Conditions which are attached to and form part of this Inspection Report. The scope of the inspection is outlined in the Inspection Agreement, agreed to by the Client.

Purpose and Scope: A Word About Contractors and 20/20 Hindsight

A common source of dissatisfaction with inspectors sometimes comes as a result of off the cuff comments made by contractors (made after the fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they did not find this problem". There may be several reasons for these apparent over sights: Conditions during inspection- it is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was less than 65 degrees outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight- When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination- The inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspect the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. Therein lies the quandary. We want to set your expectations as to what an inspection is, and what it is not.

We are generalists- We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. We're looking at the forest, not the individual trees.

Purpose and Scope: Purpose and Scope

The inspection is supplemental to the Property Disclosure. It is the responsibility of the client to obtain any and all disclosure forms relative to this real estate transaction. This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard property inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed not implied not responsibility assumed by the inspector or inspection company. This firm endeavors to perform all inspections in substantial compliance with the International Association of Certified Home Inspectors (InterNACHI).

Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or near the end of their expected service life. If the cause for deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near the end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the InterNACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

Details

InterNACHI is so certain of the the integrity of our members that they will back them up with a **\$10,000 Honor Guarantee**. InterNACHI will pay up to \$10,000 USD for the cost of replacement of personal property lost during an inspection and stolen by an InterNACHI-certified member who was convicted of or pleaded guilty to any criminal charge resulting from the member's taking of the client's personal property.

For details, please visit

www.nachi.org/honor

2: ROOF

Information

Inspection Method

Ladder

Roof Type/Style

Gable

Coverings: Material

Asphalt

Roof Drainage Systems: P4-Gutter**Material**

Aluminum

4P- Inspected

The roof of the structure was visually inspected according to the standards of practice.

**Coverings: Layers Inspected**

The roof covering material was inspected and for a properly installed single layer. Any notable deficiencies or exceptions will be noted in this report.



Coverings: Roof Covering Inspected

The roof covering was visually inspected from all safely accessible areas. Visual inspection includes proper installation and appearance of generally serviceable conditions at the time of the inspection. This inspection is not a guarantee that a leak in the future will not happen. Even a roof that appears to be in good, functional condition can leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Any notable deficiencies or exceptions will be listed in this report.



Flashings: Material

Inspected

Aluminum



Skylights, Chimneys & Other Roof Penetrations: P-Inspected

These items were visually inspected but have multiple seams they are not clearly visible due to the materials and design. They can be a common point of leaks. Any notable deficiencies or exceptions will be listed in this report.



Limitations

General

SNOW COVERED- NOT INSPECTED

This is the back roof. The front is an indication of the overall condition of the entire roof, which is in good condition. Once melted the roof should be inspected for any issues covered by the snow.



Roof Drainage Systems
GUTTERS COVERED



Deficiencies

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.

 Recommendation



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.

 Recommendation



3: EXTERIOR

Information

Siding, Flashing & Trim: Siding Material

Wood

Exterior Doors: Exterior Entry Door

Wood

Decks, Balconies, Porches & Steps: Material

Wood

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Unknown

Walkways, Patios & Driveways: Driveway Material

Asphalt

P4- General: Homeowner's Responsibility

Inspected

The exterior of your home is slowly aging and deteriorating. The sun, wind, rain and temperatures are constantly affecting the exterior. Your job is to monitor the buildings exterior for it's condition and weathertightness. Check the condition of all exterior materials and look for patterns of deterioration and damage. During a rainstorm(without lightening), grab an umbrella and go outside. Walk around your house and look at the roof and property. A rainstorm is the perfect time to see how the roof, gutters, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbors. The ground around your house should not have puddles because the slope is correctly draining ground water. Gutters, downspouts and drains should be directing water away from the foundation.

P4- General: Exterior Inspected

The exterior of the structure was inspected according to the standards of practice.



Decks, Balconies, Porches & Steps: Areas Inspected

Deck



Foundation: Material

Concrete



Limitations

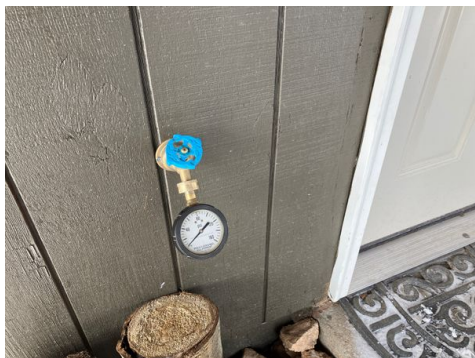
Walkways, Patios & Driveways

COVERED IN SNOW



Hose Bibb

WATER OFF



Landscaping

COVERED IN SNOW



Deficiencies

3.2.1 Siding, Flashing & Trim

PAINT NEEDED

 Recommendation

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

 Recommendation

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.



Recommendation



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.



Recommendation



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



Recommendation

Contact a qualified professional.

3.11.1 Downspouts

MISSING EXTENSIONS



Recommendation

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

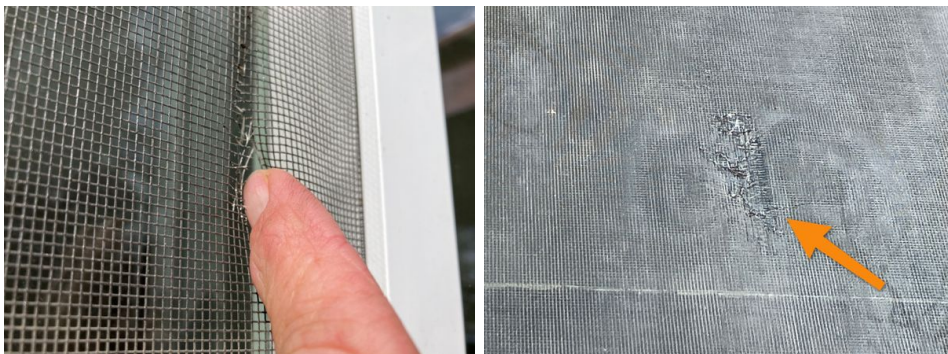
DAMAGED SCREEN

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

Recommendation

Contact a qualified professional.

 Recommendation



4: ATTIC, INSULATION & VENTILATION

Information

Attic

The area was inspected according to InterNACHI's SOP.

Attic Insulation: Insulation Type
Blown, Fiberglass



Attic Insulation: Inches/R-value
22"/40



Ventilation: Ventilation Type
Ridge Vents



Exhaust Systems: Exhaust Fans
Bathroom/Kitchen

Limited Inspection

Limited Inspection

Due to the limited clearance, not all areas of the attic were inspected.



Deficiencies

4.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC



Recommendation

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



4.4.1 Structure

 Recommendation

WATER INTRUSION

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

 Recommendation

POSSIBLE MOLD

Possible mold was observed on a rafter and damage was noticed 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: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Right, Outside

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
125 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

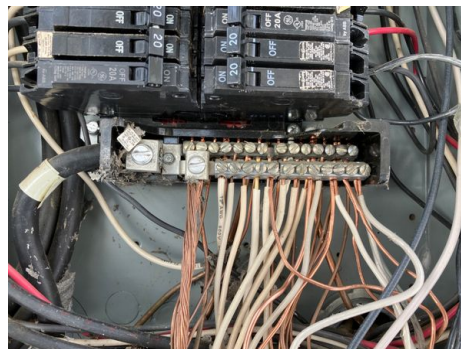
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not Present



Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex



Inspected

This system was inspected according to InterNACHI's SOP.



Deficiencies

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

SCREW MISSING

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



6: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer Pella	Windows: Window Type Sliders	Floors: Floor Coverings Carpet, Tile
Walls: Wall Material Drywall	Ceilings: Ceiling Material Drywall	

Buyers Responsibility

Cracks- We may not comment on the cracks that appear around windows and doors, or which follow the lines of the framing members and the seams of drywall and plasterboard. Some of these cracks would fall into a cosmetic defect category, and some cracks may be a consequence of movement, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, therefore a homeowner/buyer is responsible to have them evaluated by a specialist.

Air Quality- The homeowner should be aware there may be a number of environmental pollutants, which could include molds or other contaminants, the specific identification of which is beyond the scope of our service. Should you be concerned by anything in general, or by anything found during our inspection, a mold test or indoor air quality test is recommended.

Hidden Issues- There are a host of lesser contaminants or defects that would likely not be discoverable to the naked eye even if you knew where to look. A home inspection is neither invasive nor exhaustive, we do not have permission to dismantle anything, and we do not have anything more to base an opinion on than current accessible and visual conditions. Hidden contaminants require additional environmental testing to discover- at the least.

Smells- There may be musty odors from past spills, odors from household pets, or odors from cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, in as much as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself. If you or any member of your family suffers from allergies or asthma, it's recommended that you schedule whatever testing and remedial services may be deemed necessary before the close of escrow.

Common Areas

Our inspection of common living spaces includes the visually accessible areas of the ceiling, walls, floors, cabinets, and closets, and includes the testing of a representative number of windows, doors, switches, and outlets. Nationally recognized home inspection standards require testing a minimum of one window, door, switch, and outlet in every room, where accessible.



Bedrooms

Our inspection of bedrooms includes the visually accessible areas of ceilings, walls, floors, cabinets, and closets, and includes the testing of a representative number of windows, doors, switches, and outlets.



Heat Source: Electric



Limitations

Smoke & CO Detectors

NO GAS APPLIANCES

Carbon monoxide detectors are not necessary were no gas appliances are present in the home and or no visible gas supply lines are present in the home.

Heat Source

WOOD BURNING- NOT INSPECTED

The stove was not inspected. We do recommend a cleaning of the interior and vent to lower fire hazards.



Heat Source

PELLET STOVE- NOT INSPECTED

The stove was not inspected. We do recommend a cleaning of the interior and vent to lower fire hazards.



Deficiencies

6.1.1 Doors

RUBS FRAME

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

Contact a qualified professional.



6.2.1 Windows

GLASS BROKEN/CRACKED



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

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

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: BATHROOM

Information

Bathroom Location

Primary



Windows: Window Manufacturer

Not Present

Windows: Window Type

Not Present

Floors: Floor Coverings

Tile

Lighting Fixtures, Switches & Receptacles: Inspected



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Drain Line: Drains

All drains were functioning properly.



Functional Flow: Inspected

While running multiple fixtures, there was no noticeable pressure drops.



Deficiencies

7.1.1 Doors

 Recommendation

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

 Recommendation

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

 Recommendation

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: BATHROOM 2

Information

Bathroom Location

Upstairs



Windows: Window Manufacturer

Not Present

Windows: Window Type

Not Present

Floors: Floor Coverings

Tile

Lighting Fixtures, Switches & Receptacles: GFCI Protected



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Heat Source: Electric



Vent: Vent



Drain Line: Drains

All drains were functioning properly.



Deficiencies

8.1.1 Doors

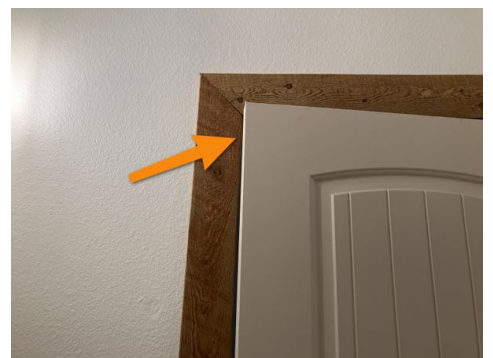
Recommendation

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.



8.9.1 Plumbing

Recommendation

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.



8.9.2 Plumbing

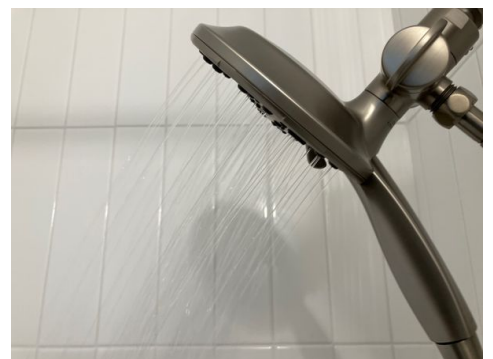
Recommendation

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.



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

Contact a qualified professional.

9: KITCHEN

Information

Inspected



Windows: Window Manufacturer
Pella

Windows: Window Type
Sliders

Floors: Floor Coverings
Tile

Lighting Fixtures, Switches & Receptacles: Inspected

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
GE

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Laminate

Countertops & Cabinets: Countertop Material
Marble

Dishwasher: Brand
Whirlpool



Refrigerator: Brand
Whirlpool



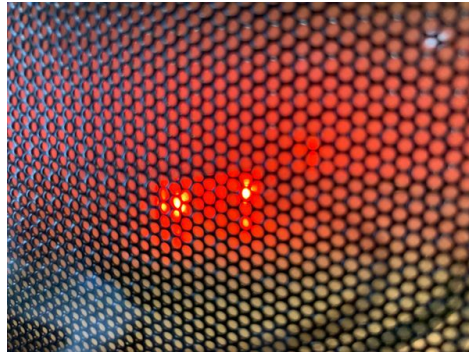
Range/Oven/Cooktop: Range/Oven Energy Source
Electric



Garbage Disposal: Inspected



Built-in Microwave: Inspected



Drainage: Inspected



Deficiencies

9.6.1 Range/Oven/Cooktop

DISPLAY DAMAGED

The display at the stovetop knobs were eligible.

Recommendation

Contact a qualified professional.



9.6.2 Range/Oven/Cooktop

OVEN LIGHT



The oven light was not working.

Recommendation

Contact a qualified professional.



9.10.1 Countertops & Cabinets

 Recommendation

MISSING TRIM

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

Recommendation

Contact a qualified professional.



10: WATER HEATER

Information

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric

Inspected



Serial No.	Q462039832	
Model No.	XE50T06ST45U1	
Manufacture Date.	11NOV2020	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380



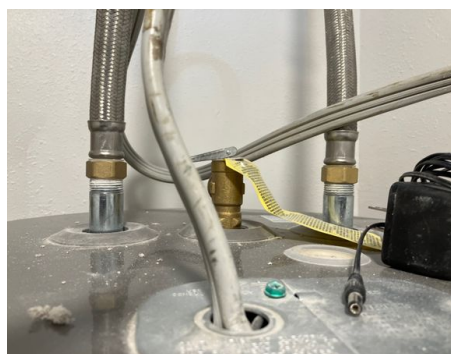
Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Inspected
2020 yr



Serial No.	Q462039832	
Model No.	XE50T06ST45U1	
Manufacture Date.	11NOV2020	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

Deficiencies

10.1.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

LOW TEMP

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

Recommendation

Contact a qualified professional.



10.1.2 Hot Water Systems, Controls, Flues & Vents

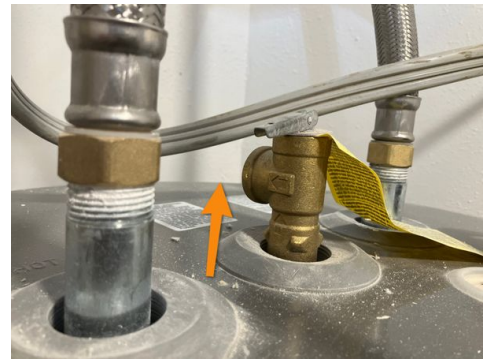
 Recommendation

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.



11: PLUMBING

Information

Filters

None

Water Source

Unknown



Main Water Shut-off Device:

Location

Master



Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

ABS



Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper



Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Copper

Sump Pump: Location

Not Present



Limitations

Water Pessure

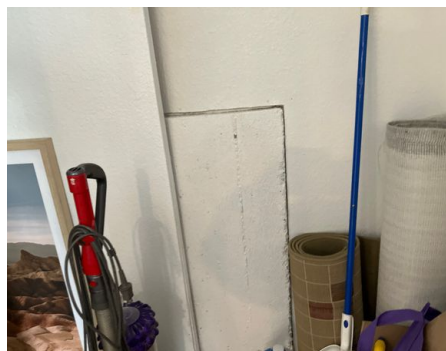
EXTERIOR WATER OFF

12: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Infrared, Visual



Foundation: Material

Concrete

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Concrete

Wall Structure: Finished- Not Inspected

Ceiling Structure: Finished- Not Inspected

Limitations

General

FINISHED- NOT INSPECTED

The 1st floor was finished and the structure could not be inspected.



Foundation

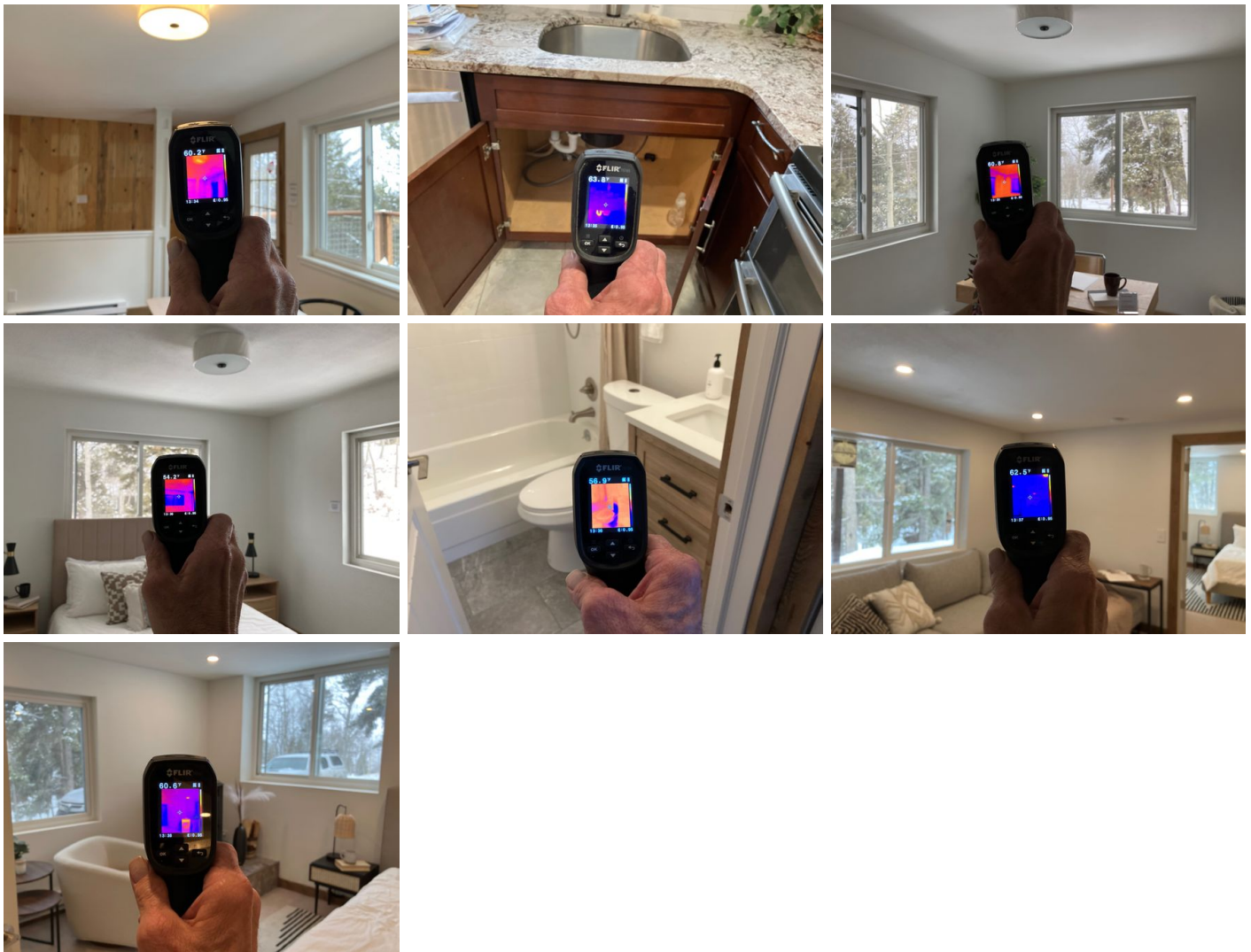
FINISHED- NOT INSPECTED

13: IR (INFRARED)

Information

Inspected

Inspected: Inspected



Deficiencies

13.1.1 Inspected

INSULATION, MOISTURE OR WEATHERSTRIPPING DAMAGED

Recommendation

Contact a qualified professional.

 Recommendation

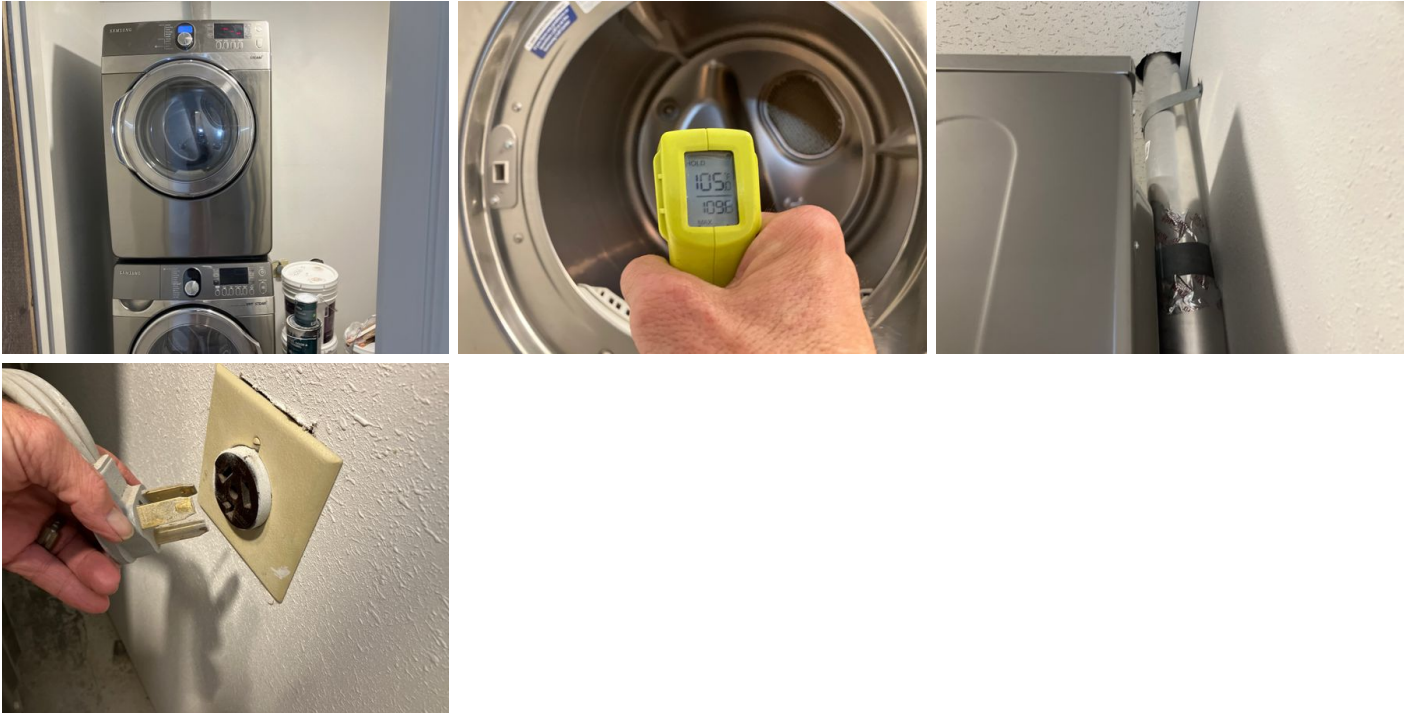


14: LAUNDRY AREA

Information

Inspected

The area was inspected for proper venting and electricity. The drain and water supplies were not visible at the time of inspection.



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.