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Residential Inspection Report

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with larger pictures and interactive videos

5240 Prairie Grass Lane , Colorado Springs, Colorado 80922

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Report Created For: Jordan Frake



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Report Remarks

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluating the overall condition of the dwelling only. A Home Inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed or unpermitted work prior to closing on the home. This inspection does not predict future conditions and conditions with the property are subject to change the moment we leave the premises.

A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection. Conditions of a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee the condition of the home on the date of the sale, for example. It's not uncommon for conditions to change between the time of the inspection and the closing date.

This chart details the predicted life expectancy of household materials, systems, and components. Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This chart provides a general guideline from the world's largest inspection association <https://www.nachi.org/life-expectancy.htm>

To review our Standards of Practice, visit:

<https://www.nachi.org/sop.htm>

DEFECT SUMMARY

- DEFICIENCY 2.1 Roof Coverings and Drainage- Roof Drainage Systems: Detached Downspout - Gutters
- DEFICIENCY 3.1 Exterior- Walkways Patios Driveways: Cracking/Settling - Minor - Walkways Patios Driveways
- DEFICIENCY 3.2 Exterior- Vegetation Grading Drainage Retaining Walls: Negative Grading - Landscaping
- DEFICIENCY 3.3 Exterior- Siding Flashing Trim: Water Intrusion and Dry Rot - Siding/Trim
- DEFICIENCY 3.4 Exterior- Siding Flashing Trim: Seal Maintenance - Siding/Trim
- DEFICIENCY 3.5 Exterior- Siding Flashing Trim: Typical Wear For The Age - Siding/Trim
- DEFICIENCY 3.6 Exterior- Siding Flashing Trim: Damaged - Siding/Trim
- DEFICIENCY 3.7 Exterior- Windows: Debris - Window Wells
- DEFICIENCY 3.8 Exterior- Windows: Damaged/Failure - Window Well
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- DEFICIENCY 4.1 Garage- Garage Door: Weatherstripping Damaged/missing - Garage Door
- DEFICIENCY 4.2 Garage- Garage Door Opener & Safety: Reduce Resistance Setting - Garage Door Opener
- DEFICIENCY 5.1 Electrical- Main Subpanels Service Grounding Main Overcurrent Device: Improperly Wired Sub Panel
- DEFICIENCY 5.2 Electrical- Branch Wiring Circuits Breakers Fuses: Loose and/or Exposed Wiring
- DEFICIENCY 5.3 Electrical- GFCI AFCI: GFCI Protection Not Installed
- DEFICIENCY 5.4 Electrical- Lighting Fixtures Switches Receptacles: Damaged - Cover Plates
- DEFICIENCY 5.5 Electrical- Lighting Fixtures Switches Receptacles: Inoperable - Light Fixture
- DEFICIENCY 5.6 Electrical- Lighting Fixtures Switches Receptacles: Inoperable - Ceiling Fan
- DEFICIENCY 5.7 Electrical- Lighting Fixtures Switches Receptacles: Improperly Wired 3 Way - Switch
- DEFICIENCY 5.8 Electrical- Smoke Detectors: Missing - Smoke Detectors
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- DEFICIENCY 7.1 Heating- Equipment: Clean/Service - Furnace
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- DEFICIENCY 8.3 Cooling- Cooling Equipment: Damaged Fins - Major - Exterior Condenser
- DEFICIENCY 8.4 Cooling- Cooling Equipment: Damaged fins- Minor - Exterior Condenser
- DEFICIENCY 8.5 Cooling- Cooling Equipment: Missing/Damaged - Insulation for A/C
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- DEFICIENCY 9.2 Plumbing- Water Supply: Corrosion - Supply Pipes
- DEFICIENCY 9.3 Plumbing- Water Heater: Dated Water Heater
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- DEFICIENCY 9.5 Plumbing- Fixtures: Maintain Caulking - Plumbing fixture
- DEFICIENCY 9.6 Plumbing- Fixtures: Not Functioning - Drain Assembly

- DEFICIENCY 9.7 Plumbing- Fixtures: Grout Maintenance
- DEFICIENCY 10.1 Doors Windows Interior- General: Damage drywall
- DEFICIENCY 10.2 Doors Windows Interior- Windows: Failed Seal - Window
- DEFICIENCY 10.3 Doors Windows Interior- Windows: Damaged Screen - Window
- DEFICIENCY 10.4 Doors Windows Interior- Windows: Missing Screen - Window
- DEFICIENCY 10.5 Doors Windows Interior- Windows: Caulk Maintenance - Window
- DEFICIENCY 10.6 Doors Windows Interior- Walls: Paint touch up
- DEFICIENCY 12.1 Insulation Ventilation- Crawlspace / Basement Wall Insulation: Insulation missing or damaged - Basement
- DEFICIENCY 12.2 Insulation Ventilation- Attic Insulation: Uneven Insulation - Attic
- DEFICIENCY 13.1 Lateral Sewer Line- Sewer Scope: Blockage - Lateral Sewer Line
- DEFICIENCY 14.1 Radon Testing- Test Results: High Levels - Radon

1: Inspection Details

Information

General : In Attendance

Buyer Agent

General : Occupancy

Occupied

General : Style of Home

2 story, With Basement

General : Utilities

Water, Gas, Electric, On

General : Weather

Clear

General : Temperature

Clear, 51

2: Roof Coverings and Drainage

Information

General : Inspection Method

Ground, Ladder, At Gutters

General : Roof Type / Style

Gable

Coverings : Material

Asphalt, Architectural

Roof Drainage Systems : Gutter Material

Aluminum

Flashings : Material

Steel

Skylights, Chimneys & Other Roof Penetrations : Plumbing Vents

Yes, Satisfactory

Skylights, Chimneys & Other Roof Penetrations : Roof Vents

Yes, Satisfactory

Skylights, Chimneys & Other Roof Penetrations : Vents (Bathroom, Laundry)

Yes, Satisfactory

Skylights, Chimneys & Other Roof Penetrations : Skylight

No

Skylights, Chimneys & Other Roof Penetrations : Chimney

No

Skylights, Chimneys & Other Roof Penetrations : Flue

Yes, Satisfactory

Skylights, Chimneys & Other Roof Penetrations : Roof Safety Anchors

No

Skylights, Chimneys & Other Roof Penetrations : Swamp Cooler

No

Skylights, Chimneys & Other Roof Penetrations : Solar

No

Deficiencies

DEFICIENCY 2.1

Roof Drainage Systems

Detached Downspout - Gutters

Estimated Severity : ■ Minor/Maintenance



One or more downspouts around the property were detached at the time of the inspection. Recommend repair or replacement.

To view more Roof Coverings and Drainage photos, [CLICK HERE](#)

3: Exterior

Information

General : Inspection Method

Visual

Walkways Patios Driveways : Driveway Material

Concrete

Walkways Patios Driveways : Walkways

Concrete, concrete

Siding Flashing Trim : Siding Material

Brick, Composite hardboard

Siding Flashing Trim : Siding Style

Panels, Brick

Eaves Soffits Fascia : Material

Fiber Cement

Exterior Doors : Exterior Entry Door Types

Storm Door, Metal

Windows : Windows

Vinyl

Decks Balconies Porches Steps : Structure

Front Porch, Back Patio

Decks Balconies Porches Steps : Material

Concrete

Fence : Fence

Yes

Deficiencies

DEFICIENCY 3.1

Walkways Patios Driveways

Cracking/Settling - Minor - Walkways Patios Driveways

Estimated Severity : ■ Minor/Maintenance



I observed some minor cracks in the cement. This is very typical due to soil movement. I would consider these cracks cosmetic, but I do recommend using a sealant to prevent water intrusion. Monitor and maintain as necessary.

Deficiencies

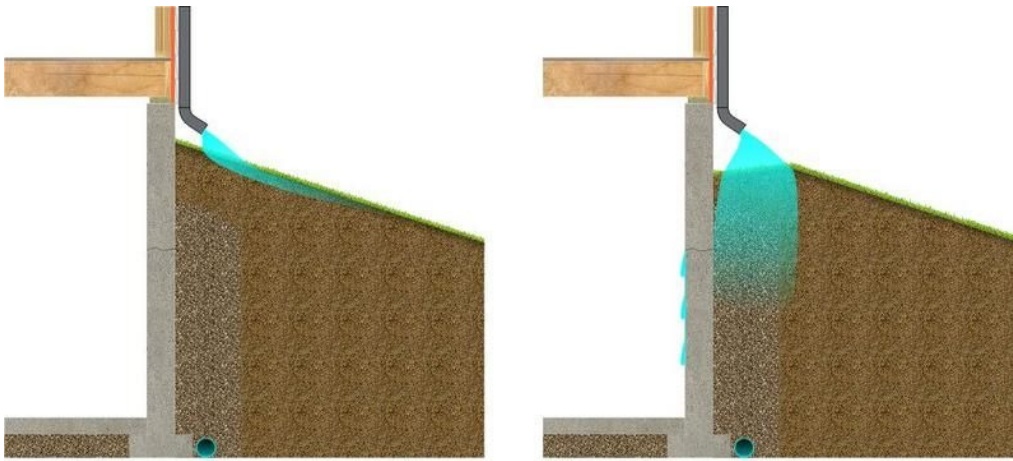
DEFICIENCY 3.2

Vegetation Grading Drainage Retaining Walls

Negative Grading - Landscaping

Estimated Severity : ■ □□ Repair





POSITIVE DRAINAGE

NEGATIVE DRAINAGE

Grading is sloping toward the home in one or more areas. This could lead to water intrusion and foundation issues. I recommend qualified landscaper or foundation contractor re-grade so water flows away from home.

Deficiencies

DEFICIENCY 3.3

Siding Flashing Trim

Water Intrusion and Dry Rot - Siding/Trim

Estimated Severity : ■ Minor/Maintenance

Siding showed signs of water intrusion. This could lead to further siding deterioration. Recommend a qualified siding contractor evaluate and repair.

DEFICIENCY 3.4

Siding Flashing Trim

Seal Maintenance - Siding/Trim

Estimated Severity : ■ Minor/Maintenance

Caulking is failing at seams where siding meets trim, transitions, or is penetrated. I recommend monitoring and replacing caulk when needed.

DEFICIENCY 3.5

Siding Flashing Trim

Typical Wear For The Age - Siding/Trim

Estimated Severity : ■ Minor/Maintenance

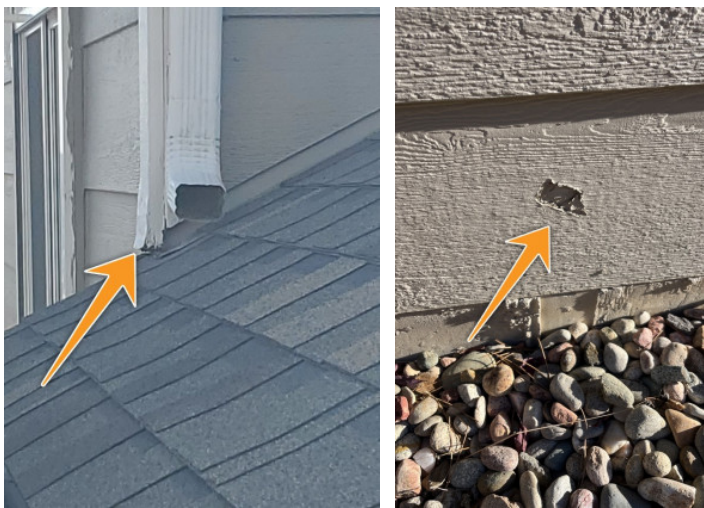
The siding and trim had minor signs of wear, peeling paint and maintenance needed typical for the age of the home. Recommend monitoring and performing all maintenance as needed.

DEFICIENCY 3.6

Siding Flashing Trim

Damaged - Siding/Trim

Estimated Severity : ■ □□ Repair



There appears to be one or more areas of damaged siding. Recommend replacement or repair of siding.

Deficiencies

DEFICIENCY 3.7

Windows

Debris - Window Wells

Estimated Severity : ■ Minor/Maintenance



Debris has accumulated in the window wells. I recommend removal before mold, flooding, deterioration or other issues occur.

DEFICIENCY 3.8

Windows

Damaged/Failure - Window Well

Estimated Severity : ■ Repair



Window wells show signs of failure. Recommend having evaluated by landscaper / gardener for repair or replacement.

Deficiencies

DEFICIENCY 3.9

Fence

Typical Wear For The Age - Fence

Estimated Severity :  Minor/Maintenance

The fence showed signs of typical wear, splitting, sagging and aging. I recommend repair as needed.

To view more Exterior photos, [CLICK HERE](#)

4: Garage

Information

General : Attached

Yes

General : Detached

No

General : Carport

No

Floor : Material

Concrete

Non-Fire Rated Walls & Ceilings : Type of wall

Exposed wall

Fire Rated Walls & Ceilings : Fire wall condition

Satisfactory

Garage Door : Material

Wood, Wood Composite

Garage Door : Type

Sectional

Garage Door Opener & Safety : Resistance Settings

Needs Adjustment

Garage Door Opener & Safety : Sensor Height - Garage Door Opener

Good

Garage Door Opener & Safety : Sensors

Functioning

Occupant Door (From garage to inside of home) : Fire Door

Yes

Deficiencies

DEFICIENCY 4.1

Garage Door

Weatherstripping Damaged/missing - Garage Door

Estimated Severity : ■ Repair



I recommend repair or replace.

Deficiencies

DEFICIENCY 4.2

Garage Door Opener & Safety

Reduce Resistance Setting - Garage Door Opener

Estimated Severity : ■ Repair

The garage door opener's safety settings was not functioning properly during the inspection. When the opener is bringing the door down and upward pressure is applied, the door should go back up. I recommend having the resistance settings adjusted to ensure proper safety. This can usually be accomplished by consulting the user manual for the opener equipment. It is usually a very simple adjustment.

To view more Garage photos, [CLICK HERE](#)

5: Electrical

Information

Service Entrance Conductors : Electrical Service Conductors

Below Ground, 240V

Main Subpanels Service Grounding Main Overcurrent Device : Main Panel Location

Garage

Main Subpanels Service Grounding Main Overcurrent Device : Panel Capacity

200 AMP

Main Subpanels Service Grounding Main Overcurrent Device : Panel Manufacturer

General Electric

Main Subpanels Service Grounding Main Overcurrent Device : Panel Type

Circuit Breaker

Main Subpanels Service Grounding Main Overcurrent Device : Sub Panel Location

Basement

Branch Wiring Circuits Breakers Fuses : Branch Wiring

Copper, Aluminum Strand

Branch Wiring Circuits Breakers Fuses : Wiring Method

Conduit, Romex

GFCI AFCI : Location tested

On outlets

Lighting Fixtures Switches Receptacles : Representative Number Tested

Yes, Satisfactory

Lighting Fixtures Switches Receptacles : Ceiling fans

Yes, Satisfactory

Smoke Detectors : Type of smoke detectors

Hardwired

Carbon Monoxide Detectors : Type of CO

Hardwired, outlet

Deficiencies

DEFICIENCY 5.1

Main Subpanels Service Grounding Main Overcurrent Device

Improperly Wired Sub Panel

Estimated Severity : ■ Potential Safety Concern □



The sub panel does not appear to be wired properly on the neutral buss bar recomend repair.

Deficiencies

DEFICIENCY 5.2

Branch Wiring Circuits Breakers Fuses

Loose and/or Exposed Wiring

Estimated Severity : ■ Potential Safety Concern □

There is unsafe and exposed wiring visible and present during the home inspection. I recommend a licensed electrician repair and secure properly.

Deficiencies

DEFICIENCY 5.3

GFCI AFCI

GFCI Protection Not Installed

Estimated Severity : ■ □□ Repair

There are receptacles in the home that aren't protected by GFCI when they should be. Receptacles near water sources, in garages, and outside need to be GFCI in order to prevent accidental shocks. I recommend having an electrician evaluate the home's receptacles in order to ensure safety. Here is a link to read about how GFCI receptacles keep you safe.

Deficiencies

DEFICIENCY 5.4

Lighting Fixtures Switches Receptacles

Damaged - Cover Plates

Estimated Severity : ■ □□ Repair

I found one or more receptacles that had damaged cover plates. The cover plates are important to prevent electrical shock and to protect the electrical connections, so I recommend replacing the plates.

DEFICIENCY 5.5

Lighting Fixtures Switches Receptacles

Inoperable - Light Fixture

Estimated Severity : ■ Minor/Maintenance



Light was not operating during the inspection. It could be just a simple light bulb that is burnt

out, but I recommend communicating with the seller to determine if the light does actually function.

DEFICIENCY 5.6

Lighting Fixtures Switches Receptacles

Inoperable - Ceiling Fan

Estimated Severity : ■ □□ Repair



There is a ceiling fan that was inoperable at time of inspection recommend repair.

DEFICIENCY 5.7

Lighting Fixtures Switches Receptacles

Improperly Wired 3 Way - Switch

Estimated Severity : ■ Potential Safety Concern □

A 3 way switch is improperly wired. I recommend a licensed electrician repair or replace.

Deficiencies

DEFICIENCY 5.8

Smoke Detectors

Missing - Smoke Detectors

Estimated Severity : ■ Potential Safety Concern □



Smoke detectors were missing at the time of inspection. I recommend installation.

DEFICIENCY 5.9

Smoke Detectors

Expired - Smoke Detectors

Estimated Severity : ■ Potential Safety Concern □

The smoke detectors appeared older as evidenced by the yellowing of the plastic and may be expired. I recommend replacing every 10 years per manufacturers requirements.

DEFICIENCY 5.10

Smoke Detectors

Hanging - Smoke Detector

Estimated Severity : ■ □□ Repair



One or more smoke detectors were hanging from the power wires at the time of the inspection. Recommend ensuring they work and properly installing them.

DEFICIENCY 5.11

Smoke Detectors

Battery Missing - Smoke Detector

Estimated Severity : ■ Potential Safety Concern □



One or more smoke detectors had the battery missing at the time of the inspection. Recommend replacement.

To view more Electrical photos, [CLICK HERE](#)

6: Foundation and Structure

Information

General : Inspection Method

Visual

Foundation : Material

Concrete

Foundation : Style

Slab on Grade

Floor / Ceiling Structure : Material

TJIs

Floor / Ceiling Structure : Sub-floor

OSB

Floor / Ceiling Structure : Basement/Crawlspace Floor

Unobservable

Wall Structure : wall construction type

Non Floating Walls, Floating Walls

Wall Structure : Material

2 x 4 Wood Studs

Roof Structure : Decking Material

OSB

Roof Structure : Truss Type

Manufactured Truss

Limitations

LIMITATION 6.1

General

Insulated / Finished Walls Disclaimer

Foundation basement or crawlspace walls were finished and/or insulated at the time of inspection. Only walls which were fully exposed could be thoroughly inspected for structural deficiencies.

To view more Foundation and Structure photos, [CLICK HERE](#)

7: Heating

Information

General : AFUE Rating

Manufactured Truss, AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment : Brand

Carrier

Equipment : Energy Source

Gas

Equipment : Heat Type

Forced Air

Normal Operating Controls : Thermostat

Yes

Distribution Systems : Ductwork

Non-insulated, Non-observable

Presence of Installed Heat Source in Each Room : Location

Ceiling, Floor Surface

Presence of Installed Heat Source in Each Room : Type

Register

Gas/LP Firelogs & Fireplaces : Working condition

Yes

Deficiencies

DEFICIENCY 7.1

Equipment

Clean/Service - Furnace

Estimated Severity : ■ □□ Repair

The furnace is dirty. I recommend servicing by a qualified HVAC technician.

Deficiencies

DEFICIENCY 7.2

Gas/LP Firelogs & Fireplaces

Foggy glass - Fireplace

Estimated Severity : ■ Minor/Maintenance



The glass on the gas fireplace was foggy at the time of the inspection. Recommend cleaning of glass.

To view more Heating photos, [CLICK HERE](#)

8: Cooling

Information

Cooling Equipment : Brand

Carrier

Cooling Equipment : Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment : Location

Left Side of Home

Cooling Equipment : SEER Rating

Left Side of Home, unknown

Normal Operating Controls : Thermostat

Yes

Distribution System : Configuration

Central

Presence of Installed Cooling Source in Each Room : Location

Ceiling, Floor Surface

Limitations

LIMITATION 8.1

General

Unable to Test Functionality



Due to the temperature being below 65, or the condenser being covered, it could not be tested at the time of the inspection.

Deficiencies

DEFICIENCY 8.2

Cooling Equipment

Corrosion - Exterior Condenser

Estimated Severity :  Repair

There are signs of exterior wear and rust on the unit recommend an evaluation and repair if needed.

DEFICIENCY 8.3

Cooling Equipment

Damaged Fins - Major - Exterior Condenser

Estimated Severity :  Repair

While inspecting the AC condenser, I found major damage to the fins. I suspect that the damage was done by hail and I recommend having the damage evaluated by an HVAC technician to determine whether repair or replacement is necessary.

DEFICIENCY 8.4

Cooling Equipment

Damaged fins- Minor - Exterior Condenser

Estimated Severity :  Repair

While inspecting the condenser, I found minor damage to the fins. This type of damage can typically be repaired by an HVAC technician by using a special comb to straighten the fins back out. I recommend having an HVAC do an evaluation and repair as necessary.

DEFICIENCY 8.5

Cooling Equipment

Missing/Damaged - Insulation for A/C

Estimated Severity : ■ Minor/Maintenance



Missing or damaged insulation on refrigerant line can cause energy loss and condensation. I recommend having condensate lines insulated to improve unit efficiency.

DEFICIENCY 8.6

Cooling Equipment

Dirty Fins - Exterior Condenser

Estimated Severity : ■ Repair

Recommend cleaning fins to ensure proper airflow.

To view more Cooling photos, [CLICK HERE](#)

9: Plumbing

Information

General : Filters

None

General : Water Source

Public

Main Water Shut-off : Location

Basement

Drain, Waste, & Vent Systems : Drain Size

1 1/2", 2", 3"

Drain, Waste, & Vent Systems : Material

PVC

Water Supply : Distribution Material

Copper, Pex

Water Supply : Water Supply Material

Copper

Water Heater : Manufacturer

GE

Water Heater : Power Source/Type

Gas

Water Heater : Capacity

Gas, 50

Water Heater : Location

Basement

Water Heater : Hot Water Function at Fixture

Working

Gas Supply : Main Gas Shut-Off Location

Gas Meter

Fixtures : functioning at the time of the Inspection

Yes, Satisfactory

Sump Pump : Location

Basement

Limitations

LIMITATION 9.1

Sprinkler System

Not tested - Sprinkler System



Irrigation system not tested

Deficiencies

DEFICIENCY 9.2

Water Supply

Corrosion - Supply Pipes

Estimated Severity : ■ Minor/Maintenance



Pipe and/or fittings were observed to have corrosion. This can lead to a shortened lifespan.

Recommend a qualified plumber repair.

Deficiencies

DEFICIENCY 9.3

Water Heater

Dated Water Heater

Estimated Severity : ■ Minor/Maintenance



The expected lifespan of a water heater is 8 to 12 years. One or more of the water heaters in the home fell within that range or past.

Deficiencies

DEFICIENCY 9.4

Fixtures

Loose - Toilet

Estimated Severity : ■ Repair

The toilet was loose at the base. This may be from a damaged flange or a failed wax seal. In any case, this should be remedied before a leak occurs.

DEFICIENCY 9.5

Fixtures

Maintain Caulking - Plumbing fixture

Estimated Severity : ■ Minor/Maintenance



The caulking around the fixture was in need of repair and/or maintenance. Water intrusion can become a costly repair. I recommend sealing with a flexible caulk or silicone and then annual maintenance.

DEFICIENCY 9.6

Fixtures

Not Functioning - Drain Assembly

Estimated Severity : ■ Minor/Maintenance

The drain stopper at the fixture was missing or not functioning. Repair or replace.

DEFICIENCY 9.7

Fixtures

Grout Maintenance

Estimated Severity : ■ Minor/Maintenance

Recommend re-grouting.

To view more Plumbing photos, [CLICK HERE](#)

10: Doors Windows Interior

Information

Doors : Condition

Satisfactory but may need future adjustment

Windows : Window Type

Double-hung, Single-hung

Windows : Window Manufacturer

Champion, Alenco

Floors : Floor Coverings

Hardwood, Tile

Walls : Wall Material

Textured

Ceilings : Ceiling Material

Textured

Steps, Stairways & Railings : Location

2nd floor, basement

Countertops & Cabinets : Countertop Material

Quartz, Hard Surface

Countertops & Cabinets : Cabinetry

Wood

Deficiencies

DEFICIENCY 10.1

General

Damage drywall

Estimated Severity : ■ Minor/Maintenance



minor drywall damage was present at time of inspection

Deficiencies

DEFICIENCY 10.2

Windows

Failed Seal - Window

Estimated Severity : ■ □□ Repair

I observed condensation between the window panes, which indicates a failed seal. The windows have lost efficiency and have a cloudy look. I recommend having a qualified window contractor evaluate.

DEFICIENCY 10.3

Windows

Damaged Screen - Window

Estimated Severity : ■ Minor/Maintenance



I recommend repair or replacement of the screen.

DEFICIENCY 10.4

Windows

Missing Screen - Window

Estimated Severity : ■ Minor/Maintenance



When inspecting the windows, I did find that one or more of them did not have screens. I recommend replacing the missing screens.

DEFICIENCY 10.5

Windows

Caulk Maintenance - Window

Estimated Severity : ■ Minor/Maintenance



I did find one or more windows in the home that need to be caulked on the interior side. Caulking on the interior side is not only for cosmetic reasons, but also to weatherize the window. I recommend using a flexible and paintable caulking, and maintain over the years.

Deficiencies

DEFICIENCY 10.6

Walls

Paint touch up

Estimated Severity : ■ Minor/Maintenance

At the time of inspection there were one or more locations that were in need of paint touch up on the walls.

To view more Doors Windows Interior photos, [CLICK HERE](#)

11: Appliances

Information

Dishwasher : Brand

Miele

Refrigerator : Brand

Samsung

Refrigerator : Ice and Water Dispenser

Yes

Refrigerator : Working at Time of Inspection

Yes

Range/Oven/Cooktop : Range/Oven Energy Source

Electric

Range/Oven/Cooktop : Range/Oven Brand

Frigidaire

Range/Oven/Cooktop : Exhaust Hood Type

Re-circulate

Range/Oven/Cooktop : Working at Time of Inspection Range/Oven/Cooktop

Yes

Range Hood : Unable to Test Functionality - Range Hood

Yes

Range Hood : Functioning

Yes

Built-in Microwave : Brand

LG

Built-in Microwave : Working at time of inspection - Built-in Microwave

Yes

Garbage Disposal : Working condition

Yes

Clothes Dryer : Brand

LG

Clothes Dryer : Power Source

220V Electric

Clothes Dryer : Vent Method

Metal - Flex

Clothes Dryer : Working condition at time of inspection

Yes

Clothes Washer : Brand

LG

Clothes Washer : Working condition at time of inspection

Yes

To view more Appliances photos, [CLICK HERE](#)

12: Insulation Ventilation

Information

Crawlspace / Basement Wall Insulation : R-Value

11

Crawlspace / Basement Wall Insulation : Insulation Type

Batt

Flooring Insulation : R-Value

Batt

Flooring Insulation : Insulation Type

None

Exterior / Interior Wall Insulation : R-Value

None, na

Exterior / Interior Wall Insulation : Insulation Type

Unobservable

Attic Insulation : Insulation Type

Fiberglass

Attic Insulation : R-Value

Fiberglass, na

Ventilation : Ventilation Type

Gable Vents

Exhaust Systems : Exhaust Fans

Fan Only

Radon Mitigation System : Condition

none

Deficiencies

DEFICIENCY 12.1

Crawlspace / Basement Wall Insulation

Insulation missing or damaged - Basement

Estimated Severity : ■ Minor/Maintenance

Insulation covering foundation walls was missing, damaged, or had fallen down in one or more places. Recommend repair or replacement to fully insulate foundation walls.

Deficiencies

DEFICIENCY 12.2

Attic Insulation

Uneven Insulation - Attic

Estimated Severity :  Minor/Maintenance

Recommend leveling insulation for even insulating properties throughout the attic space.

To view more Insulation Ventilation photos, [CLICK HERE](#)

13: Lateral Sewer Line

Information

Sewer Scope : Distance Scoped

none, 38 meters

Sewer Scope : Locations

Clean-out Basement

Sewer Scope : Pipe Material

PVC

Sewer Scope : Overall Condition

Needs Cleaning, Needs Further Evaluation

Deficiencies

DEFICIENCY 13.1

Sewer Scope

Blockage - Lateral Sewer Line

Estimated Severity :  Potential Safety Concern

The lateral sewer line had major debris or blockage at the time of inspection. This is restricting sewage flow and will lead to a backup. Recommend cleaning and re-inspection of the lateral line by a qualified professional.

To view more Lateral Sewer Line photos, [CLICK HERE](#)

14: Radon Testing

Information

Test Results : Duration of Test

95

Test Results : Time set

95

Test Results : Average Radon Level

95, 4.98

Test Results : Summary

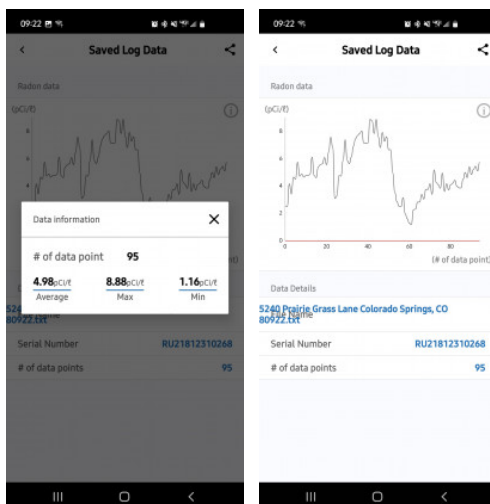
A full PDF breakdown of the radon test results is attached to this report.

Deficiencies

DEFICIENCY 14.1

Test Results

High Levels - Radon



Average radon levels of 4.98pCi/L exceeded the 4 pCi/l EPA threshold. I recommend a longer test, up to 90 days, or installation of a mitigation system in the home.

To view more Radon Testing photos, [CLICK HERE](#)



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