Western States Inspections & Services, Inc.

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303-807-6837

The following report is for the property inspection completed on the 7th day of December, 2021, at the subject property: 1234 Somewhere St., Lakewood as per the terms of the agreement authorizing this inspection executed between Western States Inspections & Services, Inc. and the client.

NOT ALL DEFECTS ARE EQUAL.

"☒ Appears Serviceable" or "☒ Operated" means that the item or component appears to be functioning or performing as expected and does not appear to have problems/defects that will lead to failure in the near future. Some components may show normal 'wear and tear' and/or have minor defects checked "☒" that do not materially impact the performance of that item. Any item, comment, or description not checked "☒" or highlighted is not applicable.

Green highlighting is for clarity, emphasis, or acknowledgement. Green does not indicate a defect or problem.

Yellow highlighting designates a defect or condition that, in the inspector's opinion, should be repaired, replaced, or evaluated by an appropriate expert for remedial action. Some safety concerns may be in yellow, because they are easily and inexpensively corrected. Sometimes, a component with a yellow highlighted defect is marked serviceable or operating, though a defect is noted or repair is still recommended.

Red highlighting designates a defect or condition that, in the inspector's opinion, has significant safety, and/or cost concerns. Action is strongly recommended.

Repair or correction may involve significant expense!

"N/W" means that the item was not working properly or as expected.

"N/A" means Not Applicable. "Recommended" may not mean required.

If you are unsure about any comments, highlights, or checked boxes; call, text, or email the inspector for clarification. Where repair is not recommended or described for an identified defect, client should consult appropriate experts to decide whether repair or replacement is appropriate. Contact the inspector about any questions arising about this inspection or report.

THE ENTIRE REPORT MUST BE READ.



☒ Client or representative was not present for entire inspection
☐ Snow covering some features and limiting inspection ☐ Raining (may limit inspection) ☐ Recent rain
Average temperatures during inspection: ☐ Cold <32° ☒ Cool 32°- 65° ☐ Warm 65°- 85° ☐ Hot >85°
Property type: ☒ Single family ☐ Condo ☐ Townhome ☐ Attached ☐ Multi-unit ☐ Commercial
Status: ☒ Occupied ☐ Vacant ☒ Furnishings present and limit inspection (furniture, etc. is not moved)

SUMMARY OF MAJOR CONCERNS

This summary lists, in the judgment of the inspector, important safety concerns and/or significant defects and deficiencies that may involve expensive repair or replacement or correction will prevent future significant expense. Correction of other defects in this summary may be important for comfort and use of the home.
These defects should be evaluated for remedial action by appropriate experts.
This summary does not include every concern or defect noted in the report.
YOU MUST READ THE ENTIRE REPORT!

☐ Exterior (Sections 1-11) Comments
☒ Roof (Section 12-16) **Replace chimney crown**
☐ Electrical Panel needs repair/replacement (Sec 17) Comments
☐ Garage (Section 18) Comments
☒ Wiring **ungrounded and incorrectly wired outlets, open splices**
☒ Interior (Sections 19-26) **Several windows need repair**
☐ Kitchen (Section 29) Comments
☐ Structural Concerns: Evaluation by structural engineer recommended (Sec 30) Comments
☐ Basement/Crawlspace (Section 30) Comments
☒ Heating/Cooling system repair and/or evaluation (Sec 31) **kitchen zone not working, Garage unit needs servicing**
☒ Plumbing (Section 32) **corroded galvanized to copper**
☐ Water Heater (Section 32) Comments
☐ Bath(s) (Section 33) Comments

General Observations/Commentary

The home was older. Many modern construction practices including energy efficient practices begin about 1980. Homes are not required to be updated to comply with newly enacted building standards or modern best practices. All homes including older to very old homes are inspected in the context of the time period during which they were built.

1 DRIVEWAY

Material: **concrete**
Surface: ☒ Major cracks ☐ Raised ☒ Settled ☒ Spall ☒ Damage
☒ Trip hazards should be repaired
Trip hazard at edge of porch walkway





Major cracks, spall, and minor movement are usually more cosmetic and rarely structural or preventing the function of the driveway for its intended function. The decision to repair is usually based on cosmetic considerations rather than function.

2 WALKWAYS

Material: **concrete**

☒ **Appears Serviceable** (common-minor cracks)

Comments

Major cracks, spall, and minor movement are usually more cosmetic and rarely structural or preventing the function of the driveway for its intended function. The decision to repair is usually based on cosmetic considerations rather than function.

3 GRADE (Water should drain away from foundation) ☐ Not fully visible Comments

Topography: **Level (mostly flat)**

☒ **Appears to have adequate positive drainage away from foundation**

Comments

*Flat drainage may only become a problem during periods of heavy rain or changes in yard irrigation or other surrounding drainage changes. Positive drainage is required. Surface water should flow away from the foundation at least 5' whenever possible. Repairs and corrections are typically done by landscapers.

4 PORCH

Material: **concrete**

☒ **Appears Serviceable** (Common-minor cracks)

☒ Major cracks ☒ Settled ☐ Spall

Suggest sealing the crack

5 PATIO

Material: **concrete**

☒ **Appears Serviceable** (Common-minor cracks)

☒ Major cracks

Surface: ☒ Settled

Cover: ☒ **Appears Serviceable**

Extends from back of house to side of garage

6 DECK/VERANDA ☒ N/A

Comments

7 FENCE ☒ Wood ☒ Chain-link

☒ **Appears Serviceable**

Comments

8 EXTERIOR WALLS

Structural Framing: ☒ Wood frame ☐ Masonry ☐ Steel frame ☐ Not determined

Some structural elements are hidden and may be difficult to determine and may not be the same throughout the house

Primary Covering: ☒ Viny ☐ Wood ☐ Plywood ☐ Comments

Secondary Covering: ☒ Brick ☒ Stucco*

Siding:

☒ **Appears Serviceable**

Spots on siding are a mold-like substance but condition is considered only cosmetic

Seal or cover exposed substrate at vent cover by back porch





Masonry veneer (stucco, stone, brick):
☒ **Appears Serviceable**
One crack at breakfast nook needs sealing.



**Some siding materials have been part of class action lawsuits. Inspector does not determine if materials are part of a lawsuit.
Further evaluations should be conducted by qualified independent experts.
Paint prior to 1979 may contain lead. Paint is not tested for lead content.

9 TRIM

☒ Wood ☐ Fibrous / Composite ☐ Metal ☐ Vinyl
☒ **Eaves, soffits, fascia, & trim appear serviceable**
Comments

10 HOSE FAUCET/BIB(S)

Frost proof: ☒ Yes ☐ No ☐ Both present
☒ **Operated**
Back faucet should "point" down



11 SPRINKLER ☐ N/A ☐ System is off ***Minimal Inspection: Inspector does not operate sprinkler system***

Comments

Because most of sprinkler system is hidden and large amounts water must be run to determine function; sprinkler inspection is minimal and buyer should further investigate. Inspector does not inspect valve boxes or spray coverage. If possible, buyer is encouraged to ask the seller or other experts for instructions on use of the system. Landscapers are usually familiar with irrigation systems.

12 ROOF

Style: ☒ Gable ☐ Hip ☐ Combo Gable and Hip ☐ Flat / low slope ☐ Mansard / shed

How inspected: ☒ Walked ☐ Viewed from ladder / ground (these inspections are limited)

Material: ☒ Composition: **Dimensional** # of Layers visible* **1** ;

☒ **Appears Serviceable** (shows little age or wear)

Comments

*Depending on municipality, only one or two layers of shingles are allowed whenever shingles are replaced.

13 CHIMNEY(S)

Location (if applicable): **A: roof** **B:** Location **C:** Location **D:** Location

Material(s): ☒ Brick ☐ Stone ☐ Siding ☐ Stucco ☐ Metal flue

A B C D

☒ ☐ ☐ ☐ Crown/cap needs replacement

☒ ☐ ☐ ☐ **Recommend tuck pointing repair on brick**

Comments





Common and major cracks in mortar crown/cap need sealing every few years. Hairline cracks in flue tile should be monitored for gapping.

14 ROOF FLASHING

☒ **Appears Serviceable**

Comments

15 GUTTERS

☒ **Appears Serviceable**

Comments

*When weather and gutters are dry, it is difficult to determine leakage or drainage. In most installations, downspout extensions should divert water at least five feet from foundation.
Inspector does not determine the effectiveness of any underground drains.

16 ATTIC

Access location: **master closet**

☒ Access blocked or difficult access

Clothing and possessions restricted access and attic was not inspected

*Today's recommendation is a minimum of R-49 in the attic, which is roughly equivalent to approximately 16″ of blown-in fiberglass insulation or 14" of cellulose insulation.
Attic may not be entered at the discretion of the inspector due to risk of added disturbance to insulation or risk of damage to ducting, wiring, etc. or difficulty in negotiating the way through the attic framing.

17 ELECTRICAL SERVICE

Inspection is a visual inspection that does not go beyond removing the deadfront cover when that can safely be done. Determining adequacy of service and performance of the system and identifying circuits is beyond the scope of this inspection

☒ **Service Drop:** Overhead (typically from the electrical company pole to the property)

Low to garage roof but not touching

Type of service conductors: ☒ Aluminum ☐ Copper ☐ Not determined

☒ Grounding system partially visible *(Adequacy of system grounding is not evaluated*)

Comments

Service Equipment: is the electrical panel that has the first service disconnect (main breaker or group of first disconnects) that turns off all the electrical power to the house or unit and typically has most of the overcurrent circuit disconnects (breakers). Sometimes the first disconnect will be located at a different location than where most of the circuit disconnects are installed. Comments below are for the main or central distribution panel that has most of the disconnects (breakers) unless otherwise stated.

Location: **patio**

Service disconnect (main breaker) rating **150 amps**

Service equipment rating 200 amps

☒ **Appears Serviceable**

☒ System appears outdated by today's standard (no requirement to update)

☒ Aluminum wiring noted for 120v circuits* **Appears that two circuits are aluminum.**

*Solid aluminum wiring has special concerns and installation instructions. Evaluation by a licensed electrician is recommended.

Panel was locked which is not allowed by city.

Stranded aluminum wiring for 240v circuits is allowed.
If present, AFCI breakers are not tested in occupied homes. Older AFCI breakers are vulnerable to nuisance trips which cannot be determined by this inspection.
Inspector doesn't determine if Square D breakers (if present) are counterfeit.
A licensed electrician is recommended for any repairs.

18 GARAGE

☒ Garage ☐ Carport ☐ Attached ☒ Unattached

☒ Occupants' possessions block view of entire garage – unable to fully inspect

Floor:

☒ **Visible area appears serviceable** (common-minor cracks)

☒ Major cracks ☐ Raised ☐ Settled ☐ Trip hazard between floor and driveway

Comments

Cracks and settling do not always require remedy although sealing cracks is recommended.

Walls/Ceiling
☒ **Appears Serviceable** (visible part)
Comments

Roof ☐ N/A ☐ Does not have a separate roof. See Section 12 Roof for information
☒ **Appears Serviceable**
Material: ☒ Composition
Comments

Door To Exterior
☒ **Appears Serviceable**
Comments

Vehicle Door Number of doors **2**
☒ Roll-up ☐ Tilt-up ☐ Sliding ☐ Swinging
☒ **Operated** **One door operated, other door blocked and locked**
Comments

*Lags, bolts, and nuts on wood doors need to be tightened annually. Do not over tighten.

Opener* # units **1**
☒ **Operated***
Comments

Pressure/obstruction sensors and electric eyes should be regularly tested.
*2X4 block test for the auto reverse function is not done due to risk of damage to door or possessions. A garage opener technician should be consulted prior to block testing. A "hand" test creates resistance to the movement of the door to test the auto reverse function (obstruction sensor) of the opener with less chance of damage to components.
Remote controls for garage door are not inspected.

Electrical
☒ **Appears Serviceable**
'GFCI' outlet: ☒ **Appears serviceable**
☒ **Controlled by GFCI breaker in main panel box**
One two prong outlet

A garage technician does most repairs concerning garages, but an electrician adds or repairs the electrical components.

19 EXTERIOR DOORS

Locations: **A:** **Entry** **B:** **back** **C:** Comments **D:** Comments **E:** Comments **F:** Comments **G:** Comments

A	B	C	D	E	F	G	
☒	☒	☐	☐	☐	☐	☐	**Appears Serviceable**
☒	☐	☐	☐	☐	☐	☐	Damaged bottom door sweep Info
☒	☐	☐	☐	☐	☐	☐	Out of square (swings open or closed on its own) Info

Comments



20 INTERIOR DOORS

☒ Won't latch **coat closet**
☒ Rub or stick Info
☒ Missing **closets**
Comments

21 LAUNDRY

☒ Washer/dryer (if present) operated on only one of the settings
Valves: ☒ Not tested ☐ Unable to view ☐ Drips ☐ Corroded ☐ Leak at stem Hot or Cold
240v outlet: ☐ N/A ☐ Needs cover ☐ Inoperative ☐ Loose Comments
Gas line: ☒ N/A
Dryer venting: *Inside of tube is not inspected and regular cleaning is advised.*
Comments

22 FIREPLACE

Locations A: **liv rm** B: Location C: Location D: Location
Fireplace A: **Masonry** Fireplace B: Type Fireplace C: Type Fireplace D: Type
A B C D
☒ ☐ ☐ ☐ Missing mortar needs tuck point repair
☒ ☐ ☐ ☐ Damper not working or difficult (needs repair)
☒ ☐ ☐ ☐ **Damper stuck in open position will draft the house**
Comments





*Fireplace inserts are not pulled out for examination.
**With gas conversion, damper must be removed or secured in an open position
There is a November-March wood burning restriction in the Denver Metro Area. You should investigate how this affects your intended use of the fireplaces or other wood/pellet burning appliances.
https://www.colorado.gov/airquality/advisory.aspx
https://www.colorado.gov/pacific/cdphe/indoor-burning-restrictions

23 WINDOWS

Frame material(s): ☒ Synthetic, vinyl or composite ☐ Metal ☒ Wood
Style(s): ☐ Sliding ☒ Single hung ☒ Double hung ☒ Casement ☐ Other
Pane style(s): ☒ Double pane
☒ Furnishings (other) prevent full inspection of all windows
☒ Difficult to operate **casement windows in master are stuck to difficult**
☒ Not operating **some appear painted shut**
Comments

Storm windows may not be operated. Caulking around windows is typical maintenance.

24 INTERIOR WALLS

Coverings appear to be: ☐ Drywall (gypsum board) ☒ Lath & Plaster ☒ Both may be present ☐ Not determined
☒ **General condition appears serviceable**
☒ Furnishings prevent full inspection
Comments

Common cracks in gypsum board or lath & plaster can be from minor settling, wind action on house, or thermal expansion/contraction. Normally, cosmetic repairs are recommended but these cracks sometimes recur. In old homes, sometimes both drywall (gypsum board) and lath & plaster are present.

25 CEILINGS

☒ **General condition appears serviceable**
☒ Common cracks (hairline) appear cosmetic in nature but may recur
Comments

Determining if acoustic or any component contains asbestos is beyond the scope of this inspection. Asbestos was a common construction material used until the early 1980's in over forty construction products. Asbestos is still used in some materials.
Determining if paint contains lead is beyond scope of this inspection.

26 FLOORS & STAIRS

☒ Carpet ☐ Wood ☐ Vinyl / linoleum ☐ Tile ☒ Laminate ☐ Wood Laminate
☒ **Visible floor coverings appear serviceable**
☒ Furnishings prevent full inspection Comments
Comments

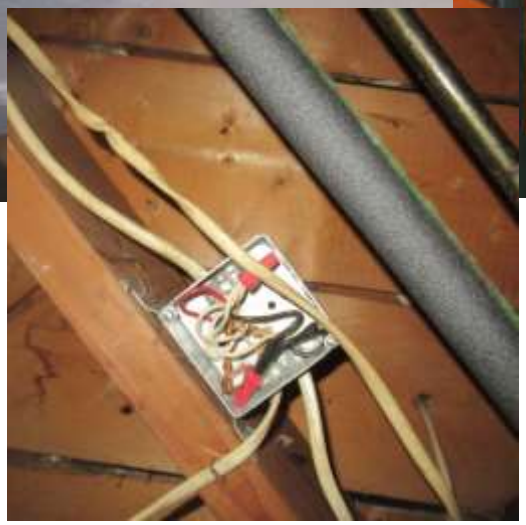
27 WIRING

☒ Some outlets and switches are not accessible
☒ Ungrounded 3-blade outlets *(Safety concern)* Comments
☒ Incorrectly wired outlets* Comments
☒ Old cloth wrapped wiring observed (rubber insulation may be deteriorated and may cause problems)
Deficient wiring, splices, J-box, etc at: ☐ Garage ☐ Attic ☒ Crawlspace ☐ Basement ☐ Comments
Doorbell: ☐ **Operated** ☒ None
☒ **Recommend that all outlet receptacles be evaluated by licensed electrician**
Comments









'GFCI' outlets are a safety device recommended (required depending on time of construction) at exterior, garage, bathroom, kitchen, and wet bar locations and required in remodels or electrical changes (consult local authorities having jurisdiction).
An ungrounded 'GFCI' can provide ground-fault protection for ungrounded 3-prong outlets if wired correctly.
*3-Light tester will not detect a hot/neutral reverse if outlet receptacle is ungrounded.
**Some not working lights may simply have burned out bulbs.
Unable to inspect hidden wiring. Low voltage systems are not inspected. Connections to aluminum wiring should be inspected by a licensed electrician. Inspector testing cannot determine if outlets have bootleg grounds.
All repairs should be done by licensed electricians.

Ceiling fan(s):
☒ **Operated** Comments
Comments

Smoke detectors may not be required in older homes but are highly recommended.
☒ **Sampled smoke detector responded**
Comments
CO Detector(s) are required if there are any fossil fuel appliance or attached garage present*
☒ **Test button responded on sampled unit(s)**
Comments

* **Colorado law requires Carbon Monoxide (CO) detectors be installed within 15' of the doorways of sleeping areas at time of listing** (some exceptions are allowed but never if the property has gas appliances, attached garage or fireplace). This law does not include smoke detectors. Not all smoke or CO detectors are inspected. Typically, one detector is tested.

28 OTHER SINK ☒ N/A
Comments

29 HALF BATH Description: **master bedroom**

TOILET
☒ **Appears serviceable**
Comments

SINK(S)
☒ **Appears serviceable**
Comments

FLOOR
☒ **Appears serviceable**
Comments

WALLS/CEILING
☒ **Appears serviceable**
Comments

VENTILATION
☐ Fan only ☒ Window only
Window: ☒ Not safe (falls shut)
Has a storm window
Adequacy of vent fan or destination of vented air may not be determined.

ELECTRICAL
☒ **Outlet(s) appear serviceable**
'GFCI': ☒ **Responded to test**
Comments
* Ungrounded GFCI outlet is an approved option on a pre-1960 ungrounded electrical system.
Outlets may be protected by a GFCI outlet in another bath or area.

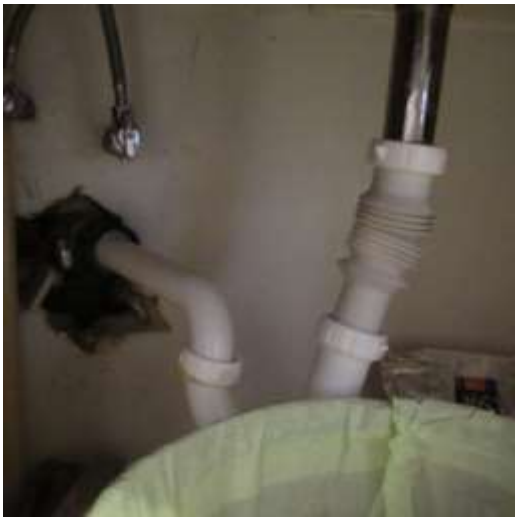
29 BATH Description: **hall**

TOILET
☒ **Appears serviceable**
Comments

SINK(S)

Drain: ☒ Flex tail or drain line is not allowed

Comments



FLOOR

☒ **Appears serviceable**

Comments

WALLS/CEILING

☒ **Appears serviceable**

Comments

VENTILATION

☐ Fan only ☐ Window only ☒ Fan and window

☒ **Operated**

I do not see a dedicated exhaust vent on roof for the bath fan.

Adequacy of vent fan or destination of vented air may not be determined.

ELECTRICAL

☒ **Appears Serviceable**

'GFCI': ☒ **Responded to test**

Comments

* Ungrounded GFCI outlet is an approved option on a pre-1960 ungrounded electrical system.
Outlets may be protected by a GFCI outlet in another bath or location.

BATHTUB ☒ Tub/shower combination

Tub: ☒ Repair tub rim caulk ☒ Moldy caulk

Stopper: ☒ Missing

Comments



Identifying mold or type or toxicity of mold is not within the scope of this inspection. “Mold-like substance” or “moldy” means that observed substance has the appearance of mold. Damaged/wet wall may have hidden mold/rot inside.

30 KITCHEN

☒ Items block/limit complete view of: ☒ counters ☒ cabinets ☐ floor

COUNTERS

☐ Tile ☒ Laminate ☐ Stone ☐ Solid surface ☐ Other

☒ **Appear serviceable**

Comments

CABINETS

Doors: ☒ **Sprung hinge and warped door to left of vent hood**

Comments



FLOORING ☐ Tile ☐ Wood ☐ Vinyl/linoleum ☒ Laminate ☐ Wood Laminate ☐ Carpet ☐ Peel & Stick

☒ **Appears serviceable**

Comments

SINK

Sink:

☒ **Appears serviceable**

Faucet:

☒ **Operated**

Plumbing under sink:

☒ **Appears serviceable**

Comments

DISPOSAL

☒ **Operated**

Comments

STOVE/OVEN

☒ Range

☒ Gas

☒ **Operated**

Fan / hood: ☒ **Operational**

☒ Exterior exhaust Comments

Comments

Self-cleaning feature is not tested. Only basic functions of range, stove top and/or oven(s) are operated. Convection features are not operated. Induction stove top is not inspected. Temperature accuracy is not evaluated.

DISHWASHER

☒ **Operated (typically only on one setting)**

☒ Drain line needs high loop before entry into disposal

Comments



Unable to see all of plumbing to dishwasher or determine how well different settings operate or unit will clean and dry dishes

Built-in microwave: ☒ N/A

Outlet(s): ☒ **Operated**

'GFC'I protected outlet(s): ☒ **Responded to test**

Refrigerator, if included in sale, has only a cursory inspection.

Comments

31 STRUCTURAL COMPOSITION

☒ **CRAWLSPACE**

Comments

VISIBLE FOUNDATION: ☐ Poured concrete ☒ Masonry block ☐ Brick ☐ Stone

☒ **Foundation appears serviceable** (common cracks**) *No structural concerns were observed*

Visible floor framing: ☒ **Appear serviceable**

Visible joists: ☒ Wood

Minor settling and cracks. Some minor tuck pointing recommended.







*Inspector's observations and conclusions are based on observable components.
** Concrete shrinks and cracks during curing process. Settling is common and resulting minor cracks are normal and rarely require remedial action unless noted otherwise by inspector. Not all major cracks require remedial action.
***Moisture stains do not automatically indicate a concern, but the source of the water should be determined if possible and corrected. Two common sources of moisture stains are sub-surface water and surface water that can drain down next to the foundation. Inadequate management of surface water is the most common source of water intrusion and inspector's comments in Section 3 are important. Controlling both sources of water may require remedial action such as, a perimeter drain system and sump pump. The inspector's comments in the **Sump Pit** paragraph of this section should be read.
Changes in exterior grading and surface draining or yard irrigation or heavy rain/snow can activate dormant expansive clay around the foundation and result in structural changes. Maintaining positive drainage away from foundation is important.

SUMP PIT: ☒ None found

Comments

Perimeter drain system, sometimes called a French drain, if present, is not visible and cannot be evaluated in this inspection. It is common to have some water in a sump pit.

CRAWLSPACE : ☒ Under main floor

☒ **Appears serviceable**

☒ Debris / stored items Comments

Comments

☒ Evidence of past water/flooding Comments

Columns:

☐ Steel ☒ Concrete ☐ Wood ☐ Block ☐ Brick

☒ **Appear serviceable**

Wood shims on top of columns is not a best practice

Vapor barrier: Current industry recommendation is that the vapor barrier should be completely sealed to the foundation and any penetrating supports and pipes but there is no requirement to seal an existing vapor barrier or add a sealed barrier.

☐ Installed ☒ None

Comments



It's common for basements to be finished without construction permits from the Authorizing Housing Jurisdiction (AHJ). The inspector does not determine if work/finish was done to period codes or inspected by the AHJ.
*All concrete will shrink causing normal cracking. Settling is common and resulting cracks are normal unless noted otherwise by inspector.
**Musty odors may be from mold. Inspector does not identify source of musty odors and is not a mold expert. Identifying mold requires sampling and laboratory analysis. Inspector will note suspected mold problems, if observed. Determining type and toxicity of any mold is beyond the scope of this inspection. If client requires mold evaluation, other experts should be consulted.
***Determining the presence of termites or the extent of termite damage is not part of this inspection.

32 HEATING

HVAC inspection is not exhaustive. HVAC inspection examines basic function and tries to determine if system can adequately and safely satisfy expected needs. Client should have a qualified HVAC technician evaluate and make appropriate repair/correction of the defects noted in this report. If a HVAC technician makes any repairs based on this report, client should have the technician make a more exhaustive evaluation of the system

Location A: **crawlspace**	Location B: **garage**	Location C: Location
☐ Unit off – not inspected	☒ Unit off	☐ Unit off – not inspected
Thermostat Location: **zones**	Thermostat Location: Comments	Thermostat Location: Comments
Heating type: BTU's **117,000**	**Heating type:** BTU's #	**Heating type:** BTU's #
☐ Forced air ☒ Boiler (radiant)	☒ Forced air ☐ Boiler (radiant)	☐ Forced air ☐ Boiler (radiant)
☐ Comments	☐ Comments	☐ Comments
☒ High efficiency/condensing system	☐ High efficiency/condensing system	☐ High efficiency/condensing system
Fuel:	**Fuel:**	**Fuel:**
☒ Natural gas ☐ Propane	☒ Natural gas ☐ Propane	☐ Natural gas ☐ Propane
☐ Electricity	☐ Electricity	☐ Electricity

FLUE VENT (Comments based on visible parts) (Removes combustion gases and CO and exhausts outside of house)
A B C

Mineral buildup on stainless steel condensate collector.



HEAT EXCHANGER (Not fully visible) *Air or water flows over the heat exchanger and is warmed for distribution.*

☒ ☐ ☐ Inspection of heat exchanger is visual and very limited

Comments

Only a small portion of the heat exchanger is visible. In some units, it is impossible to view any of the heat exchanger. In all cases, it requires the expertise of a licensed HVAC technician to thoroughly evaluate the condition of a heating unit. The inspector makes comments based on what is viewable. The client is always encouraged to have a complete system evaluation done by a licensed HVAC technician. CO test is not definitive.

COMBUSTION AIR* (Ensures adequate air for combustion of fuels without competing with occupants for air)
(Required in most municipalities whenever a gas furnace/boiler is replaced since around 1990)

☒ ☐ ☐ Appears inadequate or needed** **Crawlspace does not appear to have adequate volume of air**

Comments

*Combustion air is supplied from outside (fresh) air that is brought in for furnace/boiler and water heater to burn or from inside air if the area has sufficient volume.

** Comments on adequacy of combustion air are based on estimates derived from a visual assessment of the utility area. Determining exact adequacy of combustion air and/or compliance with local standards requires computations beyond the scope of this inspection. Different municipalities have different requirements. Since, most heating systems are replaced without permits, client is advised to review permit history and/or have the system evaluated by a HVAC tech.

HYDRONIC SYSTEM

Boiler:

☒ ☐ ☐ Air vent(s) leaking Comments

☒ ☐ ☐ Mineral deposits from past leaks (dry) Comments

☒ ☐ ☐ Boiler should be minimum 4" off floor **Height issues but unit should be annually cleaned.**

Distribution: ☒ Pipes and radiators ☐ PEX (plastic tubing) and radiant floor

☒ ☐ ☐ **Appears Serviceable**

☒ ☐ ☐ **Radiator:** ☒ Damaged **loose covers**

Thermostats: (Zone controls)

☒ ☐ ☐ Did not respond to normal controls **kitchen**

Comments





OPERATION AND SUMMARY (Reported defects should be repaired by HVAC technician)

☒ ☐ ☐ **System operated (subject to deficiencies, recommendations, and comments in this section)**

☒ ☒ ☐ **Recommend having a licensed and qualified HVAC contractor correct all the defects noted here and any other defects found in their evaluation of the system** Comments

Garage unit is dirty and rusty and appears in rough condition. Clean, and service and evaluate by a HVAC technician.

COOLING

Type: ☒ Evaporative (swamp)

Evaporative Cooler ☒ Not in use and/or winterized (not inspected and operated)

☒ Belt damaged and needs replaced
☐ Recommend servicing ☒ Pads damaged
Recommend covering unit and ceiling register to reduce heat loss in winter





Many factors are involved in determining the adequacy and effectiveness of a cooling system. Home inspector only evaluates the condition of existing components.

33 PLUMBING

SUPPLY LINES: ☒ Copper ☒ Plastic (PEX)
☒ Galvanized piping present and is at or beyond useful life expectancy and replacement should be considered
(Galvanized supply pipes generally have a useful life of 60-75 years.)
☒ Corrosion/blisters Comments
☒ Copper to galvanized contact (vulnerable to corrosion and failure) **under bath**
Very little galvanized in use




Main line: *
Material: ☒ Copper
Main valve location **crawlspace**

Water pressure is separate from flow and sometimes, there can be adequate flow for most uses at comparatively low pressure. Most area municipalities try to deliver 60-80psi (pounds per square inch). Water pressure can fluctuate during the day and different seasons. Adequate water pressure is subjective, but in general, 80psi is the recommended maximum and 40psi is the recommended minimum. In practice, pressures up to 95psi rarely cause problems with good plumbing systems and appliances.

Comments

Pipes that are underground or in walls cannot be evaluated in this inspection. Most of main line is underground and not visible for inspection. Serviceability of plumbing is based on observable parts and evidence. Water quality is not tested in this inspection. Electrical connectivity of metal piping is not determined.

DRAIN, WASTE, VENT LINES (DWV):

☒ Plastic ☒ Cast iron ☐ Galvanized ☐ Copper ☒ Lead (municipalities are promoting removal of lead components)

☒ **Visible portion appears serviceable**

☒ Evidence of past leaks—currently dry Comments

☒ ***Recommend main waste line be inspected or scoped by camera*** *(recommendation based on observable parts).* ***Even if inspector does not recommend scoping this sewer/drain line, any property can have hidden sewer line problems. While newer homes with plastic sewer lines have fewer problems than older clay pipes, a camera scope is the best way to know the condition of the line.)***

Comments



Some 'ABS' black plastic piping made between 1984 to1990 have documented problems. It is recommended to replace lead DWV lines, but not required. **Some leaks and other drainage problems require much more water to be run than can be done during this inspection, to reveal hidden problems.**

FUEL SYSTEM:

☒ Natural Gas meter ☐ LPG tank ☐ All Electric

☒ Black pipe ☐ Galvanized pipe ☒ CSST flexible tubing (Corrugated Stainless Steel Tubing)

☒ **Visible portion appears serviceable**

Comments

*Bonding CSST to a ground source is done by a licensed electrician, not a plumber.

WATER HEATER(S)

☒ Passive storage tank (Typically water is supplied by the boiler)

☐ Comments

Unit A: kitchen Gal: **41** **U**

☒ ☐ **System appears serviceable**

Thermal Expansion Protection:

☒ ☐ **Thermal Expansion Tank* Present:**

Thermal expansion protection may not have been required when an older water heater was installed. However, today, thermal expansion protection is recommended by most manufacturers and required by most municipalities in communities with closed plumbing systems. Area cities have or are in the process of installing check valves at all older water meters which puts homes on closed water systems where water cannot return to the city system. The inspection does not determine if a home is on a closed system.

Comments

Any estimate of the remaining life of a water heater doesn't constitute any kind of warranty or guarantee. Estimating average normal life is based on inspector's experience. Average normal life is estimated at 15 years. This average means that some water heaters may fail sooner and others may continue to operate for longer.
** Tankless systems usually require annual maintenance for best performance.