

H M Home Inspection Services

Your Property Inspection Report



Normande Dr, Mead, Colorado 80542
Inspection prepared for: Smith John & Test Test
Date of Inspection: 10/2/2024
Age of Home: 3 Size: 3708
Weather: Sunny and warm

Inspector: Melissa OBrien

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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. 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.


Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas		
Page 5 Item: 1	Roof	<ul style="list-style-type: none"> • Visible nail heads. These should be sealed.
		
Page 6 Item: 4	Drives & Walks	<ul style="list-style-type: none"> • Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. • Potential Trip Hazard(s) at driveway; monitor / repair as necessary • Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.
Page 6 Item: 7	Decks & Steps	<ul style="list-style-type: none"> • Cement pored porches. One horizontal crack on front porch. Should be monitored for further cracking.
Page 7 Item: 8	Electrical, Exterior	<ul style="list-style-type: none"> • Garage exterior light loose from siding.
Page 7 Item: 9	Doors	<ul style="list-style-type: none"> • . • Sliding door screen damaged
Garage, Basement & Attic		
Page 8 Item: 1	Garage	<ul style="list-style-type: none"> • Garage vehicle door sensors appear to be mounted higher than the standard auto-reverse height.

Electric, Heat, Water Heater		
Page 12 Item: 1	Electrical Panel	<ul style="list-style-type: none">• - Panel cover missing, exposing live electrical wires as an electrocution hazard.• Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
Page 14 Item: 2	HVAC Unit	<ul style="list-style-type: none">• Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.
Interior Features		
Page 20 Item: 4	Bath #2	<ul style="list-style-type: none">• Sink backsplash needs minor caulk repair.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Roof

Materials: Composition shingles, Inspected from ladder.

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Visible nail heads. These should be sealed.**



2. Chimney

3. Gutters & Grading

Information: Aluminum Gutters

Observations:

- No major system safety or function concerns noted at time of inspection.



4. Drives & Walks

Information: Concrete driveway, Concrete sidewalk.

Observations:

- **Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.**
- **Potential Trip Hazard(s) at driveway; monitor / repair as necessary**
- **Potential Trip Hazard(s) at sidewalk; monitor / repair as necessary.**

5. Siding

Information: Composition wood siding, wood frame construction, concrete / block foundation



6. Vegetation

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Decks & Steps

Observations:

- **Cement pored porches. One horizontal crack on front porch. Should be monitored for further cracking.**

8. Electrical, Exterior

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Garage exterior light loose from siding.**



Garage exterior light loose from siding.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.
- .
- **Sliding door screen damaged**

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.



Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

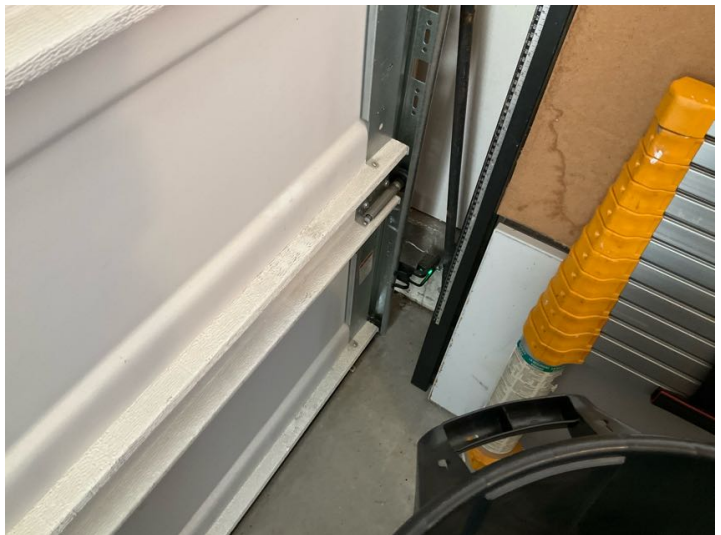
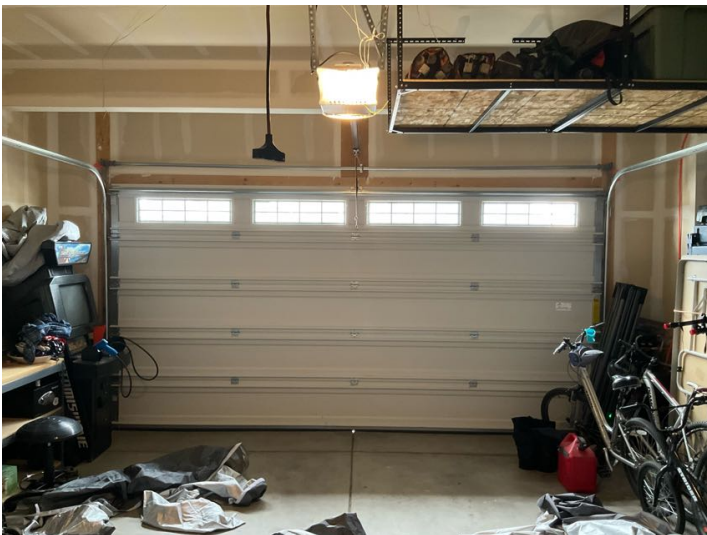
Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- No major system safety or function concerns noted at time of inspection.
- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- **Garage vehicle door sensors appear to be mounted higher than the standard auto-reverse height.**





2. Basement / Crawlspace

Observations:

- No major system safety or function concerns noted at time of inspection.
- Support Material: Steel
- Beam Material: Steel
- Insulated at walls.



3. Attic

Observations:

- No major system safety or function concerns noted at time of inspection.
- Viewed from Hatch
- Insulation averages about 16-18 inches in depth.





Electric, Heat, Water Heater

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

1. Electrical Panel

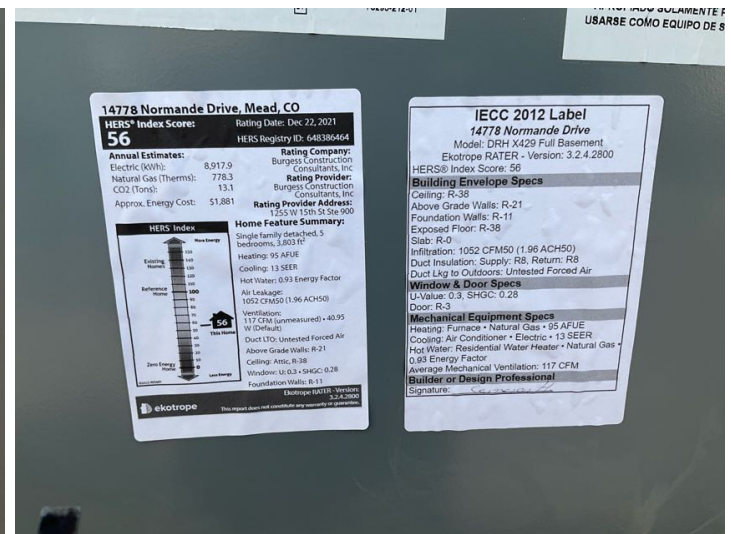
Materials: Underground Service, 200 Amp Service, Main Disconnect in panel box, Square D, Panel box located at exterior.

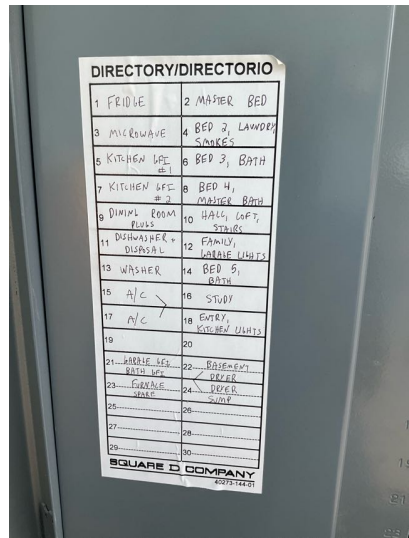
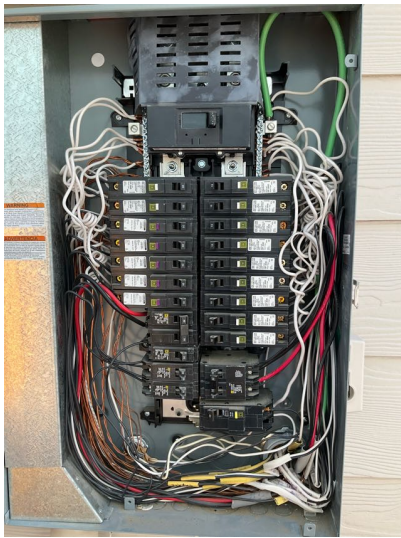
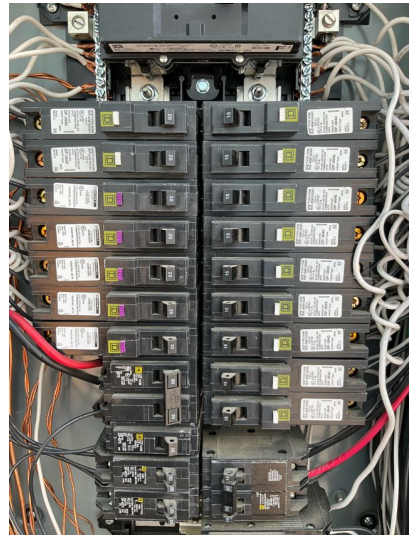
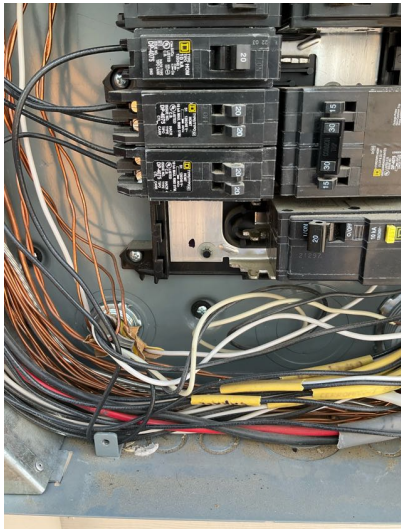
Observations:

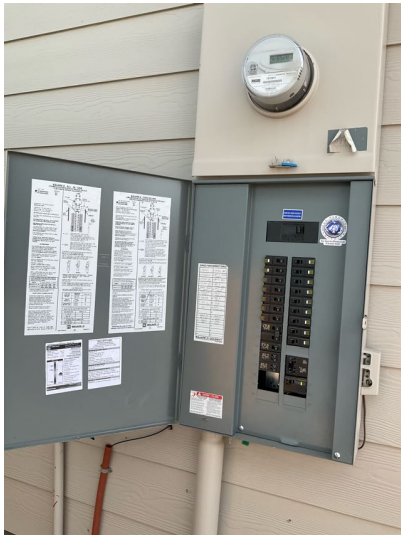
- No major system safety or function concerns noted at time of inspection at main panel box.
- **- Panel cover missing, exposing live electrical wires as an electrocution hazard.**
- **Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.**



Square D Electricl Panel







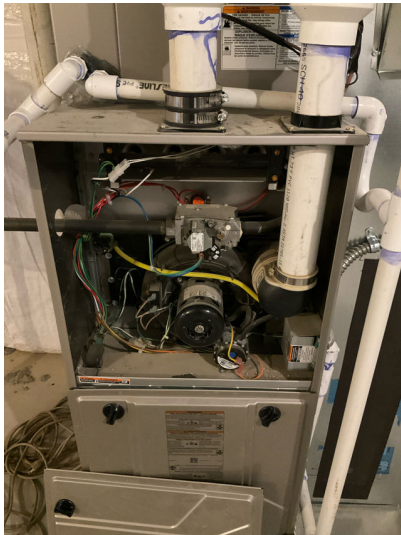
2. HVAC Unit

Information: Bryant, natural gas furnace, in basement.

Observations:

• **Fuel Furnace:** Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.





3. Water Heater

Information: PEX supply lines; plastic vent, waste & drain lines , adjacent to furnace., Rinnai tankless water heater , Located in basement, Waste Pipe: Plastic





Interior Features

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

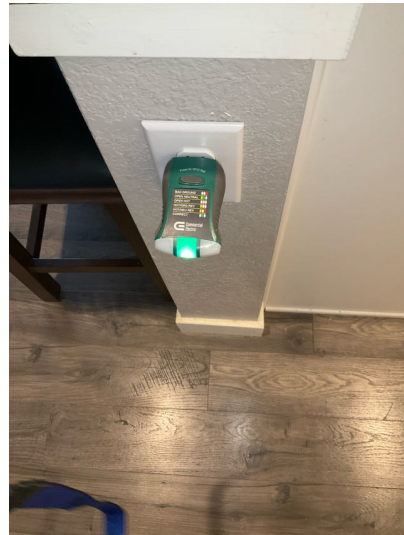
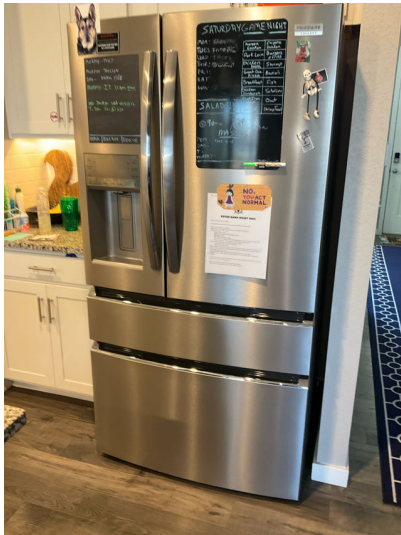
1. Kitchen

Observations:

- No major system safety or function concerns noted at time of inspection.







2. Master Bath

Observations:

- LOCATION: upstairs master bath
- No major system safety or function concerns noted at time of inspection.





3. Bath

4. Bath #2

Observations:

- LOCATION: upstairs bath
- No major system safety or function concerns noted at time of inspection.
- **Sink backsplash needs minor caulk repair.**





5. Bath (Guest)

Observations:

- LOCATION: Main floor
- No major system safety or function concerns noted at time of inspection.





6. Bath (Half)

7. Plumbing & Laundry

Observations:

- No major system safety or function concerns noted at time of inspection.





8. Interior Electric

Observations:

- No major system safety or function concerns noted at time of inspection.



9. Floors, Ceilings & Walls

Observations:

- Some wall and floor surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.
- Numerous wall and floor surfaces were obscured by large amounts of furniture and/or stored items, preventing a full evaluation of some areas.



10. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.



11. Windows

Observations:

- No major system safety or function concerns noted at time of inspection.

12. Fireplaces & Stoves

Observations:

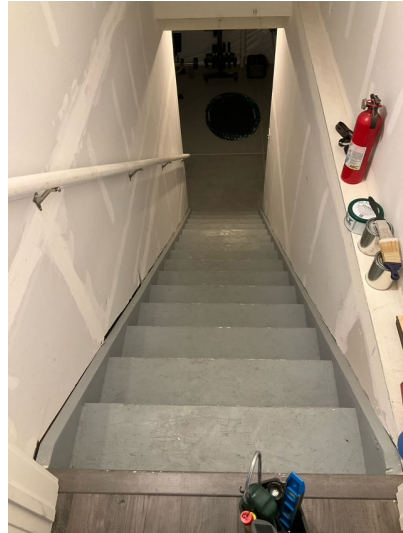
- No major system safety or function concerns noted at time of inspection.
- Gas fireplace installed.



13. Stairways

Observations:

- No major system safety or function concerns noted at time of inspection.



What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

General Notes

1. General Notes

Observations:

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice. We provide this service for an additional \$75.

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Descriptions—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it’s important that you be able to identify the rooms that we discuss in your report.

Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. Recommend careful observation during final walk-through and before close of escrow.

Fire and carbon monoxide protection – By today’s standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUBS/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Cost to repair - There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/coststorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! (www.doneright.com), Angie’s List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

Once again, thank you for your business, and for your trust!