

Inspection Report

John Samplereport

Property Address:

12345 Five St.
Alamosa CO 81101



Denali Home Inspections, LLC

Kevin Rice AZ License #66145

P.O. Box 694

Alamosa, CO

719-553-7875

Table of Contents

Cover Page	1
Table of Contents	2
Intro Page	3
Summary.....	5
1 Roofing.....	20
2 Exterior.....	22
3 Garage	24
4 Interiors	27
5 Structural Components	32
6 Plumbing System.....	35
7 Electrical System	39
8 Heating / Central Air Conditioning.....	46
9 Insulation & Ventilation.....	48
10 Kitchen & Built-In Appliances.....	50
Invoice.....	51

Date: 8/12/2018	Time: 08:00 AM	Report ID: Sample
Property: 12345 Five St. Alamosa CO 81101	Customer: John Samplereport	Real Estate Professional:

DISCLOSURES AND DEFINITIONS; An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observations of the visible and apparent condition of the building and its components on the date of the inspection. This report is not valid without a signed pre-inspection agreement. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in this report. This report is the exclusive property of Denali Home Inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Denali Home Inspections LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the INTERNACHI Standards of Professional Practice, Home Inspector, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs and/or videos have been included in the inspection report to help you to understand what was observed during the inspection. When describing defects, photos/videos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

EXISTING CONDITIONS; Virtually all houses have problems, regardless of age or usage. It is not my purpose to compile a complete, definitive, or exhaustive list of items that need repair, but to document the general condition of the residence and to note any visible major defects. This is not a comprehensive document about the structure and should not be relied upon as such. Cosmetic considerations (paint, wall covering, carpeting, window coverings, etc.) and minor flaws are not within the scope of my inspection. Although some minor and cosmetic flaws might be noted in your report as a courtesy to you, a list of the minor and cosmetic flaws noted in the report should not be considered a complete, definitive, or exhaustive list and should not be relied upon as such. Routine maintenance and safety items are not within the scope of my inspection unless they otherwise constitute visible major defects as defined in your Home Inspection Report. Your report does not include all maintenance items and should not be relied upon for such items. Any recommendations that Denali Home Inspections LLC makes for service, a second opinion, or permit research involving any component or condition should be completed and documented before the close of escrow, or Denali Home Inspections LLC will be held harmless for any subsequently alleged defects. I report all conditions as they existed at the time of the inspection. The information contained in your report may be unreliable beyond the date of the inspection due to changing conditions. Your inspection was essentially visual, is not technically exhaustive, and does not imply that every defect was found. Latent and concealed defects and deficiencies are excluded from the inspection. Cosmetic flaws and defects will not be a part of your Home Inspection.

SHUT OFF VALVES, CIRCUIT BREAKERS, ELECTRIC RECEPTACLES, AND GAS PILOT LIGHTS; Only a visual inspection of shutoff valves and circuit breakers is performed. I not only want you to be safe in your new home, I want to be safe while we are inspecting your new home. Therefore, I do not turn any water main valves or gas shutoff valves, move any electric circuit breakers to the "on" position, plug in anything that has been unplugged, or light any gas pilots, simply because I do not know why the valves or breakers were off, why the equipment was unplugged, or why the gas pilots were turned off.

Turning valves and breakers on, plugging in equipment, or trying to light gas pilots without such knowledge can cause property damage, personal injury, and, in a worst case scenario, loss of life. I also do not do any of the opposite functions, i.e., turning water or gas shutoff valves off, moving electric circuit breakers to the "off" position, unplug anything that is plugged in, or extinguish any gas pilots. Any circuit breakers that were in the "off" position are noted as such and are not switched to the "on" position. If breaker tripping problems are detected, you should seek the guidance of a qualified electrician, as circuits might be overloaded or a short might have been caused at an outlet or switch during the move-out/move-in process. The function of the water heater TPR discharge pipe cannot be determined since it is connected to a valve; it is given a visual inspection only. Due to the constant pressure in the water supply lines and the lack of daily use of shutoff valves at the toilets, sinks, and water heater, the valves can fail at any time. Many sellers try to be helpful by turning off all the water shutoff valves at the toilets, sinks, and water heater as the last thing they do when they move out. This typically is exactly the wrong thing to do. In many cases the valves are very difficult to turn due to rust, corrosion, and/or mineral build-up from hard water, and when they are forced, they break and leak when they are turned back on. I recommend that you have qualified personnel inspect water shutoff valves at the main entry, toilets, sinks, and water heater before close of escrow to ensure proper operation. If you choose not to have the water shutoff valves at the main entry, toilets, sinks, and

water heater inspected and tested before close of escrow, I recommend that you instruct the sellers to leave the water on at all water-using appliances, particularly if you are going to be moving in within a couple of days or so.

Summary Report: The Summary Report contains important information about items or conditions that need service, further evaluation by a specialist, information you should obtain, and conditions limiting our inspection of the property. While it is our job to be thorough and provide our clients with an accurate description of the current property condition, our goal is not to make a property seem neglected, unfit for occupancy, or in any state of disrepair. Homes have many components and regular service is expected if not currently needed. In rare cases, we recommend further evaluation by a specialist who can more accurately describe an item or condition. Specialists are only recommended when hidden defects within our scope could exist or a more intrusive inspection is required to accurately describe a component of the home. We are happy to elaborate on the reasons if we recommend further evaluation. We highly recommend you to read the Full Report and not just the Summary Report. We remind you that we do not perform an inspection of the property based on current building codes. While we do recommend upgrading the property to meet current safety standards, the home likely only meets Building Code for the year in which it was constructed. In recommending service or further evaluation by a specialist, we have fulfilled our contractual obligation as generalist, and disclaim any further responsibility whether or not our recommendations are followed. By accepting and using this report, regardless of the payment terms for this home inspection, you agree to our Inspection Agreement terms and conditions. We have performed due diligence to provide and obtain a signed copy from you of this agreement for our records. Any other purchaser or user (other than the original client who's name appears herewith) of our reports is bound by the same limitations of our Inspection Agreement.

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. 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 and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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 and will state a reason for not inspecting.

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

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

In Attendance: Customer	Type of building: Single Family (1 story)	Approximate age of building: Over 10 Years
Home Faces: West	Temperature: Over 65 (F) = 18 (C)	Weather: Clear
Rain in last 3 days: No	In Attendance: Vacant (inspector only)	

Summary

Denali Home Inspections, LLC

**P.O. Box 694
Alamosa, CO
719-553-7875**

Customer
John Samplereport

Address
12345 Five St.
Alamosa CO 81101

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 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 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.

1. Roofing

1.3 Roof Drainage Systems

Inspected

Install gutter downspout extensions so that the water discharges at least 3 feet away from the foundation.



1.3 Item 1(Picture)

2. Exterior

2.5 Eaves, Soffits and Fascias

Inspected

(1) Soffit at back patio shows signs of prior leaking and has been damaged.



2.5 Item 1(Picture)

(2) Rolled roofing at back patio does not extend past the flashing. Water appears to enter here and is draining into the underlayment causing damage to patio roof.



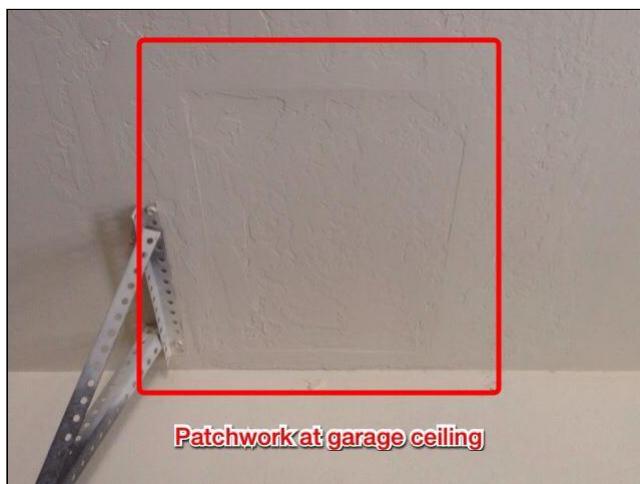
2.5 Item 2(Picture)

3. Garage

3.0 Garage Ceilings

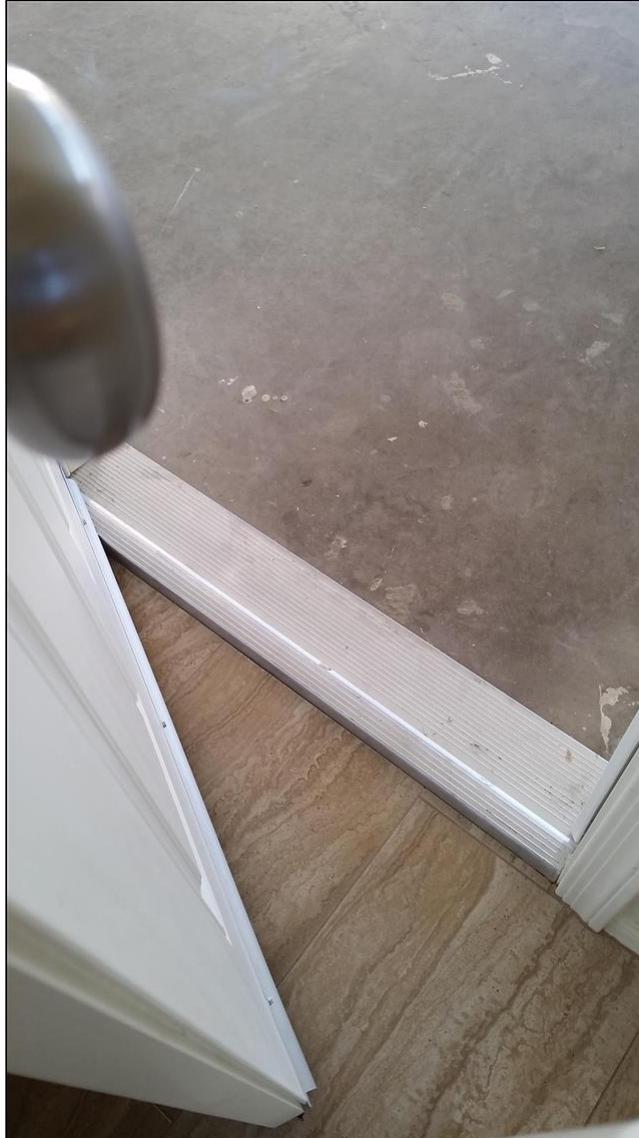
Inspected

(1) A portion of the ceiling in the garage seems to have been patched. Check with the home owner to make sure there was no prior leak.



3.0 Item 1(Picture)

(2) A potential trip hazard exists at the door leading from the garage into the house. There is a 4 inch step up into the house.



3.0 Item 2(Picture)

3.1 Garage Walls (including Firewall Separation)

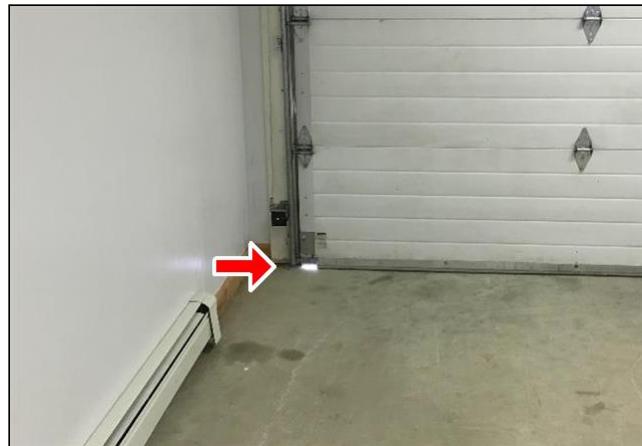
Inspected

Adjust the self closing hinges on the door from the garage into the house so it closes and latches after each use. A fire door must be in a closed and latched position to serve as a protective barrier in the event of a fire. For this reason, either spring hinges or a listed door closer is required. When the door is closed, the closer has served its role as a protective device.

3.3 Garage Door (s)

Inspected

Install continuous garage door seals as to eliminate the gaping hole at the base of the door. With the garage being heated by hot water baseboard, the gaping hole could put the heating element at risk of freezing during extreme cold. Sealing will also eliminate rodents and other critters from gaining entry.



3.3 Item 1(Picture)

4. Interiors

4.1 Walls

Inspected

Wall in small back bedroom shows signs of thermal bridging, or soot marking (vertical black lines on the walls at the studs) . It usually tells us something about a lack of building insulation or about air leaks in buildings. This should be investigated further by an insulation specialist.



4.1 Item 1(Picture)

4.6 Windows (representative number)

Inspected

(1) Front living room window does not open. It also appears that the seal between the dual panes has become compromised. This reduces the R value of the window and will cause the windows between the panes to fog up. Recommend further evaluation by licensed contractor specializing in windows.



4.6 Item 1(Picture)

(2) There is a cracked window in the back bedroom.



4.6 Item 2(Picture)

5. Structural Components

5.5 Roof Structure and Attic

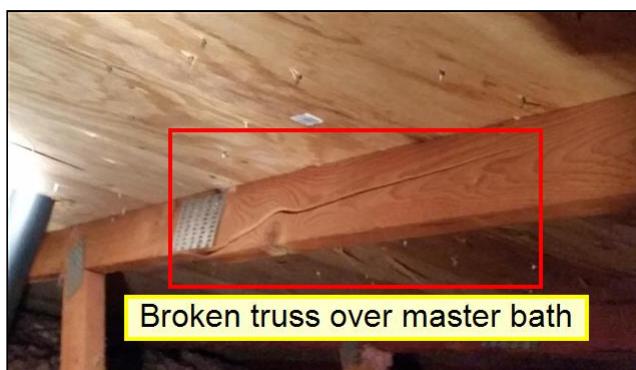
Inspected

- (1) Black mold and moisture damage was found on the underside of the roof covering. Refer to a A Mold specialist for correction.



5.5 Item 1(Picture)

(2) There is a broken truss over the master bath and two others that are cracked and failing. This could create a dangerous situation in times of heavy snow loads. Consult a qualified truss engineer.



5.5 Item 2(Picture)



5.5 Item 3(Picture)

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

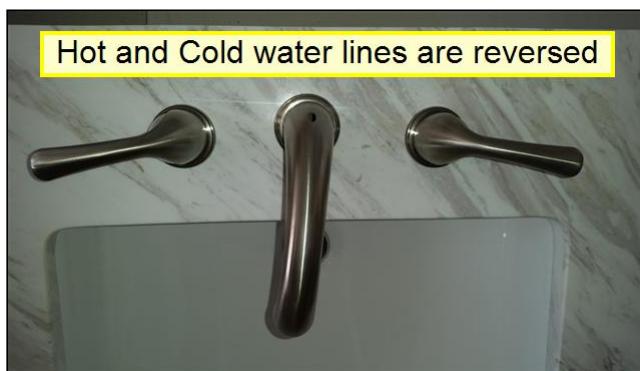
Inspected

- (1) Cure the leak under the kitchen sink.



6.1 Item 1(Picture)

- (2) Hot and cold water lines are reversed in the hallway bathroom.



6.1 Item 2(Picture)

- (3) Hallway bathroom shower surround is cracked and damaged below the faucet and needs repair so that water does not seep into the wall and cause damage and/or mold.



6.1 Item 3(Picture)

(4) Evidence of prior leaking found under hallway bathroom lavatory sink.



6.1 Item 4(Picture)

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

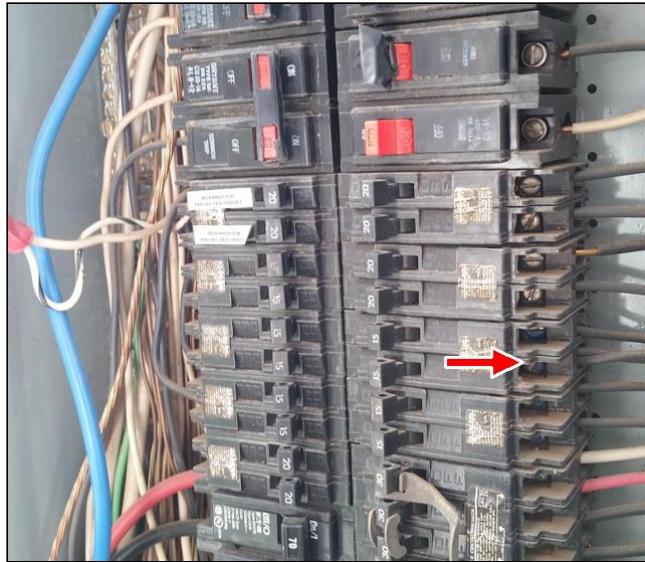
I checked for gas/propane leaks around the home. I found a slight leak on the back burner of the range. Cure the gas leak at the range.

7. Electrical System

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

A double tapped breaker exists in the main panel. A double tapped breaker is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire. Have the panel checked out by a licensed electrical contractor.



7.1 Item 1(Picture)

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

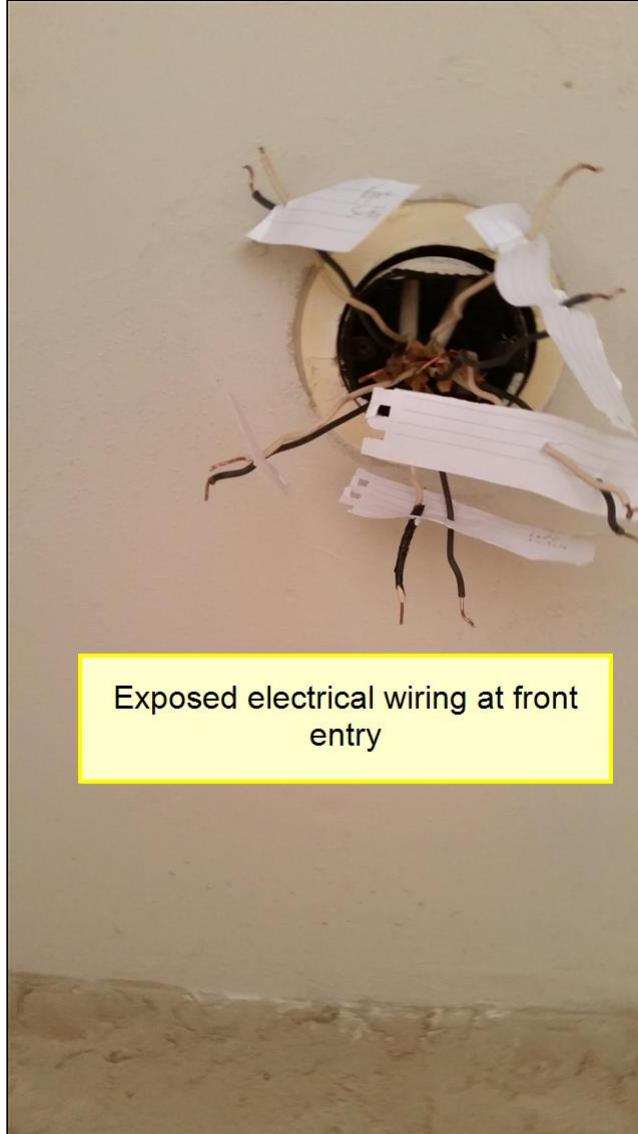
Inspected

- (1) The master bedroom ceiling fan does not function. A qualified licensed electrical contractor should perform repairs that involve wiring.



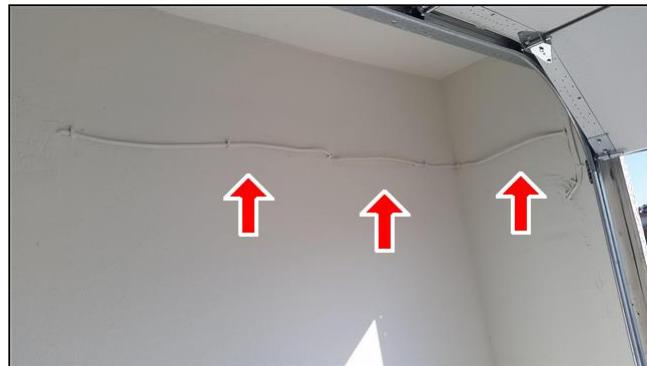
7.3 Item 1(Picture)

- (2) Exposed electrical wiring at front entry pose a high safety risk. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 2(Picture)

(3) Improper wiring found on left side of garage wall. Romex comes out of the wall, runs exposed approximately 6 feet, then re-enters the wall. This creates a highly dangerous situation and should be corrected as soon as possible by a licensed electrical contractor.



7.3 Item 3(Picture)



7.3 Item 4(Picture)

(4) Hot and neutral are reversed at outlet under large picture window in the living room. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 5(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

Provide gfc protection for all garage receptacles except one that may be used for a freezer. Ensure the polarity and grounding are correct and the gfc protection will trip with an independent testing device.

A GFCI is a ground fault circuit interrupter, an inexpensive electrical device that, if installed in household branch circuits, could prevent over two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year. The GFCI is designed to protect people from severe or fatal electric shocks. Because a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of others by interrupting the flow of electric current. Read on to learn more about this device and how it functions. The Problem Have you ever experienced an electric shock? If you have, the shock probably happened because your hand or some other part of your body contacted a source of electrical current and your body provided a path for the electrical current to go to the ground. An unintentional electric path between a source of current and a grounded surface is referred to as a "ground fault." Ground faults occur when current is leaking somewhere; in effect, electricity is escaping to the ground. How it leaks is very important. If your body provides a path to the ground for this leakage, you could be electrocuted. There are a number of examples of accidents that underscore this hazard. For example, two children, ages five and six, were electrocuted in Texas when a plugged-in hair dryer fell into the tub in which they were bathing. Also, a three-year-old Kansas girl was electrocuted when she touched a faulty countertop. These two electrocutions occurred because the electrical current escaping from the appliance traveled through the victim to ground (in these cases, the grounded

plumbing fixtures). Had a GFCI been installed, these deaths would probably have been prevented because a GFCI would have sensed the current flowing to ground and would have switched off the power before the electrocution occurred. How the GFCI Works In the home's wiring system, the GFCI constantly monitors electricity flowing in a circuit, to sense any loss of current. If the current flowing through the circuit differs by a small amount from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power faster than a blink of an eye to prevent any lethal dose of electricity. You may receive a painful shock, but you should not receive serious injury. Here's how it may work in your house. Suppose a bare wire inside an appliance touches the metal case. The case is then charged with electricity. If you touch the appliance with one hand while the other hand is touching a grounded metal object, like a water faucet, you will receive a shock. If the appliance is plugged into an outlet protected by a GFCI, the power will be shut off before a fatal shock would occur.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Kevin Rice

1. Roofing

The home inspector shall observe; Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; 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; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:

3-Tab fiberglass

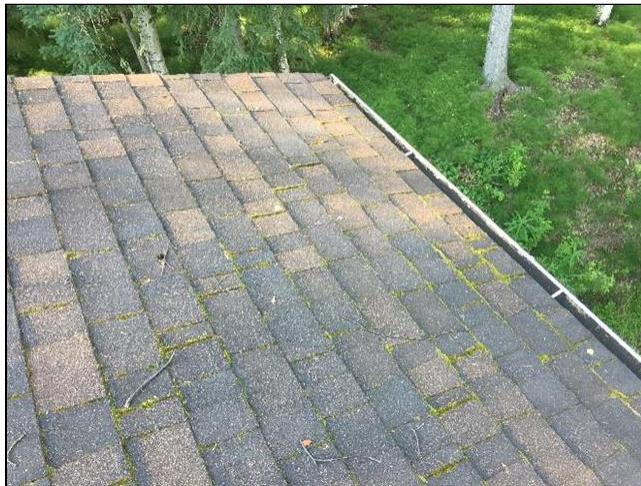
Viewed roof covering from:

Walked roof

*Items***1.0 Roof Coverings**

Comments: Inspected

Consider installing zinc strips or spreading zinc powder on the shingles to rid the roof of moss and to prevent future accumulation.



1.0 Item 1(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Not Present

1.3 Roof Drainage Systems

Comments: Inspected

Install gutter downspout extensions so that the water discharges at least 3 feet away from the foundation.



1.3 Item 1(Picture)

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

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.

Styles & Materials

Siding Material:

Cement-Fiber

Extra Info : Stucco

Exterior Entry Doors:

Steel

Appurtenance:

Covered porch

Patio

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected

- (1) Soffit at back patio shows signs of prior leaking and has been damaged.



2.5 Item 1(Picture)

(2) Rolled roofing at back patio does not extend past the flashing. Water appears to enter here and is draining into the underlayment causing damage to patio roof.



2.5 Item 2(Picture)

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.

3. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

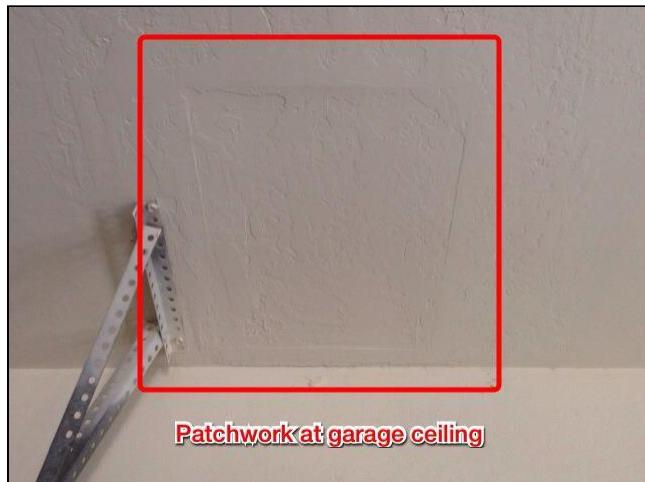
CHAMBERLAIN

Items

3.0 Garage Ceilings

Comments: Inspected

- (1) A portion of the ceiling in the garage seems to have been patched. Check with the home owner to make sure there was no prior leak.



3.0 Item 1(Picture)

- (2) A potential trip hazard exists at the door leading from the garage into the house. There is a 4 inch step up into the house.



3.0 Item 2(Picture)

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

Adjust the self closing hinges on the door from the garage into the house so it closes and latches after each use. A fire door must be in a closed and latched position to serve as a protective barrier in the event of a fire. For this reason, either spring hinges or a listed door closer is required. When the door is closed, the closer has served its role as a protective device.

3.2 Garage Floor

Comments: Inspected

There are typical settlement cracks in the garage floor.

3.3 Garage Door (s)

Comments: Inspected

Install continuous garage door seals as to eliminate the gaping hole at the base of the door. With the garage being heated by hot water baseboard, the gaping hole could put the heating element at risk of freezing during extreme cold. Sealing will also eliminate rodents and other critters from gaining entry.



3.3 Item 1(Picture)

3.4 Occupant Door (from garage to inside of home)

Comments: Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

(1) The garage door will reverse when met with resistance.

(2) The sensors are in place for garage door(s) and will reverse the door.

3.6 Garage window (s)

Comments: Not Present

4. Interiors

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; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Laminated T&G
Tile

Interior Doors:

Solid

Window Types:

AGED
Thermal/Insulated
Double-hung
Sliders

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Items

4.0 Ceilings

Comments: Inspected

Evidence of a prior leak in the ceiling above the washer and dryer exhaust fan. This area has been patched and painted. Ask homeowner about the issue.



4.0 Item 1(Picture)

4.1 Walls

Comments: Inspected

Wall in small back bedroom shows signs of thermal bridging, or soot marking (vertical black lines on the walls at the studs) . It usually tells us something about a lack of building insulation or about air leaks in buildings. This should be investigated further by an insulation specialist.



4.1 Item 1(Picture)

4.2 Floors

Comments: Inspected

4.3 Steps, Stairways, Balconies and Railings

Comments: Not Inspected

4.4 Counters and Cabinets (representative number)

Comments: Inspected

4.5 Doors (representative number)

Comments: Inspected

Front door dead bolt does not move back and forth to lock the door. Further evaluation and/or replacement needed.



4.5 Item 1(Picture)

4.6 Windows (representative number)

Comments: Inspected

(1) Front living room window does not open. It also appears that the seal between the dual panes has become compromised. This reduces the R value of the window and will cause the windows between the panes to fog up. Recommend further evaluation by licensed contractor specializing in windows.



4.6 Item 1(Picture)

- (2) There is a cracked window in the back bedroom.



4.6 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.

5. 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.

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Slab
Wall Structure: 2 X 4 Wood 2 X 6 Wood	Columns or Piers: Concrete piers Extra Info : Stucco over wood	Ceiling Structure: Not visible
Roof Structure: Engineered wood trusses	Roof-Type: Gable	Method used to observe attic: Walked
Attic info: Attic access	<i>Items</i>	

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected

- (1) Black mold and moisture damage was found on the underside of the roof covering. Refer to a A Mold specialist for correction.



5.5 Item 1(Picture)

- (2) There is a broken truss over the master bath and two others that are cracked and failing. This could create a dangerous situation in times of heavy snow loads. Consult a qualified truss engineer.



5.5 Item 2(Picture)



5.5 Item 3(Picture)

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.

6. 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.

Styles & Materials

Water Source:	Water Filters:	Plumbing Water Supply (into home):
Public	None	Copper
Plumbing Water Distribution (inside home):	Washer Drain Size:	Plumbing Waste:
Copper PEX	2" Diameter	ABS
Water Heater Power Source:	Water Heater Capacity:	Water Heater Location:
Gas (quick recovery)	50 Gallon (2-3 people)	Utility Room Extra Info : located in the garage
WH Manufacturer:		
AQUASENSE RHEEM		

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

You may cut the plumbing vents so they only extend 9" above the roof to reduce freezing during very cold temperatures.



6.0 Item 1(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

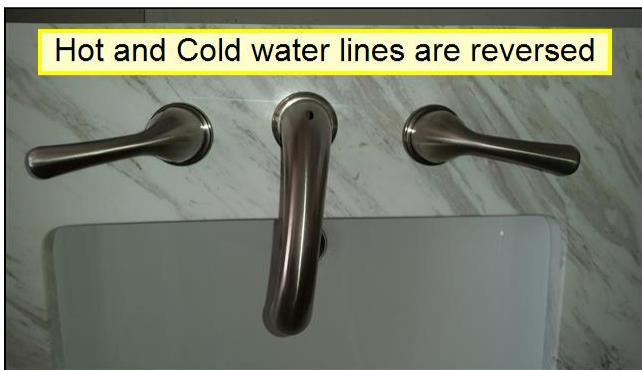
Comments: Inspected

- (1) Cure the leak under the kitchen sink.



6.1 Item 1(Picture)

- (2) Hot and cold water lines are reversed in the hallway bathroom.



6.1 Item 2(Picture)

- (3) Hallway bathroom shower surround is cracked and damaged below the faucet and needs repair so that water does not seep into the wall and cause damage and/or mold.



6.1 Item 3(Picture)

- (4) Evidence of prior leaking found under hallway bathroom lavatory sink.

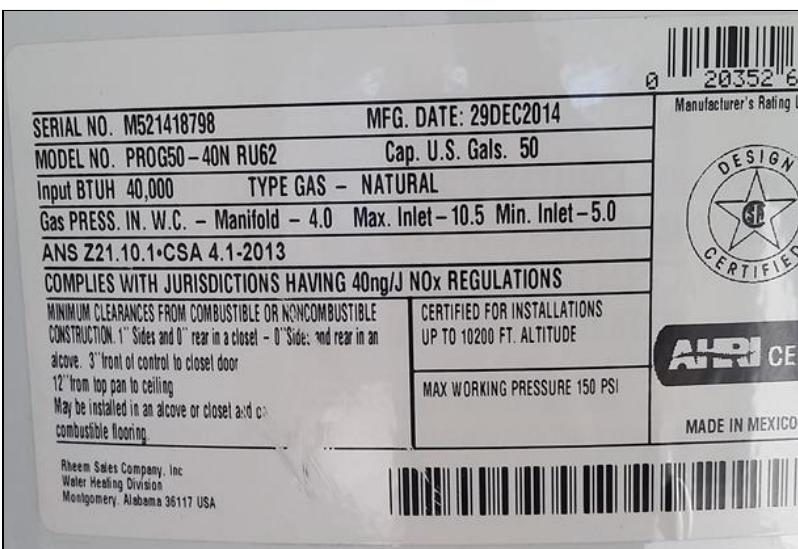


6.1 Item 4(Picture)

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

Hot water tank information. For your information.



6.2 Item 1(Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

Main water shut off valve is located in the mechanical room. This is for your information.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

I checked for gas/propane leaks around the home. I found a slight leak on the back burner of the range. Cure the gas leak at the range.

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

Gas shut off valve is located in the mechanical room. This is for your information.

6.6 Sump Pump

Comments: Not Inspected

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.

7. Electrical System

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 ampacities 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.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

BRYANT

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

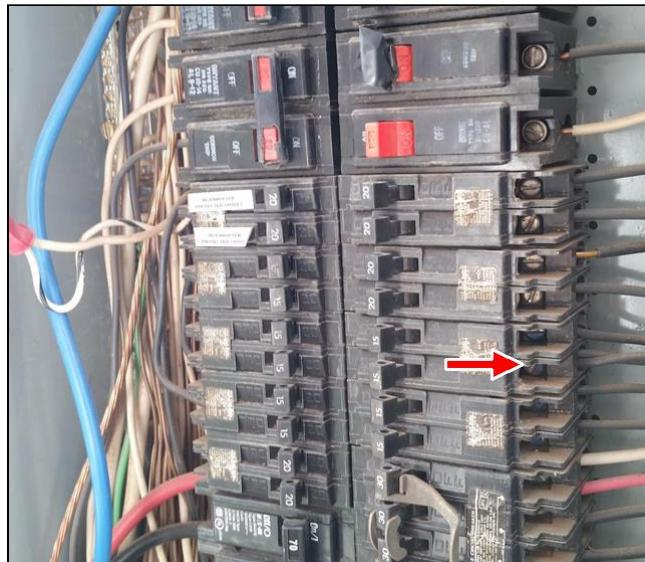
Comments: Inspected

The wall anchor supporting the electrical conduit to the main electrical panel is loose and needs repair. Use a phillips head screw driver to re-tighten.

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

A double tapped breaker exists in the main panel. A double tapped breaker is when two wires connect to one breaker. The problem is that it can cause loose connections, arcing, and potentially a fire. Have the panel checked out by a licensed electrical contractor.



7.1 Item 1(Picture)

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

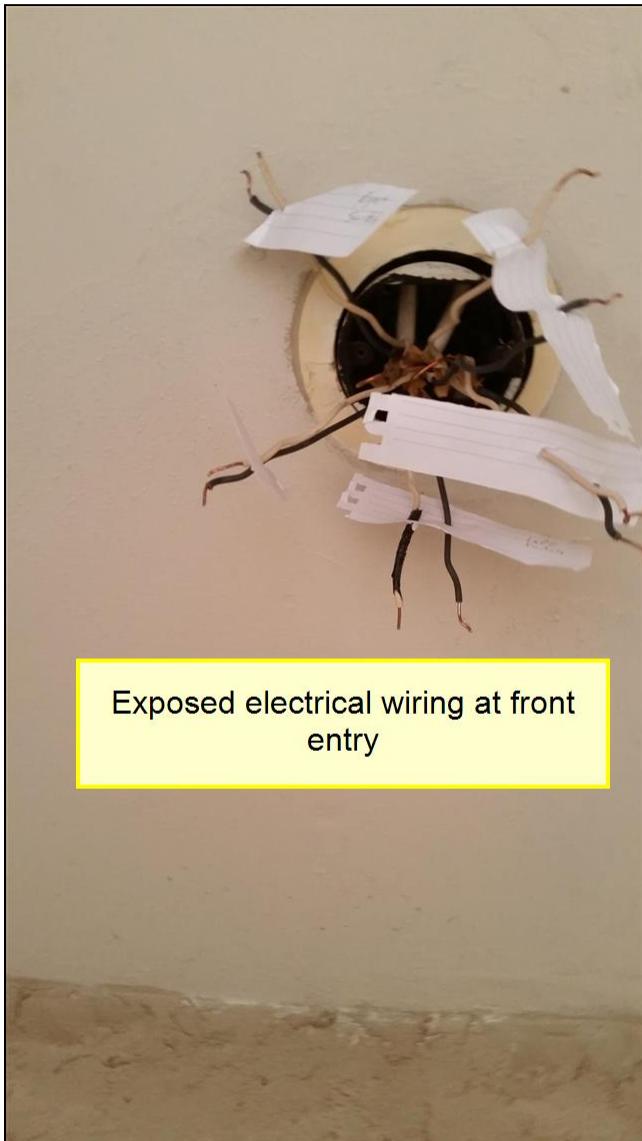
Comments: Inspected

- (1) The master bedroom ceiling fan does not function. A qualified licensed electrical contractor should perform repairs that involve wiring.



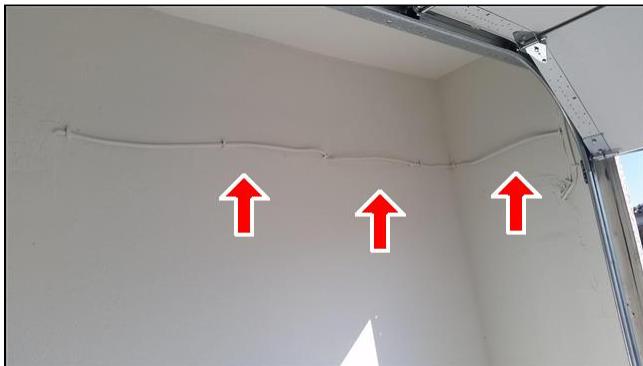
7.3 Item 1(Picture)

- (2) Exposed electrical wiring at front entry pose a high safety risk. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 2(Picture)

(3) Improper wiring found on left side of garage wall. Romex comes out of the wall, runs exposed approximately 6 feet, then re-enters the wall. This creates a highly dangerous situation and should be corrected as soon as possible by a licensed electrical contractor.



7.3 Item 3(Picture)



7.3 Item 4(Picture)

- (4) Hot and neutral are reversed at outlet under large picture window in the living room. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.3 Item 5(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

I did not find any outside outlets.

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

Provide gfc protection for all garage receptacles except one that may be used for a freezer. Ensure the polarity and grounding are correct and the gfc protection will trip with an independent testing device.

A GFCI is a ground fault circuit interrupter, an inexpensive electrical device that, if installed in household branch circuits, could prevent over two-thirds of the approximately 300 electrocutions still occurring each year

in and around the home. Installation of the device could also prevent thousands of burn and electric shock injuries each year. The GFCI is designed to protect people from severe or fatal electric shocks. Because a GFCI detects ground faults, it can also prevent some electrical fires and reduce the severity of others by interrupting the flow of electric current. Read on to learn more about this device and how it functions.

The Problem

Have you ever experienced an electric shock? If you have, the shock probably happened because your hand or some other part of your body contacted a source of electrical current and your body provided a path for the electrical current to go to the ground. An un-intentional electric path between a source of current and a grounded surface is referred to as a "ground fault." Ground faults occur when current is leaking somewhere; in effect, electricity is escaping to the ground. How it leaks is very important. If your body provides a path to the ground for this leakage, you could be electrocuted. There are a number of examples of accidents that underscore this hazard. For example, two children, ages five and six, were electrocuted in Texas when a plugged-in hair dryer fell into the tub in which they were bathing. Also, a three-year-old Kansas girl was electrocuted when she touched a faulty countertop. These two electrocutions occurred because the electrical current escaping from the appliance traveled through the victim to ground (in these cases, the grounded plumbing fixtures). Had a GFCI been installed, these deaths would probably have been prevented because a GFCI would have sensed the current flowing to ground and would have switched off the power before the electrocution occurred.

How the GFCI Works

In the home's wiring system, the GFCI constantly monitors electricity flowing in a circuit, to sense any loss of current. If the current flowing through the circuit differs by a small amount from that returning, the GFCI quickly switches off power to that circuit. The GFCI interrupts power faster than a blink of an eye to prevent any lethal dose of electricity. You may receive a painful shock, but you should not receive serious injury. Here's how it may work in your house. Suppose a bare wire inside an appliance touches the metal case. The case is then charged with electricity. If you touch the appliance with one hand while the other hand is touching a grounded metal object, like a water faucet, you will receive a shock. If the appliance is plugged into an outlet protected by a GFCI, the power will be shut off before a fatal shock would occur.

7.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Inspected

7.7 Location of Main and Distribution Panels

Comments: Inspected

The Main and distribution panels are located on the south side of the building next to the garage.

7.8 Smoke Detectors

Comments: Inspected

The smoke detector should be tested at common hallways, and in bedrooms upon moving in to home to insure proper operation.

7.9 Carbon Monoxide Detectors

Comments: Not Present

None present at time of inspection.

7.10 Electrical Wiring to Hot Water Tank

Comments: Not Present

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.

8. Heating / Central Air Conditioning

The home inspector shall observe; permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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.

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heating/cooling 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 heating/cooling 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/cooling 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.

Styles & Materials

Heat Type: Hydronic Baseboard Convection	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: AMERICAN STANDARD	Ductwork: N/A	Filter Type: N/A
Filter Size: N/A	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None		

Items

8.0 Heating Equipment

Comments: Inspected

8.1 Normal Operating Controls

Comments: Inspected

8.2 Automatic Safety Controls

Comments: Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

8.8 Cooling and Air Handler Equipment

Comments: Not Present

8.9 Normal Operating Controls

Comments: Not Present

8.10 Presence of Installed Cooling Source in Each Room

Comments: Not Present

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.

9. Insulation & 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:

Cellulose

Ventilation:

 Gable vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

 Flexible Vinyl
Flexible Metal

Floor System Insulation:

NONE

Items
9.0 Insulation in Attic

Comments: Inspected

Attic insulation was measured around 10 inches thick and consists of blown cellulose. For increased energy efficiency, consider adding an additional 8 inches or more of blown fiberglass or cellulose taking care not to block the eave vents.



9.0 Item 1(Picture)

9.1 Insulation Under Floor System

Comments: Not Inspected

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

9.6 Attic Area Condition

Comments: Inspected

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. Kitchen & Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances; Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe; Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate; Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
FRIGIDAIRE	GENERAL ELECTRIC	BROAN
Range/Oven:	Built in Microwave:	Trash Compactors:
FRIGIDAIRE	FRIGIDAIRE	NONE
Refrigerator:		
FRIGIDAIRE		

Items

10.0 Dishwasher

Comments: Inspected

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

10.2 Range Hood (s)

Comments: Inspected

10.3 Trash Compactor

Comments: Not Present

10.4 Food Waste Disposer

Comments: Inspected

10.5 Microwave Cooking Equipment

Comments: Inspected

The built-in appliances of the home were 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.

INVOICE

Denali Home Inspections, LLC
P.O. Box 694
Alamosa, CO
719-553-7875
Inspected By: Kevin Rice

Inspection Date: 8/12/2018
Report ID: Sample

Customer Info:	Inspection Property:
John Samplereport 12345 Five st. Somewhere CO 81101	12345 Five St. Alamosa CO 81101
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,501 - 2,000	325.00	1	325.00
			Tax \$0.00
			Total Price \$325.00

Payment Method: Check

Payment Status: Paid

Note: