

Sherlock Homes Inspection & Appraisal, LLC

Property Inspection Report



5619 Osbourne Dr, Windsor, CO 80550

Inspection prepared for: Tammy Trinchetto & Mike Trinchetto
Real Estate Agent: Brett & Brittany Sall - C3 Real Estate Solutions

Date of Inspection: 3/18/2022 Time: 9:00 AM

Age of Home: 2017 Size: 2802

Weather: Sunny & clear with snow melt

This is a 5 point home inspection covering roof, structure, electrical, plumbing, HVAC

Inspector: Rick Moore

NACHI16091601

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Report Summary

This summary report is intended to emphasize conditions that might significantly affect your purchase consideration; that represent a safety hazard, that might require significant expense, or that require action of some type. It is not a complete list of home system deficiencies. No standard exists to provide a clear dividing line between what must be included in the summary, and what can be left in the body of the report. Because opinions about what is- and is not- important vary with individual perception, you should be sure to read the entire report.

Garage		
Page 12 Item: 5	Walls	<ul style="list-style-type: none"> • "DEFICIENCIES / CONCERNS" • The fire resistance sheathing that separates garage from heated / habitable living space is compromised. This is considered unsafe until corrected as the sheathing provides up to a one-hour fire barrier to protect the home from garage born fires and allow the occupants adequate time to escape. As well the firewall provides first responders time to protect and evacuate the occupants and home in such an occurrence. This is a safety and fire concern, and we recommend contacting a licensed contractor for repair as needed.
Seller Has Already Fixed This		
Page 13 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none"> • "DEFICIENCIES / CONCERNS" • Garage vehicle door eye beam sensors appear to be mounted higher than recommended standard height of within 6" of the floor. This safety feature is recommended for the occurrence of a child or adult laying down under the door the eye beam sensors would not pick up their presence and injury may occur. This is a safety and liability concern, we recommend contacting a licensed contractor for further evaluation and correction as necessary.
Seller Has Already Fixed This		
Basement/Crawlspace		
Page 19 Item: 1	Stairs & Handrail	<ul style="list-style-type: none"> • "HANDRAILS / GUARDRAILS" • Basement hand rail is loose or detached from the wall, have a contractor evaluate and repair as needed. • Basement handrail is separating at a corner joint. Recommend contacting a licensed contractor for repair / correction as necessary.
Page 20 Item: 7	Electrical	<ul style="list-style-type: none"> • Broken ground plug noted in one of the basement receptacles, please see picture. Recommend contacting a licensed electrician for correction.
Seller Has Already Fixed This		
Kitchen		
Page 39 Item: 4	Vent Condition	<ul style="list-style-type: none"> • "DEFICIENCIES / CONCERNS" • **SAFETY CONCERN** INTERIOR Recirculating fan only is a safety concern as gas stoves produce dangerous CO gas emissions when in use. Modern standards require an exterior vented fan for this reason when a gas range is in place. Consider installing an exterior vented fan for safest operation.

Bathrooms

Page 42 Item: 5 Sinks

- **“DEFICIENCIES / CONCERNS”**
- Slow drain in two of the upstairs bathroom sinks noted. Recommend clearing.

Seller Has Already Fixed This

Inspection Details

THANK YOU!

Thank you for choosing us to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

The Inspection is not Pass/Fail:

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection.

Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

Read the Report!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

Repairs, Evaluations and Corrections

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.

Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

Do a Final Walk-Through!

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WHAT is INCLUDED?

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems.

Because performing research lies beyond the InterNACHI Standards of Practice, does not typically include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks. Any comments on proper installation are by courtesy only.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection.

To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at www.nachi.org/sop.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

We're Here to Help!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

1. Attendance

In Attendance: "**CLIENT**" • Client present • "**INSPECTORS**" • Rick Moore, BA CMI present as lead inspector

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

Inspection of the property grounds typically includes:

- adequate exterior surface drainage;
- driveway and walkways;
- identification of features that introduce moisture to soil near the foundation;
- window wells;
- exterior electrical components;
- exterior plumbing components;
- potential tree problems; and
- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted. • Gravel sidewalk noted.

Observations:

- Driveway & sidewalk in good shape for age and wear. Recommend sealing as necessary to extend life.
- Gravel sidewalks need ongoing maintenance. Repair as needed.

2. Grading

Observations:

- Grading appears to be properly sloped away from the foundation in good serviceable condition overall.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore; that surface runoff water be adequately diverted away from the home to a proper location. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of (10) feet around the perimeter of the building wherever possible. When this cannot be achieved it is considered acceptable for the grade to slope away from the home falling (1/4) inch per foot for a minimum distance of (6) feet from the foundation. When neither of these recommendations can be met, french drains should be installed to catch the water around the foundation and drain it to a proper location well away from the foundation, concrete flat work, and structure in general.

3. Retaining Wall Condition

Materials: "**GATES**" • Vinyl / Plastic • "**FENCING**" • Vinyl / Plastic

Observations:

- The fences and gates were inspected and visually appear to be in serviceable condition.

4. Stairs & Handrail

Observations:

- The exterior stairways and **handrails** were in good serviceable condition at the time of inspection.

5. Concrete Patio or Porch Condition

Observations:

- **"CONCRETE PORCH / PATIO"**

- The visible portions of the patio/porch concrete slab were inspected and appear to be in good serviceable condition.

- **"REPAIRS / RECOMMENDATIONS"**

- Improve: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete. First sweep the cracks very well with a broom then blow them out with air. Next install backer rod in all cracks greater than 1/4" wide. Finally, fill with a good exterior self leveling concrete caulking such as SitkaFlex sold at Home Depot stores or MasterSeal NP1 sold at Ace Hardware stores.



Typical expected cracking noted

6. Enclosure Condition

Observations:

- The visible portions of the patio/porch supports were inspected and appear to be in good serviceable condition.

7. Roof Condition

Materials: The roof was fully inspected utilizing the latest in drone technology and visually from the ground.

Materials: Asphalt shingles noted. • Pergola wood planks noted.

Observations:

- The roof was inspected and appears to be in good serviceable condition, there were no major system safety or function concerns noted at time of inspection.



8. Grounds Electrical

Observations:

- **"RECEPTACLES"**
- Functioning as intended with no issues or concerns noted.
- **"SWITCHES / LIGHTS"**
- Functioning as intended with no issues or concerns noted.
- **"WIRES"**
- Appears in serviceable condition.
- **"SERVICE ENTRANCE"**
- Appears in serviceable condition.

9. GFCI

Observations:

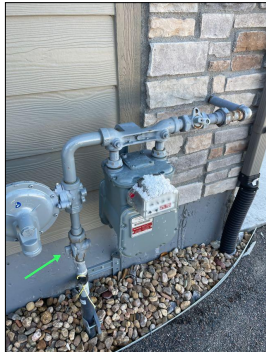
- **GFCI**: Ground Fault Circuit interrupter .
- GFCI receptacles are in good condition and functioning as intended.

10. Main Gas Valve Condition

Materials: North side.

Observations:

- Meter located at exterior, meter appears to be in good serviceable condition. No gas odors detected.
- **"DEFICIENCIES / CONCERNS"**
- Corrosion / rust noted on the gas meter and supply lines. Rust is a cancer for metal and will lead to accelerated deterioration. I recommend cleaning the corrosion / rust off the metal in the near future and painting the pipes and meter as necessary to extend longevity.



Gas meter and main gas supply valve for the home



Main gas supply valve for the home



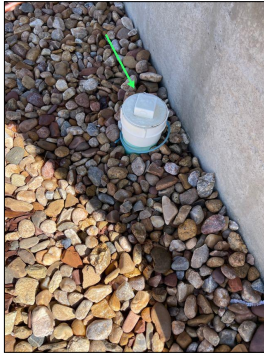
Corrosion / rust on the gas supply lines is a concern

11. Plumbing

Materials: Copper piping noted. • **PVC** piping noted.

Observations:

- Most n/a due to finishing materials and insulation covering the pipe.
- The visible portions of the exterior plumbing were inspected and found to be in good serviceable condition at the time of inspection.
- ****RADON MITIGATION SYSTEM****
- Active Radon mitigation system was inspected and appears to be functioning as intended at the time of this inspection. The inspector does recommend testing this system annually for safety reasons. A test kit can be bought at your local hardware store and sent into an EPA certified lab for around \$30.00.



Main waste water line cleanout noted by the front porch



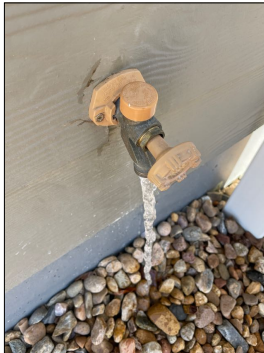
Sump pump discharge line on the south side of the home

12. Exterior Faucet Condition

Location: East side of house. • South side of house.

Observations:

- The exterior hose spigots were tested and appear to be functioning as intended at the time of inspection.



13. Irrigation System

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of this Home Inspection due to winterization / seasonality.



Irrigation back flow device noted as in place and an approved device

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- The exterior doors were fully inspected and were found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

2. Window Condition

Observations:

- The windows on this home are in good visual condition with no issues or concerns noted at the time of this inspection.
- **"SUGGESTED MAINTENANCE"**
- Suggest sealing / caulking around doors and windows as necessary during routine annual maintenance.

3. Soffits & Fascia

Observations:

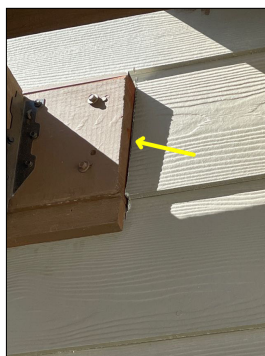
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in serviceable condition at the time of this inspection. Notable exceptions will be listed in this report.

4. Siding Condition

Materials: Composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation. • Stone veneer noted.

Observations:

- The external building envelope (Siding & Trim) were inspected and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.
- **"SIDING RECOMMENDED MAINTENANCE"**
- Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.



Seal / caulk

5. Exterior Paint

Observations:

- The exterior building paint was fully inspected and appeared to be in good shape overall.

6. Veneer Brick / Stone

Observations:

- **"VENEER STONE"**

- The visible portions of the exterior stone appears to be in good condition with no issues or concerns noted at the time of this inspection.

- **"REPAIRS / RECOMMENDATIONS"**

- Maintain all exterior brick finishes: Install caulking, and other sealants at any dissimilar material abutments and all penetrations, holes, or gaps to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.

Garage

1. Garage Structure / Rafters / Ceiling

Observations:

- The attic structure was in excellent condition during this inspection. The trusses, sheathing, shear walls were all dry with no signs of past or present leaks noted at the time of this inspection.

2. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- **"OBSERVATIONS"**
- The attic ventilation appears adequate with no issues or concerns noted at the time of this inspection.

3. Vent Screens

Observations:

- The vent screens are functioning as intended at the time of this inspection.

4. Stairs & Handrail

Observations:

- The garage stairways and handrails were carefully inspected and found to be in good serviceable condition.

5. Walls

Observations:

- **"DEFICIENCIES / CONCERNS"**
- The fire resistance sheathing that separates garage from heated / habitable living space is compromised. This is considered unsafe until corrected as the sheathing provides up to a one-hour fire barrier to protect the home from garage born fires and allow the occupants adequate time to escape. As well the firewall provides first responders time to protect and evacuate the occupants and home in such an occurrence. This is a safety and fire concern, and we recommend contacting a licensed contractor for repair as needed.

Seller Has Already Fixed This



Firewall is compromised, recommend patching with drywall mud or fire resistant foam

6. Anchor Bolts

Observations:

- The anchor bolts were not visible, obscured by finishing materials.

7. Electrical

Observations:

- **"LIGHTS"**
- The light switches and lights were functioning as intended with no visible deficiencies noted at the time of this inspection.
- **"RECEPTACLES"**
- Most receptacles except where noted, are in good condition and found to be wired correctly.
- **"GFCI - GROUND FAULT CIRCUIT INTERRUPTER PROTECTION"**
- GFCI protected receptacles in place and functioning as intended.

8. Garage Floor Condition

Materials: Concrete garage floor noted.

Observations:

- Garage floor in good shape for age and wear. No deficiencies noted.

9. Exterior Door

Observations:

- The garage exterior pedestrian door was fully inspected and appeared functional at the time of this inspection.

10. Fire Door

Observations:

- The garage door and automatic closure device required by modern fire codes were inspected and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

11. Garage Door Condition

Materials: One 16' aluminum door.

Observations:

- The garage door was fully inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.

12. Garage Door Parts

Observations:

- The garage door parts appeared functional during the inspection.

13. Garage Opener Status

Observations:

- Belt drive opener noted.
- **"OBSERVATIONS"**
- Appeared functional using normal controls, at time of inspection.

14. Garage Door's Reverse Status

Observations:

- **"OBSERVATIONS"**
- Garage vehicle door auto-reverse is functioning as intended.
- Eye beam system present and operating.
- **"DEFICIENCIES / CONCERNS"**
- Garage vehicle door eye beam sensors appear to be mounted higher than recommended standard height of within 6" of the floor. This safety feature is recommended for the occurrence of a child or adult laying down under the door the eye beam sensors would not pick up their presence and injury may occur. This is a safety and liability concern, we recommend contacting a licensed contractor for further evaluation and correction as necessary.

Seller Has Already Fixed This



Eye beam sensors are too high for modern child safety standards

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

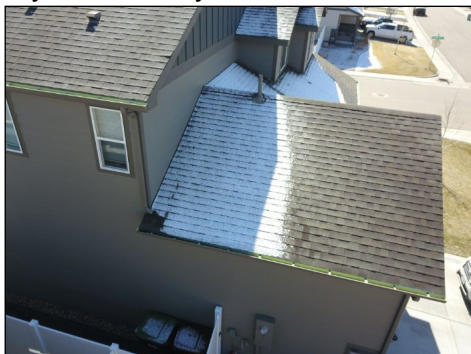
1. Roof Condition

Materials: The roof was fully inspected utilizing the latest in drone technology and visually from the ground.

Materials: Asphalt shingles noted.

Observations:

- The roof was inspected and appears to be in good serviceable condition, there were no major system safety or function concerns noted at time of inspection.



2. Vent Caps

Observations:

- The visual portions of the vent caps were fully inspected and found to be in good serviceable condition at the time of this inspection.



3. Gutter

Observations:

- The gutters and downspout's were fully inspected and found to be in good serviceable condition at the time of this inspection.



4. Flashing

Observations:

- The visible portions of the roof flashing appear to be in good serviceable condition.

Attic

Inspection of the attic typically includes visual examination the following:

- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

1. Access

Observations:

- **"LOCATION OF ACCESS"**
- Laundry room ceiling.
- Garage ceiling.
- **"ACCESS OBSERVATIONS"**
- Appeared functional - with batt insulation over hatch door.

2. Structure / Rafters / Ceiling

Observations:

- **"TRUSSES"**
- Engineered wood roof truss framing noted.
- **"SHEATHING"**
- OSB sheathing noted.
- **"CEILING / ATTIC FLOOR JOIST"**
- Limited review due to insulation and finishing materials.
- **"OBSERVATIONS"**
- The attic structure was in excellent condition during this inspection. The trusses, sheathing, shear walls were all dry with no signs of past or present leaks noted at the time of this inspection.



3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Roof louver vents noted.
- **"OBSERVATIONS"**
- The attic ventilation is very good with no issues or concerns noted at the time of this inspection.

4. Vent Screens

Observations:

- The vent screens are functioning as intended at the time of this inspection.

5. Electrical

Observations:

- Most areas not accessible due to insulation.
- The visible portions of the attic electrical components were inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.

6. Exhaust Vent

Observations:

- The visible portions of the exhaust vents were inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.



7. Attic Plumbing

Observations:

- PVC plumbing vents
- PVC plumbing vent pipe appeared functional, at time of inspection.
- Radon mitigation system noted in the garage attic. The fan and plumbing were inspected and appear to be functioning as intended at the time of this inspection. The inspector does recommend testing this system annually for safety reasons. A test kit can be bought at your local hardware store and sent into an EPA certified lab for around \$20.00.



8. Insulation Condition

Materials: Blown in **cellulose** insulation noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- The insulation levels in the attic are very good and appear to be adequate for our zone 5 climate.

Basement/Crawlspace

1. Stairs & Handrail

Observations:

- **"STAIRS"**

- The basement stairs were inspected and visually appear to be in serviceable condition.

- **"HANDRAILS / GUARDRAILS"**

- Basement hand rail is loose or detached from the wall, have a contractor evaluate and repair as needed.

- Basement handrail is separating at a corner joint. Recommend contacting a licensed contractor for repair / correction as necessary.



Loose / wobbly



Hand railing joint is separating

2. Smoke Detectors

Observations:

- **"SMOKE DETECTORS"**

- The basement smoke detectors were tested and are functioning as intended at the time of this inspection. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

- **"CARBON MONOXIDE DETECTORS"**

- The basement **CO detectors** were tested and functioning as intended at the time of this inspection. Only the siren was tested, the inspector did not set off the carbon monoxide sensor. If a carbon monoxide detector sensor sets its alarm off from exposure to CO, it is no longer considered efficient to use as its sensor mechanism will have been depleted.

3. Ceiling / Wall Condition

Materials: **"CEILINGS FINISH MATERIALS"** • Unfinished ceilings noted. • **"WALLS FINISH MATERIALS"** • Unfinished basement walls noted.

Observations:

- The basement / crawlspace ceilings & walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

4. Basement/Crawlspace Ductwork

Observations:

- No leaks were observed at the time of the inspection. Appears to be in good serviceable condition.

- Mostly not visible due to finishing material, the visible portions where inspected with no leaks were observed at the time of the inspection. Appears to be in good serviceable condition.

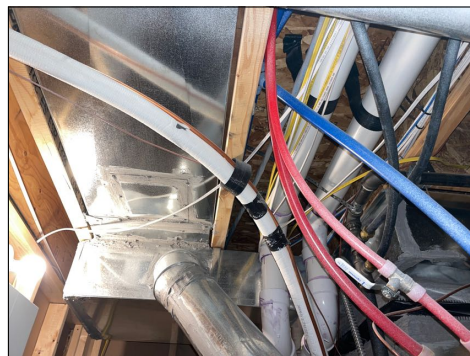
5. Framing

Observations:

- Most areas are not visible for inspection due to wall/ceilings covered with finishing materials which prevents review of structural members.
- **"JOISTS"**
- The visible portions of the joist appear to be in good serviceable condition.
- **"BEAMS"**
- Most of the posts and beam are obscured by finish material, thus they could not be fully inspected.
- The visible portions of the support beams, posts, and piers were inspected and found to be in good serviceable condition with no deficiencies noted at the time of this inspection.
- **"WALLS"**
- The visible portions of the basement walls are noted as properly floated and in good serviceable condition.



Walls are noted as properly floated



6. Insulation

Observations:

- Full view of foundation insulation was not available due to lack of access.
- The visible portions of the foundation insulation were found to be in good serviceable condition.

7. Electrical

Observations:

- **"SYSTEMS NOT TESTED"**
- All low voltage electrical lines, telephone lines, coaxial cables, WiFi, associated service panels and such are not inspected as they fall outside the scope of this inspection.
- **"ARC FAULT CIRCUIT INTERRUPTION PROTECTION"**
- Installed AFCIs responded to test and appeared in good serviceable condition at the time of this inspection.
- **"LIGHTS"**
- The light switches and lights were functioning as intended with no visible deficiencies noted at the time of this inspection.
- **"RECEPTACLES"**
- Most receptacles except where noted, are in good condition and found to be wired correctly.
- **"GFCI - GROUND FAULT CIRCUIT INTERRUPTER PROTECTION"**
- GFCI protected receptacles in place and functioning as intended.
- **Broken ground plug noted in one of the basement receptacles, please see picture. Recommend contacting a licensed electrician for correction.**

Seller Has Already Fixed This



Bottom receptacle has a broken ground plug in it

8. Floor Condition

Flooring Types: Carpet is noted.

Observations:

- The carpeting appears in good shape with no major issues or concerns noted at the time of this inspection.

9. Water Pressure

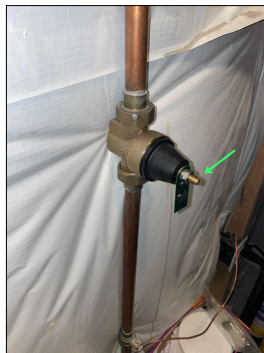
Observations:

- The water pressure appeared adequate for the structure.

10. Pressure Regulator

Observations:

- Pressure regulator noted.



11. Drainage

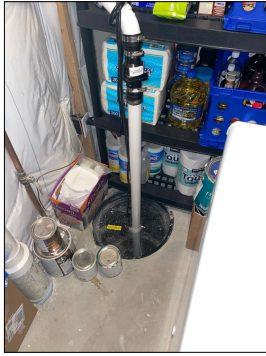
Observations:

- The home has an interior drainage system. It is advised to obtain documentation and warranty information from current owner.

12. Sump Pump

Observations:

- Pit is sealed shut for radon mitigation, inspector is not allowed to break this seal for liability reasons. It is noted that there is very little water in the pit and the pump visually looks to be in fair condition. However; the pump could not be tested for functionality. Monitor the pit moving forward, should water collect in the pit indicating the pump is not working correctly, we recommend contacting a licensed plumbing contractor for further evaluation and repair as necessary.



Foundation

1. Foundation Floor

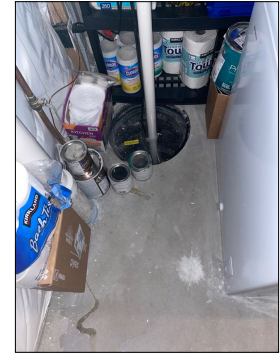
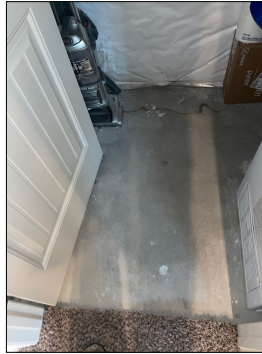
Observations:

- **"CONCRETE SLAB"**

- Small visible area of unfinished basement utility room floor appeared satisfactory, at time of inspection.

- **"CRACKING"**

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.



2. Foundation Perimeter

Observations:

- The exterior foundation is mostly sub grade and covered by soil and landscape finish materials, thus it could not be fully inspected.

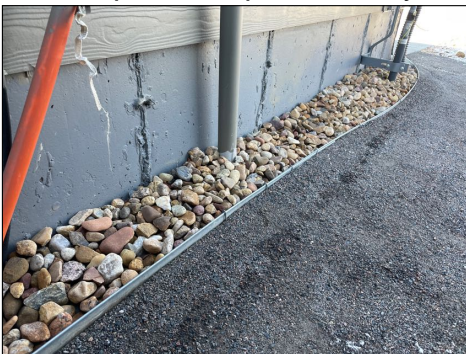
- No deficiencies were observed at the visible portions of the exterior foundation slab.

- No leaks were observed at the time of the inspection.

- No stains or evidence of recent water penetration observed.

- Visible portions of foundation wall were dry at the time of the inspection.

- Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.



3. Foundation Interior Walls

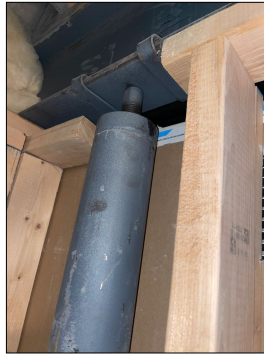
Observations:

- Concrete foundation walls noted.
- Limited review due to insulation cover and finished walls.
- **"OBSERVATIONS"**
- No deficiencies were observed at the visible portions of the structural components of the home.
- Visible portions of foundation wall were dry at the time of the inspection. See Limitations.
- No leaks were observed at the time of the inspection.
- No stains or evidence of recent water penetration observed.

4. Columns

Observations:

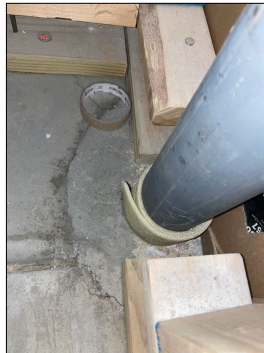
- No deficiencies were observed at the visible portions of the load bearing columns of the home.
- Most of the columns are finished or concealed, unable to inspect.



5. Piers

Observations:

- No deficiencies were observed at the visible portions of the piers.



6. Anchor Bolts

Observations:

- The anchor bolts were not visible.

7. Foundation Plumbing

Observations:

- **"SUPPLY"**
 - 3/4 inch copper
 - 3/4 inch Aquapex
- **"DRAIN, WASTE, VENT"**
 - Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- **"FLOOR DRAIN"**
 - Floor drain appears in serviceable condition with no visual issues or concerns noted at the time of this inspection.
- **"RADON MITIGATION SYSTEM"**
 - Active Radon Mitigation System noted. An active radon mitigation system is generally installed when homes contain elevated levels of radon gas. Some jurisdictions require active radon mitigation systems to be installed in every home. An active system has four elements:
 - An electric / power vent fan.
 - A system failure warning device.
 - Vent pipe running from the sub-slab of the basement up above the eave line of the roof or in the garage attic.
 - Sealed and caulked cracks in the foundation.

There are several ways for an active mitigation system to be installed depending on the layout of the home. It is referred to as an active system because the fan is always pulling the radon from underneath the home and venting outside.

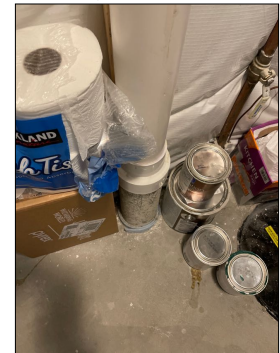
- **"OBSERVATIONS"**
 - Appears Functional at time of inspection.
 - Water shut off location shown in report picture to client in the event of an emergency.

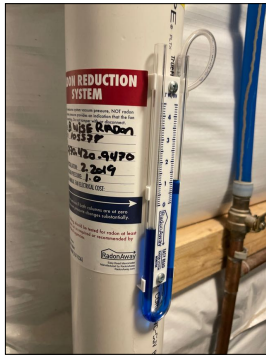


Foundation perimeter drain ports into the sump pump



Main water supply entrance to the home is located in the basement storage room





Active radon mitigation system, suction gauge should be calibrated annually and read between 3/4 cfm - 1.5 cfm to indicate the system is working correctly.



Main waste water line cleanout is located here in the basement utility room

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

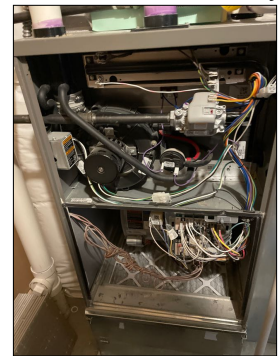
1. Heater Condition

Materials: **Location:** • The furnace is located in the basement.
 Materials: High efficiency gas fired forced hot air furnace noted.

Observations:

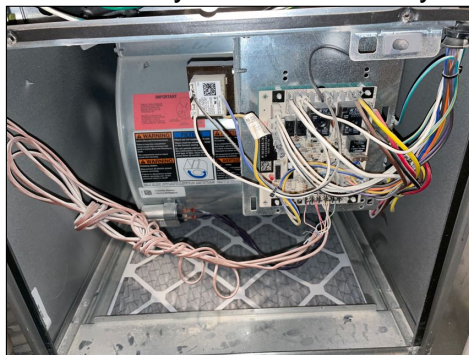
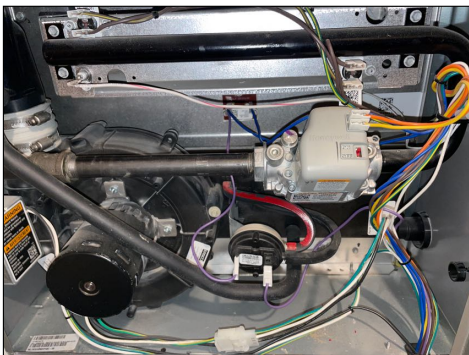
• **"GAS FIRED FORCED AIR FURNACE"**

- Gas fired forced air heating systems have an average life expectancy of 15-25 years, but can last much longer with proper maintenance. This furnace appears to be 5 years old currently.
- The heater was inspected and found to be in good serviceable condition. The thermostat was activated, the ignition system properly activated (glow plug or spark plug), followed by the gas jets firing up as intended. Nonetheless, the inspector highly recommend annual service of the HVAC components which will generally extend longevity and ensure continued safe service of the system.



The Lennox high efficiency gas forced air furnace was manufactured October 2016 and is thus 5 years old currently

The furnace is very clean and in good serviceable condition





Glow plug properly activated from the thermostat at time of inspection

Gas jets fired up as intended burning a clean and crisp blue flame

2. Cooling Unit Condition

Compressor Type: Electric AC condensing unit noted.

Location: The AC condensing unit is located on the exterior grounds.

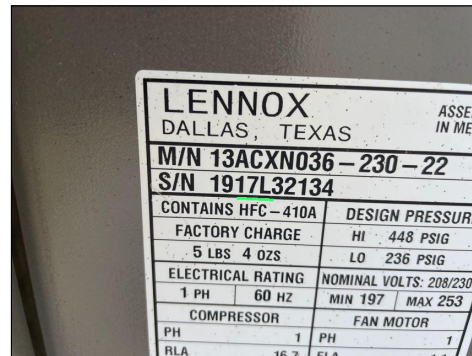
Observations:

- **"AC CONDENSING UNIT(S)"**

- Electric AC systems have an average life expectancy of 5-15 years, but can last much longer with proper maintenance. This condensing unit appears to be 4 years old currently.

- Maintenance Tip: Recommend annual HVAC service clean & check to ensure continued safe service and extend the longevity of the component. AC condensing units can last twice as long if they are properly maintained. Ensure the technician checks and maintains the unit is level on the pad. If the unit is not level the armature bearing on the fan will experience accelerated deterioration and likely shorten the life of the component. We recommend this service is performed at the same time as the annual furnace inspection.

- NOTE: Unit(s) not tested in the cooling mode. **AC compressor** should not be operated when the ambient temperature does not exceed 65 degrees Fahrenheit (ca. 18 °C) for the previous 24 hours prior to operation. Operating the unit without these conditions present can damage the compressor and pump. Recommend HVAC service and check before operation this next summer / spring as temperatures denote. Consult with disclosure / current owner for operational condition of this component.



The Lennox electric AC condensing unit was manufactured November 2017 and is thus 4 years old currently

3. Venting

Observations:

- ****VENTING MATERIALS****

- Plastic - PVC vent noted.

- **"VENTING OBSERVATIONS"**

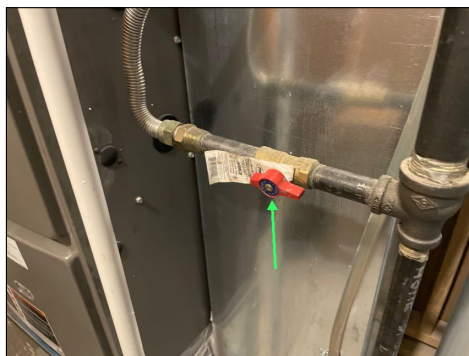
- The visible portions of furnace CO exhaust vent pipes appeared functional with no concerns or deficiencies noted at the time of this inspection.



4. Gas Valves

Observations:

- Gas shut off valves were present and functional.



Gas supply valve for the furnace is located here, right in front of the return plenum

5. Air Supply

Observations:

- The return air supply system appears to be functional.

6. Thermostats

Observations:

- **Location: Living room / entry hallway**
- Digital - programmable type.
- The thermostat was inspected and operated. It properly ignited the HVAC components and appears to be in serviceable condition with no issues or concerns noted at the time of this inspection.
- Thermostats are not checked for calibration or timed functions.



Water Heater

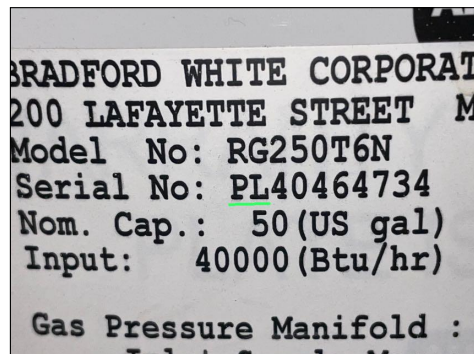
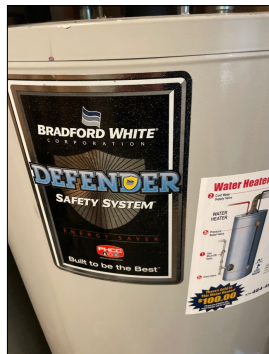
1. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Water Source: Public
- **"GAS FIRED TANK SYSTEM"**
- Gas fired water heater tank systems have an average life expectancy of 8-12 years. This tank appears to be **** years old currently.
- Tank appears to be in good serviceable condition with no deficiencies noted at the time of this inspection.



The Bradford White gas water heater was manufactured November 2017 and is thus 4 years old currently

2. Venting

Observations:

- **"VENTING MATERIALS"**
- Metal single wall chimney vent pipe noted.
- Metal double wall chimney vent pipe noted.
- **"VENTING OBSERVATIONS"**
- The visible portions of furnace CO exhaust vent pipes appeared functional with no concerns or deficiencies noted at the time of this inspection.



3. Plumbing

Materials: Copper • Aquapex • Corrugated Stainless Steel

Observations:

- The supply and distribution plumbing for the water heater were inspected and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.



Water supply valve for the water heater is located here, just above the tank

4. Number Of Gallons

Observations:

- 50 gallons.

5. Heater Enclosure

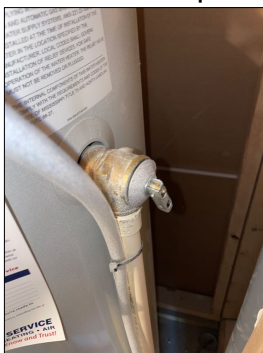
Observations:

- The visible portions of the water heater enclosure were inspected and appear to be in good serviceable condition at the time of inspection.

6. TPRV

Observations:

- A pressure & temperature relief valve & extension is present and appears satisfactory.



7. Overflow Condition

Materials: CPVC

Observations:

- Appears to be in satisfactory condition with no issues or concerns noted at the time of this inspection.

8. Gas Valve

Observations:

- Appears functional.



Gas supply valve for the water heater is located here, just to the left of the tank

9. Combustion

Observations:

- The gas jets in the combustion chamber were activated and functioning as intended at the time of this inspection.



Electrical

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:

- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

1. Electrical Panel

Location: Main Electrical Panel Location: • North side of the house.

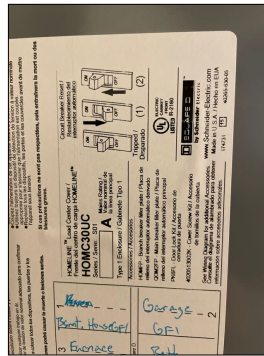
Location: Sub Panel Location: • Located in the basement.

Observations:

- The electrical service panels were fully inspected and visually appear to be in good serviceable condition.



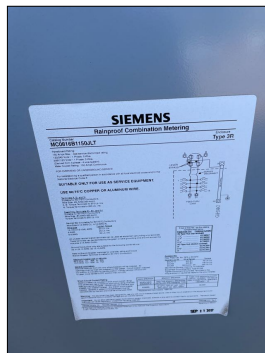
Basement subpanel



Basement subpanel



Main panel is located here, on the north exterior wall of the garage



Main panel



Main panel

2. Electrical Meter Condition

Observations:

- **"ELECTRIC METER BASE"**
- Rectangular meter base noted on the electrical meter which is generally associated with 150-200 amp service and typically bear the marking "200CL". Rectangular meter bases are the current standard installed on single-family homes.
- **"ELECTRIC METER CONDITION"**
- Electrical Meter appears to be in good serviceable condition at the time of inspection.



3. Main Amp Breaker

Observations:

- 150 amp



Main panel



Main electrical service disconnect breaker for the home is located here in the main panel on the north exterior wall of the home

4. Breakers in off position

Observations:

- 0

5. Breakers

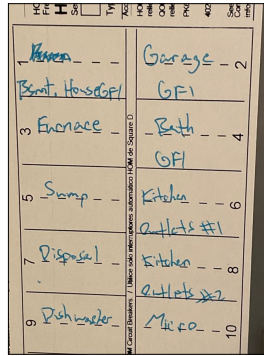
Materials: Copper non-metallic sheathed cable noted.

Observations:

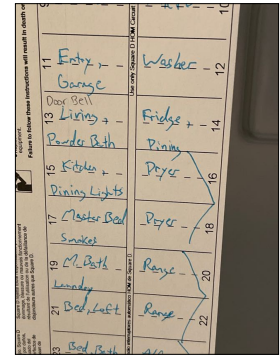
- **"BREAKERS"**
- The electrical circuit breakers were inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.
- **"ARC FAULT BREAKERS"**
- ARC fault breakers were tested and noted as in serviceable condition with no issues or concerns noted at the time of this inspection.



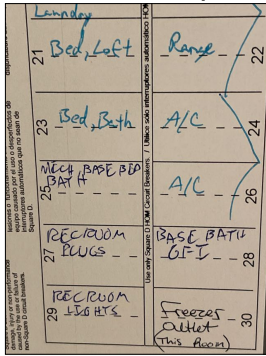
Basement subpanel



Basement subpanel



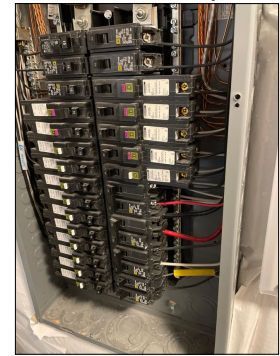
Basement subpanel



Basement subpanel



Basement subpanel

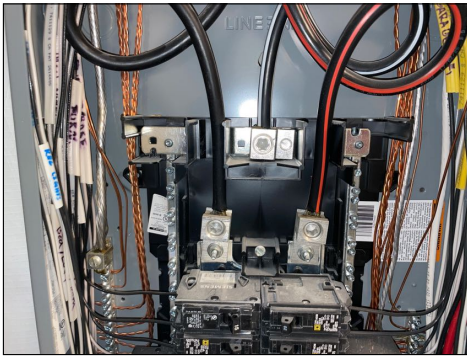


Basement subpanel

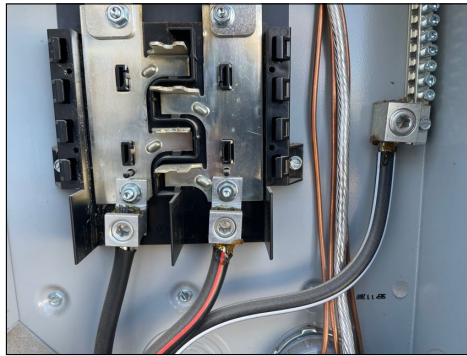
6. Cable Feeds

Observations:

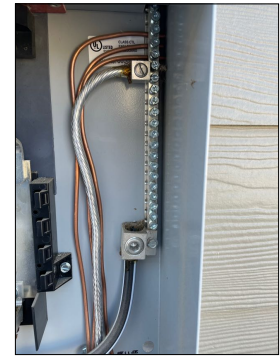
- There is an underground service lateral noted.
- The cable feeds for the electrical supply were inspected and visually appear to be in good serviceable condition.



Basement subpanel



Main panel



Main panel

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Locations

Locations: Interior areas include interior rooms not covered in the bathroom, bedroom, kitchen, laundry room, basement sections of this report: • Entry area • Living room • Dining room • Hallways • Office

2. Stairs & Handrail

Observations:

- The interior stairways and handrails were carefully inspected and found to be in good serviceable condition.

3. Ceiling / Wall Condition

Materials: "**CEILING FINISH MATERIALS**" • Drywall ceilings noted. • "**WALLS FINISH MATERIALS**" • Drywall walls noted.

Observations:

- The ceilings & walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

4. Smoke Detectors

Observations:

- "**SMOKE DETECTORS**"
- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- "**CARBON MONOXIDE DETECTORS**"
- Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor. If a carbon monoxide detector sets its alarm from exposure to CO, it is no longer considered efficient to use as its sensor mechanism will have been depleted.

5. Window Condition

Materials: "**VINYL WINDOWS**" • Vinyl framed single hung window noted. • Vinyl framed sliding window noted. • Vinyl framed fixed window noted.

Observations:

- "**WINDOW OPERATION & CONDITION**"
- The readily accessible windows were opened and closed and checked for proper functionality. The operated window frames, glass, sash, and hardware were inspected and appeared to be in good serviceable condition at the time of this inspection.
- The fixed window appeared to be in serviceable condition. No signs of seal loss, frame damage, leaks, or glass deficiencies are noted at the time of this inspection.

6. Electrical

Observations:

- **"SYSTEMS NOT TESTED"**

- All low voltage electrical lines, telephone lines, coaxial cables, WiFi, associated service panels and such are not inspected as they fall outside the scope of this inspection.

- **"ARC FAULT CIRCUIT INTERRUPTION PROTECTION"**

- Installed AFCIs responded to test and appeared in good serviceable condition at the time of this inspection.

- **"LIGHTS"**

- The light switches and lights were functioning as intended with no visible deficiencies noted at the time of this inspection.

- **"RECEPTACLES"**

- Most receptacles except where noted, are in good condition and found to be wired correctly.

7. Floor Condition

Flooring Types: Carpet is noted. • Floating laminate type flooring noted.

Observations:

- The finished flooring appears to be in good serviceable condition.

8. Patio Doors

Observations:

- **"Sliding Patio Doors"**

- The sliding patio door was inspected and appeared to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

9. Screen Doors

Observations:

- **"Sliding Patio Screen Door"**

- The sliding patio door was inspected and appeared to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

10. Fireplace

Materials: Living room

Materials: Gas fireplace noted.

Observations:

- **"GAS FIREPLACES"**

- Functioning as intended with no issues or concerns noted.



Gas supply valve for the fireplace is located here in the control area, just underneath the firebox

Kitchen

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

1. Dishwasher

Observations:

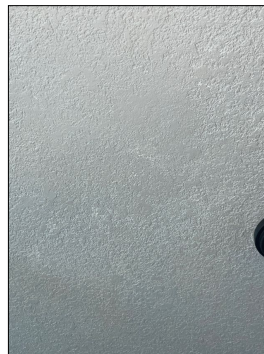
- The dishwasher was operated in a short rinse cycle. The unit was functioning as intended with no visible leaks, issues, or concerns noted at the time of this inspection.

2. Ceiling / Wall Condition

Materials: **"CEILINGS FINISH MATERIALS"** • Drywall ceilings noted. • **"WALLS FINISH MATERIALS"** • Drywall walls noted.

Observations:

- The drywall is patched in areas, lighting has been upgraded. Consult with disclosure / current owner for any known details.
- The ceilings & walls were inspected with no signs of past or present leaks, dry at the time of this inspection.



Repairs noted

3. Electrical

Observations:

- The readily accessible receptacles and lights were tested and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.
- **"GFCI - GROUND FAULT CIRCUIT INTERRUPTER PROTECTION"**
- GFCI protected receptacles in place and functioning as intended.

4. Vent Condition

Materials: Recirculating

Observations:

- Exhaust fan is functional and operating as intended at the time of this inspection.
- **"DEFICIENCIES / CONCERNS"**
- ****SAFETY CONCERN** INTERIOR Recirculating fan only is a safety concern as gas stoves produce dangerous CO gas emissions when in use. Modern standards require an exterior vented fan for this reason when a gas range is in place. Consider installing an exterior vented fan for safest operation.**

5. Sinks

Observations:

- **"SINKS"**
- Kitchen has a stainless steel - under mounted sink.
- **"DEFICIENCIES / CONCERNS"**
- Under mounted sink leaks along mounting joint. Repair as needed.



6. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

7. Plumbing

Observations:

- The visible portions of the kitchen plumbing were fully inspected and appear to be in good serviceable condition.



Laundry

1. Locations

Locations: Upstairs on the west side between bedrooms.

2. Ceiling / Wall Condition

Materials: **"CEILINGS FINISH MATERIALS"** • Drywall ceilings noted. • **"WALLS FINISH MATERIALS"** • Drywall walls noted.

Observations:

- The ceilings & walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

3. Electrical

Observations:

- The readily accessible receptacles and lights were tested and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.
- **"GFCI - GROUND FAULT CIRCUIT INTERRUPTER PROTECTION"**
- GFCI protected receptacles in place and functioning as intended.
- **"220 VOLTAGE RECEPTACLES"**
- The 220 receptacle / receptacles were tested and found to be wired correctly and in good serviceable condition at the time of his inspection.

4. Plumbing

Observations:

- The visible portions of the laundry room plumbing were inspected with no issues or concerns noted at the time of this inspection.



5. Dryer Vent

Observations:

- Could not fully inspect the dryer vent, it is obscured by the appliances. Inspect upon occupancy, if the appliances stay, we recommend sliding them out and examining the dryer vent. If it is crushed / damaged / or disconnected repair / replace as necessary.
- The visible portions of the dryer vent were inspected and appear to be in good serviceable condition.

6. Gas Valves

Observations:

- None visible.

7. Exhaust Fan

Observations:

- None present, one good upgrade for the future would be the installation of a exhaust fan in the laundry room. This will help to vent unwanted moisture out of the laundry room when the appliances are used. Recommend installation of a vent fan and moisture sensor on the switch. Excess trapped moisture in this room can lead to serious and more expensive repair repairs and health concerns down the road. Ensure the laundry room door is kept open when the appliances are in use until a fan is installed.

Bathrooms

1. Locations

Locations: Primary bathroom #1 • Upstairs bathroom #2 • Main floor bath #3 • Basement bathroom #4

2. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

3. Ceiling / Wall Condition

Materials: **"CEILINGS FINISH MATERIALS"** • Drywall ceilings noted. • **"WALLS FINISH MATERIALS"** • Drywall walls noted.

Observations:

- The ceilings & walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

4. Electrical

Observations:

- The readily accessible receptacles and lights were tested and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.
- **"GFCI - GROUND FAULT CIRCUIT INTERRUPTER PROTECTION"**
- GFCI protected receptacles in place and functioning as intended.

5. Sinks

Observations:

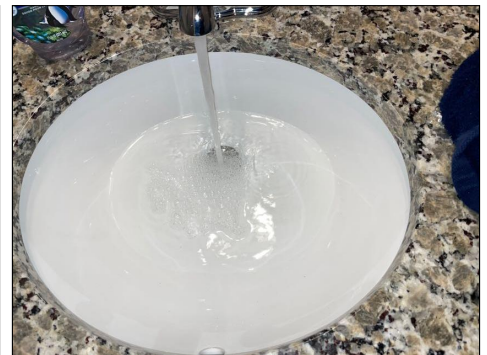
- **"SUPPLY"**
- The water supply components operated normally at time of inspection.
- **"DRAINS"**
- The visible portions of the sink drains in the bathroom appear to be functioning as intended at the time of this inspection with notable exceptions listed below.
- **"DEFICIENCIES / CONCERNS"**
- **Slow drain in two of the upstairs bathroom sinks noted. Recommend clearing.**



Upstairs common bathroom shower



Primary bathroom



Main floor powder room

Seller Has Already Fixed This



Basement bathroom

6. Plumbing

Observations:

- The visible portions of the bathroom plumbing were fully inspected and appear to be in good serviceable condition.



Upstairs common bathroom shower



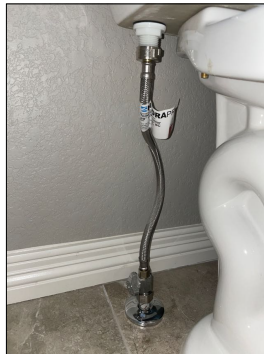
Upstairs common bathroom shower



Primary bathroom



Primary bathroom



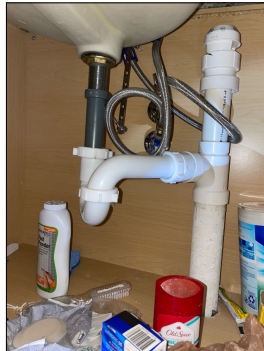
Primary bathroom



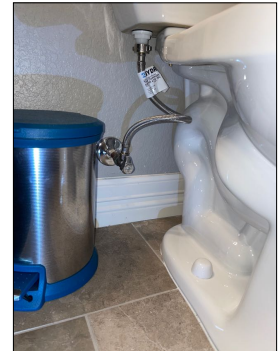
Main floor powder room



Main floor powder room



Basement bathroom



Basement bathroom

7. Floor Condition

Flooring Types: Ceramic tile is noted.

Observations:

- The finished flooring appears to be in good serviceable condition.

8. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

9. Toilets

Observations:

- Observed as functional and in good visual condition.

10. Enclosure

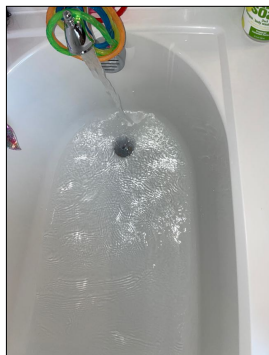
Observations:

- A safety glass enclosure is noted.
- **"OBSERVATIONS"**
- The shower enclosure was functional at the time of the inspection.
- A shower curtain is noted as present at the upstairs common bathroom shower enclosure.

11. Tub Condition

Observations:

- Standard bathtub insert noted.
- **"OBSERVATIONS"**
- Standard type bathtub observed, the tub was filled with a small amount of water for inspection. The drain held the water and there were no signs of leaks or issues at the time of this inspection.



Upstairs common bathroom shower



Primary bathroom



Basement bathroom

12. Showers

Observations:

- **"SHOWER BASE"**
- Appears functional.
- **"SHOWER FAUCET"**
- Operating as intended at the time of this inspection.
- **"SHOWER HEAD"**
- The shower head is functioning as intended.
- **"SHOWER DOORS"**
- Appears in serviceable condition with no issues or concerns noted at the time of this inspection.



Upstairs common bathroom shower



Primary bathroom shower



Basement bathroom

13. Shower Walls

Observations:

- Ceramic tile noted.
- **"OBSERVATIONS"**
- The shower walls were inspected and appear to be functioning as intended with no issues or concerns noted at the time of this inspection.
- **"REPAIRS / RECOMMENDATIONS"**
- Suggest all tile edges on the tub and shower walls be examined, caulked, and sealed during routine annual maintenance to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding subflooring. This damage is not always visible or accessible to the inspector at the time of inspection.

Bedrooms

1. Locations

Locations: Primary bedroom located: upstairs on the Northeast corner of the home. • Upstairs South West #2 • Upstairs South East #3 • Basement bedroom #4

2. Ceiling / Wall Condition

Materials: **"CEILING FINISH MATERIALS"** • Drywall ceilings noted. • **"WALLS FINISH MATERIALS"** • Drywall walls noted.

Observations:

- The ceilings & walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

3. Smoke Detectors

Observations:

- **"SMOKE DETECTORS"**

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

4. Window Condition

Materials: **"VINYL WINDOWS"** • Vinyl framed sliding window noted.

Observations:

- **"WINDOW OPERATION & CONDITION"**

- The readily accessible windows were opened and closed and checked for proper functionality. The operated window frames, glass, sash, and hardware were inspected and appeared to be in good serviceable condition at the time of this inspection.

5. Electrical

Observations:

- **"SYSTEMS NOT TESTED"**

- All low voltage electrical lines, telephone lines, coaxial cables, WiFi, associated service panels and such are not inspected as they fall outside the scope of this inspection.

- **"ARC FAULT CIRCUIT INTERRUPTION PROTECTION"**

- Installed AFCIs responded to test and appeared in good serviceable condition at the time of this inspection.

- **"LIGHTS"**

- The light switches and lights were functioning as intended with no visible deficiencies noted at the time of this inspection.

- **"RECEPTACLES"**

- Most receptacles except where noted, are in good condition and found to be wired correctly.

Glossary

Term	Definition
<p>AC Compressor</p>	<p>Is the AC compressor big enough? Most builders will skimp on the size of the AC unit. The builder does not do this to cheat the buyer, rather they are building to a price point and adding more expensive appliances drives the price up.</p> <p>A general rule of thumb is the AC needs 20 BTU for each square foot of living space. I don't like that rule, I prefer the AC ton rating rule below.</p> <p>Or you can calculate by the ton rating of the AC (there are 12,000 BTU's per ton):</p> <p>AC Ton Max Square Feet for Adequate Cooling</p> <hr/> <p>1.5 tons = 700-1100 sf 2.0 tons = 1101-1400 sf 2.5 tons = 1401-1650 sf 3.0 tons = 1651-2100 sf 3.5 tons = 2101-2300 sf 4.0 tons = 2301-2700 sf 5.0 tons = 2701-3200 sf</p>

<p>AFCI</p>	<p>Arc fault circuit interrupter: A device intended to provide protection from the effects of arc faults by detecting characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.</p> <p>AFCI is a type of next generation circuit breaker that not only provides the conventional safety functions, but its advanced design also rapidly detects potentially dangerous arcs and disconnects power in the circuit before a fire can start. Fire safety officials endorse AFCI's as a significant step forward in electrical fire safety.</p> <p>Not all experts and end users agree with this line of thinking, however; many prominent experts in the electrical and homebuilding communities believe this expanded requirement will have a significant positive impact on homeowner safety by significantly reducing the number of lives lost and injuries that occur in home electrical fires. According to a 2006 report from the United States Fire Administration, approximately 67,800 fires occur annually due to problems in a homes electrical system, resulting in approximately 485 deaths, more than 2,300 injuries, and more than \$868 million in residential property loss.</p> <p>AFCI - The National Electrical Code (NEC) requirements for arc fault circuit interrupters (AFCI's) have become more stringent with each passing Code cycle. While these devices were previously only required to protect the bedroom, the 2008 NEC now requires the technology to be installed in additional areas of the home, including dining rooms, living rooms, and other habitable areas. All interior circuits are now required to be AFCI protected.</p> <p>Colorado was slow to adopt these recommendations in many areas. In 2002 all interior bedroom circuits were required to have AFCI protection throughout most of the state. In 2016 Colorado adopted the NEC recommendations and all interior circuits are now required to have AFCI protection.</p> <p>This requirement may not of been in place when this home was built, however; the inspector must inspect by today's standards and requirements. The current owner is not responsible for bringing the circuits up to modern standards unless they have upgraded or modified the panel after the new regulations were put into place. We do recommend upgrading the homes breakers with ARC fault breakers at some point in the near future as a further protection from electrical born fires.</p>
<p>CO Detectors</p>	<p>In 2009 the State of Colorado passed the following ordinance:</p> <ul style="list-style-type: none"> • CO detectors shall be placed on each level of the home including the basement if there is one, and within 15' of every bedroom.
<p>Cellulose</p>	<p>Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.</p>
<p>GFCI</p>	<p>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.</p>

<p>Guardrail</p>	<p>International Residential Code states:</p> <p>311.5.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with *four *or more risers. {Note: this applies to both interior and exterior stairways}</p> <p>**R311.5.6.1 Height. ** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).</p> <p>**R311.5.6.2 Continuity. ** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails. Exceptions: Handrails shall be permitted to be interrupted by an go and what he and what he and right and a newel post at the turn. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread. R311.5.6.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches(57 mm). Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm). 2006 International Property Maintenance Code **Chapter 3, General Requirements ** Section 306, Handrails and Guardrails SECTION 306 HANDRAILS AND GUARDRAILS 306.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every</p>
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open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.

Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

Handrail

International Residential Code states:

311.5.6 Handrails.

Handrails shall be provided on at least one side of each continuous run of treads or flight with *four *or more risers. {Note: this applies to both interior and exterior stairways}

****R311.5.6.1 Height. ****

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

****R311.5.6.2 Continuity. ****

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch (38 mm) between the wall and the handrails. Exceptions:

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R311.5.6.3 Handrail grip size.

All required handrails shall be of one of the following types or provide equivalent graspability.

Type I. Handrails with a circular cross section shall have an outside diameter of at least 1¼ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a maximum cross section of dimension of 2¼ inches(57 mm).

Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of ¾ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1¼ inches (32 mm) to a maximum of 2¾inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

2006 International Property Maintenance Code

****Chapter 3, General Requirements ****

Section 306, Handrails and Guardrails

SECTION 306

HANDRAILS AND GUARDRAILS

306.1 General.

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every

	<p>open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.</p> <p>Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.</p> <p>Exception: Guards shall not be required where exempted by the adopted building code.</p>
PVC	<p>Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.</p>
Smoke Detectors	<p>In 2009 the State of Colorado passed the following ordinances:</p> <ul style="list-style-type: none"> • Smoke alarms are required in every residential dwelling or sleeping unit, including single-family homes. • Every multi-family residential facility is required to have smoke alarms, whether battery-operated or hard-wired with battery backup. • Smoke alarms are required in every bedroom, outside each sleeping area, and on every level of the home including the basement.