Real Estate Inspection Report

1234 Main St., Fort Collins, CO

Prepared For:
John and Jane Doe

Inspection Date:
10/22/2003

Inspection Report Number:
031022-A

Prepared By:

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Certified Real Estate Inspector
#10-12629

Report Overview

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component that is considered significantly deficient.

Safety Issue: denotes a condition that is unsafe.

Repair: denotes a system or component which is missing or that needs corrective action to assure proper and reliable function.

Further Evaluation Recommended: denotes a system or component needing further investigation or evaluation by a qualified technician in that respective field in order to determine if repairs are necessary.

Monitor: denotes a condition or component needing periodic future monitoring to determine if a change in condition will necessitate repairs.

Regular Maintenance Item: denotes a system or component that requires periodic maintenance to assure safe, reliable operation.

Improve: denotes improvements that are recommended but not required.

THE SCOPE OF THE INSPECTION

The inspection is conducted to the Standards of Practice established by the National Association of Home Inspectors (NAHI), a copy of which is available at your request. It is the goal of the inspection to identify safety issues, items in need of significant repair/improvement, and items that could be at, or near the end of their useful life; therefore, requiring replacement or further professional evaluation. Cosmetic and minor flaws may not be addressed in this report if they, in the opinion of the inspector, are insignificant in regard to ownership or habitability of the property. Opinions from other inspectors, professional engineers/architects or various other trades-people may differ from the information offered here. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

INSPECTION HIGHLIGHTS / SUMMARY

The following is a synopsis of the **safety issues and/or potentially significant repairs** that should receive review and consideration prior to the Inspection Objection Deadline provided within your real estate contract. Other repairs to the property, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other observations and recommendations. A qualified technician or contractor should perform any repairs or improvements, should you request them. Receipts and warranty information for repairs should be requested for all work done.

Structure

- **Repair:** A roof rafter has been cut to accommodate the installation of the furnace flue. This weakens the rafter and risks structural damage and compromise to the roofing system; repairs or additional support should be undertaken.

Sloped Roofing

- **Repair:** Repairs to the roofing are needed. Damaged or missing roofing material (approximately 24 individual shingles visible at time of inspection) should be replaced to protect the underlying roof sheathing and to protect against leaks. A qualified roofing contractor should be engaged to perform these repairs.

EIFS (Stucco)

- **Repair:** All penetrations (lighting, electrical, plumbing, and mechanical, etc.) in the EIFS siding should be sealed to protect against possible water intrusion and damage to the underlying wood elements.
- **Repair:** All door and window frame transitions to the EIFS siding should be sealed to protect against possible water intrusion and damage to the underlying wood elements.

- **Repair:** Localized minor damage of the exterior stucco walls should be repaired. There is risk of hidden or further damage in these areas. A stucco repair contractor should be consulted as to the extent of the damage and the necessary repairs.

Deck

- **Repair, Safety Issue:** The master bedroom deck railing is loose and needs repair to assure safe, reliable protection.

Service / Entrance

- **Repair, Safety Issue:** Electrical wiring tapped directly to the main service should be removed. All circuits should be connected at the electrical panel where they can be protected by a properly sized and dedicated circuit breaker.

Main Electrical Panel

- **Repair, Safety Issue:** A circuit breaker in the garage electrical panel has been "double tapped" – 2 wires fed into a single breaker. A separate circuit breaker should serve each wire/circuit. Double tapped breakers risk poor connections of the wires that can lead to arcing and a fire hazard. The electrical panel and breaker should be further evaluated by a qualified electrician for an acceptable repair of the double tap.
- **Repair, Safety Issue:** Neutral (white) and equipment ground wires (bare copper or green) within the garage electrical panel should be isolated from each other. An additional attachment bar should be installed and these wires separated and attached to their own respective bar.

Distribution Wiring

- **Repair, Safety Issue:** Abandoned wiring in the garage and cellar should be removed or appropriately terminated.

Outlets

- **Repair, Safety Issue:** The ground fault circuit interrupter (GFCI) outlets at the exterior of the home did not respond correctly to testing during the inspection. These receptacles should be repaired or replaced as necessary for safe reliable operation. A faulty GFCI outlet may not provide the safety feature intended of it and could result in a shock or electrocution hazard.
- **Repair, Safety Issue:** Improper electrical splices within the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair, Safety Issue:** Missing outlet cover plates should be replaced to avoid a shock or electrocution hazard.

Water Heater

- **Repair, Safety Issue:** The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve for the water heater has been constructed from PVC plastic. PVC plastic is not pressure or temperature rated for the possible extremes inherent with this type of installation. The discharge pipe should be constructed from steel, copper or CPVC plastic for safe, reliable operation.

Tiled Surfaces

- **Repair:** The tile shower stall enclosure at the master bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Moisture meter readings taken at the time of inspection revealed elevated moisture levels behind tiled surfaces. A qualified tile repair contractor should be engaged to further diagnose the extent of damage and perform any required repairs.

Foundation / Structure

DESCRIPTION OF FOUNDATION / STRUCTURE

Structure Type:	•Single Family Residence •Two (2)-Story •For the purpose of this report, it is assumed that the house faces east.
Year Built:	•Approximately 1940 •Addition(s): Unknown
Foundation:	•Poured Concrete •Masonry Block •Crawlspace/Cellar/Basement Configuration
Columns:	•Not Visible
Beams:	•Not Visible
Floor Structure:	•Wood Joists
Wall Structure:	•Wood Frame
Ceiling Structure:	•Wood Joists (Original Structure) •Engineered Wood Trusses (Addition)
Roof Structure:	•Rafters (Original Structure) •Engineered Wood Trusses (Addition)
Floor and Roof Decking:	•Solid Plank (Original Structure) •Waferboard Sheathing (Addition)

FOUNDATION / STRUCTURE OBSERVATIONS

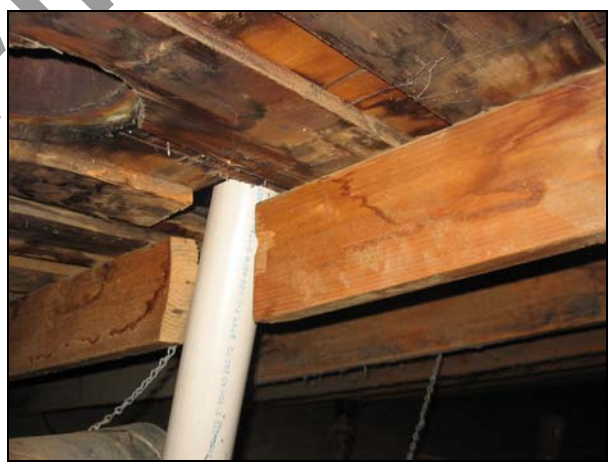
GENERAL COMMENTS

Minimal visible access to the original foundation system is present for inspection. The finished nature of the basement prevented a thorough foundation inspection. To the extent possible, the basement concrete slab was viewed for the presence of unusual heaving and/or settling. The visible floor joist size and spans are within typical construction practices. No visible evidence of active moisture penetration is present in the basement. The crawlspace below the addition was entered and its visible foundation and structure components were inspected. No visible evidence of active moisture penetration is present in the crawlspace. Structural members within the attic (trusses, rafters, joists, sheathing, etc.) were inspected for the presence of defects.

OBSERVATIONS / RECOMMENDATIONS

Structure

- **Repair:** A roof rafter has been cut to accommodate the installation of the furnace flue. This weakens the rafter and risks structural damage and compromise to the roofing system; repairs or additional support should be undertaken.



Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingles over Wood Shingles
Number of Layers Present:	2
Approximate Age of Materials:	•5-10 Years
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Metal Gutters •Downspouts discharge above grade
Method of Inspection:	•Walked on Roof

ROOFING OBSERVATIONS

GENERAL COMMENTS

The accessible roof slopes, valleys and overhangs of the home were walked to determine the material's condition at the time of the inspection. The gutter system was inspected for the presence of physical damage, visible leaks, standing water and accumulated debris, and adequate discharge away from the home. All roof penetrations were noted to be adequately flashed and in generally good condition. The chimney's integrity and flue condition were inspected. No evidence of previous or active roof leaks was noted during the attic inspection.

OBSERVATIONS / RECOMMENDATIONS

Sloped Roofing

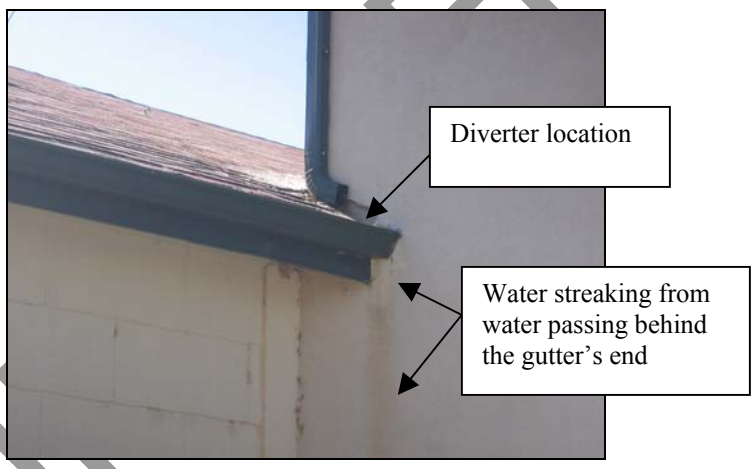
- **Repair:** Repairs to the roofing are needed. Damaged or missing roofing material (approximately 24 individual shingles visible at time of inspection) should be replaced to protect the underlying roof sheathing and to protect against leaks. A qualified roofing contractor should be engaged to perform these repairs.

West slope of the original structure's roof.

West slope of the detached garage.

Flashings

- **Repair:** A diverter flashing should be provided at the southeast addition roof transition to direct storm water into the gutter and minimize saturation of the adjacent stucco siding material.



- **Minor Repair:** The roof to siding transition at the west side of the dining room should be flashed and/or sealed to reliably protect against storm water entering at this location.

Gutters & Downspouts

- **Minor Repair:** The gutters need cleaning to reliably deliver storm water to the downspouts and deter overflowing that can damage the fascia (the wood member that the gutters are attached to) soffit and siding.
- **Minor Repair:** All downspouts should be fitted with extensions sufficient to discharge water at least six (6) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge

- **Improve:** It is recommended that gutters and downspouts be installed on the detached garage to avoid depositing roof runoff around the building – a potential source of water entry to the home or water damage to siding materials.

Antennas

- **Minor Repair:** The antenna at the addition roof has been damaged and should be reattached or removed.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Fiberboard Composite Siding •EIFS (Exterior Insulated Finishing System) "Stucco" •Asbestos Cement Siding
Eaves, Soffits, And Fascias:	•Wood •Open Rafters
Exterior Doors:	•Solid Core
Window/Door Frames and Trim:	•Wood

Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Wood
Surface Drainage:	•Level Grade

EXTERIOR OBSERVATIONS

GENERAL COMMENTS

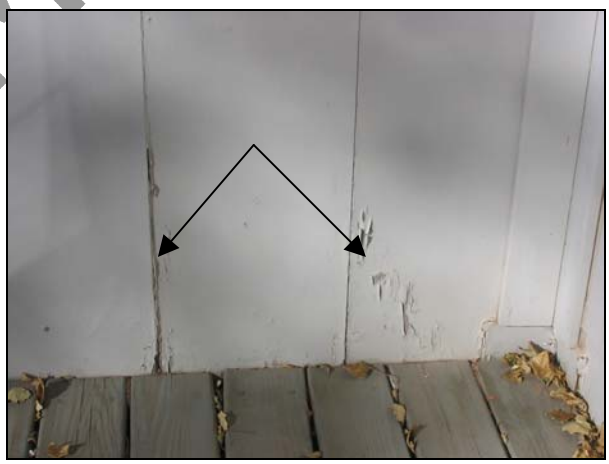
The siding and trim paint was observed for its ability to adequately protect the home. The siding materials were inspected for material condition, visible damage and/or deterioration. Eaves were inspected for water damage associated with improper or impaired roof drainage. The deck construction uses lag bolts for the attachment to the home and metal joist hangers attach the joists to their adjacent framing members. The driveway and walkways are in relatively good condition with no significant heaving, settlement, cracking or deterioration.

OBSERVATIONS / RECOMMENDATIONS

Exterior Walls

- **Repair:** While it is not critical at this point, the exterior of the home needs painting of the siding and trim to adequately protect against weather damage.

Window trim paint is peeling at various locations.



Peeling paint at the front entry.

- **Monitor:** Asbestos cement siding is a present on the original structure. It is relatively brittle and subject to physical damage that can release its harmful fibers. If undamaged and well protected by a good coat of paint, it should present minimal danger.

Information about EIFS

Exterior Insulation and Finish Systems (EIFS), sometimes referred to as synthetic stucco, typically consist of an insulation board (polystyrene attached to the exterior wall sheathing with an adhesive or mechanical fasteners), a base coat into which a fiberglass mesh is embedded, and a decorative finish coat in the desired color. This type of system is called a face sealed barrier EIFS and resists water penetration at its outer surface. It is not intended to drain water that gets behind it. It differs from other types of cladding that have a weather resistive barrier behind the cladding (tar paper or house wrap) and/or may have air spaces between the cladding and substrate designed to drain moisture.

Transitions between EIFS and dissimilar materials (wood, roofing material, concrete, metal, etc.) are common sources of water intrusion, not through the EIFS surface (base coat and finish coat) itself. The most frequent occurrence of water intrusion is door and window openings. Water frequently enters the EIFS at these locations in two ways: either through the joint around the perimeter of the window or through seams and joints in the window construction itself. Large quantities of water, resulting in some of the most severe damage have frequently been discovered entering where a roof slope meets and terminates at the lower edge of a wall. Other potential sources of water intrusion are chimneys, decks and any other penetration of the EIFS surface.

Architectural design, severity of weather (rainfall and snow), exposure, and the performance and integration of other building components usually determine whether water infiltration behind the EIFS will occur. Although the likelihood of penetration through the surface is remote, water can enter the system through cracks in the surface.

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations (lighting, electrical and plumbing), and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

The location of water entry is often difficult to see, and the damage to the sheathing and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection. Damage can be significant if moisture intrusion goes undetected and/or allowed to continue over time.

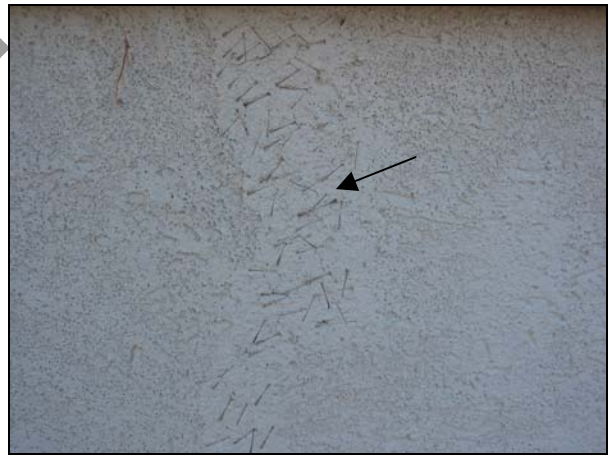
Any repairs deemed necessary to an EIFS component should be further evaluated and performed by a qualified contractor.

EIFS (Stucco)

- **Repair:** All penetrations (lighting, electrical, plumbing, and mechanical, etc.) in the EIFS siding should be sealed to protect against possible water intrusion and damage to the underlying wood elements.
- **Repair:** All door and window frame transitions to the EIFS siding should be sealed to protect against possible water intrusion and damage to the underlying wood elements.

- **Repair:** Localized minor damage of the exterior stucco walls should be repaired. There is risk of hidden or further damage in these areas. A stucco repair contractor should be consulted as to the extent of the damage and the necessary repairs.

Holes in the stucco material at the north and west sides of the addition.



Evidence of previous repairs to surface cracking at the west wall of the addition.

Exterior Eaves

- **Minor Repair:** The soffit and fascia should be painted.

Deck

- **Minor Repair:** The deck should be stained, sealed or painted to improve its durability.
- **Improve, Safety Issue:** Although not high enough to require one, a railing should be provided for the deck at the west side of the home to assure safe and reliable protection against accidental falls. The adjacent fence has created a tripping hazard.

- **Repair, Safety Issue:** The master bedroom deck railing is loose and needs repair to assure safe, reliable protection.

Landscaping

- **Repair:** Tree and shrub branches should be trimmed away from the home to avoid damage to the roofing and siding.

Electrical

DESCRIPTION OF ELECTRICAL

Voltage / Size of Electric Service:	•Main Service: 120/240-Volt / 100 Amp
Service Drop (Origin of Service):	•Overhead
Service Entrance Conductors:	•Aluminum
Main Service Disconnect Location:	•Exterior Power Pole

Main Electrical Panel Location:	•Garage Wall •Manufacturer: Square D
Service Grounding:	•Copper: Ground Rod and Water Pipe Connection
Distribution Wiring:	•Copper •Aluminum-Multi-Strand (220-Volt Circuits)
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded •Ungrounded
Ground Fault Circuit Interrupters:	•Exterior Outlets

ELECTRICAL OBSERVATIONS

GENERAL COMMENTS

The electrical system was inspected for compliance to generally accepted configuration and safety standards. Without access to concealed spaces (finished walls, ceilings, etc.), the visible components of the electrical system appear to be in good order. The size of the electrical service, 100 Amps, is sufficient for typical single family needs. The electrical panel is well arranged and all circuit breakers and their corresponding wires are properly sized. Ground fault circuit interrupter (GFCI) outlets have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of protection from shock or electrocution near water sources. GFCI protection for the master bathroom jetted tub motor was confirmed and its reset is located within the closet access panel. A reliable connection to an accepted path to ground, either an exterior driven ground rod, connection to the metal water service pipe or both was confirmed. The older general lighting and outlet wiring serving the original portion of the home has no equipment ground to protect appliances, fixtures and humans from stray electrical current, as the newer electrical system does.

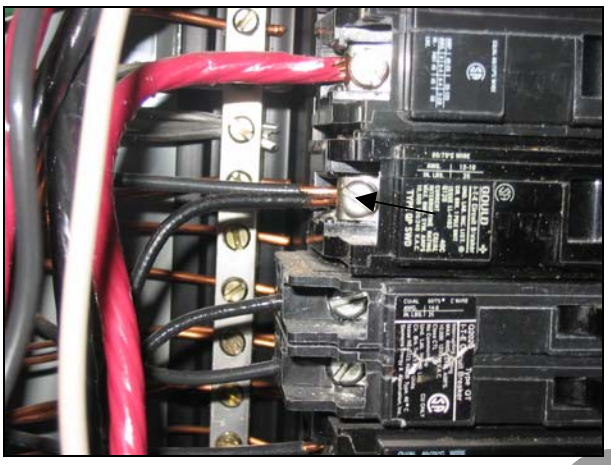
OBSERVATIONS / RECOMMENDATIONS

Service / Entrance

- **Repair, Safety Issue:** Electrical wiring tapped directly to the main service should be removed. All circuits should be connected at the electrical panel where they can be protected by a properly sized and dedicated circuit breaker.

Main Electrical Panel

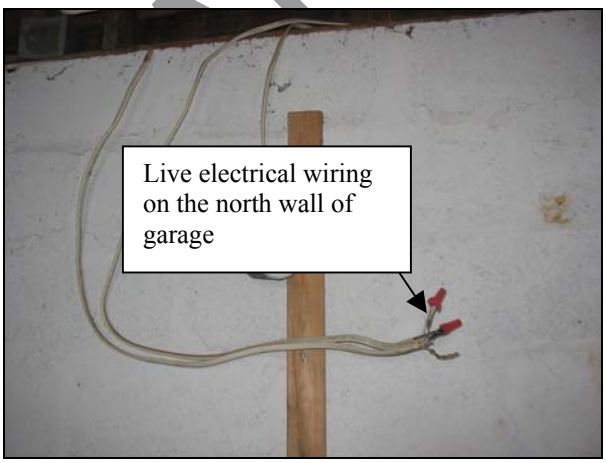
- **Repair, Safety Issue:** A circuit breaker in the garage electrical panel has been "double tapped" – 2 wires fed into a single breaker. A separate circuit breaker should serve each wire/circuit. Double tapped breakers risk poor connections of the wires that can lead to arcing and a fire hazard. The electrical panel and breaker should be further evaluated by a qualified electrician for an acceptable repair of the double tap.

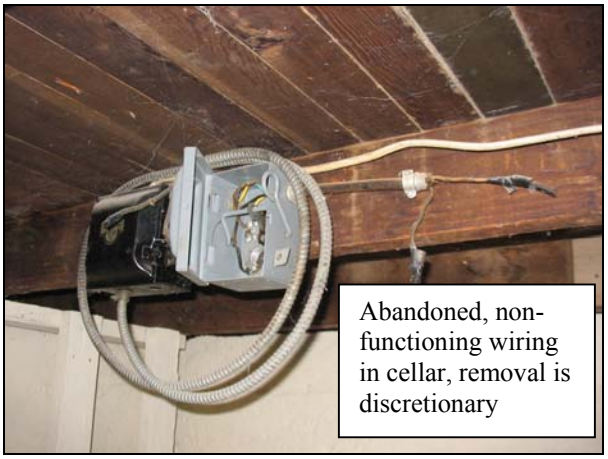


- **Repair, Safety Issue:** Neutral (white) and equipment ground wires (bare copper or green) within the garage electrical panel should be isolated from each other. An additional attachment bar should be installed and these wires separated and attached to their own respective bar.

Distribution Wiring

- **Repair, Safety Issue:** Abandoned live wiring in the garage should be removed or appropriately terminated.



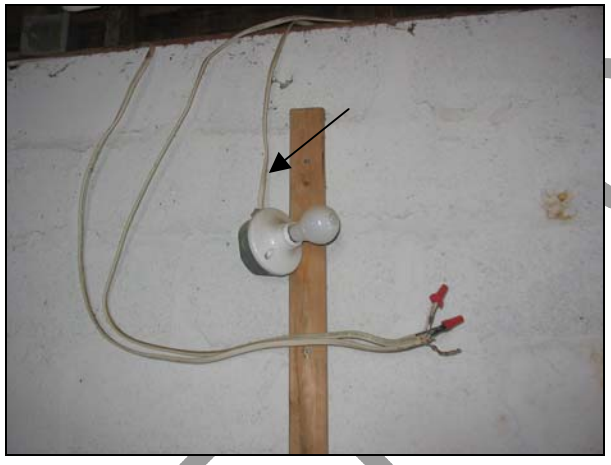


Outlets

- **Repair, Safety Issue:** The ground fault circuit interrupter (GFCI) outlets at the exterior of the home did not respond correctly to testing during the inspection. These receptacles should be repaired or replaced as necessary for safe reliable operation. A faulty GFCI outlet may not provide the safety feature intended of it and could result in a shock or electrocution hazard.
- **Repair:** Ungrounded 3-prong outlets were observed within the original portion of the home. This practice gives a false visual indication that the outlet is grounded. Installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided affords additional protection. Otherwise, ungrounded 3-prong outlets should be replaced with 2-prong outlets.

Lights

- **Minor Repair:** The light fixture at the garage north wall should not be supported by its wiring. The fixture/box should be connected to adjacent framing to remove stress from the wiring.



- **Repair, Safety Issue:** Improper electrical splices within the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.

- **Minor Repair, Safety Issue:** Missing outlet cover plates should be replaced to avoid a shock or electrocution hazard.

Appliance Wiring

- **Repair:** Exposed furnace supply wiring should be enclosed within a flexible conduit to protect the wiring from physical damage.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Natural Gas
Heating System Type:	•Lennox Complete Heat Pump System •Mfg. Date: 1998 (North Addition) •Lennox Pulse Forced Air Furnace •Btu: 80,000 •Mfg. Date: 1995 (Cellar)
Filter Size:	•21" X 25" X 7" Media Filter
Vents, Flues, Chimneys:	•Plastic (PVC)
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

GENERAL COMMENTS

The heating systems are in generally good condition. Distribution of heat within the home is adequate and a dedicated heat source was identified for each habitable room. All wiring within the units was free of scorching or other unusual conditions. An induction fan assists the ventilation of the furnace's combustion gases and their operation was normal. When run through multiple heating cycles, the burners ignited uniformly and the flames were consistent in color, shape and size, all visual indications of proper operation. No access to the heat exchanger is available without dismantling the furnace, which is beyond the scope of a real estate inspection and should only be preformed by a qualified heating technician. There was no rough or loud noise accompanying the blower motor operation. All visible ductwork and exhaust venting was noted to be in acceptable condition. A set-back thermostat controls the operation of each system. This type of thermostat, when programmed correctly, helps reduce heating costs by programming when the furnace heats.

OBSERVATIONS / RECOMMENDATIONS

Furnace

- **Regular Maintenance Item:** Although they functioned as intended during the inspection, it is suggested that the furnaces be cleaned and serviced to assure safe, reliable future operation, as well as to create a baseline for its maintenance history under your ownership. A qualified heating contractor should perform this service and it should be part of an annual home maintenance schedule.
- **Regular Maintenance Item:** The air filters should be replaced upon possession.

Flues

- **Monitor:** The exhaust vent material appears to be enclosed in material possibly containing asbestos. If left undamaged this condition/material presents minimal safety hazards or danger.

Cooling

DESCRIPTION OF COOLING

Energy Source:	•Electricity: 220 Volt
Central System Type:	•Lennox Air Cooled Central Air •Approximate Mfg. Date: 1995
Other Components:	•Condensate Pump Within Crawlspace

COOLING OBSERVATIONS

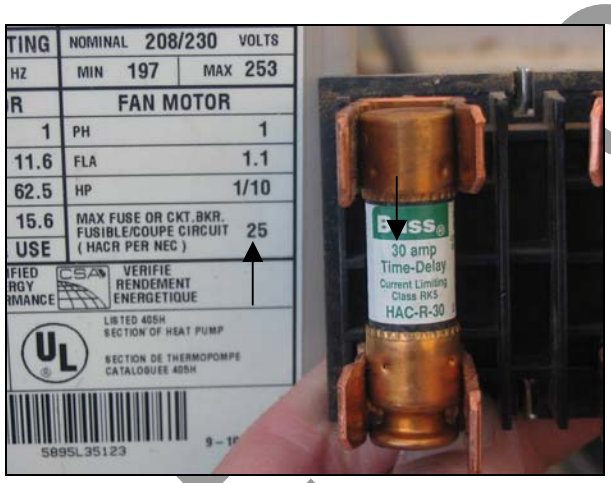
GENERAL COMMENTS

The systems responded properly to the thermostatic call for cooling. Upon testing, a normal temperature drop was noted across the evaporative coil. This suggests that the systems are operating properly. No access to the evaporative coil component within the furnace is present without dismantling the cabinet, which is beyond the scope of this inspection and should only be performed by a qualified heating/air conditioning technician. Condensate removal lines are present and direct condensate away from the unit. The exterior compressor units are level and should be periodically monitored for such for reliable operation.

OBSERVATIONS / RECOMMENDATIONS

Central Air Conditioning

- **Minor Repair:** The 30 amp fuses providing protection to the north air conditioner compressor exceed the manufacture's stated maximum amperage of 25 amps. Replacement with 25 amp fuses is recommended.



- **Minor Repair:** Damaged insulation on the exterior refrigerant lines should be repaired.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass Batts •Blown Cellulose •Depth: 6-10”
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•Fiberglass Batts
Vapor Retarders:	•Polyethylene Sheeting at Crawlspace Floor
Roof Ventilation:	•Roof Vents •Gable Vents
Exhaust Fan/Vent Locations:	

INSULATION / VENTILATION OBSERVATIONS

GENERAL COMMENTS

The attic spaces were entered to evaluate the condition of the insulation and ventilation. The type and depth of insulation observed within the attic space is consistent with accepted construction standards for a home of this age. As is typical of homes of this age and construction, insulation levels are relatively modest above the original structure. All exhaust ventilation fans were operated to observe fan motor condition and where possible, inspected for their connection to an exterior vent to deter condensation build-up in attic spaces.

OBSERVATIONS / RECOMMENDATIONS

Attic / Roof

- **Improve:** Insulation improvements above the original structure would increase the energy efficiency of the home.

Crawl Space

- **Minor Repair:** The clothes dryer duct within the crawlspace is disconnected. This condition risks warm, humid air being deposited within the space, resulting in condensation formation.

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement •The Valve Has Been Tagged for Your Future Reference
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System (Septic System)
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Voyager Natural Gas •Manufacture Date: 1999 •Capacity: 48 Gallons
Fuel Shut-Off Valves:	•Natural Gas Main Valve at Gas Meter and at Gas Appliances

PLUMBING OBSERVATIONS

GENERAL COMMENTS

Both the supply and drain components of the plumbing system were inspected for their overall condition. The water pressure supplied to the fixtures is average. An actual numeric pressure reading is not taken; however, functional flow – the perceived pressure while multiple fixtures are running is observed. All plumbing fixtures: faucets, sprayers, toilets, showers, etc., were tested for normal operation, functional flow, damage and unusual conditions. The water heater is equipped with a Temperature & Pressure Relief Valve, a safety feature that has been correctly installed. The water heater's vent/flue was observed for correct configuration. The gas supply line for the water heater was observed for correct configuration, a shut-off valve and any obvious gas leak(s).

OBSERVATIONS / RECOMMENDATIONS

Drain / Vent

- **Repair:** A water leak is present in the cellar at the location of the main level hall bathroom toilet.

Fixtures

- **Minor Repair:** The main hall bathroom toilet is loose and should be more reliably secured to the floor.

Water Heater

- **Repair, Safety Issue:** The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve for the water heater has been constructed from PVC plastic. PVC plastic is not pressure or temperature rated for the possible extremes inherent with this type of installation. The discharge pipe should be constructed from steel, copper or CPVC plastic for safe, reliable operation.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster
Floor Surfaces:	•Carpet •Tile
Doors:	•Wood-Hollow Core
Window Type(s) & Glazing:	•Double/Single Hung •Single Pane with Storm Window
Smoke Detectors:	•Present and Operating •Main Level •Upper Level

INTERIOR OBSERVATIONS

GENERAL COMMENTS

The interior surfaces of the home: floors, walls and ceilings, etc., were inspected for the presence of damage and unusual conditions. Tiled bath and shower surfaces were inspected for tile adhesion and the condition of the grout and caulking. Accessible smoke detectors were tested to verify their operation. No significant binding or looseness was observed in the doors. The floors of the home are relatively level and walls are relatively plumb. All floor coverings were noted to be in generally good condition with no significant flaws or damage.

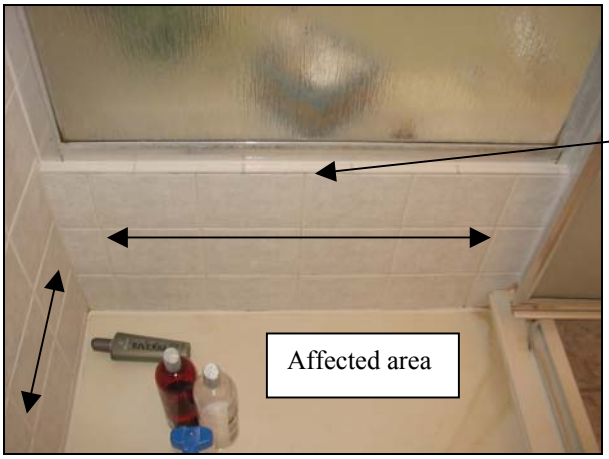
OBSERVATIONS / RECOMMENDATIONS

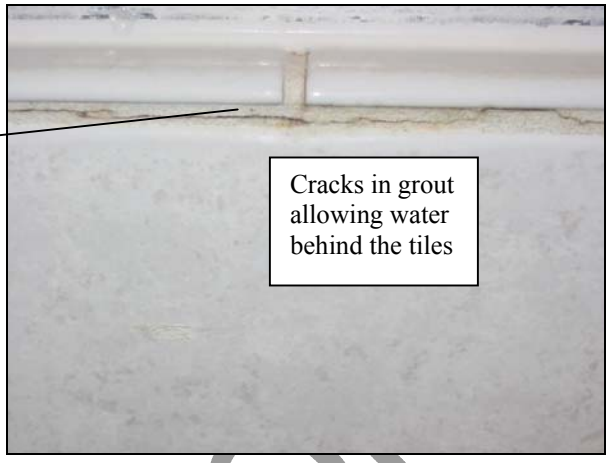
Wall / Ceiling Finishes

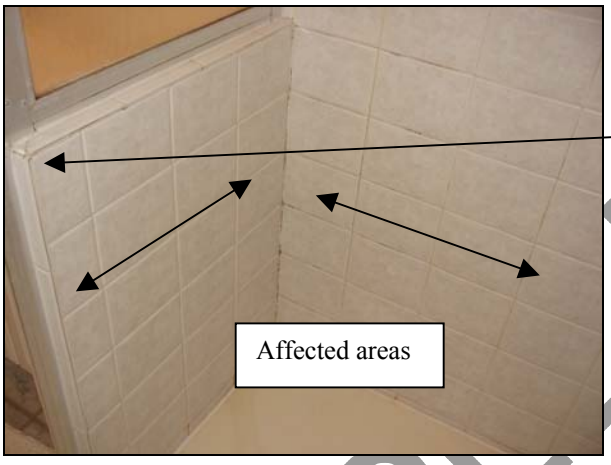
- **Monitor:** Minor drywall cracking was noted at the addition stairway. This cracking is usually associated with settling/movement of the structure. As seasonal temperature and humidity levels change, these cracks can be expected to expand and contract. Repair with a siliconized latex caulk will help reduce the visibility of the cracking and its movement.

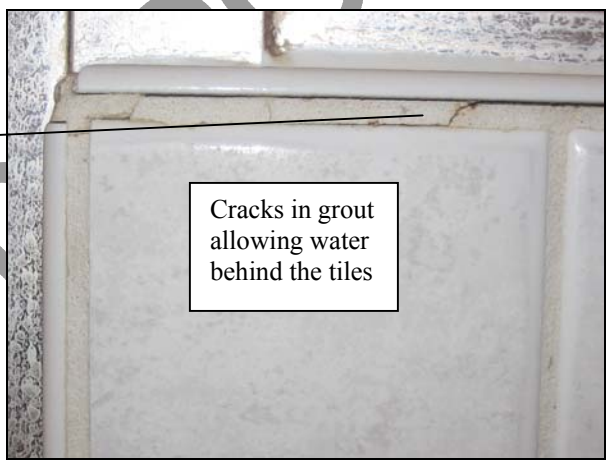
Tiled Surfaces

- **Repair:** The tile shower stall enclosure at the master bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Moisture meter readings taken at the time of inspection revealed elevated moisture levels behind tiled surfaces. A qualified tile repair contractor should be engaged to further diagnose the extent of damage and perform any required repairs.









- **Repair:** The shower door at the west bathroom is leaking and should be recaulked as necessary to reliably contain shower water.

Windows

- **Monitor:** Various windows in the original structure are in mild disrepair. This is a common condition of older single pane, double hung windows that does not necessitate immediate repair. Adjustment, hardware improvements and maintenance repairs will be necessary for reliable operation. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

Smoke Detectors

- **Improve, Safety Issue:** To enhance the safety of the home and its inhabitants, smoke detectors are recommended within all bedrooms, hallways, garages and at least one on each habitable level of the home. Smoke detectors should be tested monthly for safe, reliable operation and battery condition.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Range •Dishwasher •Garbage Disposer
Laundry Facility: •120-Volt Circuit for Washer •240-Volt Circuit for Dryer •Dryer Vented to Building Exterior •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

GENERAL COMMENTS

The appliances are in generally good condition. All appliances that were tested responded satisfactorily. All range and oven elements were in working order. Self cleaning features, if present, are not tested. The dishwasher was run through a complete cycle to check that no visible water leak was present, soap door activates and all racks operate smoothly. The garbage disposer was tested and had no evidence of rough or noisy operation. Beyond checking that an energy source was present and water connections were not leaking, the refrigerator and laundry appliances were not further inspected, as they are ancillary, not built-in appliances.

OBSERVATIONS / RECOMMENDATIONS

None noted.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Natural Gas •Wood Burning
Vents, Flues, Chimneys: •Direct Vent (Family Room) •Metal Flue-Insulated Multi-Wall (Master Bedroom) •Masonry Chimney-Lined (Living Room)

FIREPLACES / WOOD STOVES OBSERVATIONS

GENERAL COMMENTS

The fireplaces and their components were found to be in average condition.

OBSERVATIONS / RECOMMENDATIONS

Chimneys

- **Improve:** A spark arrester/rain cap should be installed on the masonry chimney to deter ember escape and water/animal entry. Water entry can lead to a cracked flue lining and deteriorated mortar joints due to freeze/thaw cycles.

Radon Test Report

TEST CONDITIONS

Foundation Type:	•Cellar
Foundation Material:	•Poured Concrete
Basement Living Area:	•No
Below Floor Ventilation:	•None
Test Area:	•Unoccupied
Test Location:	•Main Level
Test Area Closed Prior To Test?	•Not Verified

WEATHER CONDITIONS AT TIME OF TEST:

Wind:	•Light
Rain:	•None
Humidity:	•Average

Radon Information.

Radon is a colorless, tasteless, and odorless gas that comes from the decay of uranium found in nearly all soils. Levels of radon vary throughout the country.

Radon usually moves from the ground up and migrates into homes and other buildings through cracks and other holes in their foundations. The building traps radon inside, where it accumulates and may become a health hazard if the building is not properly ventilated. Radon has been positively linked to lung cancer in the United States. The actual risk depends upon the amount of time (years) you are exposed to this concentration.

Testing for Radon.

The measurement was performed using a continuous radon monitor (CRM), and was performed in conformance with test protocols established by the US Environmental Protection Agency in the document entitled "Protocols for Radon and Radon Decay Product Measurements in Homes."

The report in the adjacent column is a copy of the actual report that was obtained from the CRM upon completion of the measurement period. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L).

What do the radon test results mean?

If the radon level is **below 4 pCi/L**, you do not need to take action.

If the radon level is **4 pCi/L or greater**, EPA recommends that you mitigate (fix) the home. There are straightforward ways to fix a home's radon problem. Even homes with very high levels can be reduced to below 4.0 pCi/L.

The average radon value contained in this report reflects the radon gas concentration at the time of this test and should not be construed as either predictive or supportive of a similar measurement conducted at another time within the same structure.

```
Test Address:
1234 Main St.
Fort Collins, CO

Test Duration: 49 Hours

Testing Instrument:
Sun Nuclear
Continuous Radon Monitor
Model 1027


Start Date : 10/20/2003
Start Time : 11:00:00 AM
End Date   : 10/22/2003
End Time   : 1:00:00 PM
Serial #   : (C) 1793190
Location   : Main Level

Signature:

Data in pCi/l
Time Interval 1 Hr

  T  2.8     4.8     2.0
     1.1     3.6     2.8
     2.8     3.2     2.4
     3.2     5.2     3.6

     1.5     4.0     4.8
     4.4     3.6     5.6
     5.6     4.4     6.0
     6.0     2.8     3.2

     4.4     2.0     4.4
     2.4     4.0     2.4
     1.5     1.1     2.0
     2.4     4.8     6.8

     4.8     3.6     4.0
     4.4     2.8     6.4
     3.6     4.0     5.2
     3.6     3.6     3.2

  T  4.4


Overall Avg.= 3.8
```