



# Sample Inspection Report

Prepared For:  
John and Mary Doe  
3-9-2005

Property Address:  
1234 Any Street  
Cool Town, CO 12345



## 5280 Home Inspections, Inc.

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# Maintenance Summary

The Maintenance Summary is the first of two summaries. The General Summary follows. The Maintenance Summary items or discoveries indicate that these systems or components do not function as intended but are considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. (Please refer to the General Summary for more significant repairs.) The complete report follows these summaries. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

### 1.6 RAIN GUTTERS

Small leak in corner seam over deck in front of back door.

## EXTERIOR COMPONENTS

### 2.14 DRIVEWAY

Spalling noted in several locations on driveway, particularly where the slab has sunk next to the house on the NE side. The depression near the home can cause water to pool and this should be repaired by a qualified contractor.

## HEATING

### 11.0 HEATING EQUIPMENT

The furnace was clean and working at the time of inspection, but the buyer may want to insure its function by having it inspected and serviced by a licensed professional.

### 11.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Insulation has fallen from the ceiling joist in the furnace room. This should be repaired.

### 11.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

One of the combustible air vents is plugged in the furnace room. The plug should be removed. Also, this county requires both "high" and "low" combustible air vents. One of the two present should be extended to serve as the "low" vent.

## BASEMENT

### 14.5 Other determinations

Was unable to inspect foundation walls because of finish.

Home 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 licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

# General Summary

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 appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not 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, efficiency, or safety 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.

## STRUCTURAL COMPONENTS

### 9.6 Slab flooring

Slab in office has sunk approx 1/2-inches. The settling does not appear to be a major problem, but the uneven floor can be noticed when you walk towards the window. The buyer may want to get an opinion from a qualified expert.

## PLUMBING SYSTEM

### 10.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Hot water tank is 10 years old and showing signs of age. While working at the time of inspection, it is nearing the end of its life-expectancy.

## HEATING

### 11.0 HEATING EQUIPMENT

The furnace was clean and working at the time of inspection, but the buyer may want to insure its function by having it inspected and serviced by a licensed professional.

## FIREPLACES

### 13.3 WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END

#### Not Inspected

Interior of metal flue was not inspected. Cap is properly placed on roof vent and fireplace was operational at the time of inspection.

Home 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 licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

<b>Date:</b> 3/9/2005	<b>Time:</b> 9:19 AM	<b>Report ID:</b> 5280 Sample 1 3-15-05
<b>Property:</b> 1234 Any Street Cool Town, CO 12345	<b>Customer:</b> John Doe Mary Doe	<b>Real Estate Professional:</b>
<b>Age Of Home:</b> Over 10 Years	<b>Home Faces:</b> NE	<b>Client Is Present:</b> Yes
<b>Radon Test:</b> No	<b>Water Test:</b> No	<b>Weather:</b> Clear
<b>Temperature:</b> Below 60	<b>Rain in last 3 days:</b> No	

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. 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** and 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)** = I visually observed the item, component or unit. If no other comments are made, then the item, component or nitwit appeared to be functioning as intended, allowing for normal wear and tear, at the time of inspection.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning, as intended, at the time of inspection. When applicable, I will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Maintenance Repair or Replace (MR)** = The item, component or unit is not functioning as intended or needs repair or maintenance by a **qualified contractor**. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Tradesman Repair or Replace (TR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified **licensed contractor** or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

## ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

The home inspector shall observe: Roof Covering; Roof Drainage Systems (gutters& downspouts); Flashings, Skylights, Chimneys, and Roof Penetrations (vents); and signs of leaks or abnormal condensation on building components. The home inspector shall: describe the type of roof covering materials and report the methods used to observe the roofing.

The home inspector IS NOT REQUIRED to: walk on the roofing, predict the service life expectancy of the roof, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, nor observe attached accessories, including, but not limited to: solar systems, antennae, and lightning arrestors.

		IN	NI	NP	MR	TR	Styles & Materials
1.0	ROOF COVERINGS	X					<b>VIEWED ROOF COVERING FROM:</b> WALKED ROOF
1.1	FLASHINGS	X					<b>ROOF COVERING:</b> ARCHITECTURAL ASPHALT/ FIBERGLASS
1.2	SOFFIT VENTS	X					<b>ROOF-TYPE:</b> HIP
1.3	ROOF VENTS	X					<b>VENTILATION:</b> PASSIVE ROOF VENTS SOFFIT VENTS
1.4	RIDGE VENTS			X			<b>CHIMNEY (EXTERIOR):</b> NO CHIMNEY VENT PIPE FOR GAS-LOG FIREPLACE
1.5	GABLE VENTS	X					<b>SKY LIGHT(S):</b> NONE
1.6	RAIN GUTTERS	X					
1.7	DOWNSPOUTS	X					
1.8	DOWNSPOUT EXTENSIONS	X					

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### Comments:

**1.6 Small leak in corner seam over deck in front of back door.**

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-free 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.

**EXTERIOR COMPONENTS**

The home inspector shall OBSERVE: wall cladding, flashings, and trim; entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; eaves, soffits, and fascias; and vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: describe wall cladding materials; operate all entryway doors and a representative number of windows; operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and probe exterior wood components where deterioration is suspected.

The home inspector IS NOT REQUIRED to observe storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door operator remote control transmitters; Geological conditions; soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector IS NOT REQUIRED to: move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	MR	TR	Styles & Materials
2.0	EAVES	X					<b>SIDING STYLE:</b> BRICK
2.1	SOFFITS	X					<b>SIDING MATERIAL:</b> VINYL BRICK VENEER
2.2	FASCIAS	X					<b>APPURTENANCE:</b> PORCH SIDEWALK DECK PATIO
2.3	WALL CLADDING	X					<b>EXTERIOR ENTRY DOORS:</b> WOOD STEEL INSULATED GLASS GOOD
2.4	WALL TRIM	X					<b>DRIVEWAY:</b> AGED CONCRETE
2.5	WALL FLASHING	X					
2.6	WINDOWS	X					
2.7	WINDOW FLASHING	X					
2.8	WINDOW GLASS	X					
2.9	DOORS (EXTERIOR)	X					
2.10	VISIBLE EXTERIOR FOUNDATION WALLS	X					
2.11	LANDSCAPE DRAINAGE AROUND FOUNDATION	X					
2.12	MORTAR JOINTS	X					
2.13	SIDEWALKS& FLATWORK	X					
2.14	DRIVEWAY	X			X		
2.15	PATIO FLATWORK	X					
2.16	EXTERIOR STAIRS	X					
2.17	DECK	X					
2.18	DECK RAILING	X					

IN NI NP MR TR

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**EXTERIOR COMPONENTS (continued)****Comments:**

2.14 Spalling noted in several locations on driveway, particularly where the slab has sunk next to the house on the NE side. The depression near the home can cause water to pool and this should be repaired by a qualified contractor.



2.14 Picture 1



2.14 Picture 2

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The exterior 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.

**GARAGE**

The inspector is required to inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage floor. 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.

The inspector IS NOT REQUIRED to: inspect or operate equipment housed in the garage except as otherwise noted, nor verify or certify safe operation of any auto-reverse or related safety function of a garage door.

		IN	NI	NP	MR	TR	Styles & Materials
3.0	GARAGE DOOR CONDITION	X					<b>AUTO OPENER MANUFACTURER:</b> 1/2 HORSEPOWER LIFT-MASTER
3.1	GARAGE DOOR OPERATORS REVERSE WHEN PHOTO BEAM INTERRUPTED	X					<b>GARAGE DOOR MATERIAL:</b> COMPRESSED BOARD
3.2	GARAGE DOOR OPERATORS REVERSE WHEN MET WITH RESISTANCE	X					<b>GARAGE DOOR TYPE:</b> TWO AUTOMATIC
3.3	DOORS (Exterior)	X					
3.4	CEILINGS	X					
3.5	WALLS	X					
3.6	FLOORS	X					
3.7	WINDOWS (REPRESENTATIVE NUMBER)	X					
3.8	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					

IN NI NP MR TR

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**Comments:**

**ATTIC AND ROOF STRUCTURE**

The inspector shall inspect: The insulation in unfinished spaces; the ventilation of attic spaces; mechanical ventilation systems and report on the general absence or 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 or her opinion; Move or touch insulation; Move or touch vapor retarders; Break or otherwise damage the surface finish or weather seal on or around access panels and covers; Identify the composition or the exact R-value of insulation material; Activate thermostatically operated fans; Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.

		IN	NI	NP	MR	TR	Styles & Materials
4.0	ATTIC ACCESS	X					<b>ATTIC INFO:</b> SCUTTLE HOLE ACCESS (3 LOCATIONS), PANTRY, MASTER CLOSET & GARAGE
4.1	INSULATION	X					<b>ATTIC INSULATION:</b> BLOWN CELLULOSE
4.2	ROOF STRUCTURE	X					<b>R-VALUE:</b> APPROXIMATE R-30 OR BETTER
4.3	VENTILATION FANS AND THERMOSTATIC CONTROLS	X					<b>ROOF STRUCTURE:</b> ENGINEERED WOOD TRUSS
4.4	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS ( ATTIC VIEW)	X					<b>CEILING STRUCTURE:</b> 2X4
4.5	VISIBLE ELECTRIC WIRING IN ATTIC	X					

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**Comments:**

4.1 Insulation is approximately 10" deep, approximately R30+.

**KITCHEN AND COMPONENTS**

Wherever present, the inspector will: Test and report on the operation and condition of the sink, faucet, range, cooktop, oven, garbage disposal, dishwasher, built-in microwave, trash compactor and range hood. Observe and report on the condition of all cabinets, walls, doors, windows, trim, ceiling and flooring. Test and report on the operation of all cabinet doors and drawers. Observe and report on the condition of the cabinets, countertops and backsplashes. Observe and report on the condition of the under-sink plumbing. Observe and report on the operation of the lights and their associated switches. Observe, test and report on the kitchen outlets.

		IN	NI	NP	MR	TR	Styles & Materials
5.0	CEILINGS	X					<b>CABINETRY:</b> WOOD CHERRY STAINED& VARNISHED
5.1	WALLS	X					
5.2	FLOORS	X					<b>COUNTERTOP:</b> STONE (GRANITE) LIMESTONE BACKSPLASHES
5.3	DOORS (REPRESENTATIVE NUMBER)	X					
5.4	WINDOWS (REPRESENTATIVE NUMBER)	X					<b>DISHWASHER:</b> GENERAL ELECTRIC
5.5	GFCI OUTLETS	X					<b>DISPOSER:</b> IN SINK ERATOR
5.6	WALL SWITCHES	X					<b>EXHAUST/RANGE HOOD:</b> BROAN
5.7	OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE	X					<b>MICROWAVE (BUILT-IN):</b> GENERAL ELECTRIC
5.8	UNDER-SINK PLUMBING	X					
5.9	WATER SHUT-OFF VALVES	X					<b>RANGE/OVEN:</b> JENN AIR
5.10	FAUCET AND SPRAY NOZZLE	X					<b>COOKTOP:</b> GENERAL ELECTRIC
5.11	DISHWASHER	X					<b>REFRIGERATOR:</b> KENMORE (STAYS WITH HOUSE)
5.12	GARBAGE DISPOSER	X					<b>REFRIGERATOR OPENING WIDTH:</b> 33 1/2 INCHES
5.13	COOK-TOP	X					
5.14	OVEN	X					<b>REFRIGERATOR OPENING HEIGHT:</b> 61 1/4 INCHES 71 INCHES
5.15	RANGE			X			
5.16	RANGE HOOD	X					
5.17	MICROWAVE	X					
5.18	CABINET CONDITION	X					
5.19	DRAWERS	X					
5.20	DOORS	X					
5.21	CABINET SHELVING	X					
5.22	COUNTERTOP CONDITION	X					
5.23	BACKSPLASHES	X					

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**Comments:**

5.4 All windows are Andersen, double-pane vinyl-clad and are in excellent shape.

**5.17 Non-vented microwave**

The inspector is not required to: Move personal items to test any of the appliances, electrical components or equipment. Operate any shut-off valves to ensure their operation.

**BATHROOM AND COMPONENTS**

		IN	NI	NP	MR	TR	Styles & Materials
6.0	CEILINGS	X					<b>BATHTUB:</b> OVERSIZED JETTED (IN MASTER STANDARD IN OTHER 2 BATHROOMS)
6.1	WALLS	X					TWO-HANDLED FAUCET IN MASTER SINGLE HANDLE-PR FAUCETS IN OTHER BATHROOMS
6.2	FLOORS	X					MARBLE TILE SURROUND IN MASTER, CERAMIC TILE SURROUND IN OTHER BATHROOMS
6.3	DOORS (REPRESENTATIVE NUMBER)	X					
6.4	WINDOWS (REPRESENTATIVE NUMBER)	X					
6.5	GFCI OUTLET	X					
6.6	LIGHTS& ASSOCIATED SWITCHES	X					<b>CABINETY:</b> WOOD CHERRY STAINED& VARNISHED ALL BATHS
6.7	EXHAUST FAN AND SWITCH	X					
6.8	SINK(S)	X					<b>COUNTERTOP:</b> STONE (-MARBLE-IN MASTER, FORMICA I ALL OTHER BATHS)
6.9	SINK FAUCETS	X					STONE BACKSPLASHES IN MASTER, CERAMIC TILE BACKPLASHES IN ALL OTHER BATHS.
6.10	SINK DRAIN(S)& STOPPERS	X					
6.11	SINK SHUT-OFF VALVES	X					
6.12	UNDER-SINK PLUMBING	X					<b>EXHAUST FAN:</b> FAN ONLY ALL BATHS
6.13	TOILET SECURE AND OPERATIONAL	X					
6.14	TOILET SHUT-OFF VALVE	X					<b>FAUCETS:</b> TWO-HANDLE ON MASTER TUB AND ALL SINKS, SINGLE-HANDLE ON ALL SHOWERS.
6.15	BATHTUB	X					
6.16	BATHTUB FAUCET	X					
6.17	BATHTUB DRAIN	X					<b>SHOWER:</b> STAND-ALONE SHOWER IN MASTER WITH SINGLE HANDLE PRESSURE-REGULATED FAUCET MARBLE TILE SURROUND GLASS DOOR (HINGED)
6.18	SHOWER FAUCET	X					
6.19	SHOWER HEAD	X					
6.20	SHOWER SURROUND	X					<b>SINK(S):</b> DROP-INS IN ALL BATHS TWO-HANDLE FAUCETS ON ALL SINKS
6.21	SHOWER DRAIN	X					
6.22	SHOWER DOOR	X					
6.23	CABINETY	X					
6.24	COUNTERTOPS	X					

IN NI NP MR TR

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Comments:

**ROOMS**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; Draperies, blinds, or other window treatments.

		IN	NI	NP	MR	TR	Styles & Materials
7.0	WALLS	X					<b>DOORS:</b> HINGED WOOD
7.1	CEILING	X					<b>WINDOWS:</b> WOOD VINYL CASEMENT DOUBLE PANE
7.2	FLOORING	X					<b>FLOORS:</b> CARPET WOOD TILE
7.3	DOORS	X					
7.4	DOOR HARDWARE	X					
7.5	WINDOWS	X					
7.6	WINDOW HARDWARE	X					
7.7	WINDOW GLASS	X					
7.8	LIGHTING & ASSOCIATED SWITCHES	X					
7.9	ELECTRICAL OUTLETS	X					
7.10	STAIRS	X					
7.11	RAILINGS	X					
7.12	BALUSTERS	X					

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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.

**ELECTRICAL SYSTEMS**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their amperage capacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	MR	TR	Styles & Materials
8.0	UNOBSTRUCTED ACCESS TO PANEL	X					<b>ELECTRICAL SERVICE</b>
8.1	PANEL AT CORRECT HEIGHT	X					<b>CONDUCTORS:</b> BELOW GROUND ALUMINUM 220/240 VOLTS
8.2	SERVICE ENTRANCE CONDUCTORS	X					<b>PANEL CAPACITY:</b>
8.3	INSIDE PANEL	X					ADEQUATE 225 AMP MAIN 60 AMP SUB PANEL MAIN BREAKER PRESENT
8.4	MAIN BREAKER	X					<b>PANEL TYPE:</b>
8.5	SERVICE GROUND	X					CIRCUIT BREAKERS OUTDOOR PANEL
8.6	BONDED TO COLD WATER	X					<b>ELEC. PANEL MANUFACTURER:</b>
8.7	NUMBER AND AMPERAGES OF BREAKERS/FUSES	X					SIEMENS IN MAIN PANEL SQUARE D IN SUB PANEL
8.8	OUTLETS (INTERIOR)	X					<b>BRANCH WIRE 15 and 20 AMP:</b>
8.9	OUTLETS (EXTERIOR)	X					COPPER
8.10	SWITCHES (INTERIOR)	X					<b>WIRING METHODS:</b>
8.11	SWITCHES (EXTERIOR)	X					ROMEX
8.12	OUTLET POLARITY & GROUNDING	X					
8.13	GFCI OPERATION	X					
8.14	SMOKE DETECTORS	X					

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**Comments:**

8.1 Main panel is located on the outside back of the house.



8.1 Picture 1

8.7 26-15A breakers, 15-20A breakers, 3-30A breakers, 2-50A breaker

8.14 11 Smoke detectors, all in working condition.

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.

## STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	MR	TR	Styles & Materials
9.0	FOUNDATION / WALLS AND MORTAR JOINTS	X					<b>FOUNDATION:</b> POURED CONCRETE
9.1	COLUMNS OR PIERS		X				<b>FLOOR STRUCTURE:</b> SLAB
9.2	INSULATION	X					<b>WALL STRUCTURE:</b> POURED CONCRETE
9.3	NOTE ANY DEBRIS IN THE BASEMENT OR CRAWLSPACE			X			
9.4	FOUNDATION VENTS OR WINDOWS	X					
9.5	REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS	X					
9.6	SLAB FLOORING	X				X	

IN NI NP MR TR

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### Comments:

**9.6** Slab in BASEMENT office has sunk approx 1/2-inches measured at window-wall. . The settling does not appear to be a major problem, but the uneven floor can be noticed when you walk towards the window. The buyer may want to get an opinion from a qualified expert.

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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.

**PLUMBING SYSTEM**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	MR	TR	Styles & Materials
10.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X					<b>WATER SOURCE:</b> WELL WITH 100-GAL PRESSURE TANK
10.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					<b>WATER FILTERS:</b> NONE (We do not inspect filtration systems)
10.2	INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)	X					<b>PLUMBING SUPPLY:</b> COPPER
10.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					<b>PLUMBING DISTRIBUTION:</b> COPPER
10.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					<b>WASHER DRAIN SIZE:</b> 2" DIAMETER
10.5	CONDITION OF VENT PIPE (from furnace/water heater to chimney)	X					<b>PLUMBING WASTE:</b> PVC/ABS
10.6	WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR	X					<b>WATER HEATER POWER SOURCE:</b> GAS (QUICK RECOVERY)
10.7	WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)	X					
10.8	Tested for Carbon Monoxide	X					
10.9	Tested for gas leaks	X					

IN NI NP MR TR

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**CAPACITY:**  
50 GAL (2-3 PEOPLE)

**MANUFACTURER:**  
RHEEM

**Comments:**

10.3 Main water shutoff located in furnace room near water pressure tank.

10.4 Hot water tank is 10 years old and showing signs of age. While working at the time of inspection, it is nearing the end of its life-expectancy.



10.4 Picture 1

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.

**HEATING**

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	MR	TR	Styles & Materials
11.0	HEATING EQUIPMENT	X			X		<b>HEAT TYPE:</b> FORCED AIR
11.1	NORMAL OPERATING CONTROLS	X					<b>ENERGY SOURCE:</b> NATURAL GAS
11.2	AUTOMATIC SAFETY CONTROLS	X					<b>NUMBER OF HEAT SYSTEMS</b> <b>(excluding wood):</b> ONE
11.3	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)	X			X		<b>HEAT SYSTEM BRAND:</b> RHEEM – 2-YRS OLD
11.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X		<b>DUCTWORK:</b> NON-INSULATED
							<b>FILTER TYPE:</b> DISPOSABLE (OPERABLE)
							<b>FILTER SIZE:</b> 20x25

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**Comments:**

**11.0** The furnace was clean and working at the time of inspection, but the buyer may want to insure its function by having it inspected and serviced by a licensed professional.

**11.3** Insulation has fallen from the ceiling joist in the furnace room. This should be repaired.



11.3 Picture 1

**11.4** One of the combustible air vents is plugged in the furnace room. The plug should be removed. Also, Douglas County requires both "high" and "low" combustible air vents. One of the two present should be extended to serve as the "low" vent.



11.4 Picture 1

The heating 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.

## CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily open-able access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

		IN	NI	NP	MR	TR	Styles & Materials
12.0	COOLING AND AIR HANDLER EQUIPMENT	X					<b>COOLING EQUIPMENT TYPE:</b> AIR CONDITIONER UNIT
12.1	NORMAL OPERATING CONTROLS	X					<b>COOLING EQUIPMENT ENERGY SOURCE:</b> ELECTRICITY
12.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					<b>CENTRAL AIR MANUFACTURER:</b> RHEEM – 5-TON
		IN	NI	NP	MR	TR	<b>NUMBER OF A/C UNITS:</b> ONE

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The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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.

## FIREPLACES

		IN	NI	NP	MR	TR	Styles & Materials
13.0	GAS/LP FIRE LOGS AND FIREPLACES	X					<b>TYPES OF FIREPLACES:</b> VENTED GAS LOGS
13.1	CLEARANCE FROM COMBUSTIBLES	X					<b>OPERABLE FIREPLACES:</b> ONE
13.2	CONDITION OF HEARTH, MANTLE AND WALL	X					<b>NUMBER OF WOODSTOVES:</b> NONE
13.3	WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END		X				
		IN	NI	NP	MR	TR	

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### Comments:

**13.3** Interior of metal flue was not inspected. Cap is properly placed on roof vent and fireplace was operational at the time of inspection. Gas shut-off valve was present and working.

**BASEMENT**

		IN	NI	NP	MR	TR	Styles & Materials
14.0	Walls	X					<b>Finish:</b> Full Professional Finish Excellent condition
14.1	Ceilings	X					
14.2	Floors	X					
14.3	Windows	X					
14.4	Trim	X					
14.5	Other determinations	X			X		

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**Comments:**

14.5 Was unable to inspect foundation walls because of finish.

**WATER WELLS**

		IN	NI	NP	MR	TR	Styles & Materials
16.0	WELL PUMP AND EQUIPMENT	X					<b>TYPE OF PUMP:</b> SUBMERSIBLE – 5HP  <b>ACCESSORIES:</b> 100 GAL AIR BLADDER TANK

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**Comments:**

16.0 The water equipment was working at the time of inspection. Pump came on when pressure tank fell below 20 pounds and cut-off when the pressure reached 40 pounds. The pump itself was not inspected by 5280 Home Inspections, Inc.

**SEPTIC SYSTEMS**

		IN	NI	NP	MR	TR	Styles & Materials
17.0	SEPTIC FIELD		X				<b>SEPTIC TANK:</b> NOT INSPECTED (BELOW GROUND)  4-CHAMBER, 2000 GALLON SEPTIC TANK  3 ACCESS LIDS BELOW GROUND AND ONE ABOVE GROUND OVER CHAMBER WHERE EFFLUENT PUMP IS LOCATED. PUMP HAS ALARM WITH ALARM UNIT LOCATED IN THE GARAGE.
17.1	BOOSTER PUMP AND ALARM		X				
17.2	VISIBLE INSPECTION OF INSIDE TANK		X				

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**Comments:**

17.2 5280 does not inspect septic systems. Recommend having system inspected by a qualified professional.