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Inspected By: Dan Derby



Home Inspection Report

Prepared For:



Property Address:



Colorado Springs, CO 80919

Inspected on Mon, Sep 26 2016 at 8:45 AM

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General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied:	Yes
Furnished:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Damp
Door Faces:	South
People Present:	Not Present

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Stucco, Wood trim
Exterior Trim Material:	Wood
Walking Surface Types:	Walks, Stoops, Porches
Walking Surface Materials:	Concrete
Chimney Type:	Wood Framed



Comment 1:

Exteriors of townhomes and condos are owned by the homeowners association are not the responsibility of the owner.

(Exterior continued)



Figure 1-1



Figure 1-2



Figure 1-3



Figure 1-4



Comment 2:

The HOA appears to have an effective maintenance schedule for buildings and grounds.

(Exterior continued)



Comment 3:

While the grounds and buildings are effectively maintained, the asphalt through out the community is at or past its effective life. Strongly recommend buyer contact the HOA to determine future plans for asphalt replacement. Lack of an effective plan will likely diminish the future value of this home.



Figure 3-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:

Carport

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground With Binoculars
Roofing Material:	3 Tab Shingle
Ventilation Present:	Power Vents
Gutter Material:	Metal

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement, Crawl
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	Inside
Attic Insulation:	Loose Fill, Batts

(Attic continued)



Comment 4:

Living room wall insulation is falling away. Bat insulation is missing in many areas.



Figure 4-1



Figure 4-2



Figure 4-3

Crawl Space

Vapor Retarder:

Missing

Inspection Method:

Storage blocking access.

Underfloor Insulation:

Not Present

(Crawl Space continued)



Comment 5:
General condition of crawlspace.



Figure 5-1



Comment 6:
Recommend installing vapor barrier.



Comment 7:
Based on geological conditions in Colorado, recommend buyer conduct a radon test.



Comment 8:
Recommend installing insulation around the rim board.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Service Panel Location:	Interior
Service Voltage:	120 volts
Service Amperage:	100 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes



Comment 9:

Panel was installed in 1984. Condition is good. Main service feeds are aluminum cable.



Figure 9-1



Figure 9-2

(Electrical continued)

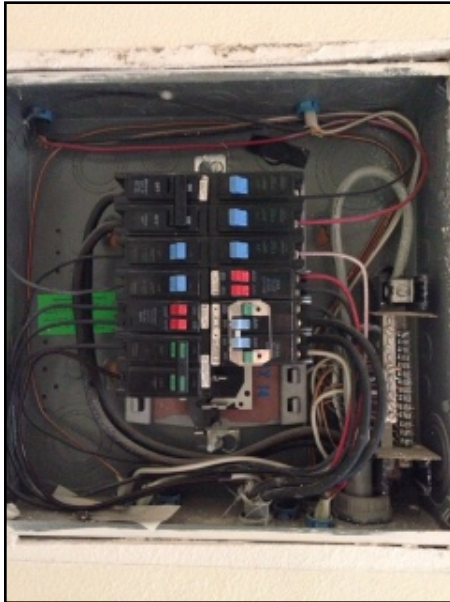


Figure 9-3

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Gas
Type of Equipment:	Forced Air
Type of Distribution:	Metal Ducting



Comment 10:
Conventional furnace: typical life expectancy 20 to 25 years.

(Heating continued)



Comment 11:
Installed 1999.



Figure 11-1

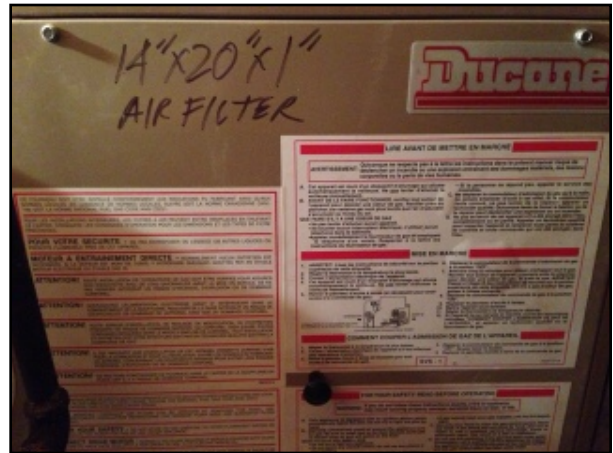


Figure 11-2

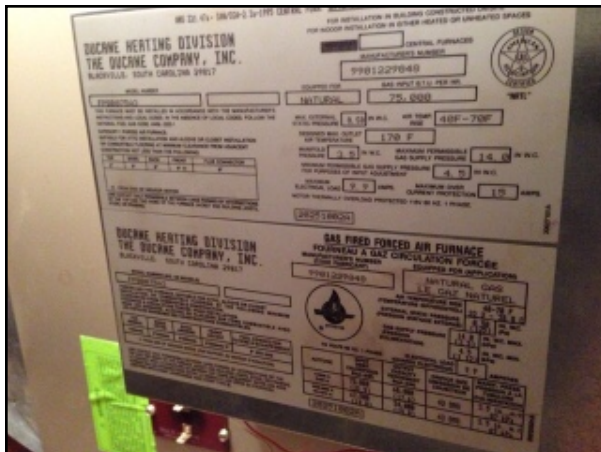


Figure 11-3



Figure 11-4

(Heating continued)



Figure 11-5



Figure 11-6

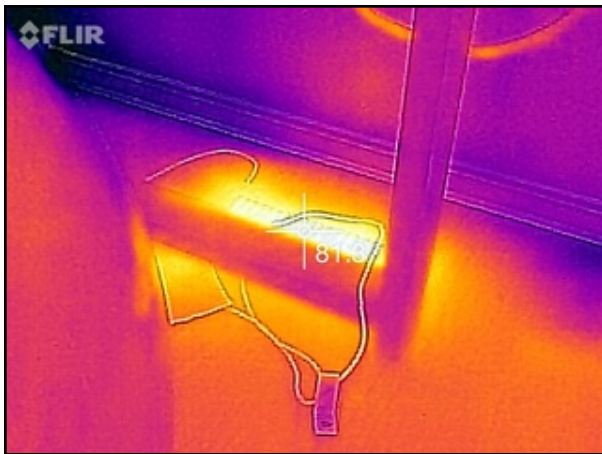


Figure 11-7

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Not Present
Type of Equipment:	Not Present
Type of Distribution:	Metal Ducting

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper
Location of Water Shutoff:	Crawlspace
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Electric
Water Heater Capacity:	38 gal



Comment 12:

Water heater installed in 2004. Average life expectancy of a hot water heater is 12 to 15 years. This water heater appears to be in good condition.



Figure 12-1

(Plumbing continued)



Comment 13:

Water temperature kitchen sink is 125°. This is 5° above the recommended maximum temperature level. This presents a potential scald danger.

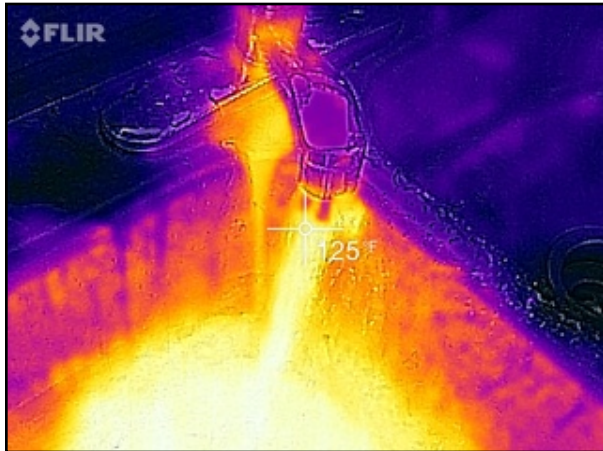


Figure 13-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed:

Dishwasher, Food Disposer, Range, Refridgerator,
Microwave/vent hood

Cooking Fuel:

Electric

Ventilation Type:

Recirculating

(Appliances continued)



Comment 14:
Refrigerator: Kenmore Coldspot: fair condition.

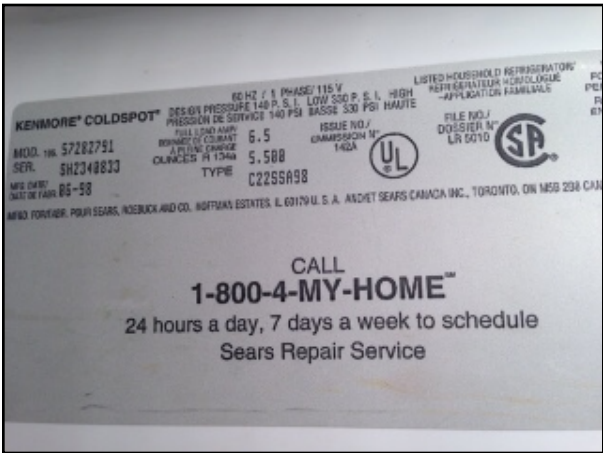


Figure 14-1



Comment 15:
Microwave: GE profile: manufactured 2004: expected life 8 to 10 years. Condition fair.



Figure 15-1

(Appliances continued)



Comment 16:

Range: manufactured November 2004. Condition good.



Figure 16-1



Comment 17:

Dishwasher: Maytag: manufactured 1992. Condition fair.



Figure 17-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types:	Double Hung, Slide
Window Materials:	Vinyl
Entry Door Types:	Hinged, Slide
Entry Door Materials:	Metal
Fireplace/Stove Type:	Manufactured

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Exterior

1) While the grounds and buildings are effectively maintained, the asphalt through out the community is at or past its effective life. Strongly recommend buyer contact the HOA to determine future plans for asphalt replacement. Lack of an effective plan will likely diminish the future value of this home.



Figure 3-1

(Report Summary continued)

Structure: Attic

2) Living room wall insulation is falling away. Bat insulation is missing in many areas.



Figure 4-1



Figure 4-2



Figure 4-3

Structure: Crawl Space

3) Based on geological conditions in Colorado, recommend buyer conduct a radon test.

(Report Summary continued)

Plumbing

4) Water temperature kitchen sink is 125°. This is 5° above the recommended maximum temperature level. This presents a potential scald danger.



Figure 13-1

Appliances

5) Dishwasher: Maytag: manufactured 1992. Condition fair.



Figure 17-1