



Scott Home Inspection, LLC
Complete Home Performance Assessment
970-532-2424
www.ScottHomeInspection.com

Inspection Report

Susan Somebody

Property Address:
456 Elsewhere Ct
Boulder CO



Inspection Date:
9/2/2014



General Information

NOTE: This is a sample report only, and many of the inspection notes in this report are not accurate to this home.

This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement.

This inspection was performed in accordance with and under the terms of a **Home Inspection Agreement**. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement is available on our web site at; www.scotthomeinspection.com/agreement.html

Scott Home Inspection conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The complete standards can be reviewed at the following location; www.scotthomeinspection.com/ASHI_standards-ethics.pdf

Date: 9/2/2014		Inspector: Luke Griess	
Property: 456 Elsewhere Ct Boulder CO		Customer: Susan Somebody	
In Attendance: Client		Style of Home: Single Family	Age Of Home: Over 10 Years
Weather: Clear		Temperature: Over 65	Ground/Soil surface condition: Damp
Sewer Scope Test Performed: No		Radon Test: No	

Interpreting the Inspection Results

Each item or area inspected will be marked with a finding, which represents the inspection result for that item. The following descriptions represent an explanation for each of the inspection findings.

Inspected - Appears Functional = The item, component, or unit was visually observed, and if no other comments were made, then the item appeared to be functioning as intended, allowing for normal wear and tear.

Repair or Replacement Recommended = The item, component or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General Maintenance Item = These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes.

Repair to these items is not urgent, but should be performed in the near future.

Service Needed = The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.

Limited Inspection = The item, component, or unit was not fully inspected, and some form of limitation is preventing a complete inspection of the item/area. The report will state a reason for the limited inspecting of the item.

Energy Savings-Efficiency Recommendation = An energy related improvement item is noted with recommendations on the appropriate upgrade or repair.

Not Inspected = The item, component, or unit was not inspected, and no representations of whether or not it was functioning as intended are made. The report will state a reason for not inspecting the item.

Not Present = The item, component or unit is not in this home or building.

Table of Contents

Cover Page.....	1
Intro Page	2
Table of Contents.....	3
1 Exterior - Grounds	4
2 Foundation - Basement - Crawlspace	9
3 Roofing - Attic - Ventilation	12
4 Plumbing System.....	15
5 Electrical System	18
6 Heating System	21
7 Cooling System.....	24
8 Interior.....	25
9 Built-In Appliances	27
10 Garage.....	29
11 Lawn Sprinklers	31
Inspection Summary.....	32
Back Page	35

1. Exterior - Grounds

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

DESCRIPTION:

Siding Material:

Vinyl
Brick veneer

Exterior Entry Doors:

Steel
Sliding glass door

Deck/Porch/Balcony:

Composite Deck

Driveway / Walkway:

Concrete

OBSERVATIONS & RECOMMENDATIONS

1.0 WALL COVERING, FLASHING, TRIM

Inspected - Appears Functional

1.1 EAVES, SOFFITS AND FASCIAS

Inspected - Appears Functional

1.2 DOORS (Exterior)

General Maintenance Item

The screen door at the sliding glass door is damaged and torn. A screen door repair or replacement is needed.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.3 WINDOWS (Exterior)

Inspected - Appears Functional

1.4 DECKS, BALCONIES, STEPS, PORCHES AND APPLICABLE RAILINGS

Repair Recommended

The rear deck composite decking material is deteriorating in an abnormal way, as the surface appears to be flaking away. This may be a manufacturer's defect. The deck boards will likely need to be replaced. A deck professional should evaluate and advise on repair/replacement options and costs.



1.4 Item 1(Picture)



1.4 Item 2(Picture)



1.4 Item 3(Picture)



1.4 Item 4(Picture)

1.5 DRIVEWAYS, WALKWAYS, AND PATIO SLAB

Repair Recommended

The concrete drive for the home is pitted and shows significant surface deterioration and cracking. The cracking is likely due to minor settling and appears cosmetic in nature. The pitting and surface wear, however, are abnormal, and may be the result of freeze damage during the original curing process, or it could be related to the use of snow melt products. Re-surfacing or replacement of the driveway should be considered, to prevent further deterioration. Consult with a concrete professional for repair/replacement options and costs. Otherwise, the cracks in the concrete should be caulked or sealed, to prevent moisture penetration and further cracking.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)

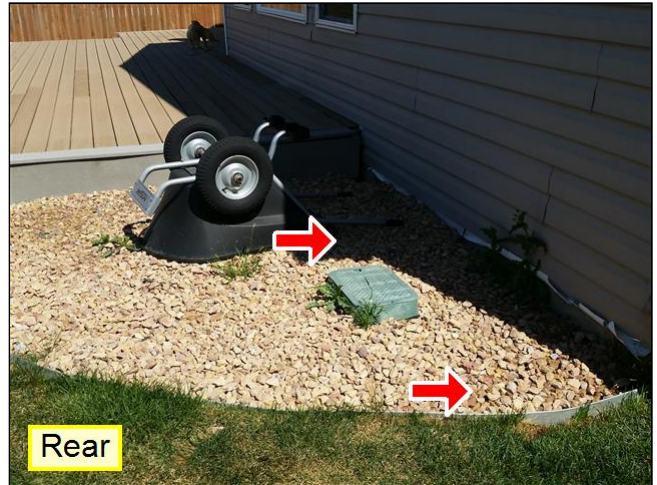
1.6 GRADING AND DRAINAGE

Repair Recommended

There is a flat or negative slope to the landscaping all around the home, which can cause or contribute to water intrusion or deterioration. Moisture concerns are currently noted in the crawlspace, which appear to be at least partially caused by this poor drainage. To prevent mold/moisture damage in the crawlspace, and to prevent long-term structural concerns, the landscaping and slope need to be corrected. A landscaping or drainage professional should further evaluate and repair the drainage as needed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)



1.6 Item 5(Picture)



1.6 Item 6(Picture)

1.7 FENCING

General Maintenance Item

The fence gate on the left side of the home will not close or latch properly, as the latching mechanism is loose or damaged. A repair or adjustment is needed.



1.7 Item 1(Picture)



1.7 Item 2(Picture)

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Heavy vegetation should be kept trimmed since it can cause or hide damage.

2. Foundation - Basement - Crawlspace

DESCRIPTION:

Foundation:

Poured concrete

Floor Structure:

Manufactured Wood Joists

Basement / Crawlspace:

Crawlspace only

Wall Structure:

2 X 4 Wood

Method used to observe Crawlspace:

Entered

Basement/Crawlspace Insulation:

Batts

Fiberglass

Crawl Space Floor Vapor Retarder:

Separate Vapor Retarder Sheeting Present

OBSERVATIONS & RECOMMENDATIONS

2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected - Appears Functional

The structure and foundation of the home were visually inspected where visible for signs of problems or concerns. The exterior and interior wall coverings were also inspected for indications of settling, movement, or cracking. No indications of structural concerns were observed at the time of the inspection.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 COLUMNS OR PIERS

Inspected - Appears Functional

2.2 FLOORS

Inspected - Appears Functional

2.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Insulation-Ventilation Repair Recommended

The vapor barrier (plastic) on the crawlspace ground is missing in areas and is not sealed at the seams or edges. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. The plastic that is present appears to be damaged or too short at the edges to be adequately sealed. Currently, there is moisture on top of the vapor barrier, as noted earlier in section 1.6. Once drainage issues are corrected, I recommend that a new plastic sheet vapor barrier be installed over the soil, secured to the edges of the foundation wall, and sealed on all seams throughout the crawlspace. Also, the insulation is damaged and loose in several areas due to moisture damage, and it appears likely that all of this insulation will need to be removed and replaced.



2.3 Item 1(Picture)



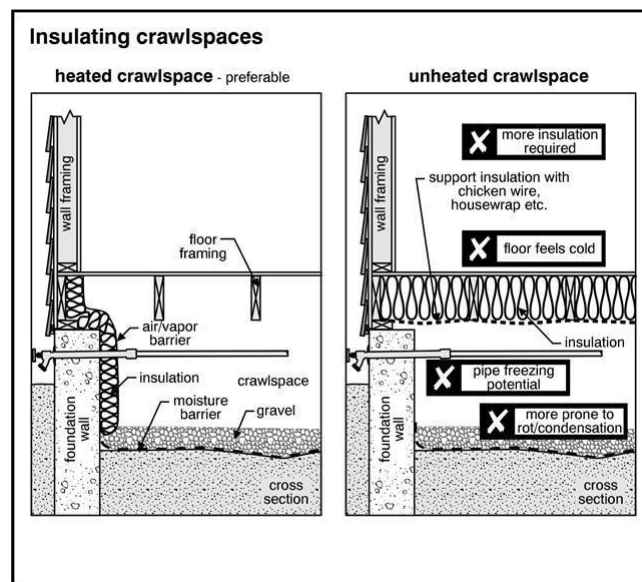
2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)



2.3 Item 5(Picture)

3. Roofing - Attic - Ventilation

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

DESCRIPTION:

Roof Covering:

Composite Asphalt shingle
Roll roofing - asphalt

Viewed roof covering from:

Walked roof

Chimney (exterior):

Metal Flue Pipe

Gutter & Downspout Material:

Aluminum

Ventilation:

Roof-top vents
Ridge vents
Soffit Vents

Attic info:

Attic hatch

Method used to observe attic:

Entered

Roof Structure:

Engineered wood trusses

Attic Insulation:

Blown
Batt
Fiberglass

OBSERVATIONS & RECOMMENDATIONS

3.0 ROOF COVERINGS

Inspected - Appears Functional

The roof was walked and fully inspected. No concerns or defects were noted at this time.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

3.1 CHIMNEYS, FLASHINGS AND ROOF PENETRATIONS

Inspected - Appears Functional

3.2 GUTTERS AND DOWNSPOUTS

Inspected - Appears Functional

3.3 VENTILATION OF ATTIC

Inspected - Appears Functional

3.4 ROOF STRUCTURE, CEILING STRUCTURE AND ATTIC

Inspected - Appears Functional

3.5 ATTIC INSULATION AND VAPOR RETARDERS

Inspected - Appears Functional

The attic was visually inspected and is properly insulated, with no structural or moisture concerns noted.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)



3.5 Item 4(Picture)

The roof inspection is not a warranty and it is not intended to predict how long the roof will last or if it will leak. All roofs should be inspected annually in order to last typical life spans. Expect to make minor repairs to any roof.

4. Plumbing System

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

DESCRIPTION:

Water Supply (into home):

Copper

Water Distribution (inside home):

Copper

Drain Waste & Vent Material:

PVC

ABS

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

50 Gallon

Manufacturer:

BRADFORD-WHITE

Approximate Age:

11 years old

Washer Drain Size:

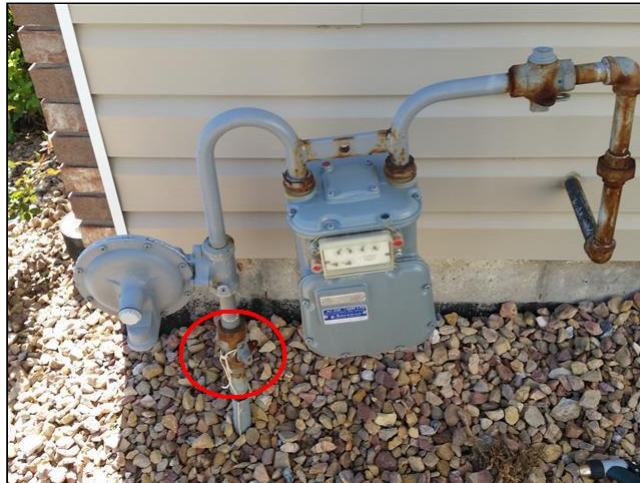
2" Diameter

OBSERVATIONS & RECOMMENDATIONS

4.0 MAIN FUEL SHUT OFF LOCATION

Inspected - Appears Functional

The main fuel shut off is at gas meter outside.



4.0 Item 1(Picture)

4.1 MAIN WATER SHUT-OFF LOCATION

Inspected - Appears Functional

The main shut off is the blue lever located immediately inside the crawlspace. This is for your information.



4.1 Item 1(Picture)

4.2 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Inspected - Appears Functional

4.3 FIXTURES & FAUCETS

General Maintenance Item

The sink drain stopper assembly is not working in the hall bath. A plumber or qualified person should repair as needed.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.4 TOILETS & BIDETS

Inspected - Appears Functional

4.5 DRAIN, WASTE AND VENT SYSTEMS

Inspected - Appears Functional

4.6 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected - Appears Functional

The water heater is older, with a small amount of rusting present in the fire-pot area, and is nearing the end of its life expectancy. Currently no leaks are present. The water heater should be monitored for leaks. The unit will likely need replaced in the near future.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

5. Electrical System

DESCRIPTION:

Electrical Service Conductors:	Electrical Service Voltage Rating:	Service Amperage & Panel capacity:
Below ground	240 volts	125 AMP
Main Disconnect Location:	Panel Type:	Electric Panel Manufacturer:
At Meter/Service Entrance Conductors	Circuit breakers	SQUARE D
Branch wire 15 and 20 AMP:	Wiring Methods:	Smoke Detectors:
Copper	Romex	Present

OBSERVATIONS & RECOMMENDATIONS

5.0 SERVICE ENTRANCE CONDUCTORS

Inspected - Appears Functional

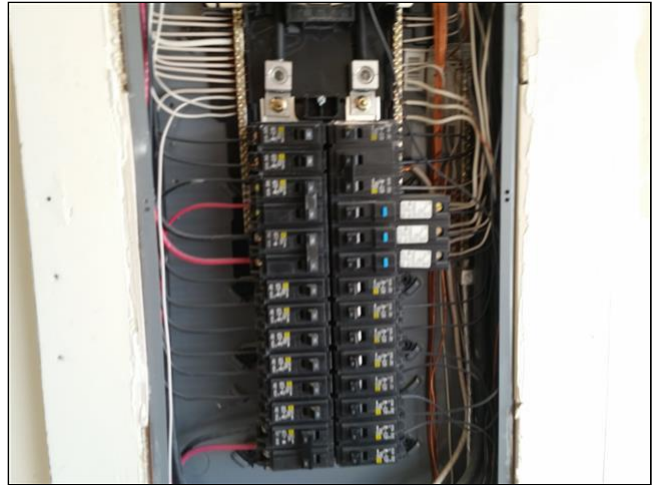
5.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected - Appears Functional

The main panel box is located in the garage. The interior of the panel was inspected, with no concerns noted.



5.1 Item 1(Picture)

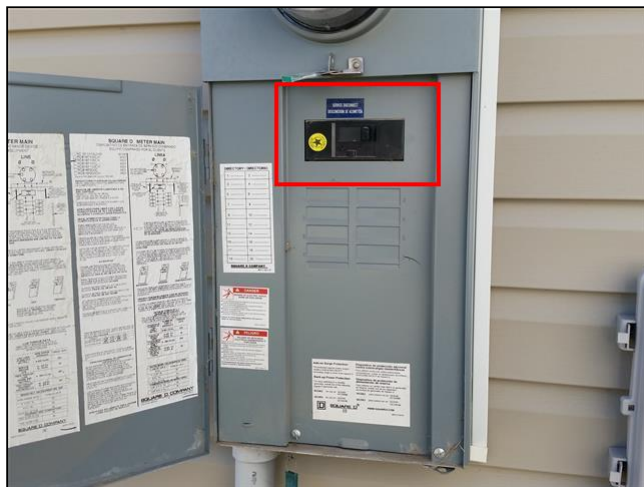


5.1 Item 2(Picture)

5.2 MAIN DISCONNECT DEVICE

Inspected - Appears Functional

The main disconnect is located in the box at the electrical meter at the side of the home.



5.2 Item 1(Picture)

5.3 MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT

Inspected - Appears Functional

5.4 FIXTURES, SWITCHES & CONNECTED DEVICES

Inspected - Appears Functional

5.5 RECEPTACLE OPERATION (POLARITY AND GROUNDING)

Inspected - Appears Functional

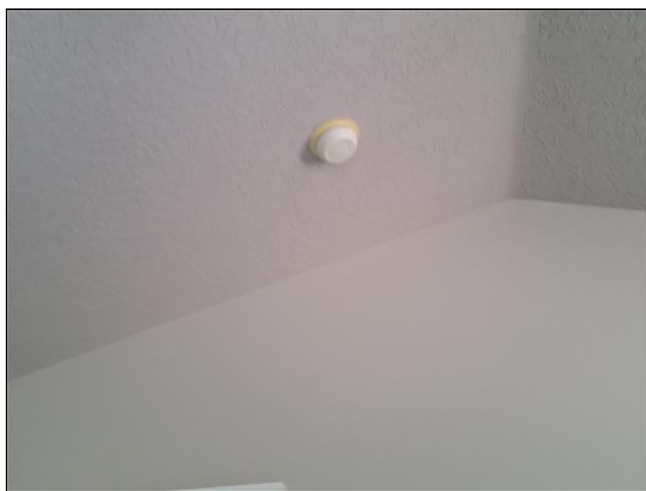
5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected - Appears Functional

5.7 SMOKE DETECTORS

Inspected - Appears Functional

Smoke alarms are present in the home, located on each floor and within each bedroom, as recommended. The units present are hard wired with battery back-up. Monthly testing of the units is recommended, along with annual battery replacement. Additionally, replacement of the units is recommended once older than 10 years of age, according to the National Fire Protection Association. The following article has important tips related to smoke alarm safety: <http://www.nfpa.org/~media/Files/Safety%20information/Safety%20tip%20sheets/smokealarmssafetytips.pdf>



5.7 Item 1(Picture)



5.7 Item 2(Picture)

5.8 CARBON MONOXIDE ALARMS

Electrical Repair Recommended

Effective July 1, 2009, all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO

Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation. **There are no CO detectors present in the home - units need to be added outside all bedroom locations.**



5.8 Item 1(Picture)



5.8 Item 2(Picture)

The hidden nature of the electrical system prevents inspection of many components. Repairs should be made by a qualified licensed electrician.

6. Heating System

DESCRIPTION:

Primary Heating System:

Forced Air

Number of Heat Systems (excluding wood):

One

Filter Size:

16x25

Heat System Brand:

GOODMAN

Approximate Age:

11 years old

Types of Fireplaces:

Solid Fuel

Woodstove

Energy Source:

Natural Gas

Filter Type:

Disposable

Operable Fireplaces:

One

OBSERVATIONS & RECOMMENDATIONS

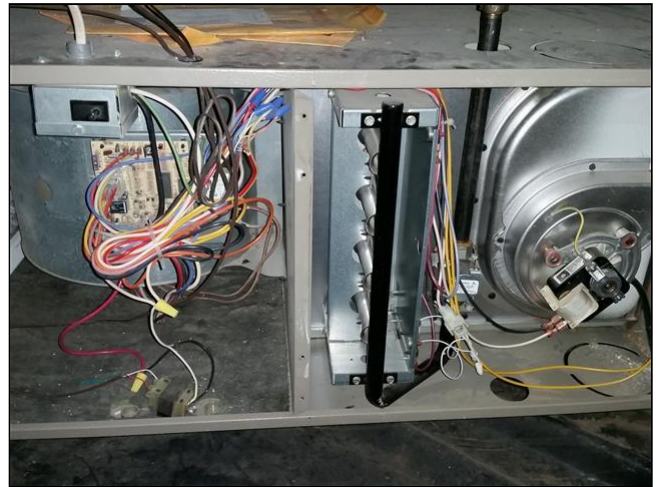
6.0 HEATING EQUIPMENT

Service Needed

The furnace is located in the crawlspace area. The furnace has a build up of dust inside it and within the fan assembly. While the unit functioned normally, I would recommend a service check be done to clean and service the unit. An HVAC company should perform this service.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.1 CHIMNEYS, FLUES AND VENTS (for heating system)

Inspected - Appears Functional

6.2 THERMOSTAT

Inspected - Appears Functional

6.3 AUTOMATIC SAFETY CONTROLS

Inspected - Appears Functional

6.4 DISTRIBUTION SYSTEMS (including fans, ducts, air filters, registers)

Inspected - Appears Functional

The filter is clean and is currently located at the furnace.



6.4 Item 1(Picture)



6.4 Item 2(Picture)

6.5 HUMIDIFIER EQUIPMENT

Inspected - Appears Functional

There is a humidifier installed on your heating system. We perform a limited visual inspection of these items. The unit is inspected for leaks in the supply line and condensate line. The unit appears to be operating properly, with no leaks noted and no concerns observed.



6.5 Item 1(Picture)



6.5 Item 2(Picture)

6.6 FIREPLACES, SOLID-FUEL FIREPLACES, WOODSTOVE

Inspected - Appears Functional

The woodstove was visually inspected, and appears to be in good working condition, with no concerns noted. Consider having the unit professionally cleaned before using.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

HVAC equipment can fail at any time without warning. Regular service is important for efficient operation and to achieve maximum life from equipment; most manufacturers recommend annual service.

7. Cooling System

DESCRIPTION:

Central Air Manufacturer:

GOODMAN

Approximate Age:

8 years old

Number of AC Only Units:

One

Equipment Type:

Air conditioner unit

Operating Characteristics:

Air-to-air system

Energy Source:

Electricity

OBSERVATIONS & RECOMMENDATIONS

7.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected - Appears Functional

The AC system was fully tested and appears to be operating properly. The temperature drop across the system supply vs. return ducts was measured at the furnace. A temperature drop of at least 15F is expected. The system operated well with a temperature drop in excess of this minimum expected level.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 NORMAL OPERATING CONTROLS

Inspected - Appears Functional

7.2 DISTRIBUTION SYSTEMS (including fans, ducts, air filters, registers, and fans)

Inspected - Appears Functional

HVAC equipment can fail at any time without warning. Regular service is important for efficient operation and to achieve maximum life from equipment; most manufacturers recommend annual service.

8. Interior

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

DESCRIPTION:

Ceiling Materials:

Sheetrock/Drywall

Wall Material:

Sheetrock/Drywall

Major Floor Covering(s):

Carpet

Tile

Bamboo

Interior Doors:

Hollow core

Window Types:

Sliders

Thermal/Insulated

Cabinetry:

Wood

Countertop:

Tile

Exhaust Fans:

Fan only

Dryer Vent:

Flexible Metal

Dryer Power Source:

220 Electric

OBSERVATIONS & RECOMMENDATIONS

8.0 CEILINGS

Inspected - Appears Functional

8.1 WALLS

General Maintenance Item

Minor moisture damage was present at the upstairs hall bathroom to the baseboard behind the toilet. This appears to be the result of moisture absorption from water that had escaped the shower. This baseboard should be removed and replaced, and sealed as needed.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

8.2 FLOORS

Inspected - Appears Functional

8.3 DOORS

Inspected - Appears Functional

8.4 WINDOWS

Inspected - Appears Functional

8.5 COUNTERS AND CABINETS

General Maintenance Item

The base cabinet next to the dishwasher has signs of old moisture damage present, with the base not level. While no leaks are present at this time, this wood base should be replaced, to provide a level surface for storage items.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.6 BATHROOM TUB/SHOWER SURROUND

Inspected - Appears Functional

8.7 VENTING SYSTEMS (Kitchens, baths and laundry)

Interior Repair Recommended

The dryer vent terminates or has become disconnected in the crawlspace, and is no longer venting to the exterior as needed. This will introduce lint and warm, moist air into the crawlspace, which can contribute to mold growth. A qualified contractor should reconnect the dryer vent piping at this time.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

9. Built-In Appliances

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed. The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify, for example, that the oven reaches proper temperature set points, or that the soap distribution in the dishwasher is adequate.



DESCRIPTION:

Washer/Dryer:

LG

Dishwasher Brand:

Maytag

Disposer Brand:

IN SINK ERATOR

Range/Oven:

WHIRLPOOL

Built in Microwave:

GENERAL ELECTRIC

Refrigerator:

KENMORE

OBSERVATIONS & RECOMMENDATIONS

9.0 CLOTHES WASHER/DRYER

Inspected - Appears Functional

The washer and dryer were run briefly to check for any leaks, and for proper heat from the dryer. No concerns are noted with this limited functional test. This is not a complete test, but a limited functional test to verify general operation.



9.0 Item 1(Picture)

9.1 DISHWASHER

General Maintenance Item

The dishwasher drain line running under the kitchen sink needs to be secured to the drain pipe with a clamp or plastic zip-tie. This is done to ensure the drain line does not come loose from the waste line, and damage the cabinet and surrounding area. This is a minor repair item.



9.1 Item 1(Picture)



9.1 Item 2(Picture)

9.2 RANGES/OVENS/COOKTOPS

Inspected - Appears Functional

9.3 FOOD WASTE DISPOSER

Inspected - Appears Functional

9.4 MICROWAVE COOKING EQUIPMENT

Inspected - Appears Functional

9.5 REFRIGERATOR

Limited Inspection

While there is an ice-maker on the refrigerator, the ice making unit is currently shut off inside the freezer, and I am unable to verify operation. Consult with seller to determine if this is operating properly.



9.5 Item 1(Picture)

10. Garage



DESCRIPTION:

Garage Door Type:

Two car manual

Garage Door Material:

Metal

Insulated

Auto-opener Manufacturer:

CHAMBERLAIN

OBSERVATIONS & RECOMMENDATIONS

10.0 GARAGE CEILINGS

Inspected - Appears Functional

10.1 GARAGE WALLS

Inspected - Appears Functional

10.2 GARAGE FLOOR

Inspected - Appears Functional

10.3 GARAGE DOOR (S)

Inspected - Appears Functional

10.4 GARAGE DOOR OPERATORS

Inspected - Appears Functional

The garage door will reverse when the photo-sensor beam is broken. This is a safety check performed, to test the safety feature of the door opener.



10.4 Item 1(Picture)

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly.

11. Lawn Sprinklers

Testing of lawn sprinkler systems is outside the scope of a standard home inspection. As a courtesy, we run and test sprinkler systems, when possible and if the system is currently turned on and operational. The testing is minor and limited in nature, and consists of running the system one zone at a time, to look for any broken heads, leaks in the system, and general operation and performance issues. The integrity of the buried lines cannot be assessed or determined. Annual maintenance is recommended, and proper winterization of the system is recommended each fall.

OBSERVATIONS & RECOMMENDATIONS

11.0 SPRINKLER OPERATION

Inspected - Appears Functional

The lawn sprinkling system appears to be supplied by a common well that is maintained by the HOA. Consult with the HOA for more information. Otherwise, a brief cycle through each sprinkler zone was done to ensure no leaks or broken heads exist. The system appeared to operate properly, with no concerns noted at this time.



11.0 Item 1(Picture)



11.0 Item 2(Picture)

11.1 CONTROLLERS

Inspected - Appears Functional

The controller for the sprinkler system is located in the garage.



11.1 Item 1(Picture)

Inspection Summary

Date: 9/2/2014

Property:
456 Elsewhere Ct
Boulder CO

Customer:
Susan Somebody

The following items or discoveries represent a summary of the inspection items marked **Repair-Replacement Recommended** or **General Maintenance Item**, indicating that these systems or components; (a) do not function as intended or (b) adversely affect the habitability of the dwelling or (c) appear to warrant further investigation by a specialist or (d) require subsequent observation.

Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. All safety concerns should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. We recommend that a budget is established for unforeseen repairs and maintenance.

1. Exterior - Grounds

1.2 DOORS (Exterior)

General Maintenance Item

The screen door at the sliding glass door is damaged and torn. A screen door repair or replacement is needed.

1.4 DECKS, BALCONIES, STEPS, PORCHES AND APPLICABLE RAILINGS

Repair Recommended

The rear deck composite decking material is deteriorating in an abnormal way, as the surface appears to be flaking away. This may be a manufacturer's defect. The deck boards will likely need to be replaced. A deck professional should evaluate and advise on repair/replacement options and costs.

1.5 DRIVEWAYS, WALKWAYS, AND PATIO SLAB

Repair Recommended

The concrete drive for the home is pitted and shows significant surface deterioration and cracking. The cracking is likely due to minor settling and appears cosmetic in nature. The pitting and surface wear, however, are abnormal, and may be the result of freeze damage during the original curing process, or it could be related to the use of snow melt products. Re-surfacing or replacement of the driveway should be considered, to prevent further deterioration. Consult with a concrete professional for repair/replacement options and costs. Otherwise, the cracks in the concrete should be caulked or sealed, to prevent moisture penetration and further cracking.

1.6 GRADING AND DRAINAGE

Repair Recommended

There is a flat or negative slope to the landscaping all around the home, which can cause or contribute to water intrusion or deterioration. Moisture concerns are currently noted in the crawlspace, which appear to be at least partially caused by this poor drainage. To prevent mold/moisture damage in the crawlspace, and to prevent long-term structural concerns,

1. Exterior - Grounds

the landscaping and slope need to be corrected. A landscaping or drainage professional should further evaluate and repair the drainage as needed.

1.7 FENCING

General Maintenance Item

The fence gate on the left side of the home will not close or latch properly, as the latching mechanism is loose or damaged. A repair or adjustment is needed.

2. Foundation - Basement - Crawlspace

2.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Insulation-Ventilation Repair Recommended

The vapor barrier (plastic) on the crawlspace ground is missing in areas and is not sealed at the seams or edges. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. The plastic that is present appears to be damaged or too short at the edges to be adequately sealed. Currently, there is moisture on top of the vapor barrier, as noted earlier in section 1.6. Once drainage issues are corrected, I recommend that a new plastic sheet vapor barrier be installed over the soil, secured to the edges of the foundation wall, and sealed on all seams throughout the crawlspace. Also, the insulation is damaged and loose in several areas due to moisture damage, and it appears likely that all of this insulation will need to be removed and replaced.

4. Plumbing System

4.3 FIXTURES & FAUCETS

General Maintenance Item

The sink drain stopper assembly is not working in the hall bath. A plumber or qualified person should repair as needed.

5. Electrical System

5.8 CARBON MONOXIDE ALARMS

Electrical Repair Recommended

Effective July 1, 2009, all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation. **There are no CO detectors present in the home - units need to be added outside all bedroom locations.**

6. Heating System

6.0 HEATING EQUIPMENT

Service Needed

The furnace is located in the crawlspace area. The furnace has a build up of dust inside it and within the fan assembly. While the unit functioned normally, I would recommend a service check be done to clean and service the unit. An HVAC company should perform this service.

8. Interior

8.1 WALLS

General Maintenance Item

Minor moisture damage was present at the upstairs hall bathroom to the baseboard behind the toilet. This appears to be the result of moisture absorption from water that had escaped the shower. This baseboard should be removed and replaced, and sealed as needed.

8.5 COUNTERS AND CABINETS

General Maintenance Item

The base cabinet next to the dishwasher has signs of old moisture damage present, with the base not level. While no leaks are present at this time, this wood base should be replaced, to provide a level surface for storage items.

8.7 VENTING SYSTEMS (Kitchens, baths and laundry)

Interior Repair Recommended

The dryer vent terminates or has become disconnected in the crawlspace, and is no longer venting to the exterior as needed. This will introduce lint and warm, moist air into the crawlspace, which can contribute to mold growth. A qualified contractor should reconnect the dryer vent piping at this time.

9. Built-In Appliances

9.1 DISHWASHER

General Maintenance Item

The dishwasher drain line running under the kitchen sink needs to be secured to the drain pipe with a clamp or plastic zip-tie. This is done to ensure the drain line does not come loose from the waste line, and damage the cabinet and surrounding area. This is a minor repair item.

9.5 REFRIGERATOR

Limited Inspection

While there is an ice-maker on the refrigerator, the ice making unit is currently shut off inside the freezer, and I am unable to verify operation. Consult with seller to determine if this is operating properly.

END OF SUMMARY

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Luke Griess



Scott Home Inspection, LLC

Principle Inspector: George Scott

970-532-2424 or 720-979-4960

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