

H M Home Inspection Services

Your Property Inspection Report



3514 Royal Troon Avenue, Fort Collins, Colorado 80524

Inspection prepared for: Eric Strauss

Date of Inspection: 9/2/2025 Time: 10:00AM

Age of Home: 2025 Size: 2131

Weather: Sunny and warm

Inspector: Melissa O'Brien

PO Box 193, Mead, CO 80542

Phone: 7205340447

Email: hmmhomeinspectionsservices@gmail.com



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Purpose and Scope:

The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the property at the time of inspection. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined.

The company endeavors to perform all inspections in substantial compliance with the inspection standards of practice of the National Association of Certified Home Inspectors (NACHI). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of the property as follows. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring may be made as appropriate. When systems or components designated for inspection in the NACHI Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes the verbal briefing delivered at the conclusion of our inspection conducted at the above address.

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.

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.

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.


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.

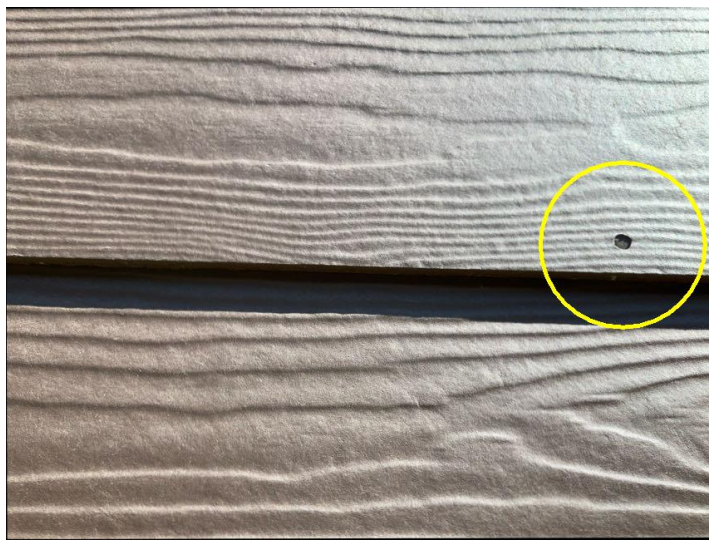
Exterior Areas		
Page 11 Item: 1	Roof	
		
Possible nail heads are visible on the roof surface. Exposed fasteners should be properly sealed to help prevent moisture intrusion and deterioration.		Possible nail heads are visible on the roof surface. Exposed fasteners should be properly sealed to help prevent moisture intrusion and deterioration.
Page 16 Item: 4	Siding	<ul style="list-style-type: none"> • Caulk and seal all gaps, cracks and openings. • Some siding nails are protruding through the siding. This condition can allow moisture intrusion, damage to the siding material, and reduce the overall effectiveness of the exterior cladding. Recommend repair or adjustment by qualified contractor to help maintain siding, integrity and weather resistance.



Caulk and seal all gaps, cracks and openings. Left side of house just past front porch.



Some siding nails are protruding through the siding. This condition can allow moisture intrusion, damage to the siding material, and reduce the overall effectiveness of the exterior cladding. Recommend repair or adjustment by qualified contractor to help maintain siding, integrity and weather resistance.



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Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.



Front porch outlet - Caulk and seal all gaps, cracks and openings.

Page 21 Item: 12	Window Condition
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The property was missing a window well cover at the time of inspection. Missing covers can allow debris, water, and pests into the well, and in some cases create a safety hazard if someone were to step into it. Recommend installing properly fitting window well covers for protection and safety.

Garage, Attic, Basement, Crawl Space

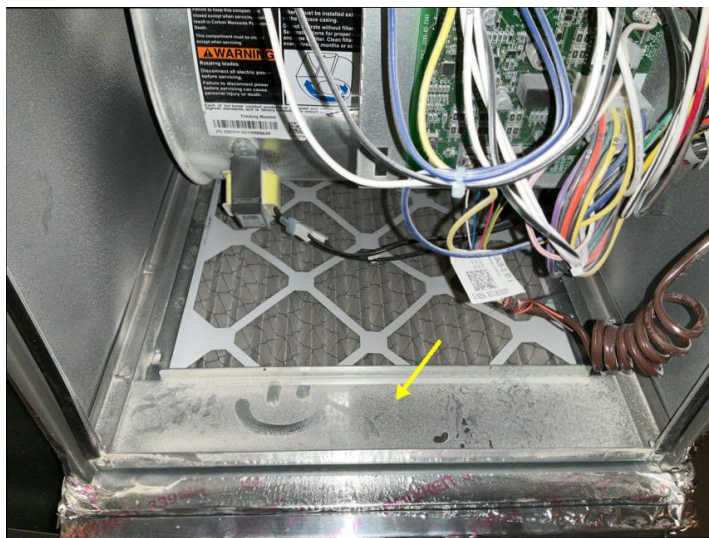
Page 27 Item: 2 Attic



Support board not fully attached.

Electric, Heat, Water Heater, Cooling

Page 33 Item: 2 HVAC Unit



The interior of the furnace was found to be covered with drywall dust at the time of inspection. Drywall dust can negatively affect system performance, air quality, and components over time. Recommend monitoring and having the system evaluated/serviced by a licensed HVAC professional to ensure no lasting damage has occurred.



The interior of the furnace was found to be covered with drywall dust at the time of inspection. Drywall dust can negatively affect system performance, air quality, and components over time. Recommend monitoring and having the system evaluated/serviced by a licensed HVAC professional to ensure no lasting damage has occurred.

Interior

Page 60 Item: 11 Plumbing & Laundry



Main water coming into house, through stairway with 5 ft or more to shutoff valve. Where can water be turned off before the house?

Page 62 Item: 13 Floors, Ceilings & Walls



Master bedroom closet bad cut around the vent

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.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Exterior Areas

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Roof

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
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✓				
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Materials: Composition shingles, Walked the surface of the roof at the front of the house. Will take drone to get video and pictures of the higher roof.

Observations:

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



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







Possible nail heads are visible on the roof surface. Exposed fasteners should be properly sealed to help prevent moisture intrusion and deterioration.





Possible nail heads are visible on the roof surface. Exposed fasteners should be properly sealed to help prevent moisture intrusion and deterioration.

2. Chimney

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Gutters & Downspouts

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Information: Aluminum Gutters

Observations:

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



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



4. Siding

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Information: Wood and composition wood siding, wood frame construction, concrete / block foundation.. with stone facade

Observations:

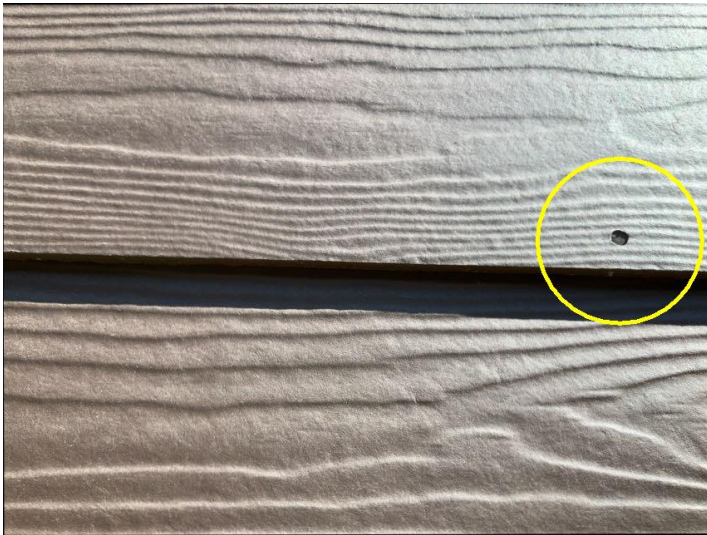
- **Caulk and seal all gaps, cracks and openings.**
- **Some siding nails are protruding through the siding. This condition can allow moisture intrusion, damage to the siding material, and reduce the overall effectiveness of the exterior cladding. Recommend repair or adjustment by qualified contractor to help maintain siding, integrity and weather resistance.**





Caulk and seal all gaps, cracks and openings. Left side of house just past front porch.

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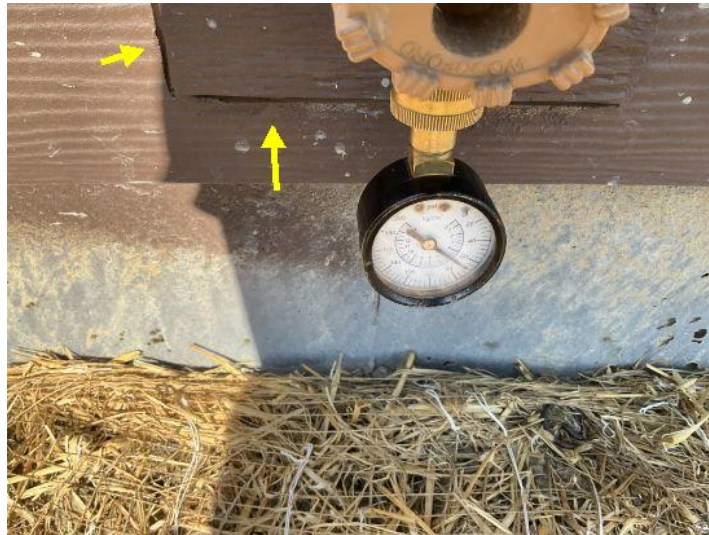
Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.



Front porch outlet - Caulk and seal all gaps, cracks and openings.



Back of the house hose bib should be sealed around the openings.

5. Driveway(s)

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
✓				

Information: Concrete driveway

Observations:

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



6. Sidewalks

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
✓				

Materials: Concrete sidewalk.

Observations:

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



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

7. Vegetation

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. Grading

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

9. Decks

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Electrical, Exterior

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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



11. Doors

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

Observations:

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

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



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

12. Window Condition

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

Observations:

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

✓				
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The property was missing a window well cover at the time of inspection. Missing covers can allow debris, water, and pests into the well, and in some cases create a safety hazard if someone were to step into it. Recommend installing properly fitting window well covers for protection and safety.

13. Steps

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Materials: Front steps. • Back steps.

Observations:

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



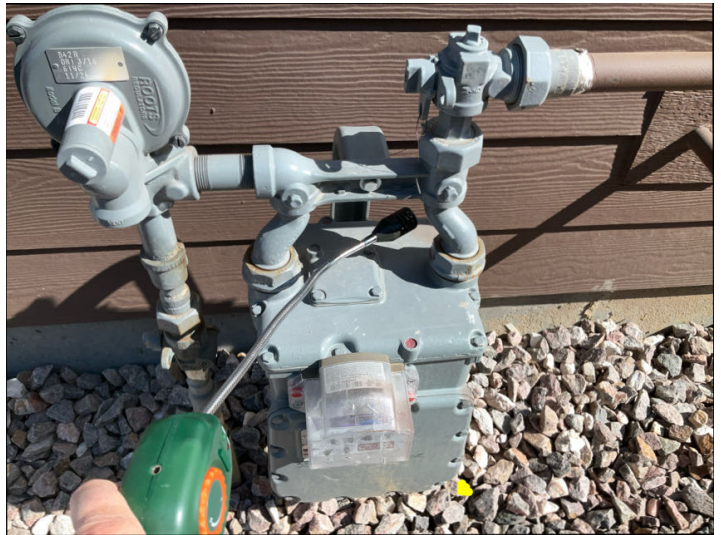
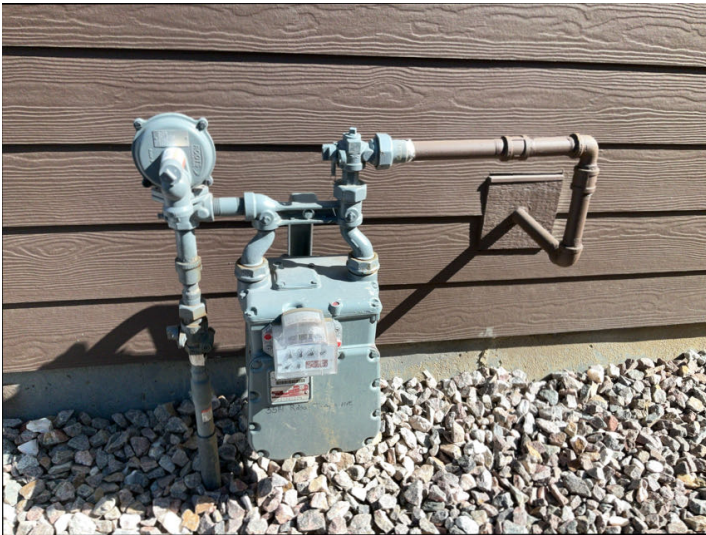
No major system safety or function concerns noted at time of inspection.

14. Gas Meter

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Observations:

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



15. Out Buildings

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

				✓
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16. Fence

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

				✓
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17. Foundation

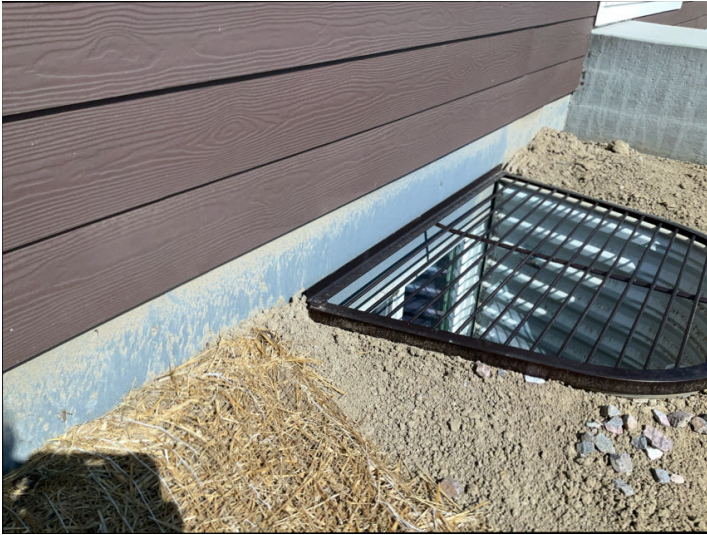
Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

✓				
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Observations:

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





Garage, Attic, Basement, Crawl Space

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.

The inspector shall observe: insulation in unfinished spaces, ventilation of the attic spaces, mechanical ventilation systems, signs of leaks or abnormal condensation on building components. **The inspector shall:** report on the general absence of lack of insulation. **The inspector is not required to:** enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his/her opinion; move, touch, or disturb insulation; move, touch or disturb vapor retarders; break or otherwise damage the surface finish or weather seal on or around access panels and covers; identify the composition of or the exact R-value of insulation material; activate thermostatically operated fan; determine the types of materials used in insulation/wrapping or pipes, ducts, jackets, boilers, and wiring; determine adequacy of ventilation.

1. Garage

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
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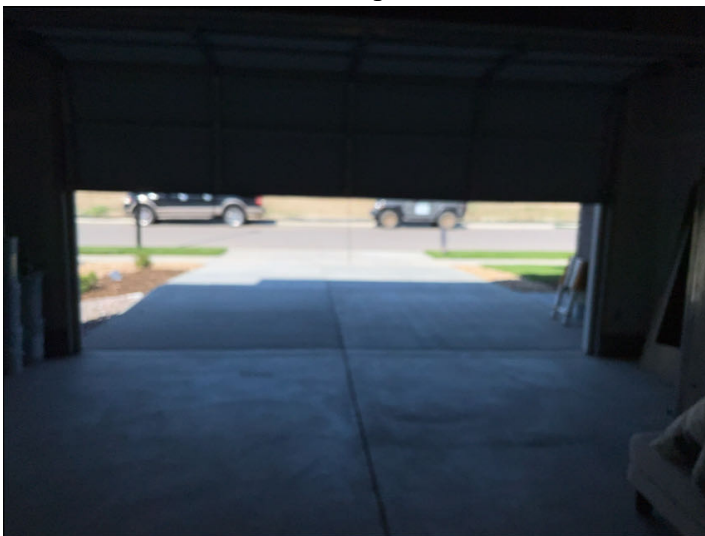
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Observations:

- 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.



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.

2. Attic

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

✓				
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Observations:

- No major system safety or function concerns noted at time of inspection.
- Viewed from Hatch
- **Cellulose** Insulation



Viewed from Hatch



Cellulose Insulation





Support board not fully attached.



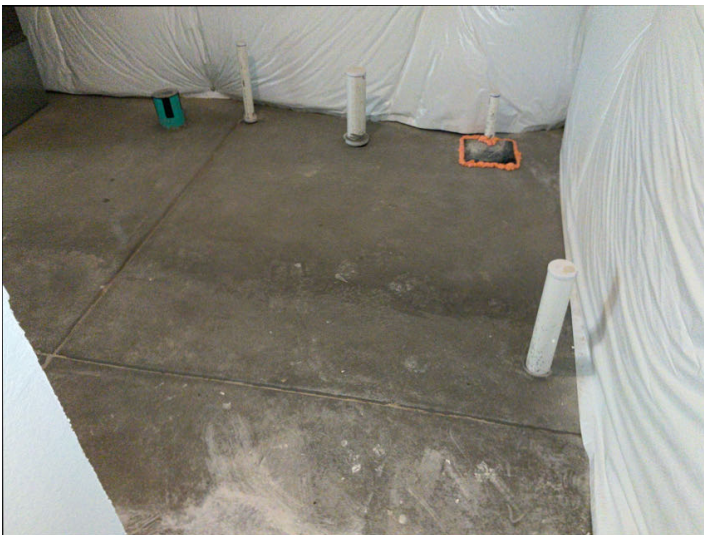
Active radon mitigation system in attic.

3. Basement

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
✓				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Inspection Method: Traversed
- Insulated at walls.



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





Insulated at walls.



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

4. Crawl Space

Inspect ed (I) Not Inspect ed (NI) Not Present (NP) Repair or Replace (RR) None

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Electric, Heat, Water Heater, Cooling

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.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

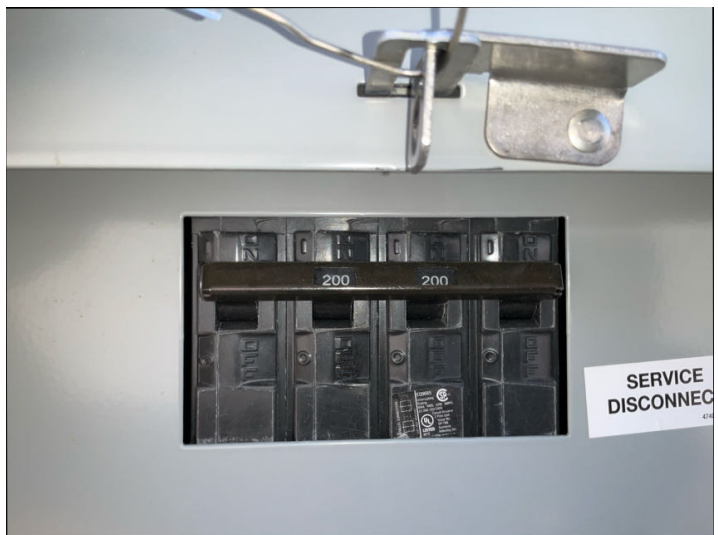
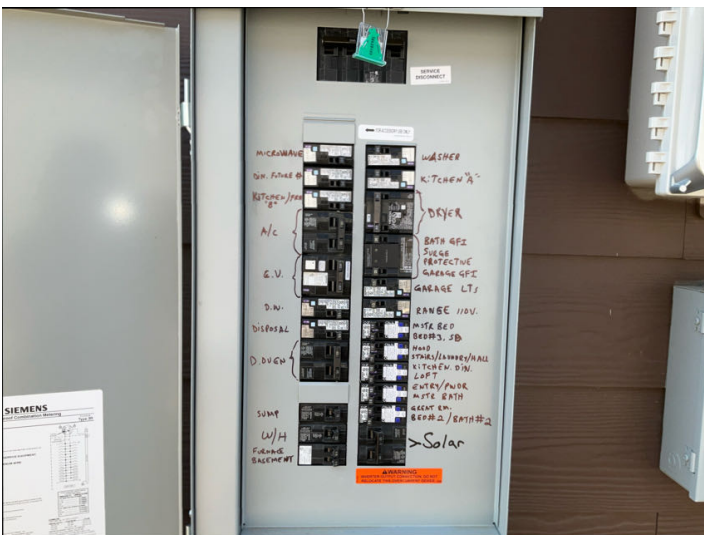
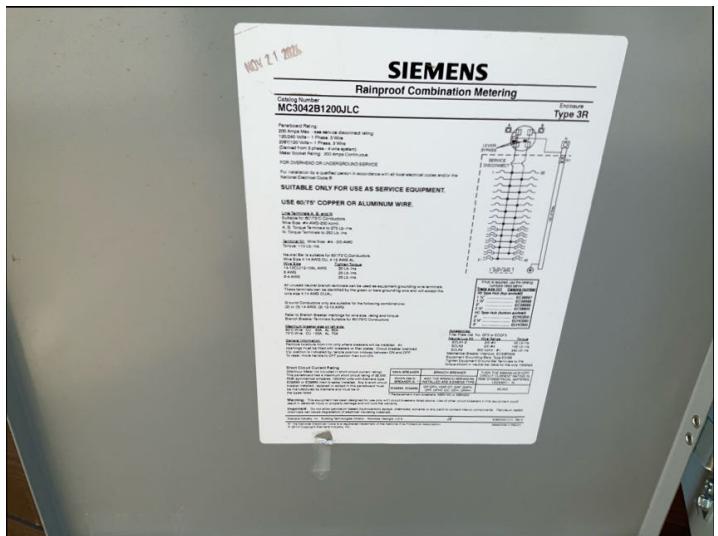
Inspect ed (I)	Not Inspect ed (NI)	Not Present (NP)	Repair or Replace (RR)	None
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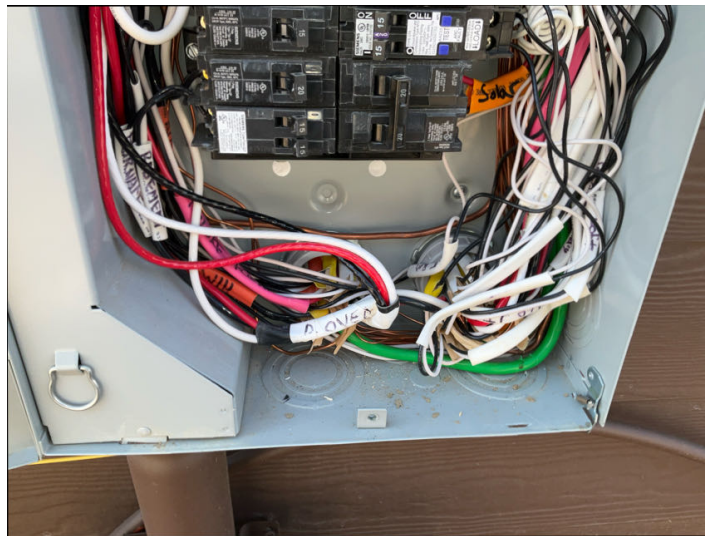
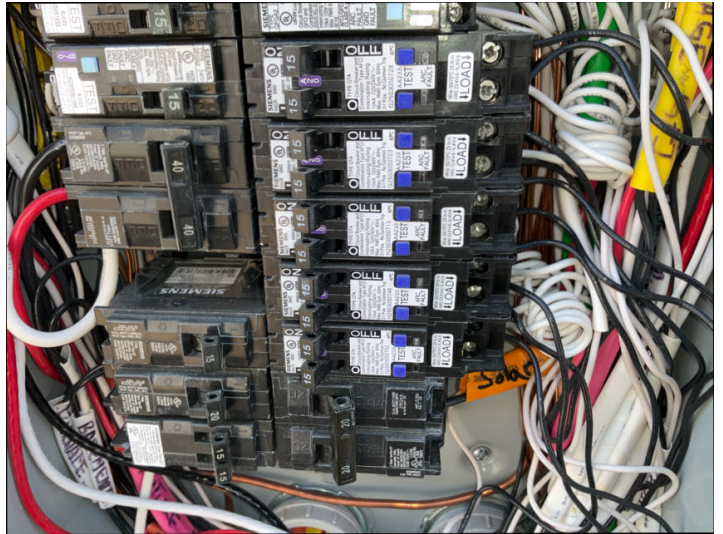
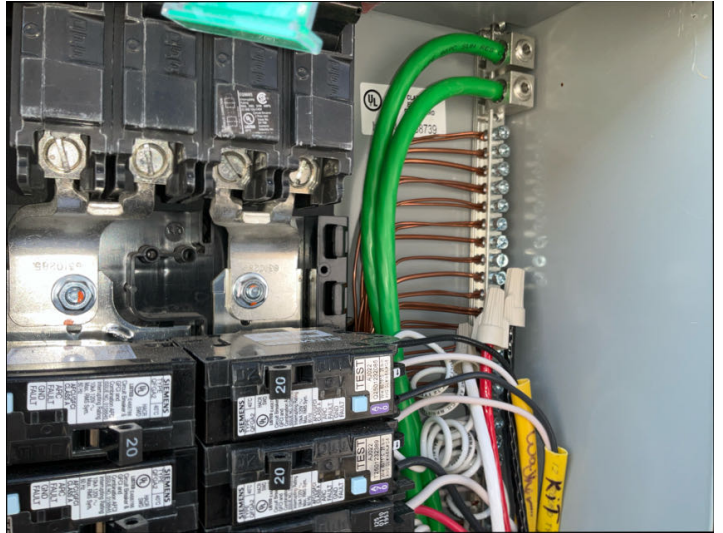
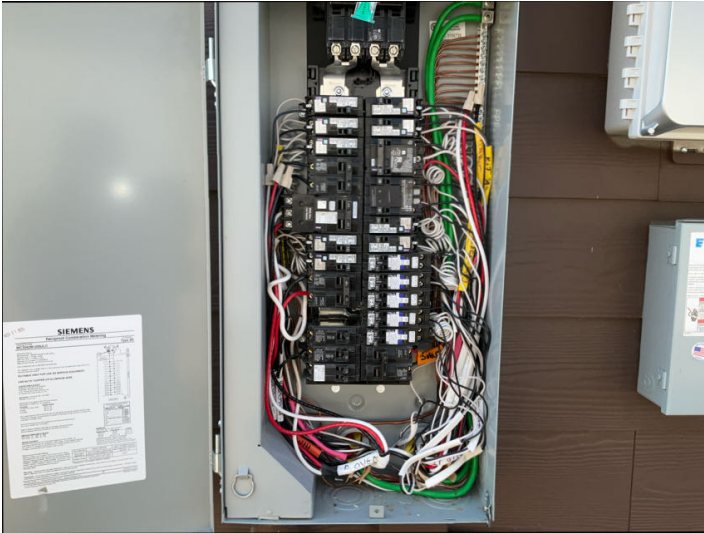
Materials: Underground Service, 200 Amp Service, Siemens, Panel box located at exterior., Main Disconnect at service panel outside

✓				
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Siemens Electrical Panel





2. HVAC Unit

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

Information: Lennox

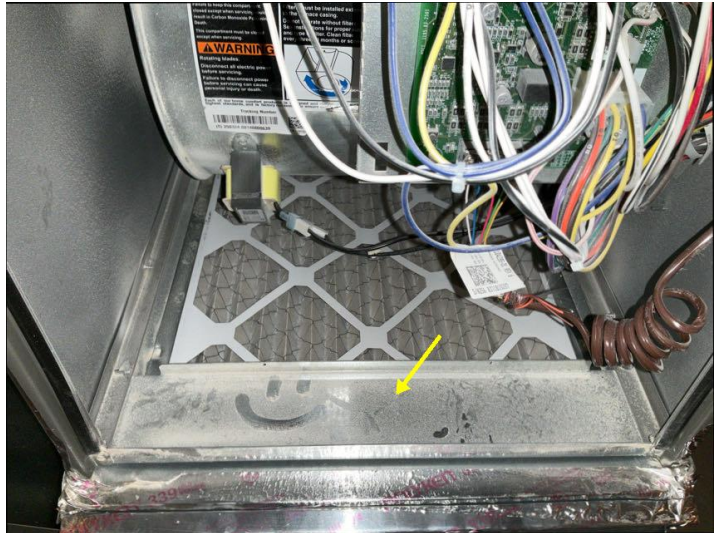
✓				
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Lennox



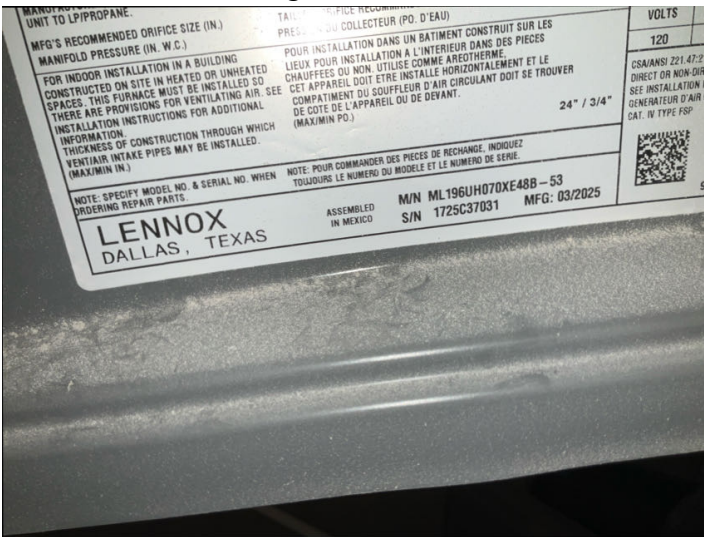
Replace the filter when it is cleaned.



The interior of the furnace was found to be covered with drywall dust at the time of inspection. Drywall dust can negatively affect system performance, air quality, and components over time. Recommend monitoring and having the system evaluated/serviced by a licensed HVAC professional to ensure no lasting damage has occurred.



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Lennox March 2025



Master bath



Master bedroom



Master bedroom+



Bedroom #3



Laundry room



Bedroom #2



Loft area



By front door



1/2 bath



Living Room



Living Room



Kitchen



3. Water Heater

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
✓				

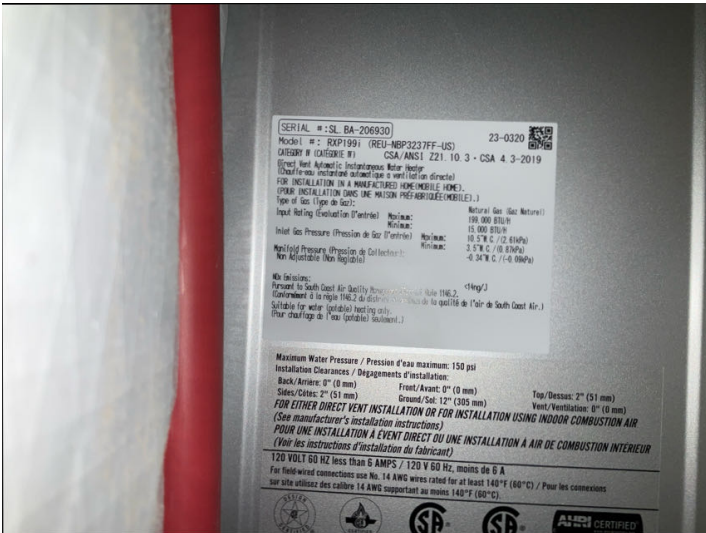
Information: PEX supply lines; plastic vent, waste & drain lines , Rinnai tankless water heater, Water Shutoff: Basement under stairs, Located in basement

Observations:

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



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



November 2024



Gas Line

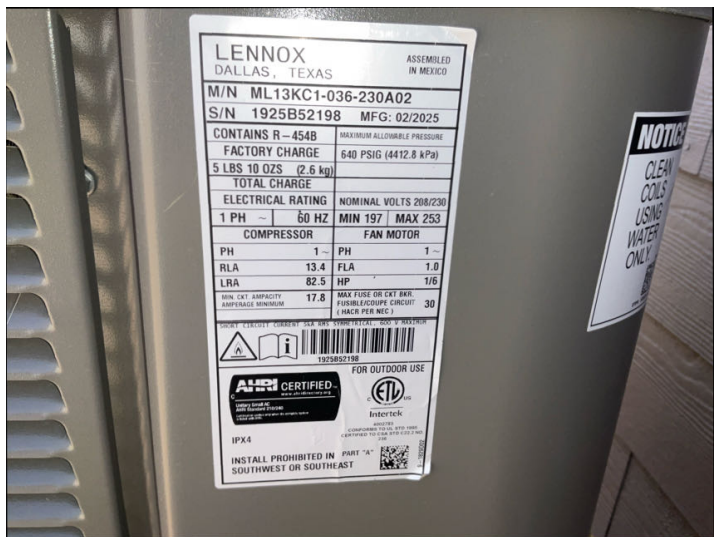
4. Cooling System

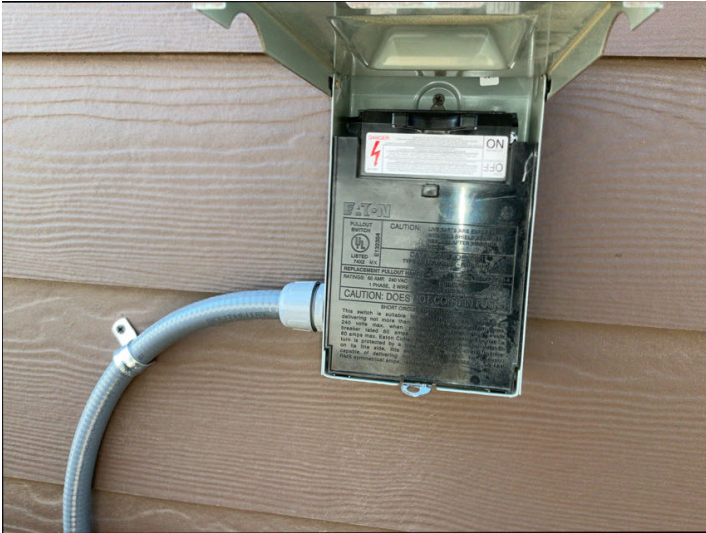
Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

✓				
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Lennox Air Conditioner





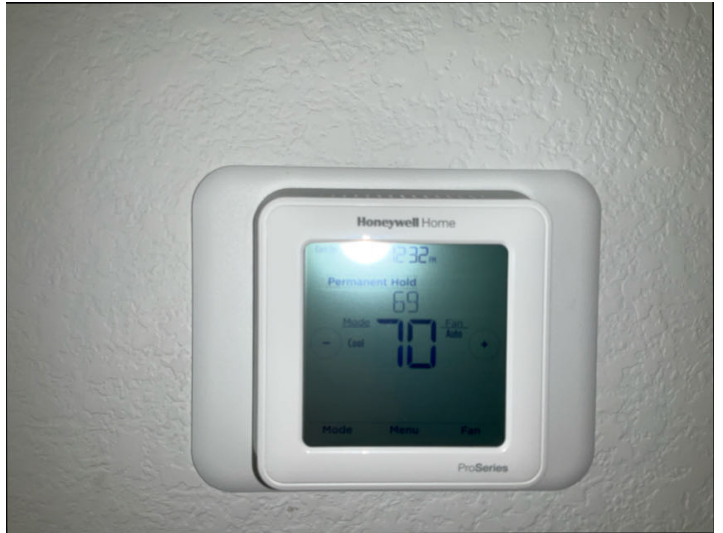
Power Shutoff for **A/C**



Air output temp while A/C runs.



Air intake temp while A/C runs..



Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. 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..

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. The home inspector shall observe and operate the basic functions of the kitchen appliances. The home inspector is not required to observe clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate appliances in use; or any appliance that is shut down or otherwise inoperable.

Interior

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>.

Introduction This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

1. Kitchen

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
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Observations:

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

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



Kitchen Appliances: Whirlpool Refrigerator



Kitchen Appliances: Whirlpool double oven



Kitchen Appliances: Whirlpool Stove top and Vent





Kitchen Appliances: Whirlpool Microwave



Kitchen **GFCI** reset is in electrical panel box.





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



Kitchen Appliances: Whirlpool dishwasher.



2. Living Room(s)

Inspect ed (I) Not Inspect ed (NI) Not Present (NP) Repair or Replace (RR) None

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



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

3. Master Bedroom

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

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

4. Master Bath

Inspect ed (I) Not Inspect ed (NI) Not Presen t (NP) Repair or Replac e (RR) None

✓				
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Observations:

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



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







GFCI trip reset is in 1/2 bath on main floor.

5. Bedroom #2

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
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✓				
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No major system safety or function concerns noted at time of inspection.



6. Bedroom #3

Inspect ed (I) Not Inspect ed (NI) Not Present (NP) Repair or Replace (RR) None

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



7. Bedroom #4

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
				✓

8. Bath #1

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
✓				

Observations:

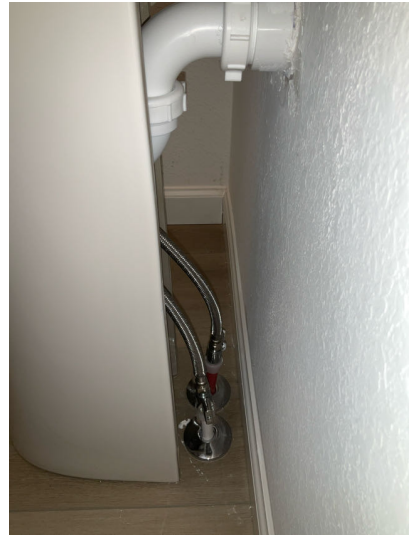
- **LOCATION:** half bath on Main floor
- No major system safety or function concerns noted at time of inspection.



LOCATION: half bath on Main floor



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





9. Bath #2

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
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Observations:

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

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







GFCI trip reset is in 1/2 bath on main floor.

10. Bath #3

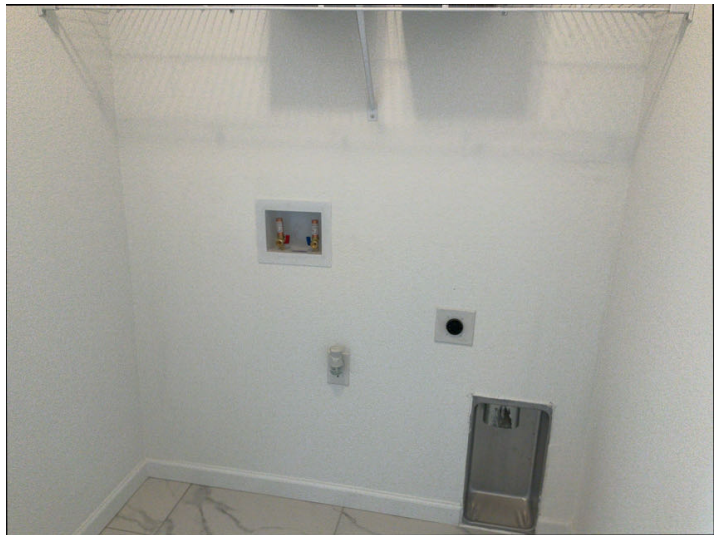
Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Plumbing & Laundry

Inspected (I)	Not Inspected (NI)	Not Present (NP)	Repair or Replace (RR)	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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





Main water shutoff.



Water shutoffs under stairs.



The Highest water temp recorded at the time of inspection.



Main water coming into house, through stairway with 5 ft or more to shutoff valve. Where can water be turned off before the house?



Water pressure is at 70 psi.

12. Interior Electric

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Observations:

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



13. Floors, Ceilings & Walls

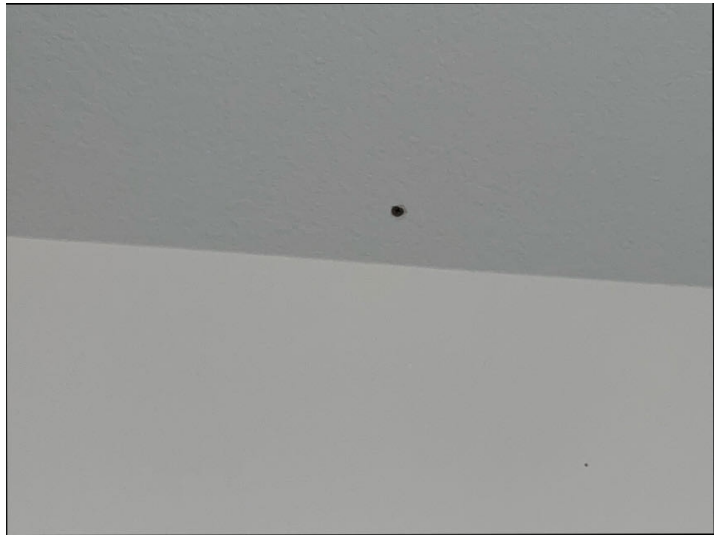
Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Observations:

- Some wall and floor surfaces were obscured by furniture and/or stored items, preventing a full evaluation of some areas.
- Damage at upstairs going into the loft area.
- Screw in bedroom to ceiling.



Damage at upstairs going into the loft area.



Screw in ceiling of bedroom #2.



Master bedroom closet bad cut around the vent

14. Doors

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Observations:

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

15. Windows

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
✓				

Observations:

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

16. Fireplaces & Stoves

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
				✓

17. Stairways

Inspect
ed (I)

Not
Inspect
ed (NI)

Not
Presen
t (NP)

Repair
or
Replac
e (RR)

None

Observations:

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

✓				
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General Notes

1. General Notes

Inspect ed (I)	Not Inspect ed (NI)	Not Presen t (NP)	Repair or Replac e (RR)	None
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Observations:

✓				
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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.

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/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

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.

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

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.