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## Inspection Report



**Property Address:**

123 Perfect Place

Springfield , CO

80443 0

**Prepared for:** John Smith

**Inspector:** Peter Woods

**Inspection date:** 3/16/2013



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## General Information

### Property Information

Address:	123 Perfect Place	Springfield	CO	80443	0
Property Type:	Single Family	Bedroom:	3	Bathroom:	3
Year Build:	1994	Square Footage:	2824		

### Client Information

Name:	John Smith				
Address:	321 watt ave	Springfield	CO	80443	
Phone:	000-000-0000				
E-mail:	john@gmail.com				

### Inspection Information

Inspection Date:	3/16/2013	Inspection Time:	10:30 am		
Weather:	Sunny Skies	Occupied:		Temperature:	20°F
Inspector:	Peter Woods			Inspection Price \$:	350.00

### Additional Comments

Single car attached garage. -Summit County information. Items of concern are labeled with an !-exclamation point.



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## Introduction

### Scope of Inspection:

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.



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## Basement

### Floor

Condition:

Good-Inspected

Comments :



### Stairs

Condition:

Good-Inspected

Comments :



### Theater room

Condition:

Good-Inspected

Comments :

Theater room being used as a guest bedroom.



### Walls

Condition:

Good-Inspected

Comments :

basement is fully furnished and includes a butlerd pantry and refrigerator.



## Walls 2

Condition:

Good-Inspected

Comments :



# Bathrooms

## bathroom basement

Condition:

Good-Inspected

Comments :



---

## Bathroom basement reverse

Condition:

Good

Comments :



# Bedrooms

## bedroom basement 1

Condition:

Good-Inspected

Comments :



## Bedroom basement 2

Condition:

Good-Inspected

Comments :



## Bedroom master

Condition:

Good-Inspected

Comments :

The fireplace was operated.



# Electrical

## Service disconnect

**Condition:** Repair-Adjustment

**Comments :**

Siemens 200 amps with 200 amp service disconnect. The access panel is difficult to open and close. Recommend removing some material from the rock wall to allow the door to function properly. Siemens 200 amps with 200 amp service disconnect. The access panel is difficult to open and close. Recommend removing some material from the rock wall to allow the door to function properly. Siemens 200 amps with 200 amp service disconnect. The access panel is difficult to open and close. Recommend removing some material from the rock wall to allow the door to function properly. Siemens 200 amps with 200 amp service disconnect. The access panel is difficult to open and close. Recommend removing some material from the rock wall to allow the door to function properly.



---

## Service panel interior

**Condition:** Repair-Adjustment

**Comments :**

Wires that are labeled as GFI are going into normal 20 amp breakers. Recommend replacing these breakers with ground fault interrupt breakers as soon as possible because these service the master bedroom bathroom jet tub and the kitchen outlets .



---

## Service panel/ labels

**Condition:** Good-Inspected

**Comments :**

Cutler-hammer 225 amp. Disconnect is outside by the service entrance on the left or southside of the house.



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## Smoke detectors/ CO

**Condition:** Good-Inspected

**Comments :**

Living room smoke detector is hanging loose, unable to test. No CO detectors found.



## Subpanel

Condition:

Good-Inspected

Comments :

Cutler-hammer 125 amps.



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## Switches

Condition:

Good-Inspected

Comments :



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## Wall outlets/ GFI

Condition:

Good-Inspected

Comments :

Kitchen outlets are under the cabinets and no GFI outlets were found. Service panel has GFIs for bedrooms but do not have GFI for jet tub in the master bedroom bathroom or the kitchen outlets .



# Exterior/ Grounds

## Brick/ Stone

Condition:

Good-Inspected

Comments :

Base of entire house is wrapped with stone.



## Back door/ light

Condition:

Good-Inspected

Comments :



## Back of house

Condition:

Good-Inspected

Comments :



## Back yard

Condition:

Good-Inspected

Comments :



## Deck

Condition:

Good-Inspected

Comments :



## Door bell

Condition:

Good-Inspected

Comments :



## Driveway

Condition:

See Comments

Comments :

Snow packed and unable to inspect . Driveway has a gentle slope towards the house with a 90 degree left turn into a 2 car garage.



## Front door/ light

Condition:

Good-Inspected

Comments :



## Front of house

Condition:

Good-Inspected

Comments :



---

## Front steps

Condition:

Good-Inspected

Comments :

A crack is on both sides of the front steps that continues across the landing. Recommend filling with grout to prevent further damage and to stabilize.



---

## Front yard

Condition:

Good-Inspected

Comments :



---

## Garage door

Condition:

Good-Inspected

Comments :



## Hose faucet

Condition:

Good-Inspected

Comments :



---

## Patio

Condition:

Good-Inspected

Comments :

The patio surface is formed colored concrete similar to the front walkway.



---

## Porch/ Stairs

Condition:

Good-Inspected

Comments :



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## Retaining wall

Condition:

Good-Inspected

Comments :

The retaining wall creates a patio area in the back of the house accessible by the basement back door. I did not find any stairs out to the backyard as the retaining wall was mostly snow covered.



## Side 1 of house

**Condition:** Good-Inspected

**Comments :**

Side 1 of the house or the south side or the left side has a few dead tree limbs hanging over the roof of the house and should be trimmed back.



---

## Side 2 of house

**Condition:** Good-Inspected

**Comments :**



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## Siding

**Condition:** Good-Inspected

**Comments :**

Wood siding with a few areas where the sap has bled through the stain. The back Southwest gable has two bird made holes just under the eaves.



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## Trim

**Condition:** Good-Inspected

**Comments :**



## Utility entrance

**Condition:** Good-Inspected

**Comments :**

Utility entrance is on the south or left side of the house with its own roof.



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## Walkway

**Condition:** Good-Inspected

**Comments :**

Walkway is made from formed and colored concrete.



# Foundation

## Soil contact

**Condition:** Good-Inspected

**Comments :**

Several areas around the base of the house where the foundation and stone meet the ground is exposed and may collect water and ice. I recommend filling these exposed areas with stone.



---

## Lot grading

**Condition:** Good-Inspected

**Comments :**



---

## Observed settling

**Condition:** Repair-Adjustment

**Comments :**

The stairs leading up to the front door have settled leaving up to a half inch crack completely through. Recommend grouting and sealing to prevent further damage.



---

## Type

**Condition:** Good-Inspected

**Comments :**

Basement type foundation.



# Vegetation

Condition:

Good-Inspected

Comments :



# Garage

## Door opener

**Condition:**

Good-Inspected

**Comments :**

Liftmaster professional 3 quarter horsepower



## Door sensor

**Condition:**

Good-Inspected

**Comments :**

Tested and works. Exposed wires.



## Garage floor

**Condition:**

Good-Inspected

**Comments :**

Double floor drains. Minimal hairline cracks.



## Interior door

**Condition:**

Good-Inspected

**Comments :**

1 inch solid wood twould car single door.



# Heating

## Combustion air

Condition:

Good-Inspected

Comments :

Sealed system .



## Fuel/ shutoff

Condition:

Good-Inspected

Comments :

Natural gas.



## Heating type

Condition:

Good-Inspected

Comments :

Infloor radiant heat 10 zones. Munchkins 299m.

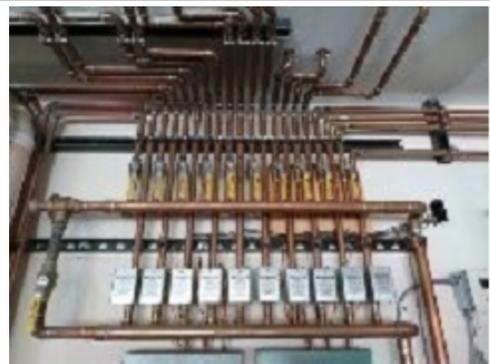


## Radiant

Condition:

Good-Inspected

Comments :



## Thermostat

Condition:

Good-Inspected

Comments :

Honeywell manual thermostats .



# Interior

## Ceiling

**Condition:**

Good-Inspected

**Comments :**

1 foot square beams with. 8 inch square posts.



## Ceiling fan

**Condition:**

Good-Inspected

**Comments :**



## Doors

**Condition:**

Good-Inspected

**Comments :**

2 panel solid wood

No Image Available

## Floors

**Condition:**

Good-Inspected

**Comments :**

Hardwood floors and wall to wall carpeting.

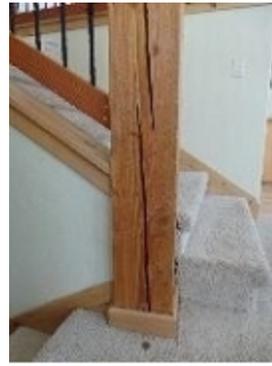


## Post and beams

**Condition:** Good-Inspected

**Comments :**

Post show normal cracking and slight twisting. Air see all of beams to ceiling look good.



---

## Stairs 1

**Condition:** Good-Inspected

**Comments :**



---

## Walls

**Condition:** Good-Inspected

**Comments :**

Stucco plaster walls with bull nose corners.



---

## Windows

**Condition:** Good-Inspected

**Comments :**

Triple pane solid wood with built in shade



# Kitchen

## Counters

Condition:

Good-Inspected

Comments :

Great blue beveled granite countertops



## Cabinets

Condition:

Good-Inspected

Comments :



## Cabinets 2

Condition:

Good-Inspected

Comments :



## Dishwasher

Condition:

Good-Inspected

Comments :

Kitchenaid k u d l 15 f x s s e



## Disposal

**Condition:**

Good-Inspected

**Comments :**

Insinkerator 777ss



---

## Exhaust vent

**Condition:**

Good-Inspected

**Comments :**

range master by broan nutone



---

## Floor

**Condition:**

Good-Inspected

**Comments :**



---

## Island

**Condition:**

Repair/Replacements

**Comments :**

Countertop is granite and wood. Has 4 attached swing out chairs and a built in wine cooler that does not turn on. Recommend repair or replacement of wine cooler.



## Microwave

**Condition:**

Good-Inspected

**Comments :**

Panasonic 1200 watt. Model number nn-sn671s



---

## Sink

**Condition:**

Good-Inspected

**Comments :**

Black granite sync with grohe faucet



---

## Stove and oven

**Condition:**

Good-Inspected

**Comments :**

Wolf 6 burner range double oven



# Plumbing

## Dryer vent

**Condition:** Repair-Adjustment

**Comments :**

Dryer vent needs to be cleaned at the dryer source and where it exits the building . Flex tubing may be going into the wall and if it is, should be replaced with a standard hard wall tube. This is also the location of the gas shut off switch behind the dryer.



## Laundry room sink

**Condition:** Good-Inspected

**Comments :**



## PR valve and drain

**Condition:** Good-Inspected

**Comments :**

Drain is just below in garage floor and boiler has its own pressure relief valve. As well as this 1 on top of the hot water container .



## Washer connection

**Condition:** Good-Inspected

**Comments :**



## Washer/ Dryer

Condition:

Good-Inspected

Comments :

Kitchenaid washer dryer khws01pwjd and ugh301kwh1



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## Water heater

Condition:

Good-Inspected

Comments :

Smart triangle tube hot water side arm holding tank from boiler.



---

## Water shutoff

Condition:

Good-Inspected

Comments :



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## Water source/ meter

Condition:

Good-Inspected

Comments :



# Roof

## De-icing

Condition: Good-Inspected

### Comments :

Many of the valleys and eaves have de-icing equipment. Because the roof was partly snow packed I was unable to inspect the roof completely.



## Chimney fireplace

Condition: Good-Inspected

### Comments :



## Downspouts

Condition: Repair-Adjustment

### Comments :

Downspout extension is disconnected. Recommend repair.



## Eave vents

Condition: Good-Inspected

### Comments :



## Flashing

Condition:

Good-Inspected

Comments :



---

## Gutters

Condition:

Good-Inspected

Comments :



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## Interior water damage

Condition:

Repair-Adjustment

Comments :

Beams show signs of previous water damage. Recommend sealing the above roof valley.



---

## Kick-out/ step

Condition:

Good-Inspected

Comments :



## Ridge vents

Condition:

Good-Inspected

Comments :



---

## Roof type

Condition:

Good-Inspected

Comments :

This house has a complicated roofing system with several areas where snow collects. There were a few minor torn shingles observed.





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## Beyond the Scope

Outside the scope of inspection:

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Whether or not they are concealed, the following outside the scope this inspection:

Private water or private sewage systems.

Saunas, steam baths, or fixtures and equipment.

Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.

Water softener/ purifier systems or solar heating systems.

Furnace heat exchangers, freestanding appliances, security alarms or personal property.

Adequacy or efficiency of any system or component Prediction of life expectancy of any item

Building code or zoning ordinance violations Geological stability or soils condition

Structural stability or engineering analysis Termites, pests or other wood destroying organisms

Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards Building value appraisal or cost estimates

Condition of detached buildings Pool or spas bodies and underground piping

(Some of the above items may be included in this inspection for additional fees - check with your inspector)

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense.



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## Report Summary

3/16/2013

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important information.

### Electrical

#### Service disconnect

Condition :

Repair-Adjustment

Comments

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### Exterior/ Grounds

#### Driveway

Condition :

See Comments

Comments

Snow packed and unable to inspect . Driveway has a gentle slope towards the house with a 90 degree left turn into a 2 car garage.

### Foundation

## Observed settling

Condition :

Repair-Adjustment

Comments

The stairs leading up to the front door have settled leaving up to a half inch crack completely through. Recommend grouting and sealing to prevent further damage.

---

## Plumbing

### Dryer vent

Condition :

Repair-Adjustment

Comments

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---

## Roof

### Downspouts

Condition :

Repair-Adjustment

Comments

Downspout extension is disconnected. Recommend repair.

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### Interior water damage

Condition :

Repair-Adjustment

Comments

Beams show signs of previous water damage. Recommend sealing the above roof valley.

---