



Your Inspection Report

123 Sample St
Colorado Springs, CO

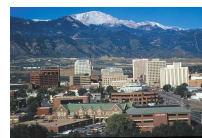


PREPARED FOR:
JOE & MARY CLIENT

INSPECTION DATE:
Thursday, October 30, 2014

PREPARED BY:
Aaron Hunt

HUNT | PROPERTY
INSPECTIONS



Hunt Property Inspections
5063 Broadmoor Bluffs Dr
Colorado Springs, CO 80906

719-344-5455

www.huntpropertyinspections.com
aaron@huntpropertyinspections.com

RAISING THE HOME INSPECTION BAR ONE CLIENT AT A TIME

November 3, 2014

Dear Joe & Mary Client,

RE: Report No. 1295
123 Sample St
Colorado Springs, CO

Thank you for selecting Hunt Property Inspections to perform your home inspection - we appreciate your business.

Both the Inspection and the Report comply with, or exceed, the requirements of the Standards of Practice of the American Society of Home Inspectors (ASHI). We encourage you to read the Standards of Practice (available at <http://www.homeinspector.org/standards/default.aspx>) and your Inspection Agreement so that you clearly understand the scope of a home inspection and the associated report.

We recommend that you read the entire Report, not just the Summary of Key Findings. The Summary of Key Findings is merely a list - photos and specific details are located in the body of the Report.

Within the Report itself, you can direct click on any blue wording to access further information on the subject. In addition, there is a Maintenance Schedule and Reference Library (click on any subject to access further information) at the rear of the Report.

As you review the Report, if you are concerned with any noted condition or finding, we strongly recommend that you engage a qualified licensed consultant/contractor to further inspect and evaluate the finding.

The Report is effectively a snapshot of the home/property at a given point in time based on a non-invasive visual inspection. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things or conditions that occur after the inspection.

Again, thank you very much for selecting Hunt Property Inspections to perform your home inspection. We trust the experience was both useful and enjoyable.

Sincerely,

Aaron Hunt
on behalf of
Hunt Property Inspections

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INVOICE

November 3, 2014

Client: Joe & Mary Client

Report No. 1295

For inspection at:

123 Sample St

Colorado Springs, CO

on: Thursday, October 30, 2014

Home Inspection / Report

\$265.00

Total

\$265.00

PAID IN FULL - THANK YOU!

SUMMARY OF KEY FINDINGS

123 Sample St, Colorado Springs, CO October 30, 2014

Report No. 1295

www.huntpropertyinspections.com

SUMMARY O

ROOFING

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SUMMARY OF KEY FINDINGS

This Summary of Key Findings lists potentially significant findings from a cost or safety standpoint. This section is provided as a courtesy and must not be considered a substitute for reading the entire Report. Minor findings & deferred maintenance items are generally not included in the Summary of Key Findings.

We recommend that you read the entire Report, not just the Summary of Key Findings. The Summary of Key Findings is merely a list - photos and addition details are located in the body of the Report.

Please remember, if you are concerned about any condition or comments noted in your Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. Specialty professionals can provide a more detailed analysis of any condition noted in this Report.

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[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

Safety hazard - west portion of rear Deck greater than 30" above grade

Recommend installation of minimum 36" (max 42") guard rail for safety. Code states guard rail must be 36" height on decks/walkways greater than 30" above grade. Spindles/boards underneath the top rail must be 4" or less apart. See Notes 1 & 3 in Index of Notes.

Implication(s): Fall hazard

Location: Exterior

Task: Improve

Electrical

General

• Electrical findings:

- double tap in breaker panel
- inoperative outlets
- missing cover plates
- exposed electrical in attic
- no outlet in lower bathroom
- inoperative smoke/CO detectors

See Electrical section of this Report for specific details & photos. Recommend further evaluation & repair by licensed electrician. See Note 3 in Index of Notes.

Task: Further evaluation, repair

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DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Inoperative](#)

Install combo smoke + CO detectors to replace inoperative units

Implication(s): Fire hazard

Location: Upper staircase & East bedroom

Task: Replace

Time: Prior to occupancy

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

Condition: • Install carbon monoxide and smoke detectors on each level and near/in all bedrooms

Two inoperative combo smoke/CO detectors - see above notes

Heating

GAS FURNACE \ Ducts, registers and grilles

Condition: • Vacuum ducts/registers - dust, debris observed

Vacuum (shop-vac) ducts or engage duct clean vendor

Location: Ductwork / registers

Task: Clean

Plumbing

FIXTURES AND FAUCETS \ Faucet

Condition: • No hot water - kitchen sink. I turned valve on & off below sink but no hot water supply. Recommend repair prior to occupancy.

Location: Kitchen

Task: Repair

Time: Prior to occupancy

Interior

WALLS \ Plaster or drywall

Condition: • [Water damage](#)

Water staining, possible mold/mildew at lower drywall behind lower bathroom (behind water heater). Clean/apply Kilz. If staining extends beyond the visible section, you will need to consult a mold abatement professional.

Implication(s): Cosmetic defects

Location: Utility Room near main water shutoff

CONCLUSION OF SUMMARY

This concludes the Summary of Key Findings section.

The remainder of the Report includes a description of the systems and components of the home, together with recommendations for repair, improvement, replacement or monitoring. Any limitations that restricted the inspection are

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noted as well.

The suggested timeframes for completing recommendations are based on the limited information available during a home inspection. Also, costs are ballpark estimates based on standard findings - should a qualified, licensed contractor find additional items for repair/replacement, the costs may increase. The priority and timeframes may need to be adjusted based on the findings of specialists/contractors.

As you read this Report, remember that a home inspection provides a basic visual overview of the present condition of the property. Because the Inspector performs a non-invasive visual inspection and has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Other deficiencies may be concealed behind a finished wall or floor and are therefore undetectable during a Home inspection.

If you are concerned about any condition noted in your Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. Specialty professionals can provide a more detailed analysis of any condition noted in the Report.

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INDEX OF NOTES

Throughout this Report, reference will be made to the following Notes:

- (1) Safety issue. Strongly recommend repair/improvement.
- (2) We recommend cleaning/service by a qualified, licensed professional specializing in this particular field.
- (3) We recommend further examination/guidance/repairs by a qualified, licensed professional specializing in this particular field.
- (4) We recommend further examination/analysis by a structural engineer.

[Home Improvement - Ballpark Costs](#)

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Description

General: • Roof inspected by walking on roof

Sloped roofing material: • Asphalt composition shingles. Permit to re-roof issued 2006.



Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

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General: • Outside Temperature: 58 degrees F. Mostly sunny. No precipitation.

General: • Home faces East

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Above grade](#)

Lot slope:

• [Flat](#)

Slopes at rear, flat around house

Wall surfaces - masonry:

• [Brick](#)

Brick veneer - lower front of house

Wall surfaces: • [Vinyl siding](#)

Soffit and fascia: • [Vinyl](#)

Driveway:

• Concrete

Typical minor cracks observed - caused by settling, frost heave or freeze/thaw expansion and contraction



Walkway: • Concrete

Deck: • Ground level • Wood

Patio: • Stone

Fence: • Wood • Chain link

Garage: • Manual door

Note: Operative

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Recommendations

General

1. • Miscellaneous exterior findings - see below photos

Location: Exterior



Rot - shed soffit (due to no gutter)



Rot



Rot

ROOF DRAINAGE \ Gutters

2. **Condition:** • [Clogged](#)

Remove leaves/needles from gutters in order to promote proper flow of water into downspouts. See below photo.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior Roof / gutters

Task: Clean

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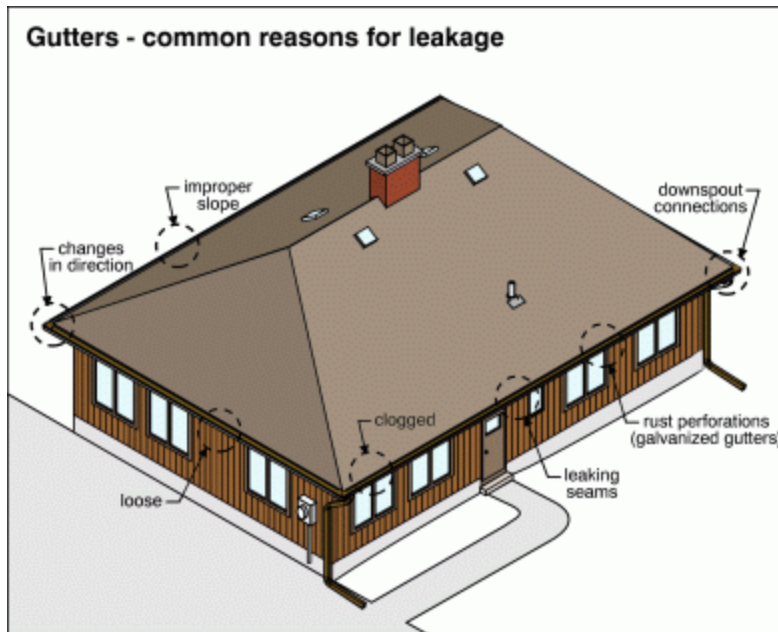
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[Click on image to enlarge.](#)



Clogged gutter



Clogged gutter

ROOF DRAINAGE \ Downspouts

3. Condition: • [Downspouts end too close to building](#)

Recommend adding extension to downspout in order to route water away from structure

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Repair

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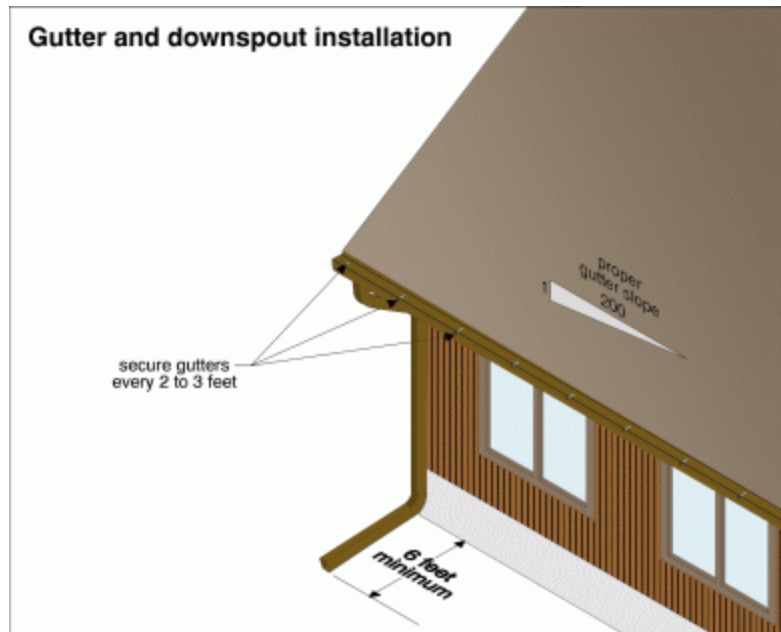
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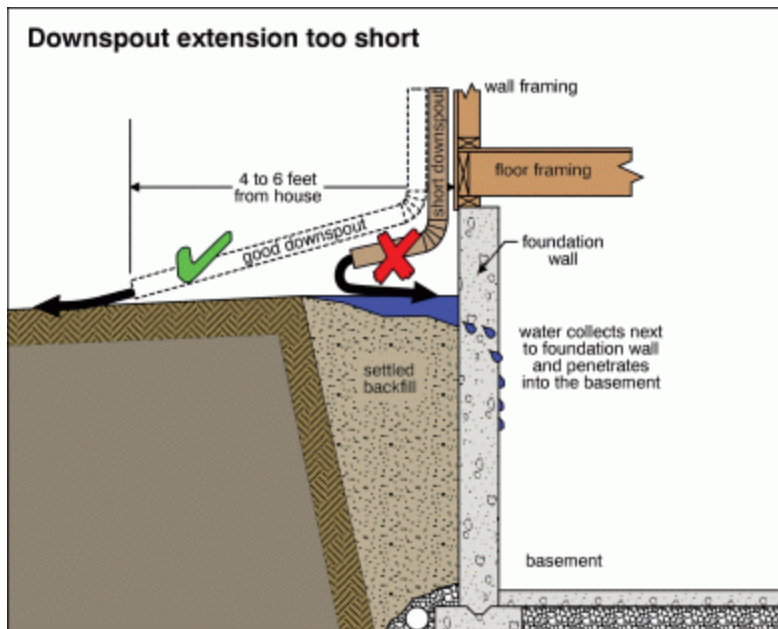
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Gutter and downspout installation



[Click on image to enlarge.](#)

Downspout extension too short



[Click on image to enlarge.](#)

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

4. Condition: • [Missing](#)

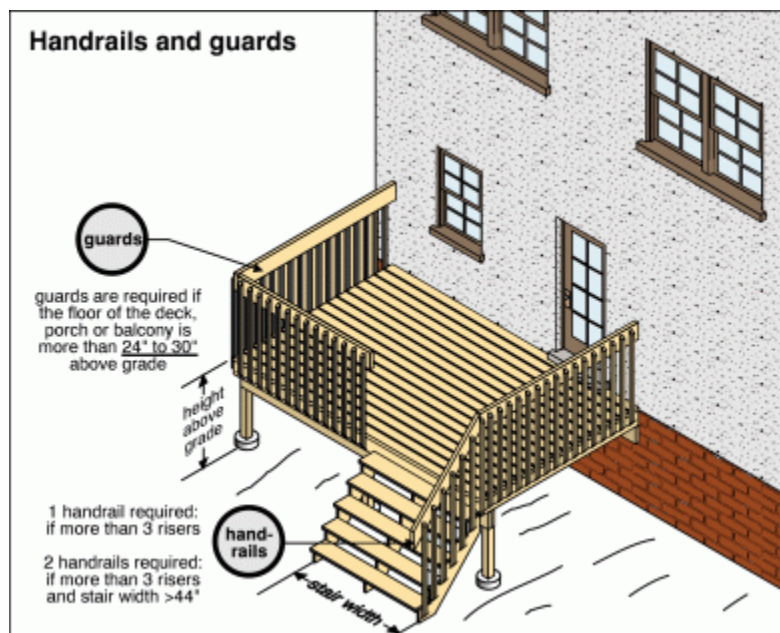
Safety hazard - west portion of rear Deck greater than 30" above grade

Recommend installation of minimum 36" (max 42") guard rail for safety. Code states guard rail must be 36" height on decks/walkways greater than 30" above grade. Spindles/boards underneath the top rail must be 4" or less apart. See Notes 1 & 3 in Index of Notes.

Implication(s): Fall hazard

Location: Exterior

Task: Improve



[Click on image to enlarge.](#)

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LANDSCAPING \ General

5. Condition: • Trim branches away from structure

Location: Exterior

Task: Trim tree branches

LANDSCAPING \ Fence

6. Condition: • Gap - pet could exit yard

Location: North Exterior

Task: Repair



Gap - pet could exit yard

7. Condition: • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials

Location: Exterior

Task: Repair

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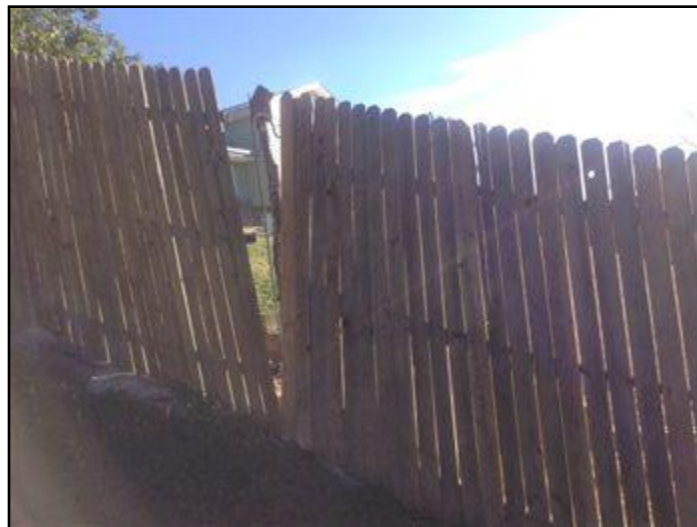
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Damaged boards - NE



Unstable section - NE



Leaning, detached section - south

GARAGE \ Walls and ceilings

8. Condition: • Not gastight

Missing attic hatch

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Repair

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Description

General: • Single family home

Note: Constructed 1972

Configuration:

- [Basement](#)

Partial basement, finished basement except crawl space

- [Crawl space](#)

Foundation material: • [Poured concrete](#)

Floor construction:

- [Joists](#)



Joists, plywood sub-floor

- Concrete columns
- Wood beams

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Wood beam, concrete columns

- Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- [Trusses](#)



Trusses - lower attic structure

- [Plywood sheathing](#)



Trusses - upper attic structure

Limitations

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Attic/roof space: • Entered but access was limited

Recommendations

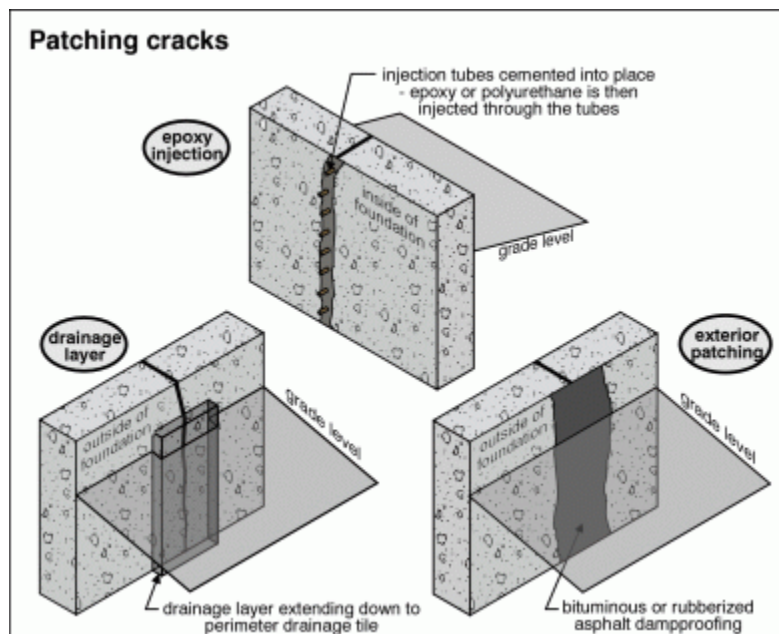
FOUNDATIONS \ Foundation

9. Condition: • Typical minor cracks

Minor hairline vertical crack. Monitor - if crack expands/worsens or water enters then repair will be required.

Implication(s): Chance of water entering building

Location: Exterior



[Click on image to enlarge.](#)

Crack repair - epoxy and polyurethane injection

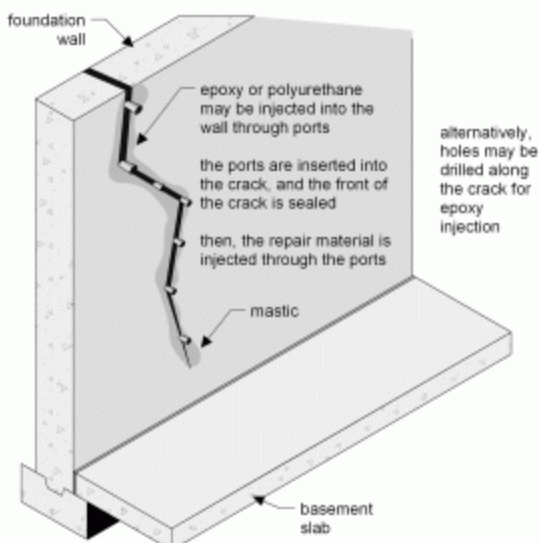
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



[Click on image to enlarge.](#)

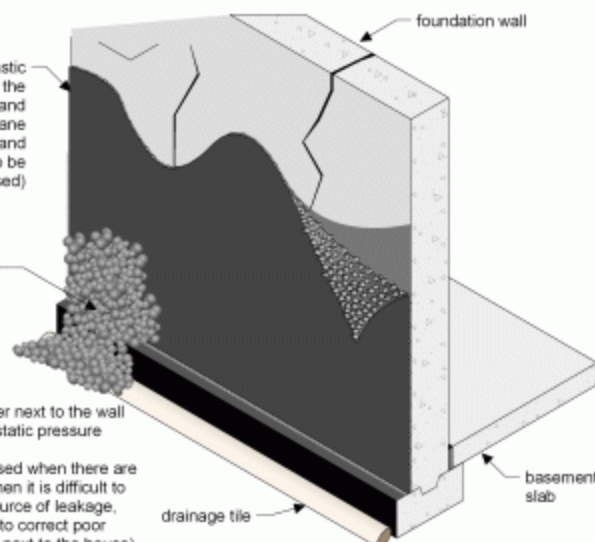
Crack repair - drainage layer

dimpled plastic membrane protects the wall from moisture and provides drainage plane (other membranes and methods may also be used)

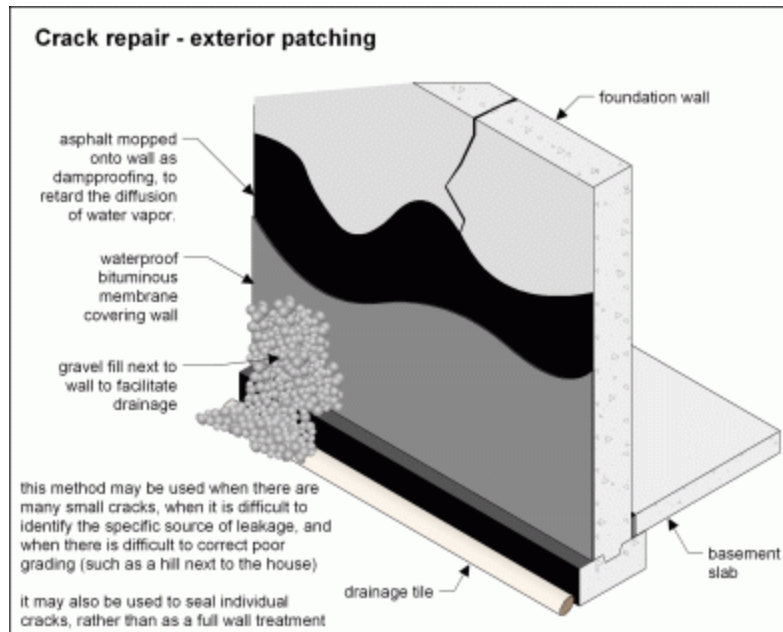
gravel fill next to wall to facilitate drainage

adding a drainage layer next to the wall helps to relieve hydrostatic pressure

this method may be used when there are many small cracks, when it is difficult to identify the specific source of leakage, and when it is difficult to correct poor grading (such as a hill next to the house).



[Click on image to enlarge.](#)



Click on image to enlarge.



Typical minor crack

WALLS \ Solid masonry walls

10. Condition: • [Efflorescence](#)

Efflorescence / water staining - foundation wall in crawl space - no action required unless moisture enters crawl space

Implication(s): Cosmetic defects | Weakened structure

Location: Crawl Space

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Efflorescence

Description

Service entrance cable and location:

- [Underground aluminum](#)



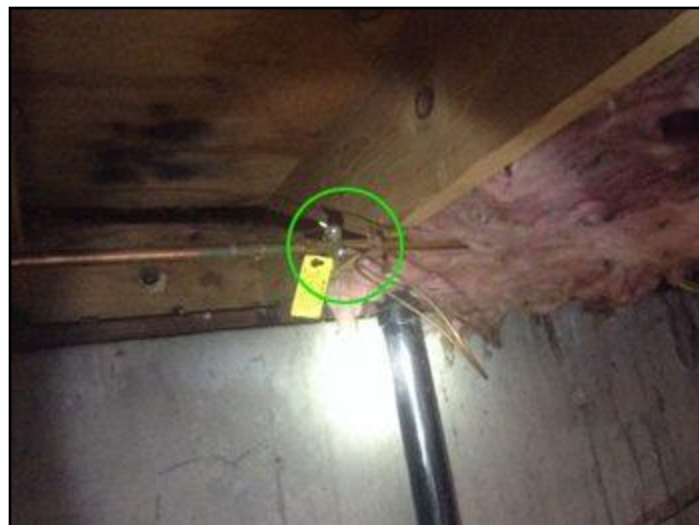
Electric service entry



Electric Meter

Service size: • [100 Amps \(240 Volts\)](#)

System grounding material and type: • Ground wire bonded to copper water pipe



Distribution panel type and location: • Breakers - Garage

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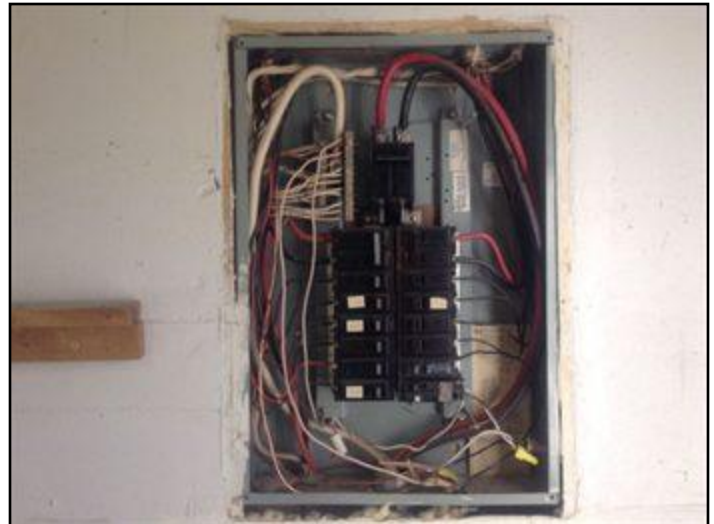
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Main disconnect breaker



Breakers - Garage

Distribution wire material and type:

- [Copper - non-metallic sheathed](#)
- [Aluminum to major appliances](#)

Stranded aluminum to Range & Dryer

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- No GFCI
Garage, lower bathroom
- [GFCI - bathroom](#)
Upper bathroom
- [GFCI - kitchen](#)

Smoke detectors: • Inoperative

Carbon monoxide (CO) detectors:

- Present
Colorado Law (House Bill 09-1091) requires an operable CO detector within 15 feet of each bedroom
Only 1 CO detector operative - see below Recommendations

Limitations

General: • Concealed electrical components are not evaluated during a home inspection.

Recommendations

General

11. • Electrical findings:

- double tap in breaker panel
- inoperative outlets
- missing cover plates
- exposed electrical in attic
- no outlet in lower bathroom
- inoperative smoke/CO detectors

See Electrical section of this Report for specific details & photos. Recommend further evaluation & repair by licensed electrician. See Note 3 in Index of Notes.

Task: Further evaluation, repair

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

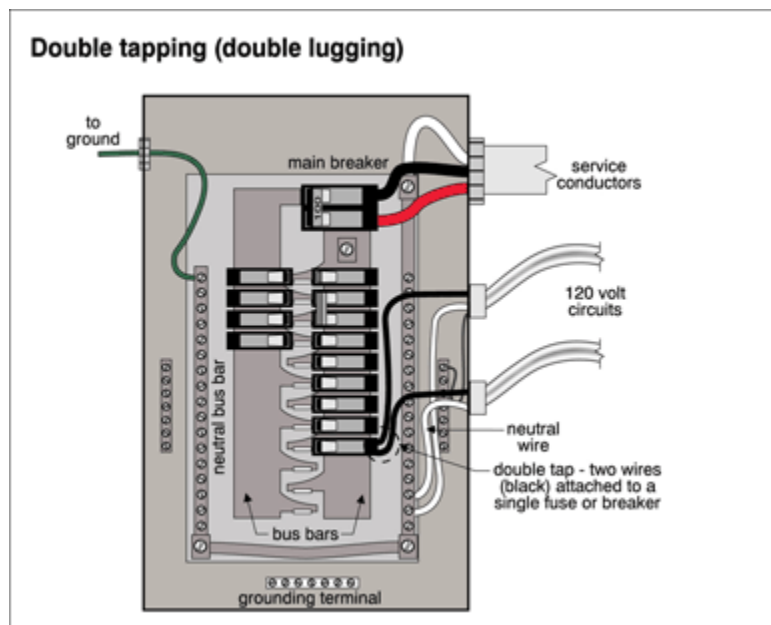
12. Condition: • [Double taps](#)

2 wires into 1 breaker. Recommend repair by licensed electrician professional. See Note 3 in Index of Notes.

Implication(s): Fire hazard

Location: Breaker panel

Task: Repair



[Click on image to enlarge.](#)

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Double tap

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

13. Condition: • [Exposed in attics](#)

Recommend repair / junction box by licensed electrician

Implication(s): Electric shock

Location: Attic



Exposed in attic (Garage attic)

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • No electric outlet in lower bathroom. Recommend installing GFCI outlet.

Location: Bathroom

Task: Repair / Provide



Missing outlet - lower bathroom

15. Condition: • [Inoperative](#)

Inoperative outlets in kitchen, dining room + lower living room. I re-set all breakers in the panel but outlets still off-line. Recommend repair by electrician professional. See Note 3 in Index of Notes.

Implication(s): Equipment inoperative

Task: Repair



Inoperative outlet - kitchen



Inoperative outlet - dining room

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Inoperative outlets - lower living room

DISTRIBUTION SYSTEM \ Cover plates

16. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Garage & Laundry room

Task: Repair



Missing cover plate



Missing cover plate

DISTRIBUTION SYSTEM \ Smoke detectors

17. Condition: • [Inoperative](#)

Install combo smoke + CO detectors to replace inoperative units

Implication(s): Fire hazard

Location: Upper staircase & East bedroom

Task: Replace

Time: Prior to occupancy

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Inoperative



Inoperative

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

18. Condition: • Install carbon monoxide and smoke detectors on each level and near/in all bedrooms

Two inoperative combo smoke/CO detectors - see above notes

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)

Yellow = Gas shutoff valve to furnace (parallel to pipe On, perpendicular Off). Green = Filter location. Red = Electrical disconnect to furnace. See below photo.

Carbon monoxide test result: 0.0 ppm



Furnace - see above notes

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 88,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age:

• [22 years](#)

Manufactured Dec 1991

Permit approved 1992

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Exterior

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Exterior gas shutoff valve

Main fuel shut off at:

- Meter



Gas shutoff valves + Meter

Failure probability:

- [Medium](#)

Medium due to age/life expectancy

Recommend annual service/clean of Furnace by qualified, licensed HVAC professional to extend life of equipment

Fireplace:

- [Gas fireplace](#)

Operative - is there a Remote to operate the fireplace?

Yellow = gas shutoff valve. Green = pilot ignitor. Red = control knob. Blue = on/off switch. See below photo.

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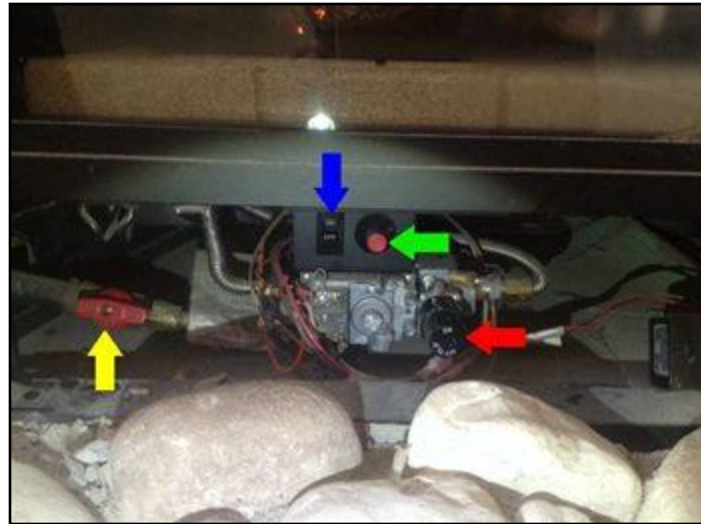
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Gas fireplace - see above notes

Chimney/vent:

- [Metal](#)



Metal B-vent - furnace & water heater



Fireplace exhaust

Combustion air source:

- Interior of building
- Louvred door on Furnace closet

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Add vent grill to door if used as bedroom

Limitations

Fireplace/wood stove: • Flue vent not visible

Heat exchanger: • Heat exchanger not visible

Recommendations

GAS FURNACE \ Life expectancy

19. Condition: • [Near end of life expectancy](#)

Furnace fully operational at time of Inspection. Plan/budget to replace in near future as Furnace is 22 years of age and approaching end of expected lifespan.

Implication(s): Equipment failure | No heat for building

Location: Furnace

GAS FURNACE \ Ducts, registers and grilles

20. Condition: • Vacuum ducts/registers - dust, debris observed

Vacuum (shop-vac) ducts or engage duct clean vendor

Location: Ductwork / registers

Task: Clean

HEATING

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Vacuum ducts/registers



Vacuum ducts/registers

FIREPLACE \ Gas fireplace

21. Condition: • Fireplace vent in high traffic area and approx 2'-3' from patio floor - safety hazard. The vent becomes very hot and a child or unsuspecting adult could be burned. Recommend encasing the vent in a protective, breathable grate for safety. See Note 1 in Index of Notes.

Location: Exterior

Task: Repair / Improve



COOLING & HEAT PUMP

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Description

General: • Central A/C not present

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Description

Attic/roof insulation material: • Typical amount of insulation for home of this age/era

Attic/roof insulation material:

- [Glass fiber](#)



Glass fiber batts - lower attic

- [Mineral wool](#)



Rock wool - upper attic

Attic/roof ventilation: • Recommend addition of roof vents upon re-roof

Attic/roof ventilation: • [Soffit vent](#) • [Gable vent](#)

Attic/roof air/vapor barrier: • [Foil](#)

Wall insulation material: • Not visible

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

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Crawlspace ventilation:

- [Wall Vents](#)



Wall Vents

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

ATTIC/ROOF \ Insulation

22. Condition: • [Gaps or voids](#)

Re-fasten fallen insulation to crawl space ceiling

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Crawl Space

Task: Repair

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Gaps or voids, fallen insulation

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Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Crawlspace



Main water shutoff valve behind water heater

Water flow and pressure:

- [Functional](#)

75 psi at exterior hose spigot (40 psi to 80 psi acceptable range)



75 psi

Water heater fuel/energy source: • [Gas](#)

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Water heater type: • Water heater - see below notes

Note: Red = Gas shutoff valve to water heater. Green = control panel/knob. Yellow = water shutoff valve to tank. See below photo.



Water heater - see above notes

Tank capacity: • [40 gallons](#)

Water heater approximate age:

• 2 years

2012

Permit approved 2012

Typical life expectancy: • 10-12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste piping in building: • Clean-out access

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Clean-out access

Waste piping in building:

- [ABS plastic](#)

Red = ABS / waste pipe. Green = copper / water supply. Yellow = black steel / natural gas. See below photo.



Plumbing - see above notes

- [PVC plastic](#)

Mainly ABS waste piping

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PVC under kitchen sink

- [Cast Iron](#)



ABS connects to Cast Iron

Floor drain location: • Near heating system • Near water heater

Gas piping:

- Steel

Black steel gas lines

- Plastic

Flex tubing at water heater + fireplace connections

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Plastic flex gas line

Limitations

Items excluded from a building inspection: • Concealed plumbing

Recommendations

General

23. • Sewer scope - recommend sewer scope inspection

FIXTURES AND FAUCETS \ Faucet

24. Condition: • No hot water - kitchen sink. I turned valve on & off below sink but no hot water supply. Recommend repair prior to occupancy.

Location: Kitchen

Task: Repair

Time: Prior to occupancy

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No hot water - kitchen sink

Description

General: • Recommend bathroom and kitchen caulking regularly (monitor - ongoing)

General: • Vacant (not occupied)

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall finishes: • Wainscoting / wood

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes:

• [Plaster/drywall](#)

"Popcorn" texture

Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Range fuel: • Electricity

Appliances: • Range

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • 240-Volt outlet

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Window

Laundry room ventilation: • Louvred door

Limitations

Not included as part of a building inspection: • I do not introduce smoke or carbon monoxide into the air to test smoke and carbon monoxide detectors, but I do check alarms/batteries and for the presence of detectors

Not included as part of a building inspection: • Cosmetic issues

Recommendations

General

25. • Miscellaneous Interior findings - see below photos

Location: Interior

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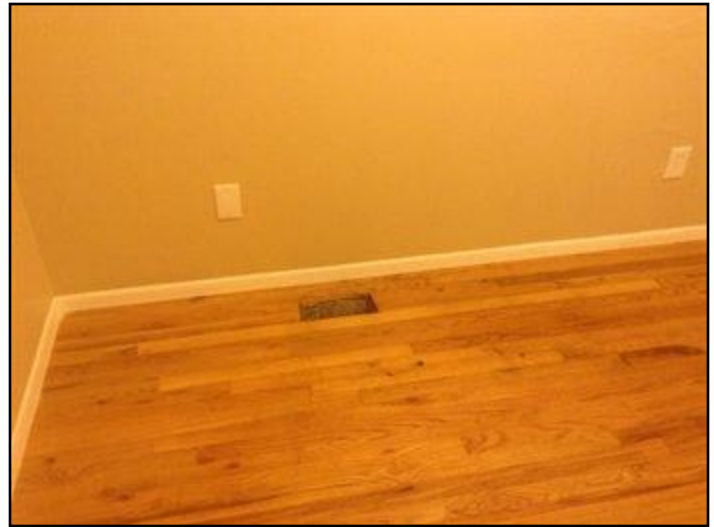
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Caulk needed - lower shower



Missing register grill - west bedroom

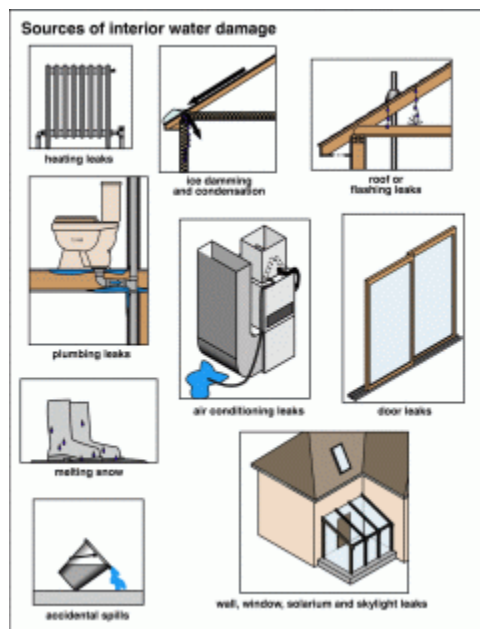
WALLS \ Plaster or drywall

26. Condition: • [Water damage](#)

Water staining, possible mold/mildew at lower drywall behind lower bathroom (behind water heater). Clean/apply Kilz. If staining extends beyond the visible section, you will need to consult a mold abatement professional.

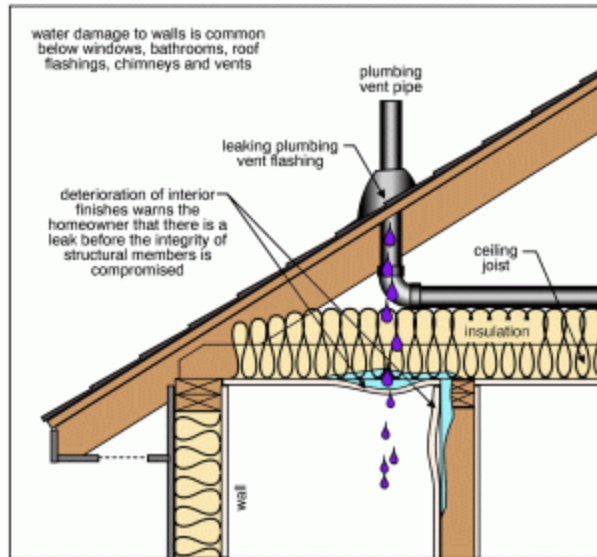
Implication(s): Cosmetic defects

Location: Utility Room near main water shutoff



[Click on image to enlarge.](#)

Common locations for water damage



[Click on image to enlarge.](#)



Water stains

END OF REPORT

APPENDIX

HOME MAINTENANCE CHECKLIST

This list should not be considered all-inclusive. There will definitely be other maintenance items you will want to add to this list. We provide this checklist as a starting guide to help you organize a specific maintenance schedule for your home.

EXTERIOR

Roof

- Check for leaks or moisture entry at flashings, vents, skylights and chimneys
- Repair/re-nail damaged or loose shingles
- Clean gutters of debris
- Check gutters and downspouts for damage or loose sections

Grounds

- Winterize / shut down sprinkler system in the Fall
- Lawn: Each Spring, clear leaves, de-thatch, roll, aerate, fertilize (optional weed killer)
- Pruning, Raking, Wildfire Mitigation
(www.springsgov.com/Page.aspx?navid=101)

Siding/Trim/Windows/Doors

- Check for cracks – seal/caulk
- Paint/stain as necessary
- Exchange screens and storm windows/doors, repair as needed
- Seal air leaks around doors (weather stripping)

INTERIOR

Filters

- During heating season, replace furnace filter every 6-8 weeks
- During cooling season, replace A/C filter every 6-8 weeks
- Refrigerator water filter
- Humidifier filter (if applicable)
- Stove hood filter

Vents

- Replace filters
- Clean dryer vent
- Exhaust vents
- Clean ducts annually

Annual Maintenance by Professional Vendor

- Furnace (don't wait until November, have the heating system serviced in Aug/Sept.)
- Air Conditioner (arrange for service each Spring)
- Fireplace / chimney / flue (don't wait until November, have the heating system serviced in Aug/Sept.)
- Sprinkler / Irrigation system: Spring start-up, Fall "blow out"

Water Heater

- Drain the hot water heater annually - remove sediment from the bottom of the tank

Safety Equipment

- Ensure that all smoke detectors, carbon monoxide detectors, and fire extinguishers are in good working order. Replace batteries as required, or at least twice per year.
- Test GFCIs quarterly

Water entry

- Ongoing – inspect exterior and interior for water spots, rot or evidence of moisture entry/damage.

PREVENTIVE MAINTENANCE TIPS

FOUNDATION & MASONRY

Basements, Exterior Walls

To prevent seepage and condensation problems

- a. Check basement for dampness & leakage after wet weather.
- b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
- c. Maintain grading sloped away from foundation walls.

ROOFS & GUTTERS

To prevent roof leaks, condensation, seepage and decay problems

- a. Check for damaged, cracked, loose or missing shingles.
- b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.
- c. Cut back tree limbs.
- d. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- e. Check fascias and soffits for paint flaking, leakage & decay.

EXTERIOR WALLS

To prevent paint failure, decay and moisture penetration problems

- a. Check painted surface for paint flaking or rot. Cut back shrubs and trees.
- b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

DOORS AND WINDOWS

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To prevent air and weather penetration problems

- a. Check caulking for decay around doors, windows, corner boards, joints. Re-caulk and weatherstrip as needed.
- b. Check glazing, putty around windows.

ELECTRICAL

For safe electrical performance

- a. Mark & label each circuit
- b. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
- c. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
- d. Check exposed wiring & cable for wear or damage.
- e. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

PLUMBING

Preventive maintenance

- a. Drain exterior water lines, hose bibs, sprinkler system, pool equipment in the fall.
- b. Draw off sediment in water heater annually or as per manufacturer instructions.
- c. Have septic tank cleaned every 2 years.

HEATING & COOLING

For comfort, efficiency, energy conservation and safety

- a. Change or clean furnace filters, air condition filters, electronic filters as needed.
- b. Clean and service humidifier. Check periodically and annually.
- c. Have oil burning equipment serviced annually.

INTERIOR

General house maintenance

- a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
- b. Close crawl vents in winter and open in summer.
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

Know the location of

- Main water shutoff valve
- Main electrical disconnect or breaker
- Main emergency shutoffs to heating system – gas valve & electrical disconnect

The links in the below Reference Library connect you to a series of documents that will help you understand your home and how it works. The information within the following Reference Library links supplement and enhance the specific items noted in the Report.

[Click on any link to read about that system....](#)

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS