



# Inspection Report

Prepared For:  
PHIL SAMPLES

Property Address:  
7417 INSPECTOR DR  
LITTLETON, CO 80123



## HomeFront Inspection, LLC

**Philip Gage - Certified # 04082092**  
**11387 Birch Dr.**  
**Thornton, CO 80233**  
**303-777-8025**

**CERTIFIED NACHI MEMBER**  
**PRESIDENT OF COLORADO NACHI**



<b>Date:</b> 5/11/2006	<b>Time:</b> 1:30 PM	<b>Report ID:</b> CITY SAMPLE
Property: 7417 INSPECTOR DR LITTLETON, CO 80123	Customer: PHIL SAMPLES	Real Estate Professional: CINDY BOWIE HOME REAL ESTATE

### 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.

**Style of Home:**  
Contemporary

**House Vacant:**  
No

**Utilities:**  
All Utilities On

**Age Of Home:**  
Over 25 Years

**Home Faces:**  
South

**Client Is Present:**  
Yes

**Mold Test:**  
No

**Radon Test:**  
Yes

**Water Test:**  
No

**Weather:**  
Clear

**Temperature:**  
Over 65

**Rain in last 3 days:**  
No

## 1. Roof System, Drainage, Roof Penetrations

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

**VIEWED ROOF COVERING FROM:**  
WALKED ROOF

**ROOF-TYPE:**  
GABLE

**SKY LIGHT (S):**  
NONE

**ROOF COVERING:**  
3-TAB FIBERGLASS

**VENTILATION:**  
PASSIVE

**NUMBER OF LAYERS:**  
2 LAYERS

**CHIMNEY (exterior):**  
BRICK

### Inspection Items

#### 1.0 ROOF COVERINGS

**Comments:** Repair or Replace

Two layers of shingles are present. Some areas Code allows up to three layers. One more layer may be added before tear-off is required. However this may be too much weight for the rafters and cause rafters to sag or break. Tare off will add to the cost of re-roofing considerably. Other problem my be detected when sheathing is exposed. Additional cost could occur if other defects are discovered. Recommend contacting a professional in this area.

NOTE: Check your local building codes to verify the number of layers of shingle your area can have. Some areas, such as Boulder County, require only 1 layer of shingles. This will require a tare off each time a new roof is needed. Denver can only have 2 layers. Other areas allow up to 3 layers.

(Picture 1) The roof covering is old, and near the end of its life. The covering may need to be replaced within 5 years.



1.0 Picture 1

#### 1.1 FLASHINGS

**Comments:** Inspected

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Repair or Replace

Plumbing vent pipe (through roof) needs flashing boot replaced (All the vents various diameter) on front of home and rear of home. This area can leak if not corrected. Recommend repair or replace as

needed . Recommend replacement when new roof is installed.

(Picture 3) The cement cap on the chimney has deteriorated and needs repaired. Further damage will occur if not repaired. Recommend repair or replace by a qualified person.

(Picture 4) The metal furnace vent is rusted and needs replacing.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3



1.2 Picture 4

### 1.3 VENTILATION OF ATTIC

**Comments:** Repair or Replace

Recommend increasing the ventilation when roof covering is replaced to extend the life of the shingles.

### 1.4 ROOFING DRAINAGE SYSTEMS

**Comments:** Repair or Replace

Gutter needs cleaning of debris at front (left of main entry). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Please follow through to make sure the work is completed.

(Picture 2) Downspout needs extension(s) at front right corner of home. Water needs to drain away from the foundation to keep water from infiltrating. Please follow through to make sure the work is completed.



1.4 Picture 1



1.4 Picture 2

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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 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.

### Styles & Materials

**SIDING STYLE:**  
CHANNEL RUSTIC

**EXTERIOR ENTRY DOORS:**  
WOOD

**SIDING MATERIAL:**  
WOOD

**DRIVEWAY:**  
CONCRETE

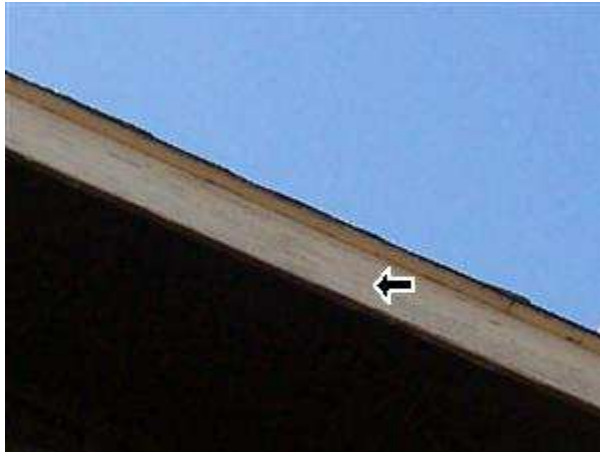
**APPURTENANCE:**  
DECK WITH STEPS

### Inspection Items

#### 2.0 EAVES, SOFFITS AND FASCIAS

**Comments:** Repair or Replace

Paint failing on eave. Needs prep and paint at "All" of exterior.



2.0 Picture 1

#### 2.1 WALL CLADDING FLASHING AND TRIM

**Comments:** Repair or Replace

Paint failing on siding. Needs prep and paint at "All" of exterior.



2.1 Picture 1



2.1 Picture 2

## 2.2 WINDOWS

**Comments:** Inspected

## 2.3 DOORS (Exterior)

**Comments:** Repair or Replace

Sliding glass doors at Rear entry door does not lock. This is considered unsafe and needs correcting. Recommend repair or replace as needed using a qualified person.



2.3 Picture 1

## 2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

**Comments:** Repair or Replace

(Picture 1) Pickets on Upper level balcony at rear of home are spaced too far apart for safety. Pickets more than 4 inches apart could allow an adult, child or pet to fall through. Recommend maximum space between pickets to be four inches.

The front steps have settled and pulled away from the porch. This area should be properly repaired with cement or mud jacking.



2.4 Picture 1



2.4 Picture 2

## 2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

**Comments:** Repair or Replace

Concrete drive at front of home has settlement cracks. Water can cause further deterioration if not repaired and sealed properly. Recommend repair or replace as needed using a qualified person.



2.5 Picture 1

## 2.6 FOUNDATION WALLS AND MORTAR JOINTS

**Comments:** Inspected

## 2.7 DOOR BELL

**Comments:** Inspected

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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.



### 3. Garage

#### Styles & Materials

**GARAGE DOOR MATERIAL:**

INSULATED  
METAL

**GARAGE DOOR TYPE:**

ONE AUTOMATIC

#### Inspection Items

**3.0 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

**Comments:** Inspected

Garage door reverses both with sensors and resistance.

**3.1 CEILINGS**

**Comments:** Inspected

**3.2 WALLS**

**Comments:** Inspected

**3.3 FLOORS**

**Comments:** Inspected

**3.4 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Repair or Replace

Door to house does not auto close at garage. This is a fire safety defect. This door should be auto close. Recommend repair from a qualified person.. Please follow through to make sure the work is completed.

## 4. Kitchen and Components

### Styles & Materials

**CABINETS:**

AGED  
WOOD

**COUNTERTOP:**

LAMINATE

**DISHWASHER:**

WHIRLPOOL

**DISPOSER:**

BADGER

**EXHAUST/RANGE HOOD:**

AIRCARE

**BUILT-IN MICROWAVE:**

NONE

**RANGE/OVEN:**

WHIRLPOOL

### Inspection Items

**4.0 CEILINGS**

**Comments:** Inspected

**4.1 WALLS**

**Comments:** Inspected

**4.2 FLOORS**

**Comments:** Inspected

**4.3 ELECTRIC**

**Comments:** Repair or Replace

Outlet(s) at Kitchen are old and should be upgraded to GFCI (Ground Fault Circuit Interrupter) outlets.. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician correct as needed. Other defects may be discovered that only a licensed professional can discover. These too should be repaired.

**4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

**4.5 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**4.6 FOOD WASTE DISPOSER**

**Comments:** Inspected

**4.7 DISHWASHER**

**Comments:** Inspected

**4.8 RANGES/OVENS/COOKTOPS**

**Comments:** Inspected

**4.9 RANGE HOOD**

**Comments:** Inspected

**4.10 MICROWAVE COOKING EQUIPMENT**

**Comments:** Not Present

**4.11 WASHER AND DRYER**

**Comments:** Inspected

## 5. 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; or Draperies, blinds, or other window treatments.

### Styles & Materials

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING(S):**  
CARPET  
LINOLEUM

**INTERIOR DOORS:**  
HOLLOW CORE

**WINDOW TYPES:**  
SINGLE PANE  
SLIDERS

**WINDOW MANUFACTURER:**  
UNKNOWN

### Inspection Items

#### 5.0 CEILINGS

**Comments:** Inspected

#### 5.1 WALLS

**Comments:** Inspected

#### 5.2 FLOORS

**Comments:** Inspected

#### 5.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 5.4 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Repair or Replace

All windows are single pane at all or most rooms throughout house. Heat loss is greater than double pane thermal windows. Recommend repair as desired.

The window has a damaged sash spring in the dining room. Recommend repair or replace by a qualified person.



5.4 Picture 1

## 5.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

### Comments: Inspected

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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.

## 6. Bathroom Components

### Styles & Materials

**CEILING MATERIALS:**  
SHEETROCK

**WALL MATERIAL:**  
SHEETROCK

**FLOOR COVERING(S):**  
CARPET  
LINOLEUM

### Inspection Items

#### 6.0 CEILINGS

**Comments:** Inspected

#### 6.1 WALLS

**Comments:** Inspected

#### 6.2 FLOORS

**Comments:** Inspected

#### 6.3 SINK BASE AND CABINETRY

**Comments:** Inspected

#### 6.4 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 6.6 OUTLETS (GFCI)

**Comments:** Repair or Replace

Outlet(s) are outdated and need to be updated to GFCI. This is for your safety. Contact a licensed electrician to install.



6.6 Picture 1

## 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:**  
BELOW GROUND

**ELEC. PANEL MANUFACTURER:**  
FEDERAL PACIFIC

**PANEL CAPACITY:**  
125 AMP

**BRANCH WIRE 15 and 20 AMP:**  
COPPER

**PANEL TYPE:**  
CIRCUIT BREAKERS

**WIRING METHODS:**  
ROMEX

### Inspection Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 7.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Repair or Replace

You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. I recommend you consult a licensed electrician for an opinion and correct if necessary.



7.1 Picture 1



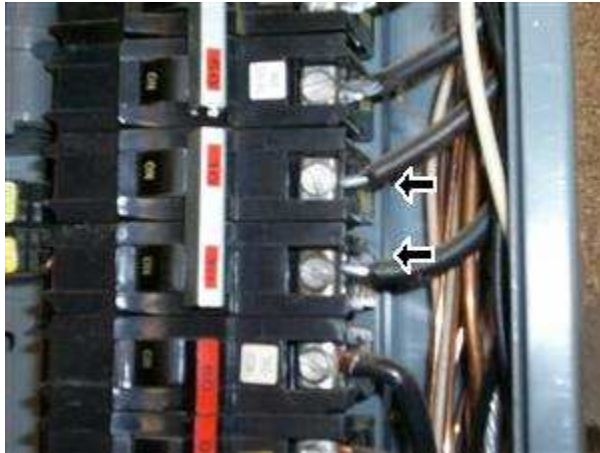
7.1 Picture 2

#### 7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Repair or Replace

Problem(s) discovered in panel such as Aluminum branch wiring, (Two 10 gage wire) and knock

out missing and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.



7.2 Picture 1

**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:** Repair or Replace

Improper wiring at light fixture in garage. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring. Other defects may be discovered that only a licensed professional can discover. These too should be repaired. .



7.3 Picture 1

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Repair or Replace

Outlet(s) at bathroom(s) and Kitchen are old and should be upgraded to GFCI (Ground Fault Circuit Interrupter) outlets.. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring. Other defects may be discovered that only a licensed professional can discover. These too should be repaired.

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Not Present

**7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

Main panel box is located at garage.

### 7.7 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry)

**Comments:** Inspected

### 7.8 SMOKE DETECTORS

**Comments:** Repair or Replace

Smoke detector did not work when tested at hallway. Without a working smoke detector in your home you have no first alert to a possible fire. Please follow through to make sure the work is completed.(Picture 1) Smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away.



7.8 Picture 1

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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. 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

<b>FOUNDATION:</b> POURED CONCRETE	<b>METHOD USED TO OBSERVE CRAWLSPACE:</b> NO CRAWLSPACE	<b>FLOOR STRUCTURE:</b> 2 X 8
<b>WALL STRUCTURE:</b> 2 X 4 WOOD	<b>COLUMNS OR PIERS:</b> STEEL SCREW JACKS	

### Inspection Items

#### **8.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Inspected

Interior foundation walls could not be inspected due to the finished basement.

#### **8.1 COLUMNS OR PIERS**

**Comments:** Inspected

#### **8.2 WALLS (Structural)**

**Comments:** Inspected

#### **8.3 FLOORS (Structural)**

**Comments:** Repair or Replace

Cement floor is uneven under downstairs. This is for your information. However, since opinions vary, I recommend a qualified structural engineer evaluate.

#### **8.4 CEILINGS (structural)**

**Comments:** Inspected

#### **8.5 INSULATION AND VAPOR RETARDERS (in unfinished spaces)**

**Comments:** Inspected

#### **8.6 VENTILATION OF FOUNDATION**

**Comments:** Inspected

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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.

## 9. 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:**

PUBLIC

**PLUMBING DISTRIBUTION:**

COPPER

**WATER HEATER POWER SOURCE:**

GAS (QUICK RECOVERY)

**WATER FILTERS:**

NONE

**WASHER DRAIN SIZE:**

2" DIAMETER

**CAPACITY:**

40 GAL (1-2 PEOPLE)

**PLUMBING SUPPLY:**

COPPER

**PLUMBING WASTE:**

PVC

**MANUFACTURER:**

KENMORE

### Inspection Items

#### 9.0 SEWER LINE (from house to street)

**Comments:** Not Inspected

Because sewer line damage is a costly repair it is highly recommended to have the drain line scoped to determine if such damage exists. Recommend a reputable company such as Hydro Physics to examine your drain line.

#### 9.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Repair or Replace

(Picture 1) The stand pipe for the washing machine is loose at the wall. Recommend caulking around the pipe and wall to secure it.



9.1 Picture 1

#### 9.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace

Water supply line is 1/2 inch pipe at Lower Level Bath. This is not considered up to today's standard. 3/4 inch pipe should be used.

(Picture 1) The water line above the water heater is rusted possibly from a leak in the pipe that has

sealed its self. Recommend a licensed plumber to inspect and repair.



9.2 Picture 1

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

**Comments:** Repair or Replace

(Picture 1) The water heater is missing the control knob.

(Picture 2) The vent pipe for the water heater is wrapped with duct tape. This is tape is not fire rated and needs to be replaced.



9.3 Picture 1



9.3 Picture 2

### 9.4 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is the blue knob located under stair well. This is for your information.



9.4 Picture 1

**9.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)****Comments:** Inspected**9.6 POSSIBLE MOLD CONDITION EXIST****Comments:** Inspected

This inspection does not include taking of mold samples. A mold inspection is recommended. This is an additional fee. HomeFront Inspection can perform these mold samples. Call 303-777-8025

**9.7 SPRINKLER SYSTEM****Comments:** Not Inspected

**NOTE:** Due to the variable complexity of sprinkler systems, The inspection of sprinkler systems are not part of a home inspection. It is recommended to contact the seller of it's operations.

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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.

## 10. 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.

### Styles & Materials

<b>HEAT TYPE:</b> FORCED AIR	<b>ENERGY SOURCE:</b> GAS	<b>NUMBER OF HEAT SYSTEMS (excluding wood):</b> ONE
<b>HEAT SYSTEM BRAND:</b> GENERAL ELCTRIC	<b>DUCTWORK:</b> NON-INSULATED	<b>FILTER TYPE:</b> DISPOSABLE
<b>FILTER SIZE:</b> 20x25	<b>TYPES OF FIREPLACES:</b> SOLID FUEL	<b>OPERABLE FIREPLACES:</b> ONE

### Inspection Items

#### 10.0 HEATING EQUIPMENT

**Comments:** Repair or Replace

Furnace is very old but did work at time of inspection. Unable to determine life remaining. Recommend a licensed HVAC professional to inspect and or certify.

(Picture 1) (Picture 2) The furnace burner area and cabinet is rusted. It appears that the air conditioner is or was leaking and caused this rust. Recommend a HVAC professional to repair and certify.



10.0 Picture 1



10.0 Picture 2

#### 10.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 10.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 10.3 CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

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

**Comments:** Repair or Replace

The filter for the furnace is **clogged** and needs replacing. Also, a clogged filter often collapses and allows unfiltered air into the ductwork. Recommend contacting a Duct cleaning professional as desired. Air filters should be replaced monthly. A good way to remember to replace the filter is when you pay your monthly utility bill.

**NOTE:** If your furnace is equipped with Air Conditioning, the A-Coil connected to the furnace may also be clogged. I'm unable to verify its condition because this requires disassembly which only a licensed HVAC professional can perform. It is recommended that the A-Coil be cleaned yearly. Check with the home owner for service records.



10.4 Picture 1

**10.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

**10.6 CARBON MONOXIDE**

**Comments:** Inspected

---

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.

## 11. 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 openable 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.

### Styles & Materials

#### COOLING EQUIPMENT

##### TYPE:

AIR CONDITIONER UNIT

##### NUMBER OF A/C UNITS:

ONE

#### COOLING EQUIPMENT ENERGY

##### SOURCE:

ELECTRICITY

#### CENTRAL AIR

##### MANUFACTURER:

UNKNOWN

### Inspection Items

#### 11.0 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

The condensate line may be leaking and causing the furnace to rust.



11.0 Picture 1

#### 11.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

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

**Comments:** Inspected

NOTE: Your furnace is equipped with Air Conditioning, the A-Coil connected to the furnace may also be clogged. I'm unable to verify its condition because this requires disassembly which only a licensed HVAC professional can perform. A clogged A-Coil restrict the air flow and reduces the efficiency of the A/C. It is recommended that the A-Coil be cleaned yearly.

#### 11.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

---

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.

## 12. Attic and Roof Structure

### Styles & Materials

**ATTIC INFO:**  
SCUTTLE HOLE

**METHOD USED TO OBSERVE ATTIC:**  
FROM ENTRY

**ROOF STRUCTURE:**  
ENGINEERED WOOD TRUSS

**CEILING STRUCTURE:**  
2X4

**ATTIC INSULATION:**  
FIBERGLASS

**R- VALUE:**  
R-19 OR BETTER

### Inspection Items

#### 12.0 ATTIC ACCESS

**Comments:** Inspected

#### 12.1 ROOF STRUCTURE AND ATTIC

**Comments:** Inspected

#### 12.2 INSULATION

**Comments:** Repair or Replace

Insulation is needed in attic. Heat loss can occur more on this home than one that is properly insulated. Recommend adding insulation to a at least R-30. About 10 to 12 inches.

#### 12.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Repair or Replace

(Picture 1) Fiberglass (loose-fill) insulation is needed and needs to be leveled to a uniformed thickness in attic. Heat loss can occur more on this home than one that is properly insulated. Recommend adding insulation to a at least R-30. About 10 to 12 inches.

(Picture 2) Thermostatically controlled vent fan in attic appears defective. Attic was hot but fan was not working. Recommend repair or replace as needed using a qualified person.



12.3 Picture 1



12.3 Picture 2

#### 12.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (attic view)

**Comments:** Inspected



### 13. Non Original Construction

#### Inspection Items

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## General Summary



**HomeFront Inspection, LLC**

**11387 Birch Dr.  
Thornton, CO 80233  
303-777-8025**

**CERTIFIED NACHI MEMBER  
PRESIDENT OF COLORADO NACHI**

**Customer  
PHIL SAMPLES**

**Property Address  
7417 INSPECTOR DR  
LITTLETON, CO 80123**

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.

### **1 Roof System, Drainage, Roof Penetrations**

#### **1.0 ROOF COVERINGS**

##### **Repair or Replace**

Two layers of shingles are present. Some areas Code allows up to three layers. One more layer may be added before tear-off is required. However this may be too much weight for the rafters and cause rafters to sag or break. Tare off will add to the cost of re-roofing considerably. Other problem my be detected when sheathing is exposed. Additional cost could occur if other defects are discovered. Recommend contacting a professional in this area.

NOTE: Check your local building codes to verify the number of layers of shingle your area can have. Some areas, such as Boulder County, require only 1 layer of shingles. This will require a tare off each time a new roof is needed. Denver can only have 2 layers. Other areas allow up to 3 layers.

(Picture 1) The roof covering is old, and near the end of its life. The covering may need to be replaced within 5 years.

#### **1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

##### **Repair or Replace**

Plumbing vent pipe (through roof) needs flashing boot replaced (All the vents various diameter) on front of home and rear of home. This area can leak if not corrected. Recommend repair or

replace as needed . Recommend replacement when new roof is installed.

(Picture 3) The cement cap on the chimney has deteriorated and needs repaired. Further damage will occur if not repaired. Recommend repair or replace by a qualified person.

(Picture 4) The metal furnace vent is rusted and needs replacing.

### **1.3 VENTILATION OF ATTIC**

#### **Repair or Replace**

Recommend increasing the ventilation when roof covering is replaced to extend the life of the shingles.

### **1.4 ROOFING DRAINAGE SYSTEMS**

#### **Repair or Replace**

Gutter needs cleaning of debris at front (left of main entry). Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Please follow through to make sure the work is completed.

(Picture 2) Downspout needs extension(s) at front right corner of home. Water needs to drain away from the foundation to keep water from infiltrating. Please follow through to make sure the work is completed.

## **2 Exterior Components**

### **2.0 EAVES, SOFFITS AND FASCIAS**

#### **Repair or Replace**

Paint failing on eave. Needs prep and paint at "All" of exterior.

### **2.1 WALL CLADDING FLASHING AND TRIM**

#### **Repair or Replace**

Paint failing on siding. Needs prep and paint at "All" of exterior.

### **2.3 DOORS (Exterior)**

#### **Repair or Replace**

Sliding glass doors at Rear entry door does not lock. This is considered unsafe and needs correcting. Recommend repair or replace as needed using a qualified person.

### **2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS**

#### **Repair or Replace**

(Picture 1) Pickets on Upper level balcony at rear of home are spaced too far apart for safety. Pickets more than 4 inches apart could allow an adult, child or pet to fall through. Recommend maximum space between pickets to be four inches.

The front steps have settled and pulled away from the porch. This area should be properly repaired with cement or mud jacking.

### **2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

#### **Repair or Replace**

Concrete drive at front of home has settlement cracks. Water can cause further deterioration if not

repaired and sealed properly. Recommend repair or replace as needed using a qualified person.

### 3 Garage

#### 3.4 DOORS (REPRESENTATIVE NUMBER)

##### Repair or Replace

Door to house does not auto close at garage. This is a fire safety defect. This door should be auto close. Recommend repair from a qualified person.. Please follow through to make sure the work is completed.

### 4 Kitchen and Components

#### 4.3 ELECTRIC

##### Repair or Replace

Outlet(s) at Kitchen are old and should be upgraded to GFCI (Ground Fault Circuit Interrupter) outlets.. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician correct as needed. Other defects may be discovered that only a licensed professional can discover. These too should be repaired.

### 5 Rooms

#### 5.4 WINDOWS (REPRESENTATIVE NUMBER)

##### Repair or Replace

All windows are single pane at all or most rooms throughout house. Heat loss is greater than double pane thermal windows. Recommend repair as desired.

The window has a damaged sash spring in the dining room. Recommend repair or replace by a qualified person.

### 6 Bathroom Components

#### 6.6 OUTLETS (GFCI)

##### Repair or Replace

Outlet(s) are outdated and need to be updated to GFCI. This is for your safety. Contact a licensed electrician to install.

### 7 Electrical System

#### 7.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

##### Repair or Replace

You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electricians on this panel varies between safe and unsafe. I recommend you consult a licensed electrician for an opinion and correct if necessary.

#### 7.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

##### Repair or Replace

Problem(s) discovered in panel such as Aluminum branch wiring, (Two 10 gage wire)and knock

out missing and any other problems that an electrician may discover while performing repairs need correcting. Recommend a licensed electrician inspect further and correct as needed.

**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)**

**Repair or Replace**

Improper wiring at light fixture in garage. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring. Other defects may be discovered that only a licensed professional can discover. These too should be repaired. .

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Repair or Replace**

Outlet(s) at bathroom(s) and Kitchen are old and should be upgraded to GFCI (Ground Fault Circuit Interrupter) outlets.. Electrical issues are considered a hazard until repaired. Recommend a qualified licensed electrician perform repairs that involve wiring. Other defects may be discovered that only a licensed professional can discover. These too should be repaired.

**7.8 SMOKE DETECTORS**

**Repair or Replace**

Smoke detector did not work when tested at hallway. Without a working smoke detector in your home you have no first alert to a possible fire. Please follow through to make sure the work is completed.(Picture 1) Smoke detector needs locating at least 4 inches from ceiling/wall junction and no further than 12 inches away.

## **8 Structural Components**

**8.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Inspected**

Interior foundation walls could not be inspected due to the finished basement.

**8.3 FLOORS (Structural)**

**Repair or Replace**

Cement floor is uneven under downstairs. This is for your information. However, since opinions vary, I recommend a qualified structural engineer evaluate.

## **9 Plumbing System**

**9.1 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

**Repair or Replace**

(Picture 1) The stand pipe for the washing machine is loose at the wall. Recommend caulking around the pipe and wall to secure it.

**9.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Repair or Replace**

Water supply line is 1/2 inch pipe at Lower Level Bath. This is not considered up to today's standard. 3/4 inch pipe should be used.

(Picture 1) The water line above the water heater is rusted possibly from a leak in the pipe that has

sealed its self. Recommend a licensed plumber to inspect and repair.

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

#### Repair or Replace

(Picture 1) The water heater is missing the control knob.

(Picture 2) The vent pipe for the water heater is wrapped with duct tape. This is tape is not fire rated and needs to be replaced.

## 10 Heating

### 10.0 HEATING EQUIPMENT

#### Repair or Replace

Furnace is very old but did work at time of inspection. Unable to determine life remaining. Recommend a licensed HVAC professional to inspect and or certify.

(Picture 1) (Picture 2) The furnace burner area and cabinet is rusted. It appears that the air conditioner is or was leaking and caused this rust. Recommend a HVAC professional to repair and certify.

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

#### Repair or Replace

The filter for the furnace is **clogged** and needs replacing. Also, a clogged filter often collapses and allows unfiltered air into the ductwork. Recommend contacting a Duct cleaning professional as desired. Air filters should be replaced monthly. A good way to remember to replace the filter is when you pay your monthly utility bill.

**NOTE:** If your furnace is equipped with Air Conditioning, the A-Coil connected to the furnace may also be clogged. I'm unable to verify its condition because this requires disassembly which only a licensed HVAC professional can perform. It is recommended that the A-Coil be cleaned yearly. Check with the home owner for service records.

## 12 Attic and Roof Structure

### 12.2 INSULATION

#### Repair or Replace

Insulation is is needed in attic. Heat loss can occur more on this home than one that is properly insulated. Recommend adding insulation to a at least R-30. About 10 to 12 inches.

### 12.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

#### Repair or Replace

(Picture 1) Fiberglass (loose-fill) insulation is is needed and needs to be leveled to a uniformed thickness in attic. Heat loss can occur more on this home than one that is properly insulated. Recommend adding insulation to a at least R-30. About 10 to 12 inches.

(Picture 2) Thermostatically controlled vent fan in attic appears defective. Attic was hot but fan was not working. Recommend repair or replace as needed using a qualified person.

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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.

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# INVOICE

**HomeFront Inspection, LLC**  
**11387 Birch Dr.**  
**Thornton, CO 80233**  
**303-777-8025**

**Inspection Date:** 5/11/2006  
**Report ID:** CITY SAMPLE

**CERTIFIED NACHI MEMBER**  
**PRESIDENT OF COLORADO NACHI**  
**Inspected By: Philip Gage - Certified #**  
**04082092**

<b>Customer Info:</b>	<b>Inspection Property:</b>
PHIL SAMPLES 3300 LAKEVIEW AVE. #5 DENVER CO 80219  <b>Customer's Real Estate Professional:</b> CINDY BOWIE HOME REAL ESTATE	7417 INSPECTOR DR LITTLETON, CO 80123

### Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
Heated Sq Feet 2,001 - 2,500	300.00	1	300.00
Radon test	125.00	1	125.00

**Tax \$0.00**

**Total Price \$425.00**

**Payment Method:**Check

**Payment Status:**Paid At Time Of Inspection

**Note:**



**HomeFront Inspection, LLC**

**11387 Birch Dr.**  
**Thornton, CO 80233**  
**303-777-8025**



**CERTIFIED NACHI MEMBER  
PRESIDENT OF COLORADO NACHI**

## **Report Attachments**

[www.homefrontinspection.com/pdf/HmFrtAgree.pdf](http://www.homefrontinspection.com/pdf/HmFrtAgree.pdf)

## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.