



- Property Inspection Report -



Nowhere In Particular, Every Town, CO
Inspection prepared for: Client
Date of Inspection: 3/1/2017 Size: 1,285 SQ FT
Weather: Clear

Inspector: Charles (Chet) DeLarm
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Introduction

Dear Client,

Thank you for the opportunity to conduct this inspection for you! Please read carefully your entire Inspection Report. After you have reviewed your report, feel free to call with any questions. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Best Regards

Chet DeLarm

-DEFINITIONS

“A qualified person” - is one with enough experience and tools to comfortably make the repair.

“A qualified handyman”- can make most repairs to the structure of the home. This might include minor plumbing and electrical repairs (install new faucet). A good handyman with the proper tools is often the most economical way to get the repairs done.

“A licensed contractor” –Depending upon the need, this might include a licensed electrician, plumber, roofer etc. Any repairs or modifications to the structural members of the home will require appropriate permits be pulled.

-COMMENT KEY

Inspected (IN) - I visually inspected the item, system, or component. If no comment is made, then it appeared functioning as intended.—allowing for normal wear and tear.

Not Inspected (NI) - I did not inspect this item, system, or component. I will state why the item was not inspected. I can make no representation that the item is functioning as intended.

Not Present (NP) - This item, system, or component is not in the home at this time.

Maintenance (MA) - These are items that should be addressed. These are not critical to the safe occupancy of the home. However, these items will improve the overall comfort and/or efficiency of the home. These items will appear in green type in the inspection report.

Repair or Replace (RR) - This item, system, or component is not functioning as intended. Things that can be repaired to satisfactory condition may not need to be replaced. This will also include safety concerns. These items will appear in red type in the inspection report.

Safety Concern - A condition. System or component that is considered harmful or dangerous due to its absence or presence.

Inspection and Site Details

1. Inspection Start Time

Start: 11:00 AM

2. Attending Inspection

Client present • Clients Agent present

3. Residence Type/Style

Attached • Single Family Home • Ranch Style

4. Garage

Attached 2-Car Garage

5. Age of Home or Year Built

Built in:
2000

6. Square Footage

Approx • Less than 1499 Sq. Ft.

7. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing North

8. Occupancy

Occupied - Furnished

9. Weather Conditions

Clear, sunny sky
75 degrees

Exterior

1. Driveway

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials:

Concrete

Observations:

There are areas of spalling present. Spalling is when the top layer of cement breaks loose leaving exposed aggregate exposed. Although unsightly, the functionality of the concrete is not affected. I have yet to find a product that will correct the situation over the long term.

Excessive cracking was observed at the concrete driveway. I recommend filling any cracks in excess of 1/8" to prevent water from entering the area and causing additional damages. Due to the size of the cracks, filling them may not be an option. A qualified concrete contractor can make the needed repairs.



2. Walkways

IN	NI	MA	RR	Not Present
X			X	

Materials:

Concrete
Observations:

There are areas of spalling present. Spalling is when the top layer of cement breaks loose leaving exposed aggregate exposed. Although unsightly, the functionality of the concrete is not affected. I have yet to find a product that will correct the situation over the long term.

A crack is present where the walkway meets the house. This is quite common. I recommend filling all cracks greater than 1/8" to prevent water intrusion.



3. Grading

IN	NI	MA	RR	Not Present
X				

Description: Ground generally graded away from house
Observations:

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

The exterior drainage is generally away from foundation.

4. Window Wells

IN	NI	MA	RR	Not Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Front Porch and Flatwork

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
 • Concrete Porch
 Observations:

General overall condition appear satisfactory and in good condition, at time of inspection.

6. Exterior Doors

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Doorbell present at front door. • Fiberglass Front entry door • Vinyl Sliding Door with Insulated Glass Rear Door
 Observations:

Appeared in functional and in satisfactory condition, at time of inspection.

7. Exterior Cladding

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
 • Hardboard Siding
 Observations:

The house siding appeared in serviceable condition, at time of inspection.

No deficiencies noted.

8. Eaves, Soffits, Fascia and Trim

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood and Composite
 Observations:

Appeared to be in serviceable condition, at time of inspection.

No deficiencies noted.

9. Exterior Electrical

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

The exterior outlet cover is broken at front door. This is a safety concern. I recommend an approved waterproof cover be installed on all exterior outlets.

Phone network box broken and coming away from the house



W side

10. Windows

IN	NI	MA	RR	Not Present
X				

Description:
 • Window Description:
 • Vinyl- Insulated Glass
Observations:

Double pane windows may lose their seal, resulting in a clouded condition that may only be noticeable during certain weather conditions. Other factors such as dirty windows or window treatments may prevent this condition from being detected during the inspection. This does not affect the energy efficiency of the window but is typically unsightly.

11. Deck and Patios

IN	NI	MA	RR	Not Present
X				

Materials: Concrete Patio
Observations:

General overall condition appear satisfactory and in good condition, at time of inspection.
 The additional brick veneer at the end of The Patio is deteriorating.

12. Retaining Walls

IN	NI	MA	RR	Not Present
				X

13. Vegetation Affecting Structure

IN	NI	MA	RR	Not Present
X				

Description:
 • The yard appears to have been properly maintained.

14. Fencing

IN	NI	MA	RR	Not Present
X		X		

Materials:

• Six foot wood fence - Back yard

Observations:

All fences need regular maintenance. I recommend periodically inspecting the fence for any repairs that may be needed. Failure to make the needed repairs will typically allow for more extensive damage.

Several pickets are loose or missing. A qualified person should repair/replace the damaged pickets.

Roofing

1. Roof Style and Pitch

Gable Roof • Typical Pitch - 4/12 to 6/12

2. Method of Roof Inspection

• Walked on Roof Surface

3. Roof Covering

IN	NI	MA	RR	Not Present
X				

Description: Fiberglass-based asphalt shingles • Dimensional (upgraded) architectural shingles

Age: Relatively New

Observations:

Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.

4. Flashings

IN	NI	MA	RR	Not Present
X				

Materials: Metal

Observations:

Visible areas appeared functional, at time of inspection

5. Roof Penetrations

IN	NI	MA	RR	Not Present
X				

Description: Roof Vents • PVC Piping for plumbing vent stack(s) • Metal flue--for gas water heater • Metal Flue --for Gas Fireplace • Cap(s) for Bath Fans

Observations:

Appeared functional, at time of inspection

6. Chimney(s)

IN	NI	MA	RR	Not Present
				X

7. Roof Drainage System

IN	NI	MA	RR	Not Present
X			X	

Description: Galvanized/Aluminum • Downspouts discharge onto splash blocks • Downspouts connected to below grade pipes

Observations:

There is no downspout discharge at several locations. Potential water intrusion can occur and foundation damage is possible. I recommend installing a method to discharge water away from the structure at all downspout locations.



SW corner

8. Skylight(s)

IN	NI	MA	RR	Not Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Foundation and Structure

1. Foundation

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Foundation Slab on Grade

Materials: Poured Concrete

Observations:

No deficiencies were observed at the visible portions of the structural components of the home.

2. Crawlspace

IN	NI	MA	RR	Not Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Foundation Insulation

IN	NI	MA	RR	Not Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- None Present

4. Foundation Floor

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Concrete slab

Observations:

Visible areas appear satisfactory

5. Exterior Wall Structure

IN	NI	MA	RR	Not Present
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood frame

Observations:

Limited view due to finishing materials installed on both sides of exterior wall.

Attic and Insulation

1. Attic Inspection

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Access Location Scuttle Hole • Hallway

Method of Inspection Crawled Partial Area

Observations:

No deficiencies noted

The attic access has proper insulation dams and is easily accessible.

2. Ceiling and Roof Structure

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Roof framing system:
- Engineered wood roof truss framing
- Roof Sheathing:
- Oriented Strand Board (OSB) sheathing

Observations:

No deficiencies observed at the visible portions of the roof structure.

3. Insulation in Attic

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Cellulose, Blown in

Depth/R-Value: 12-14 inches • This is approximately R-38 or higher

Observations:

Insulation appears adequate.

The garage ceiling is not insulated. This is quite typical. You may want to consider adding insulation to the garage to improve the comfort level. If the exterior walls are not insulated, adding insulation to the attic will have very little effect on the comfort level of the garage.

4. Attic Ventilation

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Roof Vents • Under eave soffit vents • Gable vents

Observations:

Existing attic ventilation appears adequate.

5. Vent Piping Through Attic

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: ABS (black) plumbing vents • Double wall metal B-Vent pipe •

Bathroom exhaust vent flexible piping

Observations:

No deficiencies noted.

Heating and Air Conditioning

1. Thermostat(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Digital - programmable type.

Observations:

No deficiencies noted.

2. Heating System

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Forced air natural gas furnace • Furnace Manufacturer: • Corsaire

Observations:

The furnace cabinet was fairly dirty. I recommend cleaning and adjustment by a qualified HVAC person. My inspection does not include evaluation of the heat exchanger, as it is not fully visible. An checkup by a HVAC contractor will allow the inspection of this critical component.



3. Energy Source

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For Heating:

- Natural Gas -- Gas meter located at:
- Exterior, West side of house

Observations:

Rust corrosion at exterior gas meter pipes. I recommend cleaning and repainting with gray paint. This would be a cosmetic upgrade. This will also help assure the gas meter continues to operate as designed. Failure to make this repair will allow additional rust to build up.

4. Power shutoff

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Electric switch on floor joist above the furnace.

Observations:

No deficiencies noted. The safety switch operated as designed

5. Venting, Flue(s), and Chimney(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal double wall vent pipe

Observations:

The visible portions of the vent pipes appeared functional.

6. Combustion Air

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Adequate fresh air ductwork is present

7. Heating & Cooling Distribution

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Insulated Flex ducting in attic - ceiling registers

Observations:

No deficiencies noted.

8. Filter(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Disposable
- 16 x 16

Observations:

The furnace return air filters are very dirty. This will restrict the air flow to the furnace. Failure to keep the filters clean may result in premature deterioration of the furnace. I recommend the filter be replaced and the furnace properly cleaned and serviced by a qualified HVAC contractor. I recommend changing the filter at least three times a year, (more often if the home is air conditioned)

9. Cooling System

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Whole House Air Conditioner

Age and Capacity: Relatively new Air Conditioner

Observations:

No deficiencies noted at the time of inspection.

10. Air Conditioner Fuse/Circuit Breaker Size

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Placard Max:

- Air Conditioner Breaker Size
- 20 Amps

Observations:

No deficiencies noted.

11. Gas Fireplace(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Prefabricated Direct Vent fireplace

Observations:

The gas fireplace is dirty. Gas fireplaces should be checked periodically to assure proper function. I recommend a qualified gas fireplace technician inspect and clean the unit to assure it is functioning properly.



Plumbing

1. Water Supply Source

- Source:
- Public municipal water supply

2. Waste System

- Description:
- Public sewage disposal system

3. Service Piping Into The House

Materials: Copper

4. Main Water Shut Off

IN	NI	MA	RR	Not Present
X				

Location: The main water shut off is located near water heater. Arrow shows proper valve.

Observations:

No deficiencies noted



In water heater closet off the garage

5. Supply Branch Piping

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Readily visible water supply pipes are:
Copper

6. Sillcock descriptions

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Present on East side of home • Present at South side of home
Observations:

The sillcock on the east side of the home does not turn on. This one is assumed to be tied into the sprinkler system and will be active when the sprinkler system is turned on.

Sillcock on the rear of the house leaks. I recommend a qualified plumber correct this issue.



East side

South side

7. Water heater description

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: 40 Gallons • Envirotemp

Materials:

- The water heater is relatively new. The life expectancy of a water heater is 15 to 20 years.

Observations:

Water heater appears to be in satisfactory condition - no deficiencies noted.

8. Water Flow and Pressure

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pressure:

- 80 + PSI
- Tested at the water Heater Drain Valve
- Tested at the Exterior Faucet

Observations:

The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

9. Drainage, Wastewater & Vent Piping

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Visible waste piping in house:
- ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

Visible piping appeared serviceable at time of inspection.

10. Sprinkler System

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Due to the numerous manufacturers of Sprinkler System components, and the varying degree of competence by the installer, I do not inspect sprinkler systems. Sometimes, the most unusual looking system performs quite adequately while a professional installation may not do it's job. I do recommend contacting a professional sprinkler person if you have concerns. Due to our cold winters, it is imperative to properly drain the system . If you have concerns about the proper procedure, contact a qualified person to help establish the best method of draining. Serious damage to the system will occur if allowed to freeze.

Comments:

The backflow protection appears to be properly installed

11. Interior Gas Lines

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Black iron pipe used for gas branch/distribution service

Observations:

No deficiencies observed at the Visible portions of the gas supply piping.

Electrical

1. Service Drop

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Underground service lateral
- Meter Location:
- West side of Home

Observations:

No deficiencies noted

2. Service Entrance Wires

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Not Visible
- 150 Amps

Observations:

No deficiencies noted.

3. Electrical Service Rating

Observation The panel is rated at • 150 amps

4. Main Service Panel(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Main panel is located outside
- Panel Manufacturer-
- Square D

Observations:

The wiring within the panel appeared satisfactory and functional.

The main panel appears to have some room for future upgrades or additions to the system.

5. Main Disconnect

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: The main disconnect is in the Main Panel • The main disconnect is on the exterior of the house, by electric meter

Observations:

No discrepancies noted

6. Service Grounding

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Copper
- Water Pipe Connection
- Ground Rod Connection

Observations:

No discrepancies noted.

7. Distribution Wiring

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Wire Material - Copper

Observations:

Visible wiring appeared functional, at time of inspection.

8. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Grounded

Observations:

No deficiencies noted. A representative sampling of outlets, switches and light fixtures were tested.

9. GFCI - Ground Fault Circuit Interrupter

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking. This type of leak can be deadly around water sources. Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits should be GFCI protected. Many homes were built before GFCIs were required at all locations. However, I believe all outlets in these areas should have GFCI protection.

Locations & Resets: Present at: • Kitchen • Garage • All bathroom GFCI's are reset in the Hall Bath

10. Smoke/Heat Detector(s)

IN	NI	MA	RR	Not Present
X				

Description:

- Main Level
- One in each bedroom
- Hardwired to house power

Observations:

I operated at least one smoke alarm by pressing the test button. It sounded the alarm. However, tests have shown that smoke detectors lose their efficiency after about ten years. (The test button may operate, but the "sniffer" may not). Also, batteries can fail at any time. I recommend the following:

1. Upon moving into the home, change all batteries in the smoke alarms. This should be done annually. Any loose, damaged, or miscolored smoke alarms should be replaced. All smoke alarms that are 10 years old, should be replaced.
2. I recommend (and Most Fire Departments also do) using "Photoelectric" smoke alarms instead of "Ionization" smoke alarms. Although they are a bit more expensive, they provide better protection for a smoldering fire. This is the most common type of fire. Very seldom does a house suddenly burst into flames. There are some interesting articles online about the differences in the two types of Smoke Detectors.

11. Carbon Monoxide (CO) Detector(s)

IN	NI	MA	RR	Not Present
X			X	

Location:

• Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, & odorless. It is produced whenever you use an appliance which burns a combustible fuel; gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

- Present at:
- First Floor - Ceiling mount

Comments:

I was able to verify that the Smoke/ CO combo detector in the study worked, but did not locate one by the bedrooms.. Colorado law requires that a CO Detector be installed within 15' of all sleeping rooms. I recommend the seller provide the required CO protection.

12. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

Garage

1. Garage Overview

Garage Type
 • Attached Two Car Garage

2. Garage Door(s)

IN	NI	MA	RR	Not Present
X				

Description:
 • One - Two Car Steel
 • Insulated
 Observations:

No deficiencies observed.... However, the garage door is the largest moving component in the home. It is also one of the most used. I recommend the garage doors be periodically inspected and adjusted by a qualified garage door installer.

3. Garage Door Opener(s)

IN	NI	MA	RR	Not Present
X				

Description:
 • One automatic opener - Manufacturer:
 • LIFT-MASTER
 Observations:

The sensors are in place for garage door and will reverse the door.

The garage door did reverse when met with resistance. If the door were to close on an object, it would reverse itself.

4. Garage Floor

IN	NI	MA	RR	Not Present
X				

Description: Concrete
 Observations:

Visible portions of the garage floor appeared sound with no observable cracks, at time of inspection. Entire garage floor is not visible due to installed tiles.



Garage floor

5. Garage Firedoor

IN	NI	MA	RR	Not Present
X				

Material: Solid Core Wood
 Observations:

Appeared satisfactory and functional, at time of inspection.

6. Garage Fire Separation

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Appeared satisfactory, at time of inspection.

7. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: Grounded

Observations:

The GFCI in the garage does not function. Recommend that a qualified electrician replace the GFCI.

Switch and GFI both are not attached to the wall. And do not have box extenders installed. Recommend a qualified electrician makes these corrections.

Missing cover plate on ceiling light box. Recommend a qualified electrician makes these corrections.



Garage wall



Garage wall



8. Windows

IN	NI	MA	RR	Not Present
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Interior Overview

1. Windows

Materials:

- Window Description:
- Vinyl- Insulated Glass
- Sheetrock Returns with Solid Surface Sill

2. Overview of Outlets and Fixtures

Materials:

- All of the outlets appear to be grounded outlets (three holes).
- Several light bulbs appear to be burned out/missing.
- Any deficiencies will be addressed in the room by room descriptions and/or the Electrical section

3. Overview of Walls and Ceilings

Materials:

- Ceiling Materials:
- Drywall
- Wall Materials:
- Drywall

4. Interior Doors

Materials:

- Hollow core Masonite
- Interior trim is in rough shape and is in need of caulking and painting.

5. Floor Coverings

Materials:

- Carpets are generally in good shape
- Solid surface floors generally in good shape
- Sheet Vinyl areas are in fair condition.

Kitchens

1. Windows

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Window Description: • Vinyl- Insulated Glass

Observations:

Window latch is broken and does not allow window to open. Recommend having a qualified person fix the window.

The window screen is missing.

2. Walls and Ceilings

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies noted

3. Floor Surfaces

IN	NI	MA	RR	Not Present
X				

Materials: Laminate Planks • Vinyl
Observations:
No deficiencies- appear new

4. Cabinets

IN	NI	MA	RR	Not Present
X				

Materials:
• Wood Face Frame and Doors with Particle Board cabinet boxes
Observations:
No deficiencies observed.

5. Countertops

IN	NI	MA	RR	Not Present
X		X		

Materials: Tile
Observations:
No discrepancies noted, normal wear and tear.

The back edge of the countertop needs to be recaulked at the wall. Water can get between the top and the wall. This can lead to considerable damages. I recommend a qualified handyman properly seal the area.

6. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
X				

Description: All outlets appear to be grounded. • Multiple switches and multiple fixtures and/or recessed cans.
Observations:
A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

7. Faucets

IN	NI	MA	RR	Not Present
X			X	

Observations:
The faucet is old. It is approaching the end of its functional life. I recommend installing a new faucet.

Spray wand does not function correctly.

8. Sinks

IN	NI	MA	RR	Not Present
X				

Observations:
• No deficiencies noted

9. Dishwasher

IN	NI	MA	RR	Not Present
X				

Description: GENERAL ELECTRIC
Observations:
I operated the short cycle. The unit operated and no leaks were present. The effectiveness of the cleaning capability is not determined.

10. Garbage Disposal

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: Badger
Observations:

Operated - appeared functional at time of inspection.

The electric wire for the disposal is missing a wire connector. Wire damage could easily occur. I recommend a qualified electrician make the needed repair.



11. Ranges, Ovens, Cooktops

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: GENERAL ELECTRIC
Observations:

All heating elements operated when tested.

Oven(s) operated when tested. However the accuracy of the thermostat was not determined.

The oven is very dirty. A through cleaning will help the appearance of the oven.

12. Microwave

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: SAMSUNG
Observations:

Operated when tested.

13. Other Components

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Refrigerator
Observations:

Appears functional

Living Room

1. Windows

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Window Description: • Vinyl Insulated Glass
Observations:

Operated windows appeared functional, at time of inspection

2. Walls and Ceilings

IN	NI	MA	RR	Not Present	Observations:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No deficiencies noted

3. Floor Surfaces

IN	NI	MA	RR	Not Present	Materials: Laminate Planks • Vinyl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:
No deficiencies- appear new					

4. Interior Doors

IN	NI	MA	RR	Not Present	Description:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Hollow core Masonite
Observations:					
Appeared functional, at time of inspection.					

5. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present	Description: All outlets appear to be grounded.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multiple switches and multiple fixtures and/or recessed cans.
Observations:					
A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.					

Study

1. Windows

IN	NI	MA	RR	Not Present	Materials: Window Description: • Vinyl- Insulated Glass
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:
Operated windows appeared functional, at time of inspection					

2. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present	Description: All outlets appear to be grounded. • Ceiling fan is controlled by two switches. One for the fan, one for the light kit.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Walls and Ceilings

IN	NI	MA	RR	Not Present	Observations:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No deficiencies noted

4. Floor Surfaces

IN	NI	MA	RR	Not Present	Materials: Laminate Planks • Vinyl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:
No deficiencies- appear new					

5. Interior Doors

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:
 • Hollow core Masonite
 • French Type doors with Tempered Glass

Bed Rooms

1. Windows

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Window Description: • Vinyl- Insulated Glass
 Observations:

Operated windows appeared functional, at time of inspection

2. Walls and Ceilings

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 No deficiencies noted

3. Floor Surfaces

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Laminate Planks • Vinyl
 Observations:

No deficiencies- appear new

4. Interior Doors

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description:
 • Hollow core Masonite
 Observations:

Straight plate missing on master bedroom door.



5. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
X				

Description: All outlets appear to be grounded. • Multiple switches and multiple fixtures and/or recessed cans. • Ceiling fan is controlled by two switches. One for the fan, one for the light kit.

Observations:

A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

Laundry

1. Washer and Dryer

IN	NI	MA	RR	Not Present
X				

Materials: Modern Washer box w/handle shutoffs

Materials:

Dryer Power source is gas

Dryer power source is 220 Electric

There is both Gas and Electric Hookups

Observations:

No deficiencies noted

I recommend installing new steel braided washer hoses on your washing machine at the time of move in. Your existing hoses may be older than they appear, or they could be the originals, or they may have been damaged during the move. This is a cheap insurance policy for a potentially devastating loss.

2. Walls and Ceilings

IN	NI	MA	RR	Not Present
X				

Observations:

No deficiencies noted

3. Floor Surfaces

IN	NI	MA	RR	Not Present
X			X	

Materials: Vinyl

Observations:

No deficiencies - Normal Wear and Tear

Transition strip on the laundry room door is loose. Recommend proper attachment.



entrance to laundry room

4. Interior Doors

IN	NI	MA	RR	Not Present
X				

Description:
• Solid core Wood



5. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
X				

Description: All outlets appear to be grounded. • Three way switch for ceiling light

Observations:

A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

Hall Bath

1. Walls and Ceilings

IN	NI	MA	RR	Not Present
X			X	

Observations:

Towel bar in Hall bathroom loose. Recommend repair before significant drywall damage.

2. Floor Surfaces

IN	NI	MA	RR	Not Present
X				

Materials: Vinyl
Observations:

No deficiencies - Normal Wear and Tear

3. Interior Doors

IN	NI	MA	RR	Not Present
X				

Description:
• Hollow core Masonite
Observations:

Appeared functional, at time of inspection.

4. Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
X			X	

Description: All outlets were GFCI Protected
Observations:

The GFCI outlet is reset in Hall Bath

Burned receptacle located in the hallway recommend replacement



Hallway Outlet

5. Exhaust Fan(s)

IN	NI	MA	RR	Not Present
X		X		

Observations:

Appeared functional, at time of inspection.

The cover for the exhaust fan is dirty. This will restrict the air flow. I recommend a qualified person thoroughly clean the cover.

6. Vanities

IN	NI	MA	RR	Not Present
X				

Materials: Wood Face Frame and Door with Particle Board cabinet box
Observations:

Appeared functional and in satisfactory condition, at time of inspection.

7. Countertops

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Tile
Observations:

No discrepancies noted, normal wear and tear.

8. Faucets

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies noted.

9. Sinks

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

Hall bath sink is missing the stopper.

10. Tubs and Showers

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Fiberglass wall surrounds
Observations:

Appeared satisfactory and functional, at time of inspection.

11. Toilet(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated when tested. No deficiencies noted.

Master Bath

1. Walls and Ceilings

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies noted

2. Floor Surfaces

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Tile
Observations:

No deficiencies- appear new

3. Recommendations for Lighting, Fixtures, Switches, Outlets

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

• All outlets were GFCI Protected

Observations:

The GFCI outlet is reset Hall Bath

4. Interior Doors

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Hollow core Masonite
 Observations:
 Appeared functional, at time of inspection.

5. Exhaust Fan(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 Appeared functional, at time of inspection.

6. Vanities

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood Face Frame and Door with Particle Board cabinet box
 Observations:
 Appeared functional and in satisfactory condition, at time of inspection.

7. Countertops

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Granite
 Observations:
 No discrepancies noted, normal wear and tear.

8. Faucets

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 No deficiencies noted.

9. Sinks

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Neither vanity sink stopper function. I recommend a qualified plumber correct this issue.
- 1 1/2" tubular piping was used where 1 1/4" tubular piping should be used on the drain lines. The compression fittings between the sink drain and extension pipe is not present. I recommend changing pipe out to correct sizing and using the correct compression fittings. I recommend a qualified plumber correct this issue.
- The compression fittings in the waist lines are reversed in multiple fittings. I recommend a qualified plumber correct this issue.



both master bathroom sinks

10. Tubs and Showers

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: Plastic/Fiberglass Tub • Fiberglass wall surrounds
 Observations:

There are several holes in the bottom of the tub that are allowing water past the tub.
 Incorrect installation of tub spout. Recommend qualified plumber reset the spout.



Tub Floor



Master bath

11. Toilet(s)

IN	NI	MA	RR	Not Present
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated when tested. No deficiencies noted.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<i>Exterior</i>		
Page 3 Item: 1	Driveway	<p>There are areas of spalling present. Spalling is when the top layer of cement breaks loose leaving exposed aggregate exposed. Although unsightly, the functionality of the concrete is not affected. I have yet to find a product that will correct the situation over the long term.</p> <p>Excessive cracking was observed at the concrete driveway. I recommend filling any cracks in excess of 1/8" to prevent water from entering the area and causing additional damages. Due to the size of the cracks, filling them may not be an option. A qualified concrete contractor can make the needed repairs.</p>
Page 4 Item: 2	Walkways	<p>There are areas of spalling present. Spalling is when the top layer of cement breaks loose leaving exposed aggregate exposed. Although unsightly, the functionality of the concrete is not affected. I have yet to find a product that will correct the situation over the long term.</p> <p>A crack is present where the walkway meets the house. This is quite common. I recommend filling all cracks greater than 1/8" to prevent water intrusion.</p>
Page 5 Item: 9	Exterior Electrical	<p>The exterior outlet cover is broken at front door. This is a safety concern. I recommend an approved waterproof cover be installed on all exterior outlets.</p> <p>Phone network box broken and coming away from the house</p>
<i>Roofing</i>		
Page 8 Item: 7	Roof Drainage System	<p>There is no downspout discharge at several locations. Potential water intrusion can occur and foundation damage is possible. I recommend installing a method to discharge water away from the structure at all downspout locations.</p>
<i>Heating and Air Conditioning</i>		
Page 10 Item: 2	Heating System	<p>The furnace cabinet was fairly dirty. I recommend cleaning and adjustment by a qualified HVAC person. My inspection does not include evaluation of the heat exchanger, as it is not fully visible. An checkup by a HVAC contractor will allow the inspection of this critical component.</p>
Page 11 Item: 8	Filter(s)	<p>The furnace return air filters are very dirty. This will restrict the air flow to the furnace. Failure to keep the filters clean may result in premature deterioration of the furnace. I recommend the filter be replaced and the furnace properly cleaned and serviced by a qualified HVAC contractor. I recommend changing the filter at least three times a year, (more often if the home is air conditioned)</p>
Page 11 Item: 11	Gas Fireplace(s)	<p>The gas fireplace is dirty. Gas fireplaces should be checked periodically to assure proper function. I recommend a qualified gas fireplace technician inspect and clean the unit to assure it is functioning properly.</p>
<i>Plumbing</i>		
Page 13 Item: 6	Sillcock descriptions	<p>Sillcock on the rear of the house leaks. I recommend a qualified plumber correct this issue.</p>
<i>Electrical</i>		
Page 16 Item: 11	Carbon Monoxide (CO) Detector(s)	<p>I was able to verify that the Smoke/ CO combo detector in the study worked, but did not locate one by the bedrooms.. Colorado law requires that a CO Detector be installed within 15' of all sleeping rooms. I recommend the seller provide the required CO protection.</p>
<i>Garage</i>		

Page 18 Item: 7	Lighting, Fixtures, Switches, Outlets	<p>The GFCI in the garage does not function. Recommend that a qualified electrician replace the GFCI.</p> <p>Switch and GFI both are not attached to the wall. And do not have box extenders installed. Recommend a qualified electrician makes these corrections.</p> <p>Missing cover plate on ceiling light box. Recommend a qualified electrician makes these corrections.</p>
<i>Kitchens</i>		
Page 19 Item: 1	Windows	<p>Window latch is broken and does not allow window to open. Recommend having a qualified person fix the window.</p> <p>The window screen is missing.</p>
Page 20 Item: 7	Faucets	Spray wand does not function correctly.
Page 21 Item: 10	Garbage Disposal	The electric wire for the disposal is missing a wire connector. Wire damage could easily occur. I recommend a qualified electrician make the needed repair.
<i>Bed Rooms</i>		
Page 23 Item: 4	Interior Doors	Straight plate missing on master bedroom door.
<i>Laundry</i>		
Page 24 Item: 3	Floor Surfaces	Transition strip on the laundry room door is loose. Recommend proper attachment.
<i>Hall Bath</i>		
Page 26 Item: 1	Walls and Ceilings	Towel bar in Hall bathroom loose. Recommend repair before significant drywall damage.
Page 26 Item: 4	Lighting, Fixtures, Switches, Outlets	Burned receptacle located in the hallway recommend replacement
Page 27 Item: 9	Sinks	Hall bath sink is missing the stopper.
<i>Master Bath</i>		
Page 28 Item: 9	Sinks	<ul style="list-style-type: none"> • Neither vanity sink stopper function. I recommend a qualified plumber correct this issue. • 1 1/2" tubular piping was used where 1 1/4" tubular piping should be used on the drain lines. The compression fittings between the sink drain and extension pipe is not present. I recommend changing pipe out to correct sizing and using the correct compression fittings. I recommend a qualified plumber correct this issue. • The compression fittings in the waist lines are reversed in multiple fittings. I recommend a qualified plumber correct this issue.
Page 29 Item: 10	Tubs and Showers	<p>There are several holes in the bottom of the tub that are allowing water past the tub.</p> <p>Incorrect installation of tub spout. Recommend qualified plumber reset the spout.</p>