

# BOARDWALK PROPERTY INSPECTIONS LLC

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BPI FULL HOME/MOVE-IN INSPECTION

**SAMPLE REPORT**



Inspector

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CPI

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# SUMMARY

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86

ITEMS INSPECTED

12

MINOR DEFECT

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Summary Text (enter here)

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- 🔧 2.3.1 Roof - Plumbing Vent Pipes: Flashing Defect
- 🔧 2.4.1 Roof - Gutters & Downspouts: Gutter Improperly Sloped
- 🔧 4.3.1 Exterior - Wall-Covering, Flashing & Trim: Inadequate Ground Clearance
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- 🔧 5.1.1 Basement, Foundation, Crawlspace & Structure - Basement: Slab Surface Cracks Observed
- 🔧 6.1.1 Heating - Heating System Information: Filter Dirty
- 🔧 11.2.1 Bathrooms - Sinks, Tubs & Showers: Loose Fixture
- 🔧 12.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing CO Detector
- 🔧 14.2.1 Attached Garage - Garage Vehicle Door: Door Adjusted too Tight to Seal

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# 1: INSPECTION DETAIL

## Information

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**General Inspection Info:  
Occupancy**

Unfurnished, Unoccupied

**General Inspection Info: Weather  
Conditions**

Recent Rain, Partly Cloudy

**General Inspection Info: Type of  
Building**

Detached, Single Family

**General Inspection Info: In Attendance**

Client's Agent

Clients and agents are more than welcome to stay with me during part or all of the inspection so that we can discuss concerns, and I can answer any questions.

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## Homeowner Recommendations: What Really Matters in a Home Inspection

Now that you've had your inspection, you may still have some questions about your house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector with BoardWalk can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself, it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

### The inspection issues that really matter fall into four categories:

1. Major defects, such as a structural failure.
2. Things that can lead to major defects, such as a small leak due to a defective roof flashing.
3. Things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately.
4. Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. It is important to keep things in perspective.

And remember, homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

What Really Matters in a Home Inspection



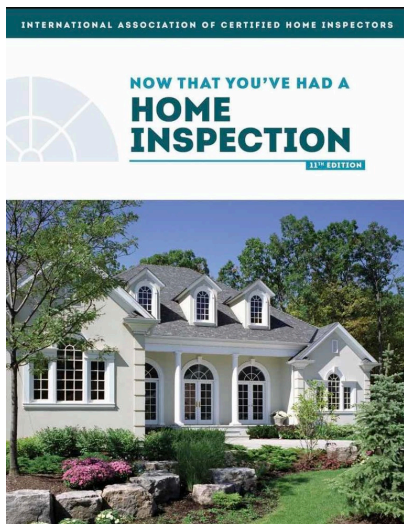
Share



Watch on  YouTube

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## Homeowner Recommendations: Read Your Book



You should receive a home maintenance book courtesy of BoardWalk Property Inspections LLC. It includes information on how your home works, how to maintain it, and how to save energy. Boardwalk's contact information should be on the book's inside cover, so that you can always contact me.

Feel free to reach out whenever you have a house question or inspection need.

## Homeowner Recommendations: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues mean that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment, your home.

Your InterNACHI-Certified Professional Inspector with BoardWalk can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defe

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## Details



InterNACHI is so certain of my integrity and training, that they back me with a **\$25,000 Honor Guarantee.**

On behalf of BoardWalk Property Inspections LLC, InterNACHI will pay up to \$25,000 USD for the cost of replacement of personal property lost during an inspection if it's deemed my fault in a court of law.

For details, please visit [www.nachi.org/honor](http://www.nachi.org/honor).



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## 2: ROOF

### Information

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#### Roof Covering: Roof Slope

6 :12; inches of rise per 1 foot or  
12" of run

#### Roof Covering: Homeowner Recommendations

BoardWalk recommends that you monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

#### Roof Covering: Type of Roof-Covering Described

Asphalt

I observed the roof-covering material and attempted to identify its type. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



#### Roof Covering: Roof Was Inspected

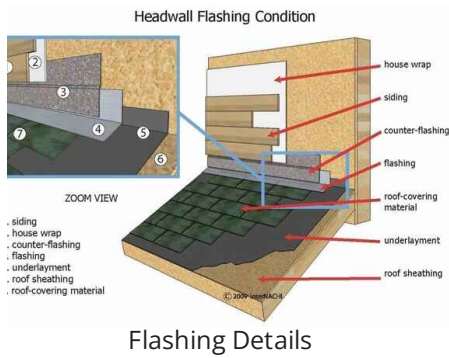
Walked the roof

Roof

Conditions were favorable so I was able to walk the roof during the inspection. I also entered the attic space to observe some of the roof sheathing. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. Some of the roof system is covered by other roofing components (e.g., underlayment is covered by shingles). It is sometimes impossible to detect a leak except as it is occurring. No visible leaks were noted.

## Flashing: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



## Flashing: Eaves and Gables

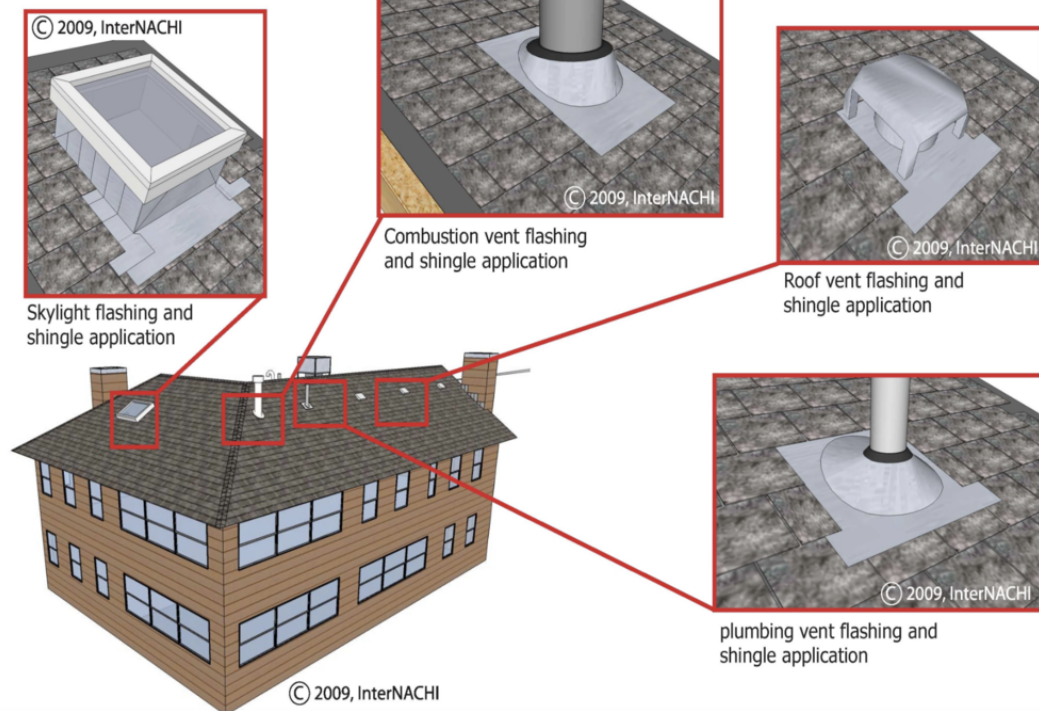
I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

## Plumbing Vent Pipes: Homeowner Recommendations

We recommend monitoring the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

### Roof penetrations and flashing



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## Plumbing Vent Pipes: Plumbing Vent Pipes Inspected

I looked at drain, waste and vent (DWV) pipes that pass through the roof coverings. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



## Gutters & Downspouts: Homeowner Recommendations

BoardWalk recommends you monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

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## Limitations

Roof Covering

### UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

### DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

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## Recommendations

### 2.3.1 Plumbing Vent Pipes

 Minor Defect

#### **FLASHING DEFECT**

I observed indications of a defect at the vent pipe flashing. A hole was observed that could allow water penetration. It should be sealed. The hole is small and likely caused by a removed fastener (nail).

Recommendation

Contact a qualified roofing professional.



### 2.4.1 Gutters & Downspouts

 Minor Defect

#### **GUTTER IMPROPERLY SLOPED**

I observed that two gutter sections that showed indications of improper slope; water from a recent rain storm was pooling. Gutters are supposed to be sloped down toward the downspout of the gutter. That would be proper drainage of the gutter. Although the improper slope was not extreme, this is a defect and should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



East



West

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## 3: CHIMNEY, FIREPLACE, OR STOVE

### Information

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**Heating System Chimney:  
Heating Chimney Hood or Cap  
Installed**

A hood or cap was installed at the heating chimney. Good.

**Fireplace: Type of Fireplace**  
Gas Fireplace Insert



**Floor Structure:  
Basement/Crawlspace Floor**  
Concrete

**Floor Structure: Material (Main  
Floor)**

Wood I-Joists

**Floor Structure: Sub-floor**  
OSB

**Heating System Chimney: Heating Chimney/Exhaust Exterior Was Inspected**

The heating chimney/exhaust exterior was inspected during my home inspection.

**Heating System Chimney: Heating Chimney Flashing Was Inspected**

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.

### Limitations

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Heating System Chimney

**CHIMNEY INTERIOR IS BEYOND THE SCOPE**

Inspecting the chimney interior and/or flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

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## 4: EXTERIOR

### Information

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#### Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors and locking mechanisms.



Rear slider

#### General: Homeowner Recommendations

The exterior of your home, as with all homes, is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. You should monitor the building's exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

#### Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

I inspected the eaves, soffits and fascia. I was not able to inspect every detail, since a home inspection is limited in its scope due to the fact that some of the exterior systems and/or their components are not exposed.



#### Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Masonry, Engineered Wood, Wood

The exterior of your home is slowly deteriorating and aging, as are all homes. The sun, wind, rain and temperatures are constantly affecting it. You should monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

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## **Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation, Drainage, Walls & Grading Were Inspected**

I inspected the vegetation, surface drainage, retaining walls (if applicable) and grading of the property, where they may adversely affect the structure due to moisture intrusion.

Generally, 6" of slope away from the structure in the first 10' is recommended (or 1/2"-1" per foot).



## **GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible, and according to Standards of Practice.

## **Walkways & Driveways: Walkways & Driveways Were Inspected**

I inspected the walkways and driveways that were in close proximity to the house.

## **Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches (4 inches minimum) and a minimum tread of 10 inches.



## **Porches, Patios, Decks, Balconies & Carports: Porches, Patios, Decks, Balconies & Carports Were Inspected**

I inspected any porches, patios, decks, balconies and carports that were present at the house that were within the scope of the home inspection.

## **Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection. Any stairwell with four or more risers should have a handrail on at least one side. The handrail height should be at least 34 inches. The strength of a guard should resist a 200 pound concentrated load applied at any point in any direction along the handrail or the top of the guard.

## **Windows: Windows Inspected**

A representative number of windows and locking mechanisms from the ground surface were inspected.

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## **Limitations**

## INSPECTION WAS RESTRICTED

I did not reach and access closely every part of the eaves, soffit, and fascia, but did visually inspect as much of those components as was reasonable and viewable.

## INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. Although I did not reach and access closely every part of the exterior wall-covering, I did visually inspect a large portion of the exterior covering that was viewable.

## Recommendations



### INADEQUATE GROUND CLEARANCE

NORTH AND SOUTH SIDES

I checked the distance between the bottom of wood components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended. This could be rectified when additional landscaping is installed.

Recommendation

Contact a qualified grading contractor.



### NEGATIVE GRADING

Overall, grading was good. However, grading is sloping towards the home in some areas (north side near window well). This could lead to water intrusion and foundation issues.

The ground around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.





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Recommendation

Contact a qualified grading contractor.

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#### 4.4.2 Vegetation, Surface Drainage, Retaining Walls & Grading

 Minor Defect

### **DOWNSPOUT EXTENSIONS SHOULD BE IN USE**

Some of the downspout extensions were raised and not in use. This is causing some soil erosion due to lack of vegetation or landscaping. This can be fixed by lowering the downspouts and regrading or filling in eroded areas.

Recommendation

Recommended DIY Project



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#### 4.10.1 Windows

 Minor Defect

### **EGRESS WINDOW DRAINAGE**

Gravel and barrier fabric recommended around basement egress window drains to prevent dirt intrusion and clogging. It's possible existing gravel and fabric is just covered with a substantial amount of dirt due to construction and lack of vegetation in back yard.

Recommendation

Contact a qualified professional.



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#### 4.11.1 Exterior Doors

 Minor Defect

### **DIRT INTRUSION AT FRONT DOOR**

FRONT DOOR

Some dirt entered through the lower portion of both sides of the front door. This was likely caused from heavy winds and construction and blowing dirt from surrounding areas. This is not uncommon in this area, but adding additional foam door corner seals at the base may reduce some of the air/dirt from entering the home.

Recommendation

Contact a qualified general contractor.

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# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

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**Basement: Type of Basement Foundation Described**

Concrete

**Insulation in Foundation/Basement Area: Type of Insulation Observed**

Batt

**Under-Floor Crawlspace: Type of Under-Floor Crawlspace Foundation Described**

No crawlspace

**Under-Floor Crawlspace: Under-Floor Crawl Access Location**

No crawlspace

**Basement: Homeowner Recommendations**

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

**Basement: Basement Was Inspected**

The basement was inspected according to the [Home Inspection Standards of Practice](#).

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

**Basement: Structural Components Were Inspected**

Structural components were inspected according to the [Home Inspection Standards of Practice](#), including readily observed floor joists.

**Insulation in Foundation/Basement Area: Insulation Was Inspected**

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces, if applicable.



## Insulation in Foundation/Basement Area: Approximate Average Depth/Thickness of Insulation

3-6 inches

Determining how much insulation should be installed in a house depends upon where a home is located. Determining proper amounts of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located.

SE Wyoming & Northern CO are in climate zone 5B: "Cool Dry"

This climate zone requires the following:

Walls: R-13/R-15

Ceilings w/ Attic Space: R-49

Ceilings w/o attics: R-30

Basement Walls: R-15

Crawlspace Walls: R-13

Blown-in fiberglass has an R-Value of of 2.2 to 2.7 per inch

## Sump Pump: Sump Pump Installed

I observed a sump pump installed in the basement of the house. A one way check valve was also installed in the discharge line.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to water damage when there is a demand for the pump's use



## Ventilation in Unfinished Areas: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I report as in need of correction the general absence of ventilation in unfinished spaces.

## Recommendations

### 5.1.1 Basement

#### **SLAB SURFACE CRACKS OBSERVED**

Surface cracks present in slab. No shifting or offset observed. Recommend monitor.

Recommendation

Recommend monitoring.





# 6: HEATING

## Information

### Heating System Information: Energy Source

Gas

### Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it and its function.

### Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it and its function.

### Heating System Information: Homeowner Recommendations

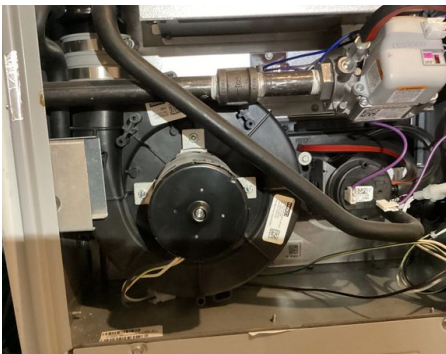
Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's recommended you** get the HVAC system inspected and serviced every year. If your system has an air filter, be sure to keep that filter changed/cleaned.



### Heating System Information: Heating Method

Central Forced Air



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## Thermostat and Normal Operating Controls: Thermostat Location

Main floor near bedrooms

First floor

Thermostat was returned to 68 degrees after inspection. This was the setting observed upon arrival.



## Ductwork: Ductwork

Basement

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I attempted to determine if each room has a heat source, but I may not be able to find every duct register.

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## Recommendations

6.1.1 Heating System Information

### **FILTER DIRTY**

I observed a dirty air filter at the furnace filter.

Recommendation

Recommended DIY Project



# 7: COOLING

## Information

### Thermostat and Normal Operating Controls: Thermostat Location

First floor

### Thermostat and Normal Operating Controls: Service Switch Inspected

I observed a service switch. I inspected it and its function.

### Cooling System Information: Homeowner Recommendations

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's recommended** to get the air conditioning system inspected and serviced every year. And, be sure to keep that filter changed/cleaned.



### Cooling System Information: Service Disconnect Inspected

I observed a proper service disconnect within sight of the cooling system.



### Thermostat and Normal Operating Controls: Emergency Shut-Off Switch Inspected

I observed an emergency shut-off switch. I inspected it and its function.

### Condensate: Condensate Discharge Confirmed

I observed a discharge pipe apparently connected to the condensate pump installed at the cooling system.

### Condensate: Condensate Pump

I observed a condensate pump installed at the cooling system. This component collects condensate water that is created when the cooling system is operating. The condensate pump should collect and discharge the water properly.

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## Limitations

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Cooling System Information

### **COOL TEMPERATURE RESTRICTION**

Because the outside temperature was too cool (typically below 65 degrees) to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction.



# 8: PLUMBING

## Information

### Main Water Shut-Off Valve: Location of Main Water Shut-Off Valve

Basement



### Hot Water Source: Hot Water Source Capacity, if not tankless

0 gallons

### Hot Water Source: Inspected TPR Valve

I inspected the temperature and  
pressure relief valve.



### Hot Water Source: Inspected Venting Connections

I inspected the venting  
connections.



### Hot Water Source: Hot Water Temp at Fixtures

119 degrees at fixtures.



### Main Water Shut-Off Valve: Homeowner Recommendations

Know where the main water and fuel shutoff valves are located. Be sure to keep an eye out for any leaks and use the water or fuel shutoffs in an emergency, then contact a licensed professional for repairs.

### Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection.

### Main Fuel Supply Shut-Off Valve: Location of Main Shut-Off Valve

Side of House

Know where the main water and fuel shutoff valves are located. Be sure to keep an eye out for any leaks and use the water or fuel shutoff in an emergency, then contact a licensed professional for repairs.

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## Main Fuel Supply Shut-Off Valve: Tested for Gas Leaks

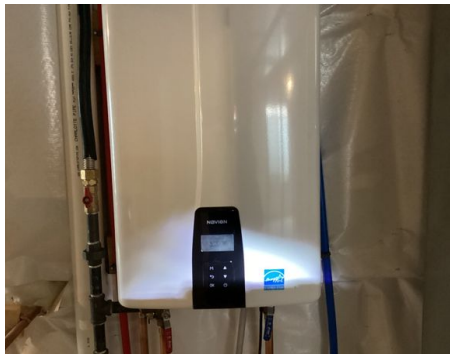
0

I used a gas leak detector to determine if gas was leaking at any visible/exposed joints and appliances.

## Hot Water Source: Type of Hot Water Source

Gas Fired Tankless Hot Water

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers).

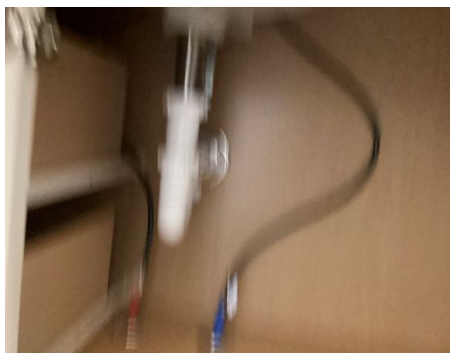


## Hot Water Source: Inspected Hot Water Source

I inspected the hot water source and equipment according to the [Home Inspection Standards of Practice](#). I also tested the gas supply piping for gas leaks.

## Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible or observed. Inspection restriction. BoardWalk recommends our sewer scope inspection which will provide a video inspection with a special camera to see the inside of the main sewer lines which can't be seen otherwise.



## Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

I inspected the visible water supply and distribution pipes (plumbing pipes). Not all of the pipes and components were accessible and observed.



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## Limitations

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Drain, Waste, & Vent Systems

**NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, some of the drainage pipes were hidden within finished walls. This is a typical limitation.

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Water Supply & Distribution Systems

**NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, some of the water distribution pipes, valves and connections were hidden within the walls.

# 9: ELECTRICAL

## Information

### Service-Entrance Conductors: Inspected Service-Entrance Conductors

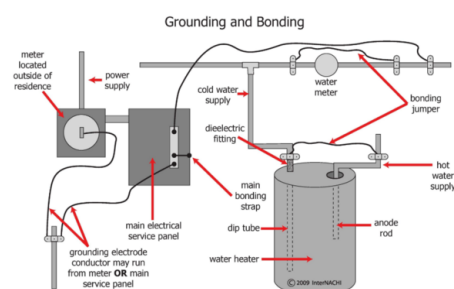
I inspected the electrical service-entrance conductors and/or conduit.

### Electrical Wiring: Type of Wiring, If Visible

NM-B (Romex)

### Service Grounding & Bonding: Inspected the Service Grounding & Bonding

I inspected the electrical service grounding and bonding.



### Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electrical electric meter and base.



### Main Service Disconnect: Homeowner Recommendations

It's recommended that you know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever you suspect an electrical problem in your house.

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## Main Service Disconnect: Inspected Main Service Disconnect

South

I inspected the electrical main service disconnect on the south side of the house.



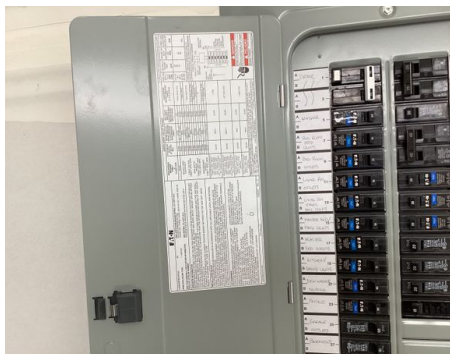
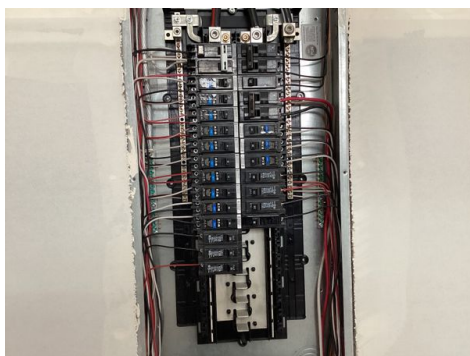
## Main Service Disconnect: Main Disconnect Rating, If Labeled

200

I observed indications of the main service disconnect's amperage rating. It was labeled.

## Panelboards & Breakers: Inspected Main Panelboard & Breakers

I inspected the electrical panelboards and over-current protection devices (circuit breakers and fuses).



## AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

## GFCIs: Inspected GFCIs

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

---

## Limitations

Electrical Wiring

**UNABLE TO INSPECT ALL OF THE WIRING**

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I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

---

Service Grounding & Bonding

**UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

I was unable to confirm proper installation of the system grounding and bonding according to modern code. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

---

AFCIs

**UNABLE TO INSPECT EVERYTHING**

I inspected the electrical system/AFCI System as much as I could according to the Home Inspection Standards of Practice.

---

GFCIs

**UNABLE TO INSPECT EVERYTHING**

I inspected the electrical system/GFCI system as much as I could according to the Home Inspection Standards of Practice.

# 10: ATTIC, INSULATION & VENTILATION

## Information

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### Insulation in Attic: Type of Insulation Observed

Fiberglass

### Structural Components & Observations in Attic: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).



### Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

I reported as in need of correction the general absence of insulation or ventilation in unfinished spaces, if applicable

### Insulation in Attic: Approximate Average Depth/Thickness of Insulation

insulation thickness varied greatly, 12-16 inches

Determining how much insulation should be installed in a house depends upon where a home is located. Determining proper amounts of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located.

SE Wyoming & Northern CO are in climate zone 5B: "Cool Dry"

This climate zone requires the following:

Walls: R-13/R-15

Ceilings w/ Attic Space: R-49

Ceilings w/o attics: R-30

Basement Walls: R-15

Crawlspace Walls: R-13

Blown-in fiberglass has an R-Value of of 2.2 to 2.7 per inch

---

## Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.



---

## Limitations

Structural Components & Observations in Attic

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. In order to not disturb or compress the blown-in insulation, the inspection was limited to what was viewable from the garage to attic entry area.

---

Insulation in Attic

### **ATTIC ENTRY**

To avoid compressing and disturbing blown-in attic insulation, the area was inspected from a ladder at the garage ceiling attic entry.

---

Ventilation in Attic

### **ATTIC ENTRY**

To avoid compressing and disturbing blown-in attic insulation, the area was inspected from a ladder at the garage ceiling attic entry.



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# 11: BATHROOMS

## Information

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### **Bathroom Cabinetry, Ceiling, Walls & Floor: Bathroom Cabinets, Ceiling, Walls, and Floor were Inspected**

Master and second bathrooms

2

No defects were observed.

### **Door: Bathroom Door(s) Were Inspected**

In both bathrooms.

### **Bathroom Toilets: Toilets Inspected**

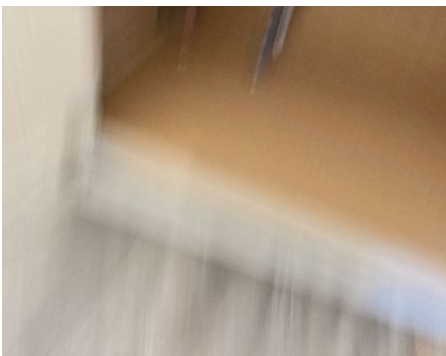
Master bath and second bath

I flushed all of the toilets, checked for leaks, and bowl to flange/ring seal. I also checked for loose toilet mounting.



### **Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers**

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two or more fixtures operated simultaneously.



### **Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans**

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. Confirming that the fan exhausts outside is beyond the scope of a home inspection, but I always try to determine if this is the case.

### **GFCI & Electric in Bathroom: GFCI-Protection Tested**

I inspected the GFCI-protection at the receptacle near the bathroom sink by using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

---

## Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard, or other).

## Recommendations

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11.2.1 Sinks, Tubs & Showers

### LOOSE FIXTURE

2ND BATH

I observed indications that the fixture is loose. Not secure. No water leaks were apparent.

Recommendation

Contact a qualified plumbing contractor.



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# 12: DOORS, WINDOWS & INTERIOR

## Information

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### **Doors: Door Locks Inspected**

Yes

### **Doors: Doors Inspected**

All interior doors were checked

I inspected a representative number of doors according to the [Home Inspection Standards of Practice](#) by opening and closing them. I may not have operated all interior door locks and door stops.

### **Windows: Windows Inspected**

I inspected a representative number of windows according to the [Home Inspection Standards of Practice](#) by opening and closing them. I also inspected a representative number of window locks and operation features.

### **Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles**

I inspected a representative number of switches, lighting fixtures, and receptacles.

### **Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).

### **Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### **Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected railings, guards and handrails that were within the scope of the home inspection.

-Open risers should not allow passage of a 4" diameter sphere.

-The triangular area formed by a tread, riser, and guard, should not allow passage of a 6" diameter sphere.

-The opening guards on the sides of stairs should not allow passage of a 4-3/8" sphere.



### **Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors**

I inspected for the presence of smoke and carbon-monoxide detectors, and did a function test.

There should be a smoke detector in every sleeping room, outside of every sleeping room, and on every level of a house. A smoke/carbon monoxide detector should be in the same room as every fireplace, if applicable.

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## Limitations

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Switches, Fixtures & Receptacles

### **UNABLE TO INSPECT EVERY COMPONENT OF THE SYSTEM**

Although I did not inspect every single electrical component for proper installation of the system according to modern code, I did inspect the system according to the Home Inspection Standards of Practice. I also used infrared to help detect electrical issues.

## Recommendations

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12.7.1 Presence of Smoke and CO Detectors



### **MISSING CO DETECTOR**

SAME ROOM AS FIREPLACE

I recommend adding a CO detector in the same room as the fireplace. This is for the safety of the home's occupants.

Recommendation

Contact a qualified professional.

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# 13: LAUNDRY

## Limitations

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Clothes Washer

**DID NOT INSPECT**

GARAGE ENTRY TO KITCHEN

I did not inspect the clothes washer and dryer since they were not installed or present.

---

Clothes Dryer

**DID NOT INSPECT**

GARAGE TO KITCHEN ENTRY

I did not inspect the clothes washer and dryer since they were not installed or present

# 14: ATTACHED GARAGE

## Information

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### Garage Floor: Garage Floor Inspected

I inspected the floor of the attached garage.

### Garage Vehicle Door: Type of Door Operation Opener



### Garage Vehicle Door Opener: Garage Door Panels Were Inspected

I inspected the garage door panels.

### Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause serious injury or death. I would not operate the door if there was damage.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

### Garage Vehicle Door Opener: Wall Push Button Was Inspected

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

### Garage Vehicle Door Opener: Non-Contact Reversal Was Inspected

I observed the auto-reverse feature during a non-contact test.

Standing inside the garage but safely away from the path of the door, I used the remote control or wall button to close the door. As the door was closing, I waved an object in the path of the photoelectric eye beam. The door should automatically reverse.

### Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

### Ceiling, Walls & Firewalls in Garage: Garage Ceiling & Walls Were Inspected

I inspected the ceiling and walls of the garage according to the Home Inspection Standards of Practice.

### Ceiling, Walls & Firewalls in Garage: Door Between Garage and House Was Inspected

I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

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## Recommendations

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14.2.1 Garage Vehicle Door

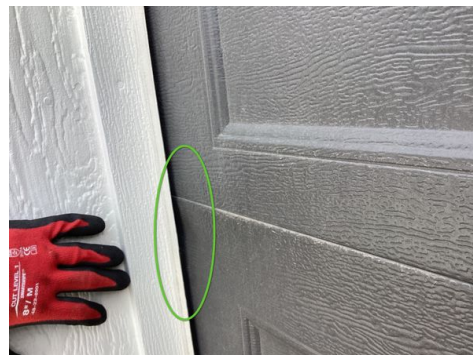
### **DOOR ADJUSTED TOO TIGHT TO SEAL**

 Minor Defect

This causes the rubber seal to cup or pull away from the door

Recommendation

Contact a qualified garage door contractor.



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# 15: KITCHEN

## Information

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### **Kitchen Sink: Ran Water at Kitchen Sink**

I ran hot and cold water at the kitchen sink and checked for plumbing leaks.

### **Kitchen Sink: Hot Water Temp at Kitchen Sink**

119 F

Hot water temperature is recommended to be at or just over 120° F to prevent bacteria growth, but no more than 135° F to prevent scalding.

### **GFCI: GFCI Tested**

I observed and tested ground fault circuit interrupter (GFCI) protection in the kitchen.

### **Countertops & Cabinets: Inspected Cabinets & Countertops**

I inspected a representative number of cabinets/doors and countertop surfaces.

### **Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected**

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).



# 16: BUILT-IN APPLIANCES

## Information

### Appliances Tested: Disposal

Disposal was operated without apparent issue, and no leaks were observed.

### Appliances Tested: Gas oven/range

All burners were operated simultaneously. The oven was set to 350 degrees and reached that temperature in a reasonable amount of time.



### Appliances Tested: Refrigerator

Frigidaire refrigerator and freezer appeared to be cooling properly.



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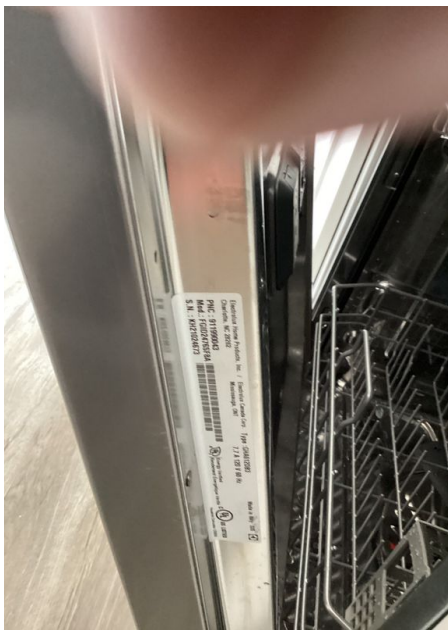
## Appliances Tested: Microwave/fan

Frigidaire microwave was tested, and fan operated.



## Appliances Tested: Dishwasher

Frigidaire dishwasher was tested by running through one short cycle. No leaks were observed, and it drained properly through the disposal.



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# STANDARDS OF PRACTICE

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## Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

## Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

### I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

### II. The inspector shall describe:

1. the type of roof-covering materials.

### III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

## Chimney, Fireplace, or Stove

### I. The inspector shall inspect:

1. readily accessible and visible portions of the fireplaces and chimneys;
2. lintels above the fireplace openings;
3. damper doors by opening and closing them, if readily accessible and manually operable; and
4. cleanout doors and frames.

### II. The inspector shall describe:

1. the type of fireplace.

### III. The inspector shall report as in need of correction:

1. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
2. manually operated dampers that did not open and close;
3. the lack of a smoke detector in the same room as the fireplace;
4. the lack of a carbon-monoxide detector in the same room as the fireplace; and
5. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

## Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

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**I. The inspector shall inspect:**

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

**II. The inspector shall describe:**

1. the type of exterior wall-covering materials.

**III. The inspector shall report as in need of correction:**

1. any improper spacing between intermediate balusters, spindles and rails.

**Basement, Foundation, Crawlspace & Structure**

**I. The inspector shall inspect:**

the foundation;  
the basement;  
the crawlspace; and  
structural components.

**II. The inspector shall describe:**

the type of foundation; and  
the location of the access to the under-floor space.

**III. The inspector shall report as in need of correction:**

observed indications of wood in contact with or near soil;  
observed indications of active water penetration;  
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and  
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

**Heating**

**I. The inspector shall inspect:**

1. the heating system, using normal operating controls.

**II. The inspector shall describe:**

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

**III. The inspector shall report as in need of correction:**

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

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## Cooling

### I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

### II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

### III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

## Plumbing

### I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
4. interior water supply, including all fixtures and faucets, by running the water;
5. all toilets for proper operation by flushing;
6. all sinks, tubs and showers for functional drainage;
7. the drain, waste and vent system; and
8. drainage sump pumps with accessible floats.

### II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

### III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

## Electrical

### I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and

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12. for the presence of smoke and carbon-monoxide detectors.

**II. The inspector shall describe:**

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

**III. The inspector shall report as in need of correction:**

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.

**Attic, Insulation & Ventilation**

**The inspector shall inspect:**

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;  
ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and  
mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**The inspector shall describe:**

the type of insulation observed; and  
the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

**The inspector shall report as in need of correction:**

the general absence of insulation or ventilation in unfinished spaces.

**Bathrooms**

**The home inspector will inspect:**

interior water supply, including all fixtures and faucets, by running the water;  
all toilets for proper operation by flushing; and  
all sinks, tubs and showers for functional drainage.

**Doors, Windows & Interior**

**The inspector shall inspect:**

a representative number of doors and windows by opening and closing them;  
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;  
railings, guards and handrails; and  
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**The inspector shall report as in need of correction:**

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;  
photo-electric safety sensors that did not operate properly; and  
any window that was obviously fogged or displayed other evidence of broken seals.

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**Laundry****The inspector shall inspect:**

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

**Attached Garage****The inspector shall inspect:**

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

**The inspector shall describe:**

a garage vehicle door as manually-operated or installed with a garage door opener.

**Kitchen**

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

**The inspector will out of courtesy only check:**

the stove,  
oven,  
microwave, and  
garbage disposer.