



Inspection Report

**Shara Brumley
Leeona Garlitz**

Property Address:
2037 Vancorum Cir.
Loveland CO 80538



Premier Property Inspections

**Dale Doering
783 Capricorn Ct.
Loveland, CO 80537
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Date: 6/26/2020	Time: 9:00am	Report ID: 2020.06.26a.2037
Property: 2037 Vancorum Cir. Loveland CO 80538	Customer: Shara Brumley Leeona Garlitz	Real Estate Professional: Brittany Sall C3 Real Estate Solutions - Sall Team

NOTE: This inspection is not a Building Code Inspection. This inspection is for Health and Safety deficiencies and for issues that will impact the Structure of the home. This report may call out items that had passed a Building Department inspection when your home was built and were not "code" at the time, but we have determined that the item(s) will affect your health and safety or cause damage to the structure, therefore they will be "Health and Safety or Structural deficiencies in your report"

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.

Maintenance and Energy savings tips will be in GREEN type.

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.

Items and/or Systems in need of repair and/or replacement will be in BLUE type.

Health and Safety (HS) = The item, component or unit is not functioning as intended, and has been determined to be a occupant health and safety concern, and should be repaired or replaced before closing.

Items and/or Systems in need of repair and/or replacement and ARE **health and safety concerns** will be in RED type.

Standards of Practice:

INACHI National Association of Certified Home Inspectors

In Attendance:

Homeowner

Type of building:

Single Family (2 story)

Home Faces:

North

Approximate age of building:

Under 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

1. Roofing 

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Architectural Asphalt/Fiberglass	Viewed roof covering from: Walked roof	Sky Light(s) - Sun Tube(s): None
Chimney (exterior): N/A		

Items

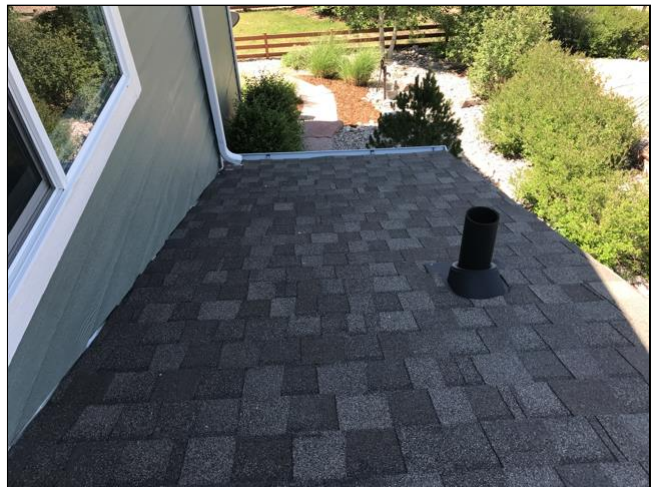
1.0 Roof Coverings

Comments: Inspected

(1) At the time of the inspection the roof covering was in good condition. No deficiencies were noted.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)

(2) There is some minor shingle damage from a ladder on the roof above the front porch. It is cosmetic and for your information.



1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)

1.1 Flashings

Comments: Repair or Replace

 Exposed fasteners on head flashing on east side, need to be sealed with a quality roofing sealer.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Repair or Replace

- 🏠 (1) There are exposed fasteners on the radon vent boot on the house roof. They need to be caulked with a quality roofing caulk.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

- 🏠 (2) There are exposed fasteners on several of the vent and plumbing boots on the house roof. They need to be caulked with a quality roofing caulk.



1.2 Item 3(Picture)



1.2 Item 4(Picture)

1.3 Roof Drainage Systems

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Lap
Board and Batten
Stone and Mortar

Siding Material:

Composite board
Simulated Stone

Exterior Entry Doors:

Front Entry
Rear Patio
Fiberglass
Insulated glass

Appurtenance:

Deck with steps
Covered porch
Sidewalk

Driveway:

Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected

2.1 Doors (Exterior)

Comments: Inspected

2.2 Windows

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.8 Window Wells

Comments: Inspected

2.9 Lawn Sprinklers

Comments: Not Inspected

(1) The lawn sprinkler system was not inspected. It is beyond the scope of the home inspection in accordance to the InterNACHI Standards of Practice.

(2) Lawn sprinkler anti-siphon loop. This loop will need to be drained in the winter to prevent freeze damage. It is recommended that a qualified sprinkler service person blow out the sprinkler system.



2.9 Item 1(Picture)

(3) Sprinkler control clock located in the garage.



2.9 Item 2(Picture)



2.9 Item 3(Picture)

(4) The lawn sprinkler main water shut off (yellow lever handle) is located in the basement next to the water heater.



2.9 Item 4(Picture)

2.10 Outdoor Kitchen

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LIFT-MASTER

1/2 HORSEPOWER

Items

3.0 Garage Ceilings**Comments:** Inspected**3.1 Garage Walls (including Firewall Separation)****Comments:** Inspected**3.2 Garage Floor****Comments:** Inspected**3.3 Garage Door (s)****Comments:** Inspected**3.4 Occupant Door (from garage to inside of home)****Comments:** Inspected**3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected

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

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

3.6 Windows**Comments:** Not Present**3.7 Stairs****Comments:** Inspected**3.8 Garage Walk Doors****Comments:** Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Hardwood T&G

Tile

Vinyl

Interior Doors:

Hollow core

Masonite

Raised panel

Window Types:

Thermal/Insulated

Single-hung

Sliders

Vinyl

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

Granite

Items

4.0 Ceilings

Comments: Inspected

At the time of the inspection several drywall nail pops were noted in the upstairs hallway bathroom.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.1 Walls

Comments: Inspected

4.2 Floors

Comments: Inspected

4.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

4.4 Counters and Cabinets (representative number)

Comments: Inspected

4.5 Bathroom Tile

Comments: Inspected

4.6 Doors (representative number)

Comments: Repair or Replace

🏠 (1) Master toilet closet door(s) won't latch. The strike plate or top hinge needs to be adjusted to operate properly.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

🏠 (2) Upstairs hallway bathroom door(s) won't latch. The strike plate or top hinge needs to be adjusted to operate properly.



4.6 Item 3(Picture)

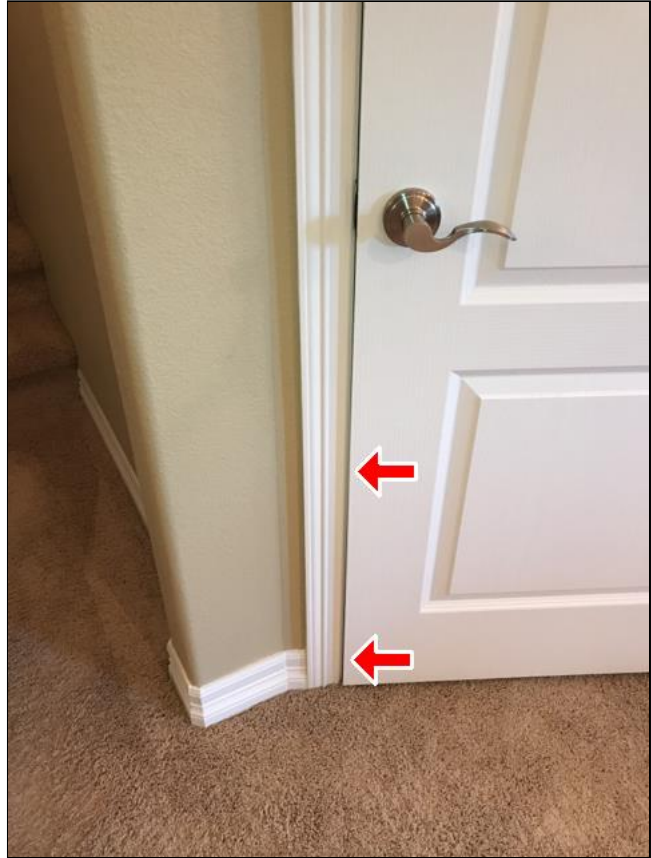


4.6 Item 4(Picture)

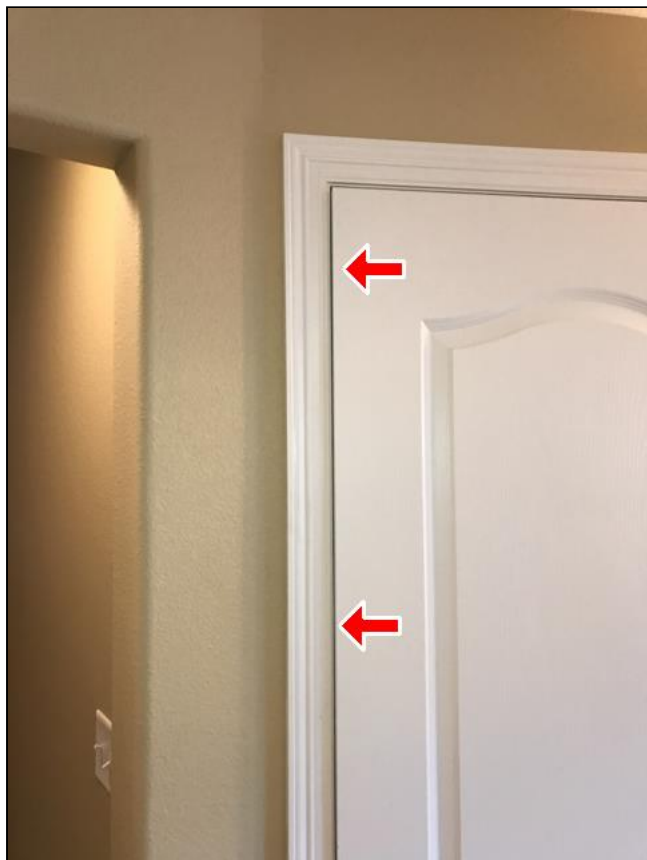
🏠 (3) Basement under the stairs storage closet door(s) rubs at jamb when operating. A qualified person should repair or replace as needed.



4.6 Item 5(Picture)



4.6 Item 6(Picture)



4.6 Item 7(Picture)

4.7 Windows (representative number)

Comments: Inspected

4.8 Interior Trim

Comments: Inspected

4.9 Skylights

Comments: Not Present

4.10 Basement Finish

Comments: Inspected

4.11 Solar Tubes

Comments: Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

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

Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: No crawlspace	Floor Structure: Engineered Floor Joists Steel Beams
Wall Structure: 2 X 4 Wood Studs	Columns or Piers: Steel Screw Columns	Ceiling Structure: Engineered Wood Trusses
Roof Structure: Engineered wood trusses OSB Sheathing	Roof-Type: Gable	Method used to observe attic: From entry
Attic info: Scuttle hole in Hallway		

Items

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

Comments: Inspected

At the time of the inspection the majority of the foundation was not visible due basement being finished.

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected

(1) At the time of the inspection there were no deficiencies noted in the engineered trusses of the house.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)



5.5 Item 5(Picture)



5.5 Item 6(Picture)

🏠 (2) The attic access in the garage was blocked by seller's personal property. I could not inspect the interior side of roof structure or insulation or any electrical in attic.



5.5 Item 7(Picture)



5.5 Item 8(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

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

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

PolyFlex

Plumbing Water Distribution (inside home):

PEX

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

BRADFORD-WHITE

Water Heater Location:

Furnace Room

Basement

Items

6.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

(1) Basement floor drain is present



6.0 Item 1(Picture)

(2) Exterior plumbing drain clean out. This is for your information.



6.0 Item 2(Picture)

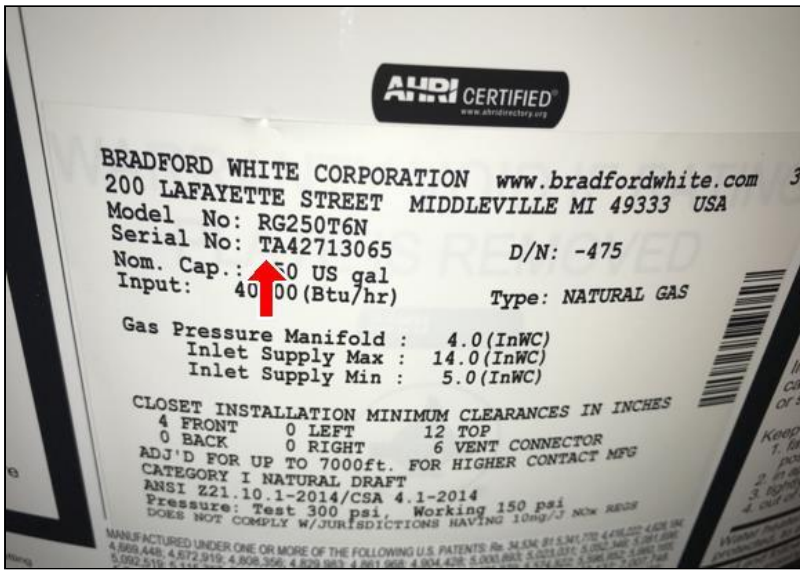
6.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

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

Comments: Inspected

The photo is of the water heater tag. Heater was manufactured in 2019. No deficiencies were noted



6.2 Item 1(Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

(1) The visible portion of the main water line to the city tap is plastic PolyFlex.



6.3 Item 1(Picture)

(2) The visible water supplies inside of the home are plastic PEX.



6.3 Item 2(Picture)

6.3 Item 3(Picture)

(3) The main water shut off is the yellow lever located in the basement at the furnace room beside the water heater. This is for your information.



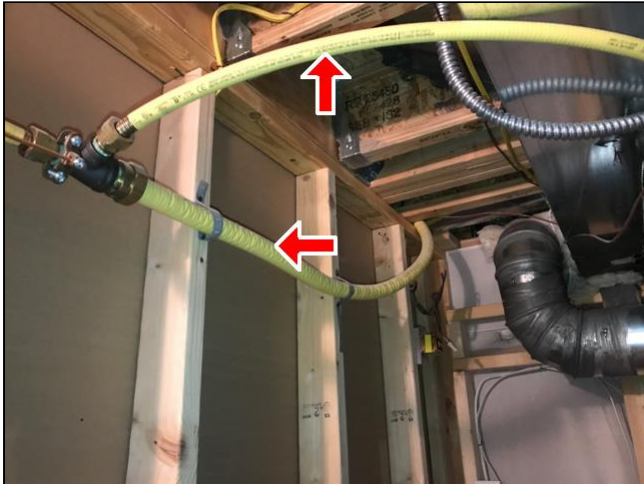
6.3 Item 4(Picture)

6.3 Item 5(Picture)

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

Comments: Inspected

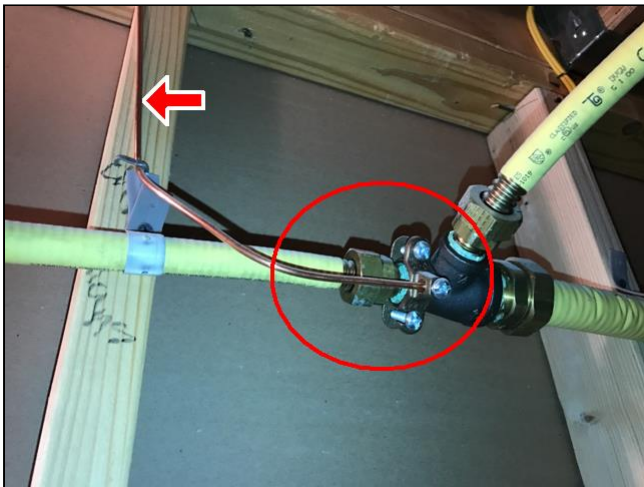
The subject property has yellow CSST (Corrugated Stainless Steel Tubing). There is a risk of fire from arcing due to power surges, lightning strikes or lightning in the surrounding area of the property, unless it is properly bonded. The CSST piping in this property has been bonded.



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)

6.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected


The main fuel shut off is at gas meter outside on the left (facing the front) side of the house.



6.5 Item 1(Picture)

6.6 Sump Pump

Comments: Inspected

 At the time of the inspection 4" of standing water and debris was noted in the sump pit and no pump was present. It is recommended that a pump be install and discharged to the exterior of the home. Discharge pipe needs to drain water 4-5 feet away from the home.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

6.7 Expansion Tank

Comments: Not Present

6.8 Water Softener

Comments: Not Present

6.10 Fire Sprinkler System

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 Volts

Panel capacity:

125 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 Service Entrance Conductors

Comments: Inspected

7.1 Service, Main and Distribution Panels

Comments: Inspected

(1) At the time of the inspection there were no deficiencies noted in the meter panel.



7.1 Item 1(Picture)

(2) At the time of the inspection there were no deficiencies noted in the Service Disconnect panel.



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)

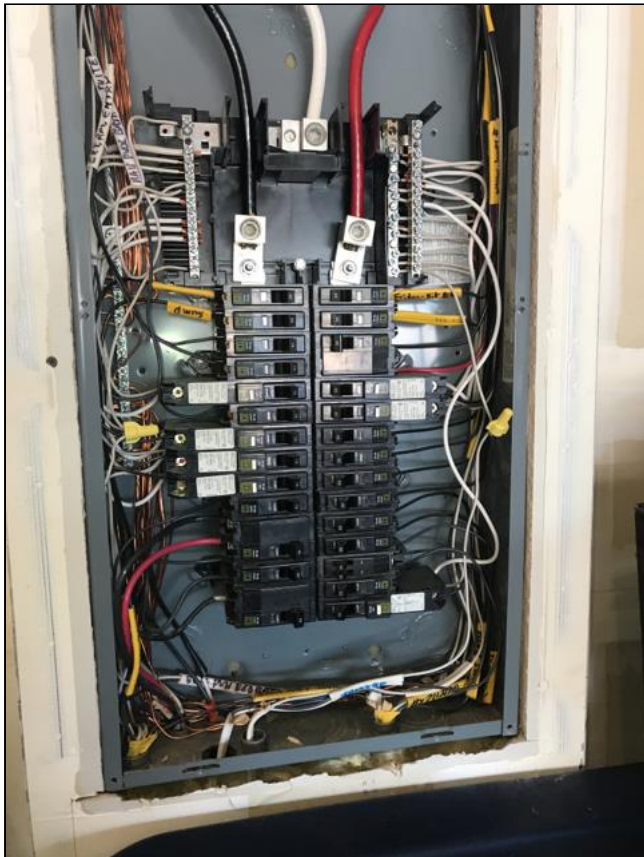
(3) At the time of the inspection there were no deficiencies noted in the main breaker panel.



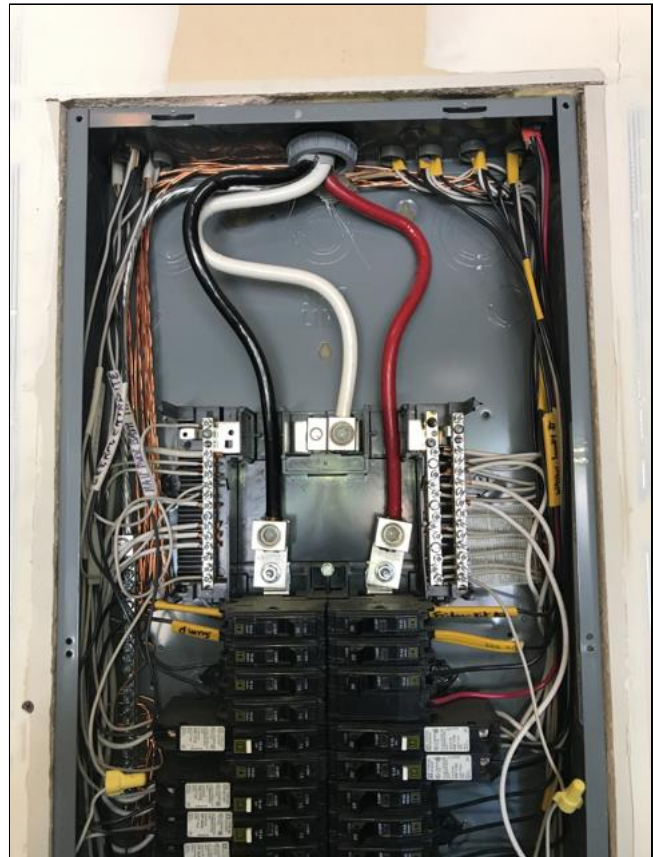
7.1 Item 5(Picture)



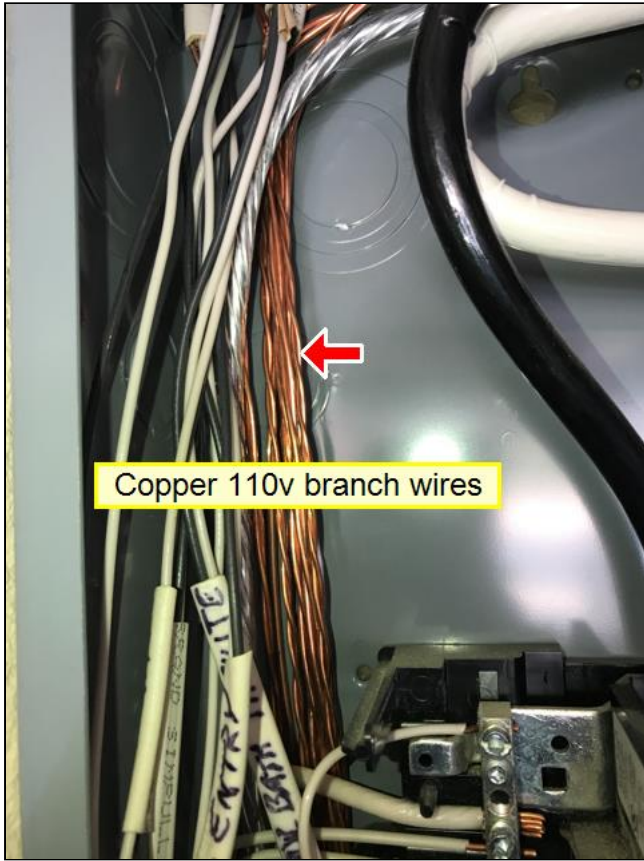
7.1 Item 6(Picture)



7.1 Item 7(Picture)



7.1 Item 8(Picture)



7.1 Item 9(Picture)

- ⚡ (4) The non-tamper clip on the meter housing has been clipped. I recommend that the Electrical Power Company be notified to inspect the meter and confirm that it has not been tampered with and install a new clip.



7.1 Item 10(Picture)

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

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

7.6 Location of Main and Distribution Panels

Comments: Inspected

7.7 Smoke Detectors

Comments: Inspected

At the time of the inspection all Smoke alarms were in the proper location and operational.



7.7 Item 1(Picture)

7.8 Carbon Monoxide Detectors

Comments: Inspected

At the time of the inspection all Carbon Monoxide alarms were in the proper location and operational.



7.8 Item 1(Picture)

7.9 Cable and Phone Distribution Panel

Comments: Inspected

At the time of the inspection there were no deficiencies noted in the cable distribution panel.



7.9 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

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

Styles & Materials

Heat System Brand: LENNOX	Heat Type: Gas Forced Air	Energy Source: Natural gas
Number of Heat Systems (excluding wood): One	Ductwork: Partially insulated	Filter Type: Disposable
Filter Size: 20x25	Types of Fireplaces: None	Operable Fireplaces: None
Inoperable Fireplaces: N/A	Number of Free Standing Heating Stoves: None	Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: LENNOX	Number of AC Only Units: One

Items

8.0 Heating Equipment

Comments: Inspected

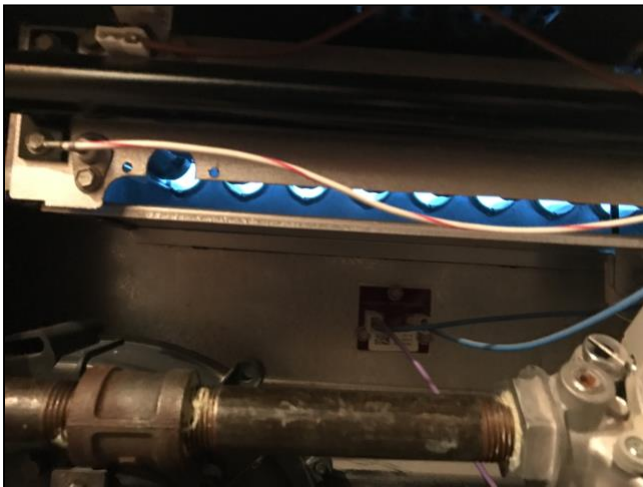
At the time of the inspection no deficiencies were noted with the operation of the furnace. The furnace was not checked for cracks in the heat exchanger or carbon monoxide leaks. Manufacture date is 2012. There is not a service record, I recommend having a qualified heating contractor service the furnace.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

8.1 Normal Operating Controls T-Stat

Comments: Inspected

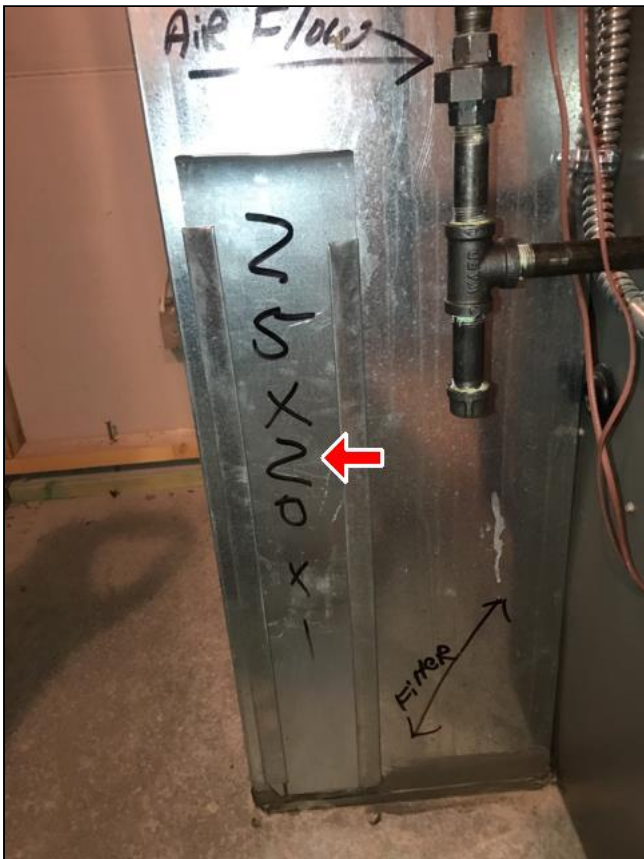
8.2 Automatic Safety Controls

Comments: Inspected

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

Comments: Inspected

(1) The air filter is located to the left of the furnace cabinet.

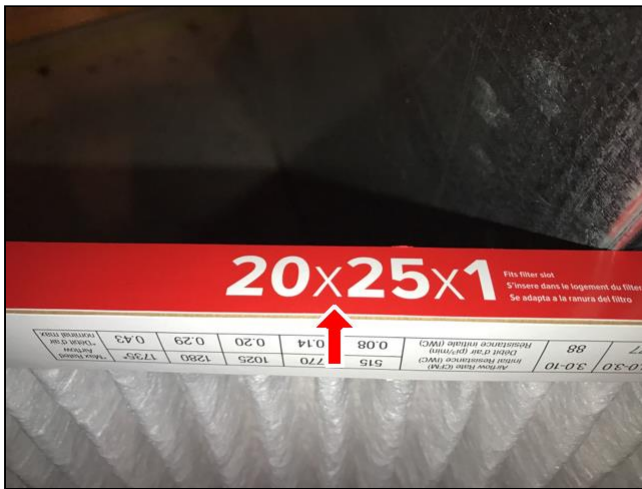


8.3 Item 1(Picture)



8.3 Item 2(Picture)

(2) At the time of the inspection the air cleaner was clean.



8.3 Item 3(Picture)



8.3 Item 4(Picture)

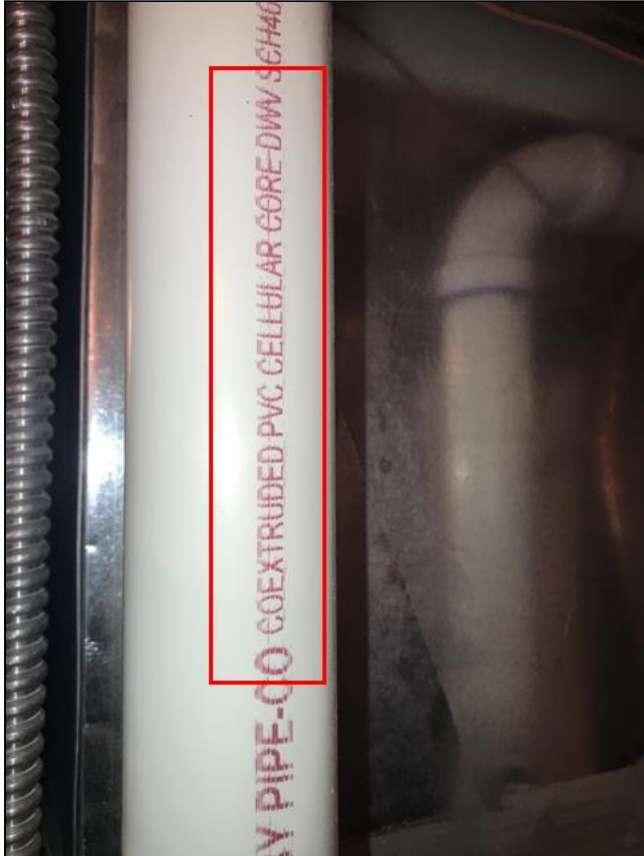
8.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

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

Comments: Health and Safety

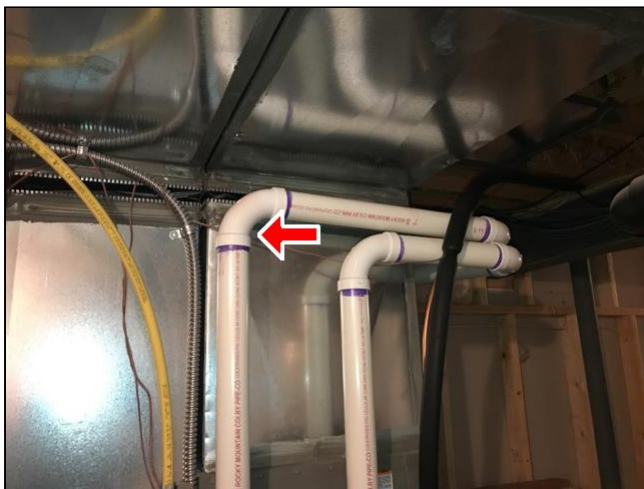
⊕ The Subject Property has Cellular Core exhaust piping for the furnace. The manufactures never intended this type of piping to be used to exhaust gas fired appliances. The piping can break down over time and crack, allowing carbon monoxide to enter the living space. We recommend having the piping inspected and certified or replaced with solid Schedule 40 pipe, by a qualified HVAC contractor. At the time this home was built it met code and there are still several building departments that allow this type of piping to be used as gas fired appliance vents, but because there have been several building departments that will no longer accept this type of piping and case studies of potential break down when heat is introduced, we will call this out as a safety concern. At a minimum we recommend having a Carbon Monoxide Detector installed in the furnace/water heater area.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

8.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

8.8 Electric Fireplace

Comments: Not Present

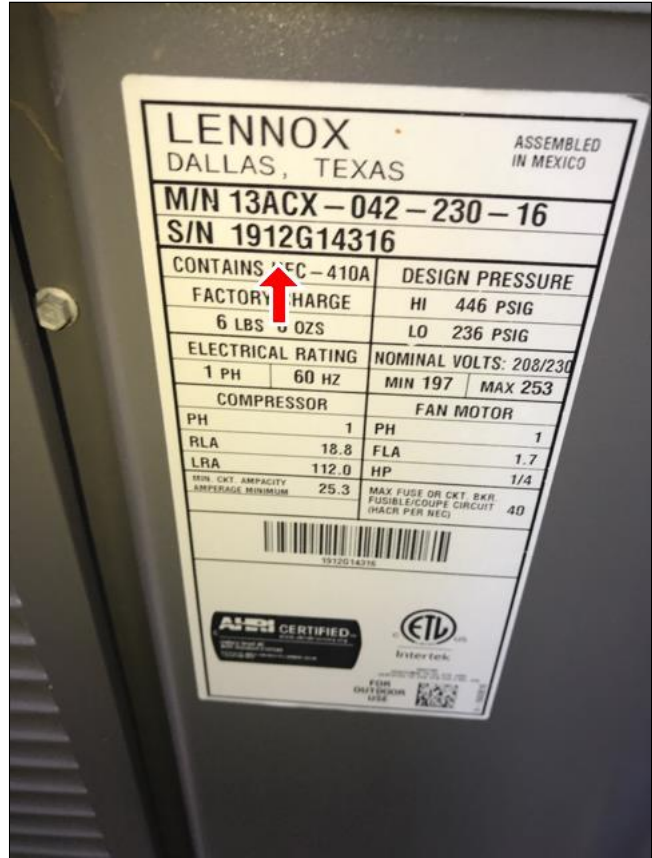
8.9 Cooling and Air Handler Equipment

Comments: Inspected

At the time of the inspection there were no deficiencies noted in the operation equipment of the A/C unit. Unit was Manufactured in 2012.



8.9 Item 1(Picture)



8.9 Item 2(Picture)



8.9 Item 3(Picture)



8.9 Item 4(Picture)



8.9 Item 5(Picture)

8.10 Normal Operating Controls

Comments: Inspected

8.11 Presence of Installed Cooling Source in Each Room

Comments: Inspected

8.12 Combustion Air

Comments: Inspected

At the time of the inspection there was a nonrestricted operational outside combustable air source. This piping is required for outside combustable air (make up air) for your furnace/water heater. You will feel cold air in the winter, do not plug this air piping.



8.12 Item 1(Picture)

8.13 Humidifier

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Ridge vents
Soffit Vents
Passive

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal
Metal

Floor System Insulation:

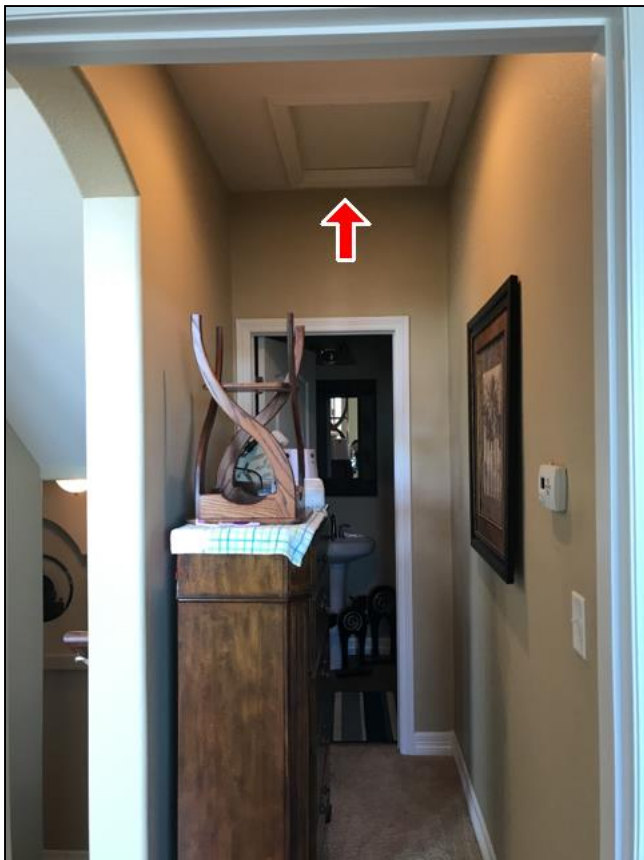
NONE

Items

9.0 Insulation in Attic

Comments: Repair or Replace

(1) The attic skuttle hole in the main level outside of the master bedroom was not accessible because of furniture. The insulation was not inspected.

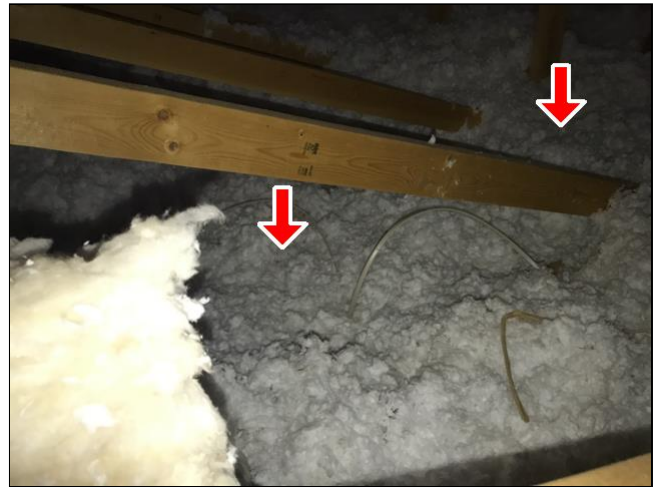


9.0 Item 1(Picture)

🏠 (2) The insulation in the attic has been walked on and has been compacted, and pulled back in areas. This causes the insulation to decrease its R value. It is recommended that a qualified insulation contractor evaluate and repair.



9.0 Item 2(Picture)



9.0 Item 3(Picture)



9.0 Item 4(Picture)



9.0 Item 5(Picture)



9.0 Item 6(Picture)

9.1 Insulation in Crawlspace

Comments: Not Present

9.2 Foundation Insulation

Comments: Inspected

9.4 Insulation Under Floor System

Comments: Not Present

9.6 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.7 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

9.8 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

9.9 Whole House Fan

Comments: Not Present

9.10 Radon System

Comments: Inspected

At the time of the inspection there was an passive Radon mitigation system in place. The inspector makes no claims as to the effectiveness of the system to remove Radon.



9.10 Item 1(Picture)



9.10 Item 2(Picture)



9.10 Item 3(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

KITCHEN AID

Disposer Brand:

BADGER

IN SINK ERATOR

Range/Oven:

ELECTRIC

KITCHEN AID

Cooktop:

ELECTRIC

Exhaust/Range hood:

NOT VENTED OUTSIDE

KITCHEN AID

Built in Microwave:

KITCHEN AID

Refrigerator:

KENMORE

Trash Compactors:

NONE

Wine Cooler:

NONE

Ice Maker:

NONE

Items

10.0 Dishwasher

Comments: Inspected

At the time of the inspection there were no deficiencies or leaks noted in the operation of the dishwasher.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.1 Ranges/Ovens/Cooktops

Comments: Inspected

At the time of the inspection there were no deficiencies noted in the operation of the cooktop and oven.

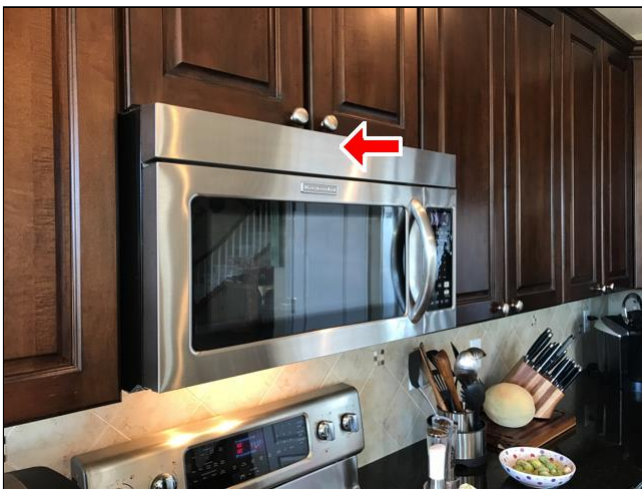


10.1 Item 1(Picture)

10.2 Range Hood (s)

Comments: Inspected

The range hood is a ventless type hood and does not vent to the exterior of the home. No deficiencies were noted.



10.2 Item 1(Picture)

10.3 Microwave Cooking Equipment

Comments: Inspected

The built in micro-wave operated properly at the time of the inspection.



10.3 Item 1(Picture)

10.4 Food Waste Disposer

Comments: Inspected

There were no deficiencies note in the operation of the waste disposer.



10.4 Item 1(Picture)

10.5 Refrigerator

Comments: Inspected

(1) At the time of the inspection the refrigerator was operating properly.



10.5 Item 1(Picture)

(2) At the time of the inspection the water dispenser operated properly

(3) At the time of the inspection the ice dispenser operated properly.

10.6 Trash Compactor

Comments: Not Present

10.7 Central Vac System

Comments: Not Present

10.8 Wine Cooler

Comments: Not Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Health and Safety



Premier Property Inspections

**783 Capricorn Ct.
Loveland, CO 80537
(970) 685.1832**

Customer
Shara Brumley
Leeona Garlitz

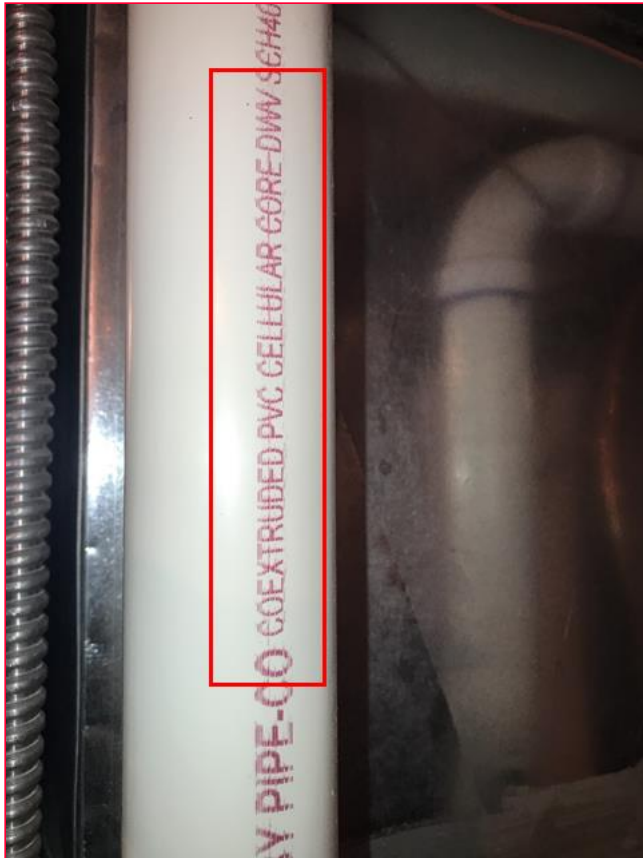
Address
2037 Vancorum Cir.
Loveland CO 80538

8. Heating / Central Air Conditioning

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

Health and Safety

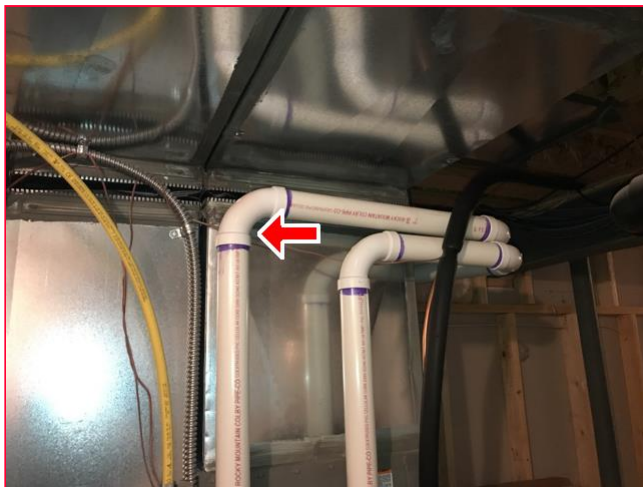
- +** The Subject Property has Cellular Core exhaust piping for the furnace. The manufactures never intended this type of piping to be used to exhaust gas fired appliances. The piping can break down over time and crack, allowing carbon monoxide to enter the living space. We recommend having the piping inspected and certified or replaced with solid Schedule 40 pipe, by a qualified HVAC contractor. At the time this home was built it met code and there are still several building departments that allow this type of piping to be used as gas fired appliance vents, but because there have been several building departments that will no longer accept this type of piping and case studies of potential break down when heat is introduced, we will call this out as a safety concern. At a minimum we recommend having a Carbon Monoxide Detector installed in the furnace/water heater area.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)

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General Summary



Premier Property Inspections

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Customer

Shara Brumley
Leeona Garlitz

Address

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Loveland CO 80538

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing



1.1 Flashings

Repair or Replace



Exposed fasteners on head flashing on east side, need to be sealed with a quality roofing sealer.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace



(1) There are exposed fasteners on the radon vent boot on the house roof. They need to be caulked with a quality roofing caulk.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



(2) There are exposed fasteners on several of the vent and plumbing boots on the house roof. They need to be caulked with a quality roofing caulk.



1.2 Item 3(Picture)



1.2 Item 4(Picture)

4. Interiors

4.6 Doors (representative number)

Repair or Replace


-  (1) Master toilet closet door(s) won't latch. The strike plate or top hinge needs to be adjusted to operate properly.



4.6 Item 1(Picture)



4.6 Item 2(Picture)

-  (2) Upstairs hallway bathroom door(s) won't latch. The strike plate or top hinge needs to be adjusted to operate properly.



4.6 Item 3(Picture)



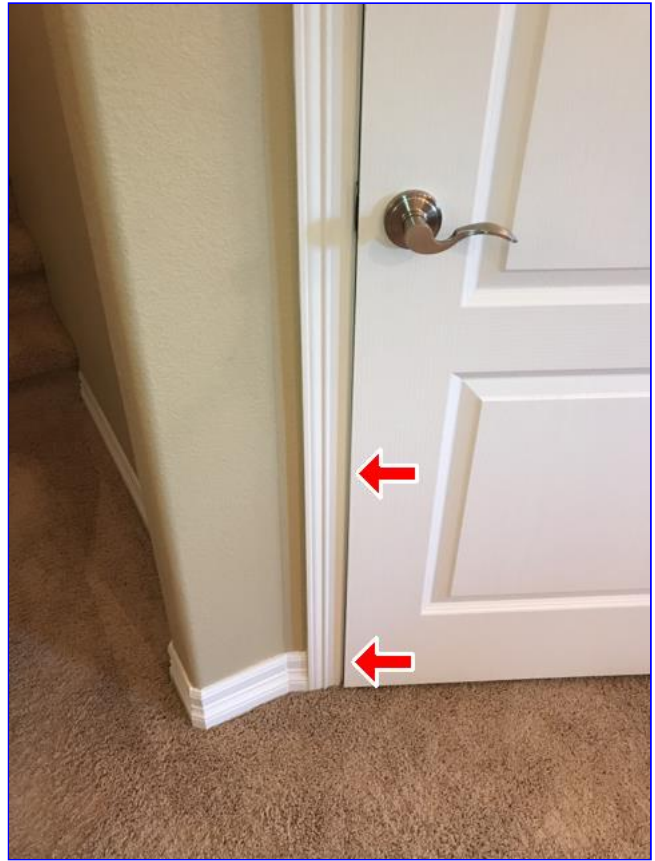
4.6 Item 4(Picture)



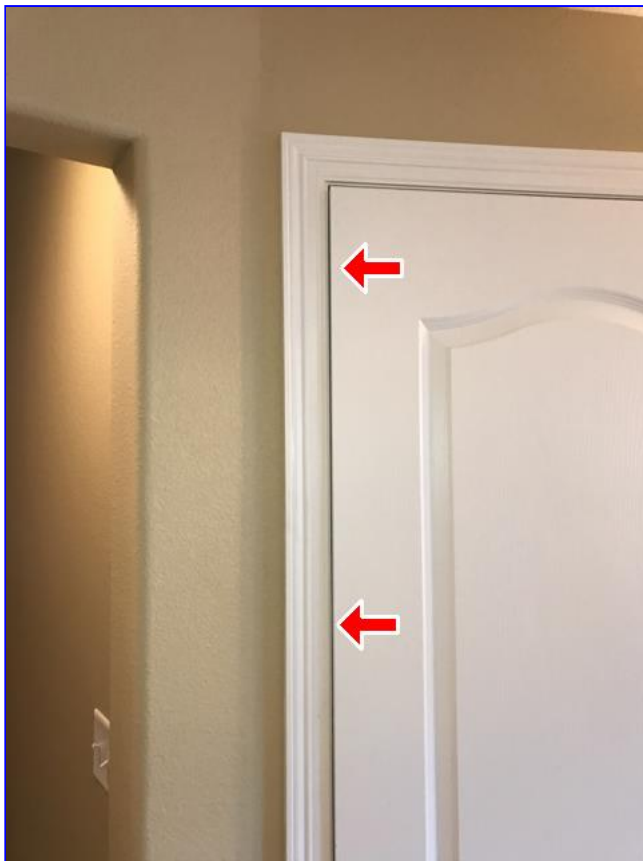
(3) Basement under the stairs storage closet door(s) rubs at jamb when operating. A qualified person should repair or replace as needed.



4.6 Item 5(Picture)



4.6 Item 6(Picture)




4.6 Item 7(Picture)

5. Structural Components

5.5 Roof Structure and Attic

Inspected

-  (2) The attic access in the garage was blocked by the seller's personal property. I could not inspect the interior side of the roof structure or insulation or any electrical in the attic.



5.5 Item 7(Picture)



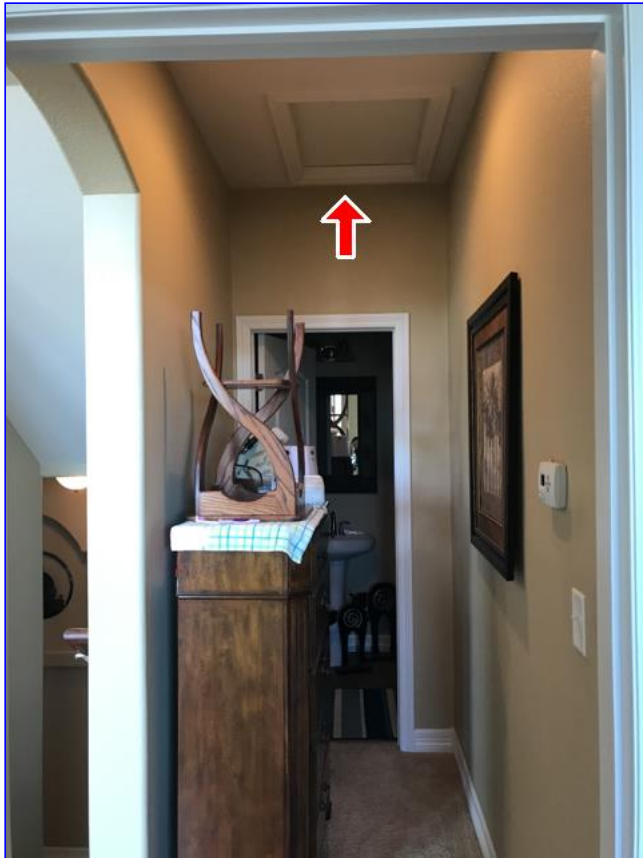
5.5 Item 8(Picture)

9. Insulation and Ventilation

9.0 Insulation in Attic

Repair or Replace

-  (1) The attic skuttle hole in the main level outside of the master bedroom was not accessible because of furniture. The insulation was not inspected.



9.0 Item 1(Picture)



(2) The insulation in the attic has been walked on and has been compacted, and pulled back in areas. This causes the insulation to decrease its R value. It is recommended that a qualified insulation contractor evaluate and repair.



9.0 Item 2(Picture)



9.0 Item 3(Picture)



9.0 Item 4(Picture)



9.0 Item 5(Picture)



9.0 Item 6(Picture)

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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Electrical Summary



Premier Property Inspections

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Customer
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Leeona Garlitz

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Loveland CO 80538

The following **Electrical** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

7. Electrical System

7.1 Service, Main and Distribution Panels

Inspected



(4) The non-tamper clip on the meter housing has been clipped. I recommend that the Electrical Power Company be notified to inspect the meter and confirm that it has not been tampered with and install a new clip.



7.1 Item 10(Picture)

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Plumbing Summary



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The following **Plumbing** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. 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.

6. Plumbing System

6.6 Sump Pump

Inspected



At the time of the inspection 4" of standing water and debris was noted in the sump pit and no pump was present. It is recommended that a pump be install and discharged to the exterior of the home. Discharge pipe needs to drain water 4-5 feet away from the home.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

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Heating Cooling / Summary



Premier Property Inspections

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The following **Heating and Cooling** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. 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.

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Inspected



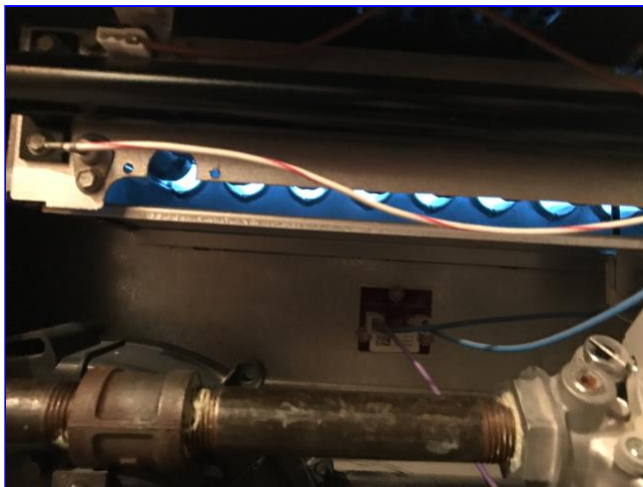
At the time of the inspection no deficiencies were noted with the operation of the furnace. The furnace was not checked for cracks in the heat exchanger or carbon monoxide leaks. Manufacture date is 2012. There is not a service record, I recommend having a qualified heating contractor service the furnace.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

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