



General Home Inspection Report

Happy Homebuyer

Property Address:

1234 Main St
Anywhere, CO 80121



Huffman Inspections Colorado

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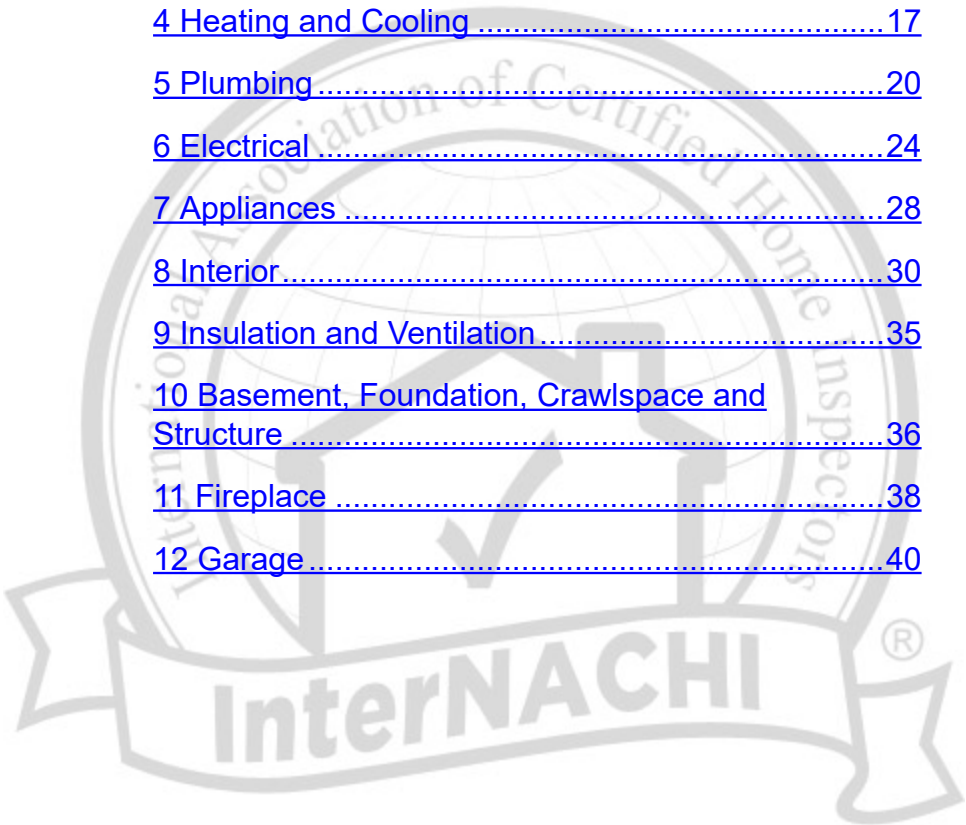
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Date: 3/11/2026	Time: 12:45 PM	Report ID: 20260311AS2
Property: 1234 Main St Anywhere, CO 80121	Customer: Happy Homebuyer	Real Estate Professional:

Definitions of Conditions

The following are definitions of comment descriptions in this inspection report. If no deficiency is observed for particular part of system, comment will say: Inspected. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

INSPECTED (IN) = Visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

NOT INSPECTED (NI) = Did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

NOT PRESENT (NP) = This item does not exist in the structure being inspected.



ACTION ITEM (AI) = This item does not operate properly, is in need of immediate attention or does not perform its intended function.



RECOMMENDATION (R) = The item is in need of attention to help systems last longer, function more efficiently or reduce the amount of required maintenance and effort on your part.



SAFETY HAZARD (SH) = This item possesses a potential or real Safety Hazard.



MAINTENANCE OR MONITOR (MM) = This item requires attention and/or routinely check the item.



STATEMENT OF CONDITION (SOC) = This item is a clarifying statement of condition observed, no action needed at this time.

NOTICE

This written report, and all information gathered during the Inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

Property inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since

this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a qualified/ certified inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Present at Inspection: Buyer and Agent	Style of Home: Ranch	Age Of Home: 60 Years
Home Faces: West	Radon Test: Yes	Weather: Clear
Temperature Fahrenheit: 41	Precipitation in last 3 days: No	Time Inspection Started: 12:45 PM
Time Inspection Ended: 3:30 PM		



Summary



Huffman Inspections Colorado
Aurora, CO 80016

Aaron Simonye
Office (303) 840-8722
Cell (720) 256-6280

Customer
Happy Homebuyer

Address
1234 Main St
Anywhere, CO 80121

SUMMARIES of CONCERN

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary may contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.



Safety Hazard

5.1 Gas Piping, Venting, Leaks, Supports,

- Gas leak detected at area of gas meter; have all gas lines and valves safety checked and repaired.



Action Items

12.2 Garage Walls (Including Firewall Separation)

- It did not appear properly rated materials were used to repair old occupant door location; evaluate further and repair as needed.

12.3 Occupant Door from Garage to inside of home

- It did not appear that fire rated materials were used to reposition garage occupant door; evaluate further and repair with fire rated materials.
- Too much rise noted at garage occupant door; install step for safety.



Recommendation Items

1.0 Roof Covering

- There is damage to the roof covering that is consistent with hail damage and other damage/deterioration noted; further evaluation and repairs recommended by a licensed roofing contractor.

1.3 Vents, Skylights, Chimney, and Other Roof Penetrations

- Metal exhaust flue pipe did not appear to have proper clearance over roof covering; check with local building department and repair as needed.

2.1 Wall Coverings, Flashing and Trim

- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials, penetrations, and flashings; properly seal ALL joints between dissimilar materials penetrations and flashings.
- Existing sealant appears to be aged, cracked, missing, or improper at doors and windows; properly seal ALL windows/doors making sure to keep ALL weep holes unobstructed.

2.3 Exterior Doors

- Recommend re-key or install new locks upon taking possession.
- Daylight noted at front entry door; repair.
- Front entry door was made of wood and did not have any protective coating on it; ensure coating is applied prior to taking possession.

4.0 Heating System

- Dirty furnace cabinets and blower assembly; recommend a licensed HVAC technician clean and service per manufacturer's specifications.

4.3 Distribution Systems

- Install register cover in basement.

4.6 Cooling System

- Air conditioning compressor unit not level; repair.

5.3 Water Supply & Systems Including Kitchen, Laundry, Bathrooms Fixtures, & Faucets.

- Water leak noted at laundry cold water shut-off; repair.

5.4 Water Heating Equipment, Controls, Chimneys, Flues and Vents

- No thermal expansion tank or drain pan observed for water heater; check with local building department and install if required.

5.5 Drainage, Waste and Vent System

- See waste drain line evaluation report by others.

6.1 Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding

- Some labels are present, but are illegible, confusing, or missing; recommend correcting for safety reasons.

6.3 Switches, Receptacles, Light Fixtures and Visible Wiring

- Fan fixture in second guest bedroom not properly installed; repair.

6.4 GFCI/AFCI

- Damaged weather resistive cover noted on receptacle at patio; replace.
- Receptacle at patio had an open ground; repair and provide ground fault protection.
- Upgrade or provide GFCI protection at garage receptacles.

6.5 Smoke Alarms

- Smoke alarms should be replaced every 87,000 hours, or about every 7-10 years. At a minimum detectors should be tested upon moving in to home; recommend replacing ion units with new ion/photo-electric alarm combo units, installing at bedrooms, common hallways, each level and recording the date for future replacement.

6.6 Carbon Monoxide Alarms

- Ensure carbon monoxide alarms are installed (proper number and locations) per CO state law. Carbon monoxide detectors should be replaced every five years. The detector should be tested at common hallway to bedrooms upon moving in to home. Recommend replacing with a new unit(s) and recording the date for future replacement.

7.0 Dishwasher

- No high loop noted for dishwasher discharge; refer to manufacturer's installation specifications and repair as needed.

7.1 Ranges/Ovens/Cooktops

- Stove was not in service at the time of inspection and was not tested; restore service and ensure proper operation.

7.3 Food Waste Disposer

- Debris noted in disposal. Unable to clean debris from disposal; repair.

7.4 Washer & Dryer

- Recommend steel braided hoses and floor catch basin for washing machine.

8.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails

- Loose banister noted at stairs; repair.

8.4 Counters and Cabinets

- Island cabinet doors not level with one another; repair.

8.5 Doors

- Minor adjustment required to master and second guest bedroom, mechanical room doors, doors do not latch.
- Loose hinges noted at hall bath, hall closet, and basement bath doors; repair.
- Minor adjustment required to basement bedroom closet door, door rubs or binds.

8.7 Bathrooms

- Basement bath shower glass and door installed upside down; repair.

9.2 Venting systems (Kitchens, Baths and Laundry)

- Recommend cleaning dryer vent and duct regularly per manufacturer's specifications.

11.0 Gas/LP Firelogs and Fireplaces

- Deteriorated mortar joints noted in firebox; recommend further evaluation and repair by a qualified fireplace technician.

11.1 Chimneys Flues and Vents

- The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack; recommend a qualified chimney sweep clean and inspect for safety.

12.4 Garage Door Operators

- The safety reverse for the garage door does not reverse as intended; adjust the sensitivity of the safety reverse.

12.5 Garage Door (s)

- A hollow core door was used for the side yard access door, with daylight noted underneath. Door did not appear to be properly rated for exterior use; evaluate further and replace as needed

**Maintenance Items****1.1 Gutters and Downspouts**

- Downspout extensions are underground; ensure proper drainage.

3.0 Vegetation, Surface Drainage, Retaining Walls, Grading of the property.

- Grade around foundation is mostly flat or level with limited drainage; adjust to slope drainage away from foundation and monitor lower levels for moisture intrusion.
- Retaining wall blocks not secure; repair.

4.3 Distribution Systems

- Distribution ducts observed to be dirty; clean and maintain.

5.3 Water Supply & Systems Including Kitchen, Laundry, Bathrooms Fixtures, & Faucets.

- The drain stop mechanism at master bath right does not operate as intended; repair.

10.0 Foundation, Basement and Crawlspc.

- Efflorescence noted at foundation walls; investigate cause and source of moisture and repair as needed.

12.5 Garage Door (s)

- Daylight noted at garage door; repair or add weather stripping.

**Statement of Condition****1.4 Roof Structure and Attic**

- No access, not inspected-NI.

4.6 Cooling System

- The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less; NI.

6.3 Switches, Receptacles, Light Fixtures and Visible Wiring

- The 30 AMP circuit in the sub panel labeled "G 8&9" is actually the dryer circuit, and the 40 AMP circuit in the main service panel is mislabeled.

9.0 Insulation in Attic

- No access, not inspected-NI.

10.4 Ceilings (structural)

- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. Not visible behind these coverings.

12.3 Occupant Door from Garage to inside of home

- It did not appear that fire rated materials were used to reposition garage occupant door; evaluate further and repair with fire rated materials.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Aaron Simonye



1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



Roof

Styles & Materials

Roof Covering Type:

- Asphalt/Fiberglass
- Composition
- Roll/Selvage

Viewed roof covering from:

Ladder

Sky Light(s):

None

Chimney (exterior):

Brick

Roof Structure:

Not visible

Roof-Type:

- Gable
- Flat

Method used to observe attic:

Inaccessible

Attic info:

Scuttle hole

Items

1.0 Roof Covering



- There is damage to the roof covering that is consistent with hail damage and other damage/deterioration noted; further evaluation and repairs recommended by a licensed roofing contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



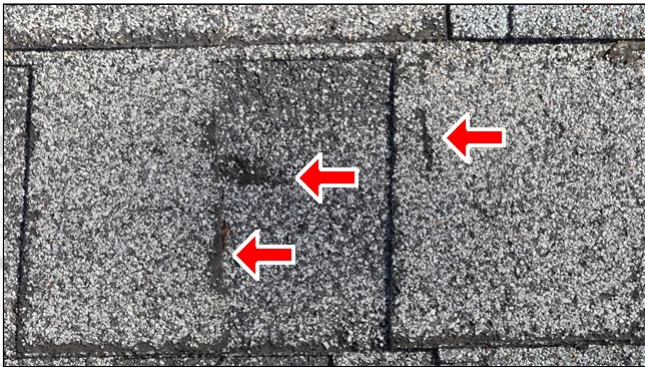
1.0 Item 3(Picture)



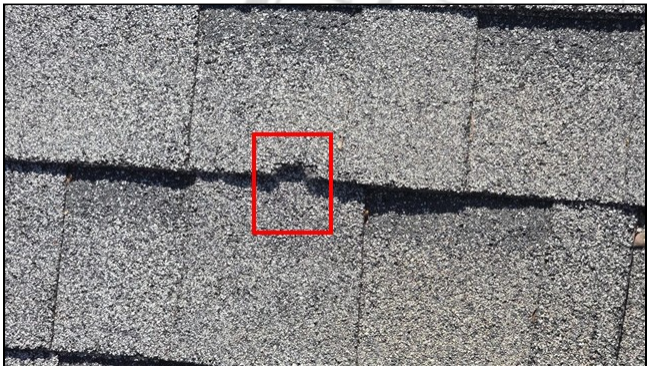
1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)

1.1 Gutters and Downspouts



- Downspout extensions are underground; ensure proper drainage.



1.1 Item 1(Picture)

1.2 Chimney Flashing

- Inspected

1.3 Vents, Skylights, Chimney, and Other Roof Penetrations



- Metal exhaust flue pipe did not appear to have proper clearance over roof covering; check with local building department and repair as needed.



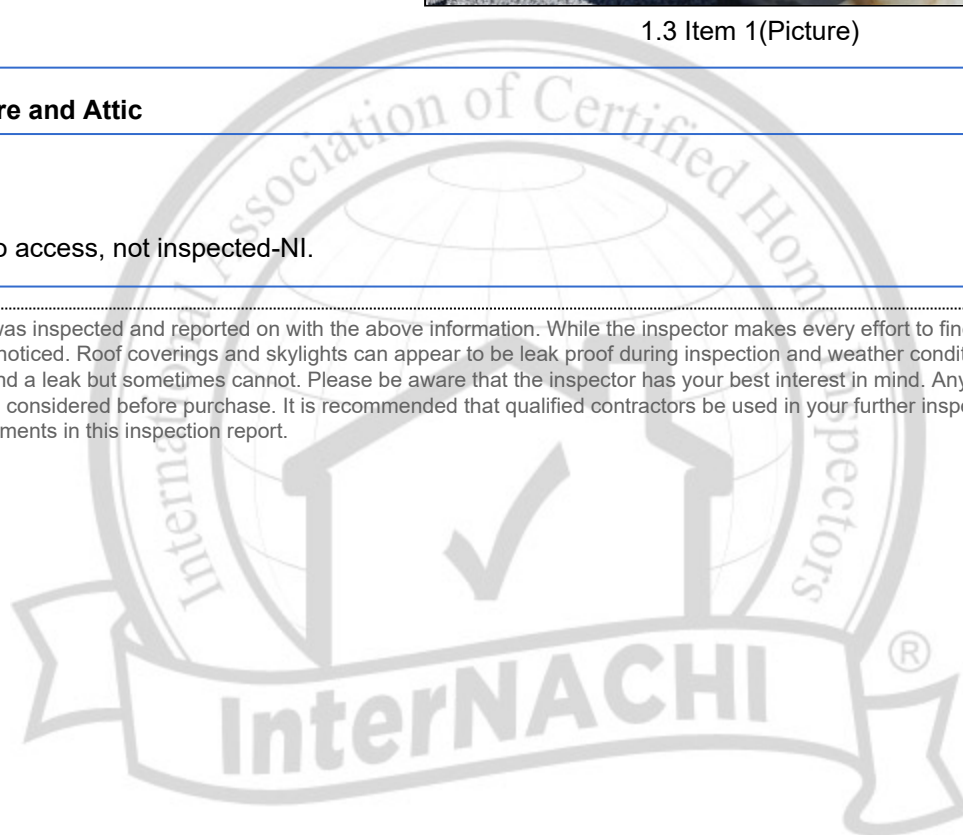
1.3 Item 1(Picture)

1.4 Roof Structure and Attic



- No access, not inspected-NI.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



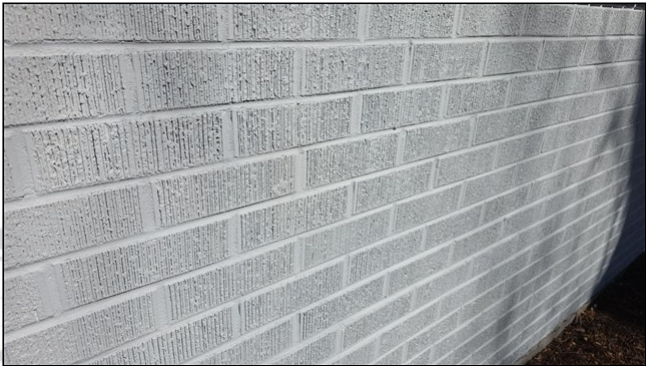
2. Exterior Structure

The inspector shall inspect: All exterior claddings, doors, eaves, soffits and fascias. And report as in need of repairs including sealant condition, wall cladding damage or deterioration, eave and soffit damage or deterioration of exterior structure.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, or exterior accent lighting. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



Wall cladding



Wall cladding



Wall cladding

Styles & Materials

Siding Style:

- Lap
- Brick
- Batten

Siding Material:

- Composite board
- Brick veneer
- Metal

Exterior Entry Doors:

- Wood
- Fiberglass
- Insulated glass
- Metal

Items

2.0 Eaves Soffits and Fascia

- Inspected

2.1 Wall Coverings, Flashing and Trim



- Existing sealant appears to be aged, cracked, missing, or improper to prevent moisture intrusion at dissimilar materials, penetrations, and flashings; properly seal ALL joints between dissimilar materials penetrations and flashings.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



- Existing sealant appears to be aged, cracked, missing, or improper at doors and windows; properly seal ALL windows/doors making sure to keep ALL weep holes unobstructed.



2.1 Item 3(Picture)



2.1 Item 4(Picture)

2.2 Windows

- Inspected

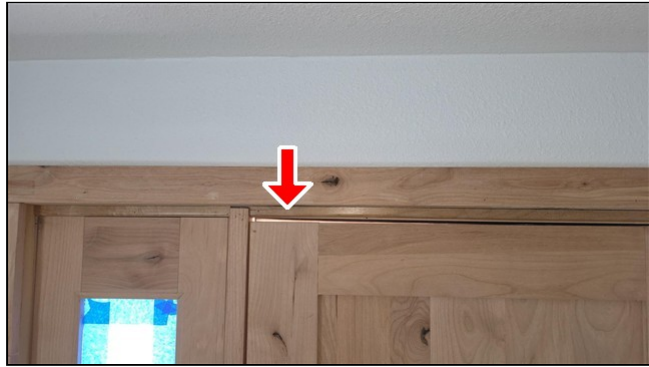
2.3 Exterior Doors



- Recommend re-key or install new locks upon taking possession.



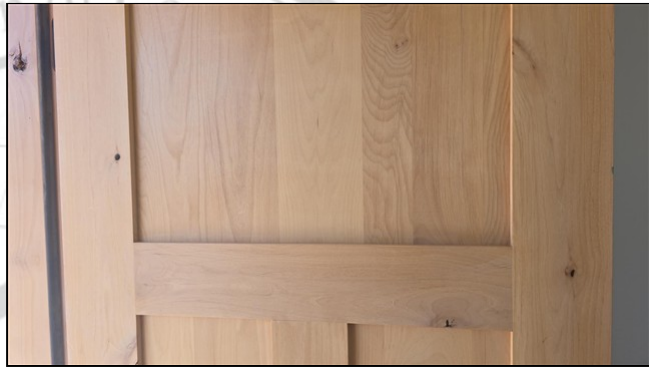
- Daylight noted at front entry door; repair.



2.3 Item 1(Picture)



- Front entry door was made of wood and did not have any protective coating on it; ensure coating is applied prior to taking possession.



2.3 Item 2(Picture)

The exterior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

InterNACHI®

3. Exterior Grounds, Drainage, and Appurtenance

The inspector shall inspect: All exterior grounds, balconies, decks, stairs, stoops, porches, and vegetation. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

The inspector is not required to: Inspect or operate fences, outbuildings, or exterior accent lighting, Inspect items, including irrigation systems and electric fences, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect drain fields or drywells,



Exterior



Exterior

Styles & Materials

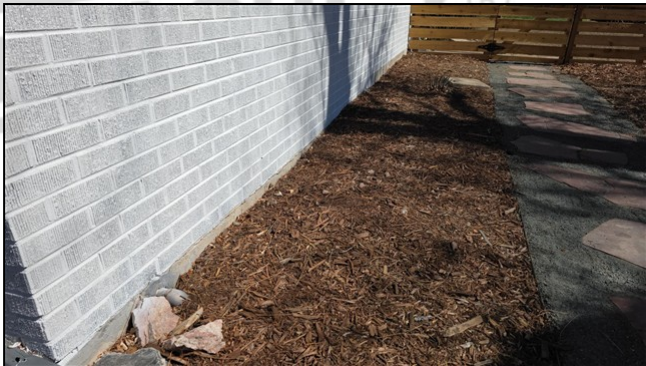
Appurtenance: Patio Sidewalk	Driveway: Concrete	Sidewalk and Walkway: Concrete Stone
Fencing: Wood Metal		

Items

3.0 Vegetation, Surface Drainage, Retaining Walls, Grading of the property.



- Grade around foundation is mostly flat or level with limited drainage; adjust to slope drainage away from foundation and monitor lower levels for moisture intrusion.



3.0 Item 1(Picture)



- Retaining wall blocks not secure; repair.



3.0 Item 2(Picture)

3.1 Adjacent Walkways and Driveways

- Inspected

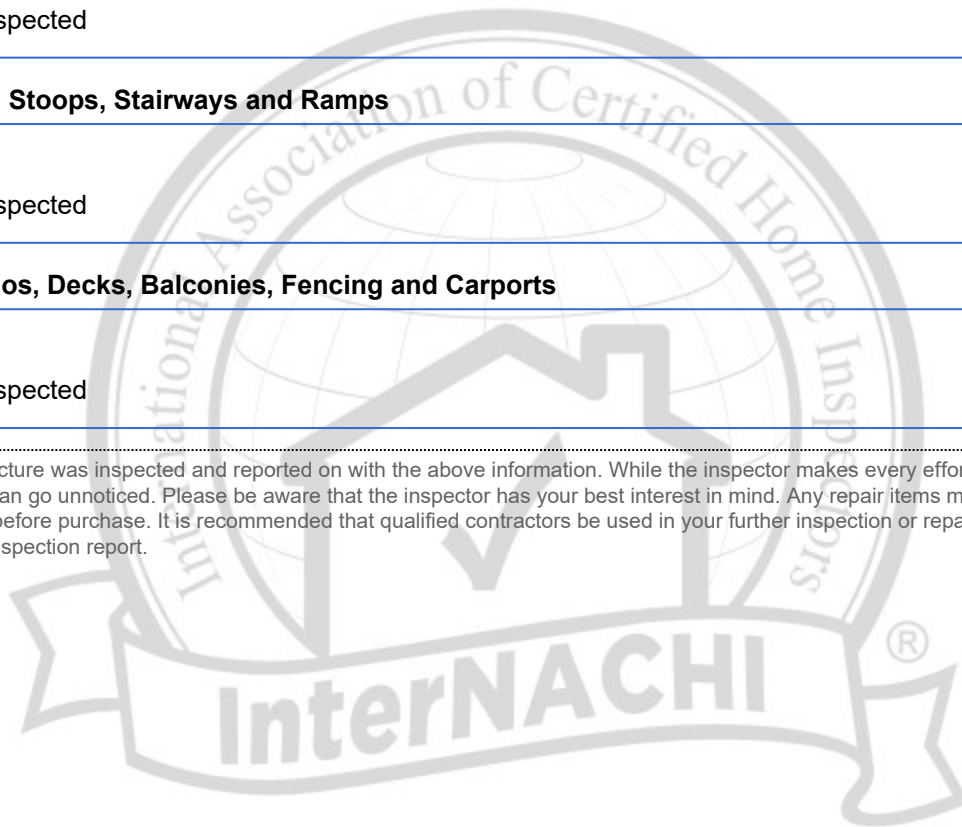
3.2 Stairs, Steps, Stoops, Stairways and Ramps

- Inspected

3.3 Porches, Patios, Decks, Balconies, Fencing and Carports

- Inspected

The exterior of the structure was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



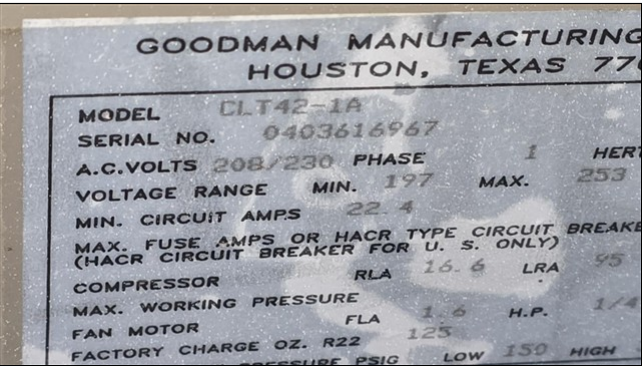
4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.



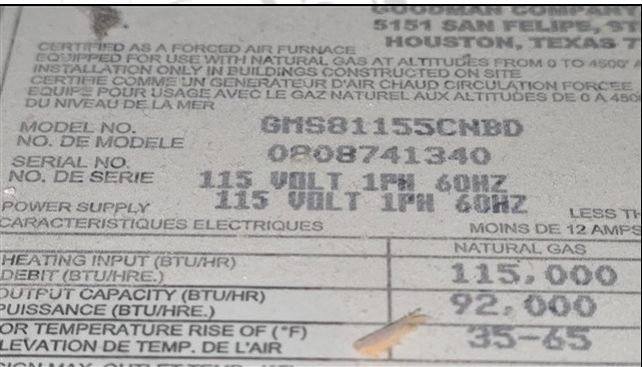
A/C



A/C data plate (2004)



Furnace



Furnace data plate (2008)

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Heat System Brand: GOODMAN	Ductwork: Insulated and Non-insulated	Filter Type: Disposable
Filter Size: 20x25	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: GOODMAN	Number of AC Only Units: One	

Items

4.0 Heating System



- Dirty furnace cabinets and blower assembly; recommend a licensed HVAC technician clean and service per manufacturer's specifications.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 Normal Operating Controls

- Inspected

4.2 Automatic Safety Controls

- Inspected

4.3 Distribution Systems



- Distribution ducts observed to be dirty; clean and maintain.



4.3 Item 1(Picture)



- Install register cover in basement.



4.3 Item 2(Picture)

4.4 Presence of installed heat source in each room

- Inspected

4.5 Chimneys, Flues, and Vents

- Inspected

4.6 Cooling System



- The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less; NI.



- Air conditioning compressor unit not level; repair.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

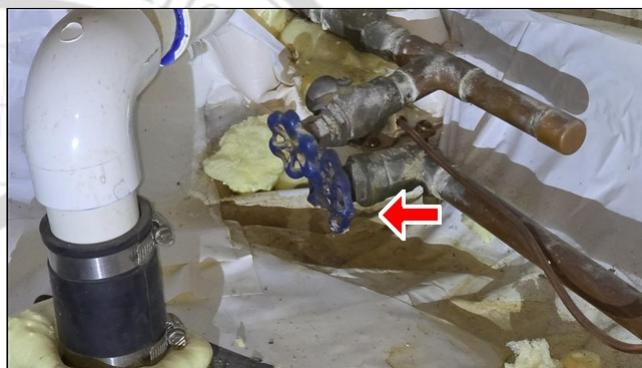
5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.



Gas meter and main shut off



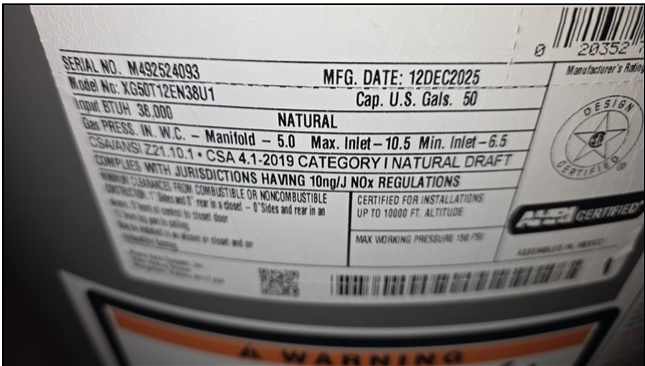
Main water shut off



Secondary water shut off



Water heater



Water heater data plate (2025)

Styles & Materials

Main Water Supply Location: Crawlspace	Main Gas Supply Shut Off Location: At Gas Meter Outside	Water Source: Municipal
Water Filters: None	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper PEX PVC
Washer Drain Size: 2" Diameter	Plumbing Waste: ABS	Water Heater Power Source: Natural Gas
Water Heater Capacity: 50 Gallon	Manufacturer: RHEEM	Water Heater Location: Basement Mechanical Room
Sewer Inspection: Yes		

Items

5.0 Main Fuel Supply shut-off valve.

- Inspected

5.1 Gas Piping, Venting, Leaks, Supports,



- Gas leak detected at area of gas meter; have all gas lines and valves safety checked and repaired.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.2 Main Water supply shut-off valve.

- Inspected

5.3 Water Supply & Systems Including Kitchen, Laundry, Bathrooms Fixtures, & Faucets.



- The drain stop mechanism at master bath right does not operate as intended; repair.



5.3 Item 1(Picture)



- Water leak noted at laundry cold water shut-off; repair.



5.3 Item 2(Picture)



5.3 Item 3(Picture)

5.4 Water Heating Equipment, Controls, Chimneys, Flues and Vents



- No thermal expansion tank or drain pan observed for water heater; check with local building department and install if required.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

5.5 Drainage, Waste and Vent System



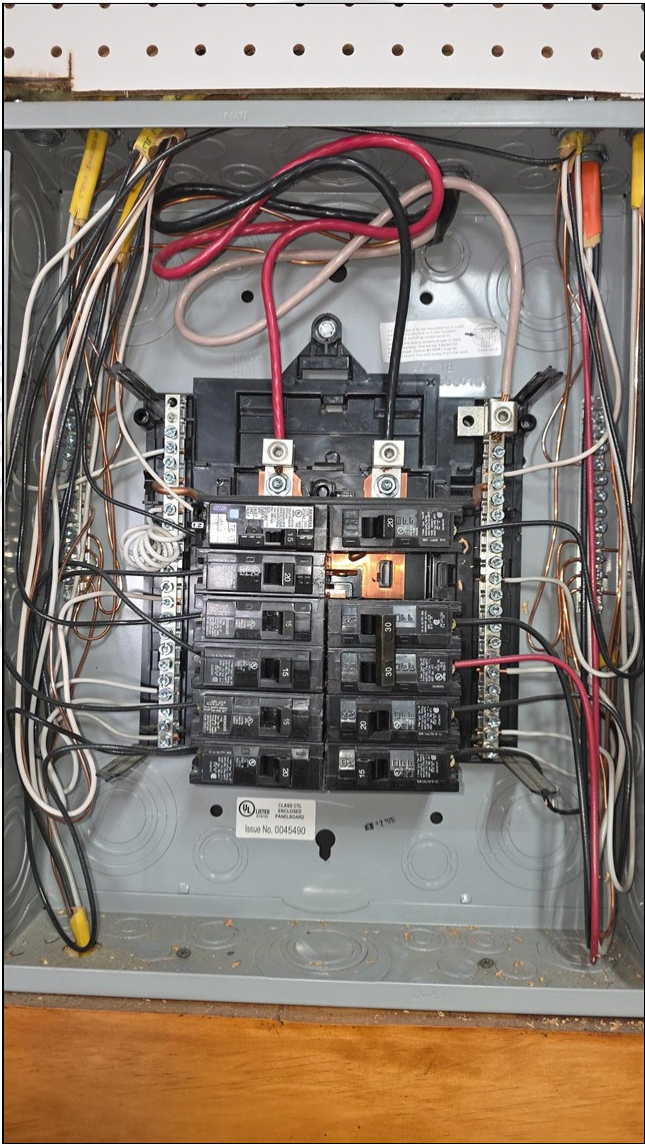
- See waste drain line evaluation report by others.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.



Sub panel

Styles & Materials

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS

Service Grounding Location:

Water Line

Do not inspect solar.

Items

- Inspected

-
- House

6.1 Item 1(Picture)

- Inspected

Page 25 of 42



- Fan fixture in second guest bedroom not properly installed; repair.



6.3 Item 1(Picture)



- The 30 AMP circuit in the sub panel labeled "G 8&9" is actually the dryer circuit, and the 40 AMP circuit in the main service panel is mislabeled.



6.3 Item 2(Picture)



6.3 Item 3(Picture)

6.4 GFCI/AFCI



- Damaged weather resistive cover noted on receptacle at patio; replace.



6.4 Item 1(Picture)



- Receptacle at patio had an open ground; repair and provide ground fault protection.



6.4 Item 2(Picture)



- Upgrade or provide GFCI protection at garage receptacles.



6.4 Item 3(Picture)

6.5 Smoke Alarms



- Smoke alarms should be replaced every 87,000 hours, or about every 7-10 years. At a minimum detectors should be tested upon moving in to home; recommend replacing ion units with new ion/photo-electric alarm combo units, installing at bedrooms, common hallways, each level and recording the date for future replacement.

6.6 Carbon Monoxide Alarms



- Ensure carbon monoxide alarms are installed (proper number and locations) per CO state law. Carbon monoxide detectors should be replaced every five years. The detector should be tested at common hallway to bedrooms upon moving in to home. Recommend replacing with a new unit(s) and recording the date for future replacement.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Appliances



Appliances



Washer and dryer

Styles & Materials

Dyer Power Source:
Electric 3 wire

Items

7.0 Dishwasher



- No high loop noted for dishwasher discharge; refer to manufacturer's installation specifications and repair as needed.



7.0 Item 1(Picture)

7.1 Ranges/Ovens/Cooktops



- Stove was not in service at the time of inspection and was not tested; restore service and ensure proper operation.



7.1 Item 1(Picture)

7.2 Range Hood

- Inspected

7.3 Food Waste Disposer



- Debris noted in disposal. Unable to clean debris from disposal; repair.

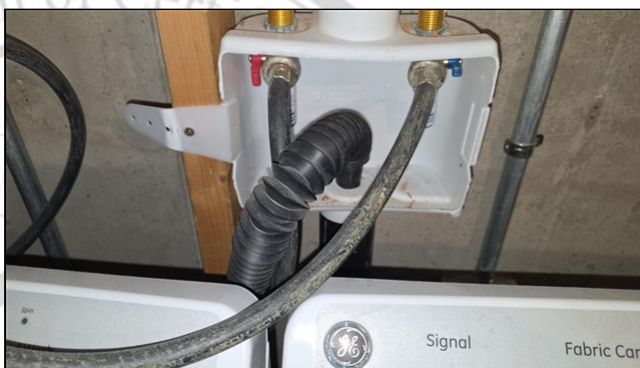


7.3 Item 1(Picture)

7.4 Washer & Dryer



- Recommend steel braided hoses and floor catch basin for washing machine.



7.4 Item 1(Picture)

7.5 Refrigerator

- Inspected

8. Interior

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.



Interior



Interior

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Engineered Vinyl Plank
Tile
Carpet

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated
FIXED
Sliders

Countertop:

Stone
Extra Info : Quartz

Cabinetry:

Wood

Items

8.0 Ceilings

- Inspected

8.1 Walls

- Inspected

8.2 Floors

- Inspected

8.3 Stairs, Steps, Landings, Stairways and Ramps and Railings, Guards and Handrails



- Loose banister noted at stairs; repair.



8.3 Item 1(Picture)

8.4 Counters and Cabinets



- Island cabinet doors not level with one another; repair.



8.4 Item 1(Picture)

8.5 Doors



- Minor adjustment required to master and second guest bedroom, mechanical room doors, doors do not latch.



8.5 Item 1(Picture)



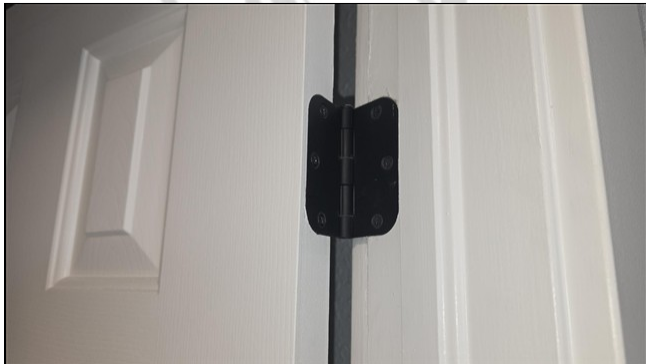
8.5 Item 2(Picture)



8.5 Item 3(Picture)



- Loose hinges noted at hall bath, hall closet, and basement bath doors; repair.



8.5 Item 4(Picture)



8.5 Item 5(Picture)



8.5 Item 6(Picture)



- Minor adjustment required to basement bedroom closet door, door rubs or binds.



8.5 Item 7(Picture)

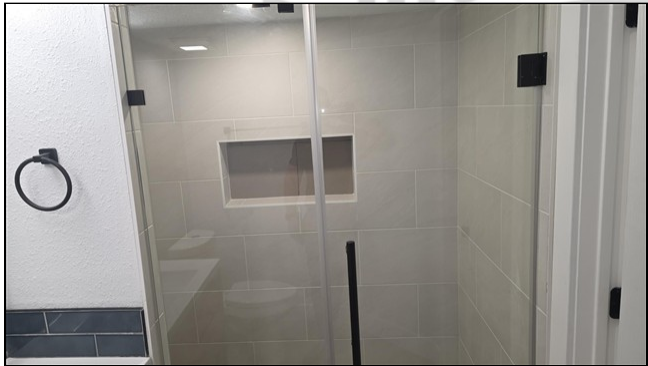
8.6 Windows

- Inspected

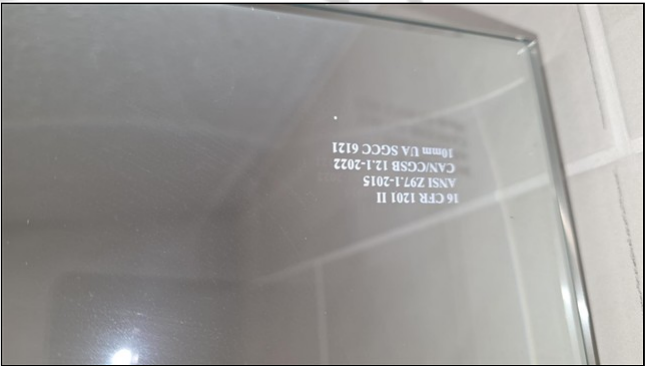
8.7 Bathrooms



- Basement bath shower glass and door installed upside down; repair.



8.7 Item 1(Picture)



8.7 Item 2(Picture)

.....
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Unknown

Attic Ventilation:

Soffit Vents
Turtle vents
Gable vents

Exhaust Fans:

Fan only
Fan with light

Dryer Vent:

Metal
Flexible Metal

Floor System Insulation:

NONE

Items

9.0 Insulation in Attic



- No access, not inspected-NI.

9.1 Ventilation of Attic and Foundation Areas

- Inspected

9.2 Venting systems (Kitchens, Baths and Laundry)



- Recommend cleaning dryer vent and duct regularly per manufacturer's specifications.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.



Basement



Crawlspace

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: Wood joists 2 X 8
Wall Structure: 2 X 4 Wood 2 X 6 Wood	Columns or Piers: Steel Adjustable	Ceiling Structure: Not visible

Items

10.0 Foundation, Basement and Crawlspace.



- Efflorescence noted at foundation walls; investigate cause and source of moisture and repair as needed.



10.0 Item 1(Picture)

10.1 Walls (Structural)

- Inspected

10.2 Columns or Piers

- Inspected

10.3 Floors (Structural)

- Inspected

10.4 Ceilings (structural)

- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. Not visible behind these coverings.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



11. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.



Fireplace

Styles & Materials

Types of Fireplaces:

Wood Burning

Operable Fireplaces:

One

Items

11.0 Gas/LP Firelogs and Fireplaces



- Deteriorated mortar joints noted in firebox; recommend further evaluation and repair by a qualified fireplace technician.



11.0 Item 1(Picture)

11.1 Chimneys Flues and Vents



- The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack; recommend a qualified chimney sweep clean and inspect for safety.



11.1 Item 1(Picture)

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.



12. Garage



Garage



Garage door opener

Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
One Automatic	Metal Insulated	1/2 HORSEPOWER LIFT-MASTER

Items

12.0 Garage Ceiling

- Inspected

12.1 Garage Floor

- Inspected

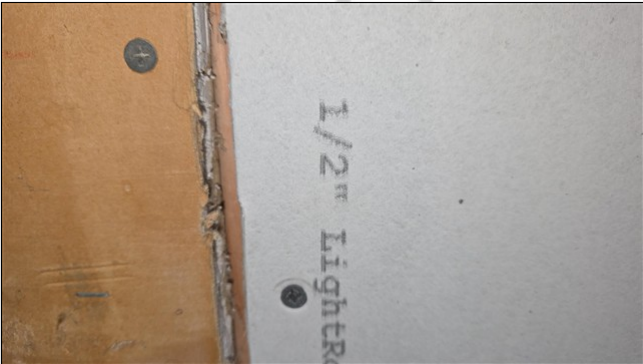
12.2 Garage Walls (Including Firewall Separation)



- It did not appear properly rated materials were used to repair old occupant door location; evaluate further and repair as needed.



12.2 Item 1(Picture)



12.2 Item 2(Picture)

12.3 Occupant Door from Garage to inside of home



- It did not appear that fire rated materials were used to reposition garage occupant door; evaluate further and repair with fire rated materials.



12.3 Item 1(Picture)



- Too much rise noted at garage occupant door; install step for safety.

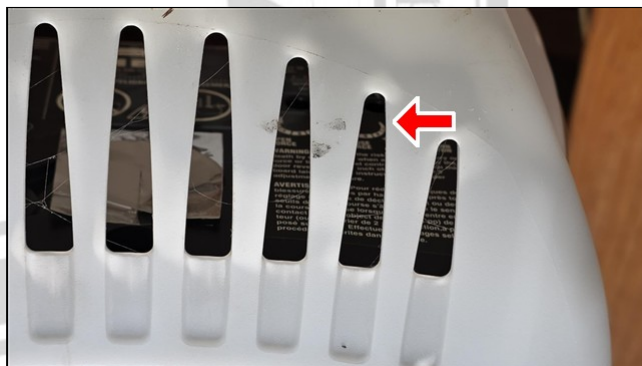


12.3 Item 2(Picture)

12.4 Garage Door Operators



- The safety reverse for the garage door does not reverse as intended; adjust the sensitivity of the safety reverse.



12.4 Item 1(Picture)

12.5 Garage Door (s)



- A hollow core door was used for the side yard access door, with daylight noted underneath. Door did not appear to be properly rated for exterior use; evaluate further and replace as needed



12.5 Item 1(Picture)



12.5 Item 2(Picture)



- Daylight noted at garage door; repair or add weather stripping.



12.5 Item 3(Picture)