



# Top Choice Inspectors

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## Residential Inspection Report

[CLICK HERE](#) to view a better online version  
with larger pictures and interactive videos

13867 Firefall Court , Colorado Springs, Colorado 80921

September 07, 2023 09:30 am

Report Created For: Renee Mettler



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*Mark Fone*

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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- Coverings: Chipped and Loose Tiles
- DEFICIENCY 3.1 Exterior- Walkways Patios Driveways: Cracking/Settling - Minor - Walkways Patios Driveways
- DEFICIENCY 3.2 Exterior- Siding Flashing Trim: Cracking Stucco - Minor
- DEFICIENCY 3.3 Exterior- Siding Flashing Trim: Cracking in stone veneer
- DEFICIENCY 3.4 Exterior- Exterior Doors: Paint / Finish Maintenance - Exterior Doors
- DEFICIENCY 3.5 Exterior- Exterior Doors: No deadbolt - Exterior Doors
- DEFICIENCY 4.1 Garage- Non-Fire Rated Walls & Ceilings: Water Stains - Non-Firewall Garage
- DEFICIENCY 5.1 Electrical- GFCI AFCI: GFCI Protection Not Installed
- DEFICIENCY 8.1 Cooling- Cooling Equipment: Insulation Damaged/Missing - AC Condenser
- DEFICIENCY 10.1 Doors Windows Interior- General: Damage drywall
- DEFICIENCY 10.2 Doors Windows Interior- Doors: Sticks - Interior Door
- DEFICIENCY 10.3 Doors Windows Interior- Windows: Caulk Maintenance - Window
- DEFICIENCY 10.4 Doors Windows Interior- Floors: Stains - Carpet
- DEFICIENCY 10.5 Doors Windows Interior- Floors: Moisture Damage - Flooring
- DEFICIENCY 10.6 Doors Windows Interior- Floors: Re-stretch Carpet
- DEFICIENCY 10.7 Doors Windows Interior- Walls: Moisture damage on walls
- DEFICIENCY 10.8 Doors Windows Interior- Ceilings: Patching - Ceiling
- DEFICIENCY 12.1 Insulation Ventilation- Attic Insulation: Aged Insulation - Attic

# 1: Inspection Details

## Information

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### **General : In Attendance**

Client, Buyer Agent

### **General : Occupancy**

Vacant

### **General : Style of Home**

Ranch, With Basement

### **General : Utilities**

Water, Electric, On

### **General : Weather**

Clear

### **General : Temperature**

Clear, 77

## 2: Roof Coverings and Drainage

### Information

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**General : Inspection Method**

Roof

**General : Roof Type / Style**

Hip

**Coverings : Material**

Tile

**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**

Yes, Satisfactory

**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

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## DEFICIENCY 2.1

### Coverings

Chipped and Loose Tiles

Estimated Severity :  Minor/Maintenance

The roof had some chipped and loose tiles. I recommend a qualified roof contractor repair or replace to prevent moisture intrusion.

---

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

# 3: Exterior

## Information

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**General : Inspection Method**

Visual

**Walkways Patios Driveways : Driveway Material**

Concrete

**Walkways Patios Driveways : Walkways**

Concrete

**Siding Flashing Trim : Siding Material**

Stone, Stucco

**Siding Flashing Trim : Siding Style**

Stone

**Eaves Soffits Fascia : Material**

Wood

**Exterior Doors : Exterior Entry Door Types**

Steel, Sliding Glass Door

**Windows : Windows**

Vinyl

**Decks Balconies Porches Steps : Structure**

Patio

**Decks Balconies Porches Steps : Material**

Concrete

**Fence : Fence**

No

## Deficiencies

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### 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

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### DEFICIENCY 3.2

#### Siding Flashing Trim

Cracking Stucco - Minor

Estimated Severity : ■ Minor/Maintenance



The stucco siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes age. I recommend patching, sealing, replacing, or monitoring areas of cracking depending on severity and siding material in question.

---

### DEFICIENCY 3.3

#### Siding Flashing Trim

Cracking in stone veneer

Estimated Severity : ■ □□ Repair

At the time of inspection, some cracking was noted in the stone veneer. This is not a structural component of the home. Recommend performing any necessary maintenance for the upkeep of the stone exterior..

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## Deficiencies

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### DEFICIENCY 3.4

#### Exterior Doors

Paint / Finish Maintenance - Exterior Doors

Estimated Severity : ■   Repair

While inspecting the exterior door, it appeared to need the finish maintained. I recommend having the door properly finished in order to protect the door from sun and water damage.

---

### DEFICIENCY 3.5

#### Exterior Doors

No deadbolt - Exterior Doors

Estimated Severity : ■   Repair



No dead bolt on the exterior door. I recommend installing for safety on all exterior doors.

---

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

# 4: Garage

## Information

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**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 Composite

**Garage Door : Type**

Sectional

**Garage Door Opener & Safety : Resistance Settings**

Functioning

**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

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### DEFICIENCY 4.1

**Non-Fire Rated Walls & Ceilings**

Water Stains - Non-Firewall Garage

Estimated Severity :  □□ Repair

Ceiling had water stains indicative of leaks or condensation. There are no active leaks as moisture levels were normal. Recommend monitoring.

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

# 5: Electrical

## Information

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**Service Entrance Conductors : Electrical Service Conductors**

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**

Cutler Hammer

**Main Subpanels Service Grounding Main Overcurrent Device : Panel Type**

Circuit Breaker, AFCI Breakers

**Main Subpanels Service Grounding Main Overcurrent Device : Sub Panel Location**

None

**Branch Wiring Circuits Breakers Fuses : Branch Wiring**

Copper, Aluminum Strand

**Branch Wiring Circuits Breakers Fuses : Wiring Method**

Romex

**GFCI AFCI : Location tested**

In The Panel, On outlets

**Lighting Fixtures Switches Receptacles : Representative Number Tested**

Yes, Marginal

**Lighting Fixtures Switches Receptacles : Ceiling fans**

Yes, Satisfactory

**Smoke Detectors : Type of smoke detectors**

Hardwired

**Carbon Monoxide Detectors : Type of CO**

Hardwired, ceiling

## Deficiencies

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### DEFICIENCY 5.1

## GFCI AFCI

GFCI Protection Not Installed

Estimated Severity :  Potential Safety Concern

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.

---

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



# 6: Foundation and Structure

## Information

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**General : Inspection Method**

Visual

**Foundation : Material**

Concrete

**Foundation : Style**

Basement

**Floor / Ceiling Structure : Material**

Inaccessible

**Floor / Ceiling Structure : Sub-floor**

Inaccessible

**Floor / Ceiling Structure : Basement/Crawlspace Floor**

Concrete, Unobservable

**Wall Structure : wall construction type**

Floating Walls, not visible

**Wall Structure : Material**

2 x 4 Wood Studs

**Roof Structure : Decking Material**

OSB

**Roof Structure : Truss Type**

Manufactured Truss

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

# 7: Heating

## Information

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### **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

### **Presence of Installed Heat Source in Each Room : Type**

Register

### **Gas/LP Firelogs & Fireplaces : Working condition**

Yes, Teseted

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

## Deficiencies

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**DEFICIENCY 8.1**

**Cooling Equipment**

Insulation Damaged/Missing - AC Condenser

Estimated Severity : ■ Minor/Maintenance



Recommend fully insulating coolant line for the AC condenser.

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

# 9: Plumbing

## Information

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**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

**Water Supply : Water Supply Material**

Copper

**Water Heater : Manufacturer**

Rheem

**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**

Sealed, Front of the home

## CUSTOM 9.1

### Main Water Shut-off

Main Water Shut-Off



This valve turns the water off to the whole house.

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

# 10: Doors Windows Interior

## Information

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### Doors : Condition

Satisfactory but may need future adjustment

### Windows : Window Type

Single-hung, Sliders, Double Pane non opening

### Windows : Window Manufacturer

Amsco

### Floors : Floor Coverings

Carpet, Hardwood, Tile

### Walls : Wall Material

Plaster, Tile

### Ceilings : Ceiling Material

Drywall, Textured

### Steps, Stairways & Railings : Location

basement

### Countertops & Cabinets : Countertop Material

Granite, Quartz

### Countertops & Cabinets : Cabinetry

Wood

## Deficiencies

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### DEFICIENCY 10.1

#### General

Damage drywall

Estimated Severity :  □□ Repair

minor drywall damage was present at time of inspection

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## Deficiencies

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### DEFICIENCY 10.2

#### Doors

Sticks - Interior Door

Estimated Severity :    Repair

I found one or more doors that stick and is difficult to open and close. I recommend adjustment of doors so they operate smoothly. Here is a helpful DIY article on how to fix a sticking door.

---

## Deficiencies

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### DEFICIENCY 10.3

#### Windows

Caulk Maintenance - Window

Estimated Severity :    Repair

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.

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## Deficiencies

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### DEFICIENCY 10.4

#### Floors

Stains - Carpet

Estimated Severity :    Repair

When I inspected the home's flooring, I found areas of the carpet that appeared to have stains or some type of discoloration. I recommend a thorough steam clean by a qualified carpet cleaning company.



---

## DEFICIENCY 10.5

### Floors

Moisture Damage - Flooring

Estimated Severity :    Repair

When inspecting the home's flooring, one or more areas had visible moisture damage. I recommend a qualified flooring contractor evaluate & repair areas of moisture.

---

## DEFICIENCY 10.6

### Floors

Re-stretch Carpet

Estimated Severity :  Minor/Maintenance

The carpet may need to be re stretched recommend repair as needed.

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## Deficiencies

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## DEFICIENCY 10.7

### Walls

Moisture damage on walls

Estimated Severity :    Repair

There appears to be moisture damage on walls. Recommend further evaluation to correct the source of moisture and repair drywall

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## Deficiencies

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## DEFICIENCY 10.8

### Ceilings

Patching - Ceiling

Estimated Severity : ■ □□ Repair



There appears to be some visible patching in the ceiling. Recommend asking the seller history as to why the patching was needed.

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

# 11: Appliances

## Information

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**Dishwasher : Brand**

GE

**Refrigerator : Brand**

Samsung

**Refrigerator : Ice and Water Dispenser**

Yes, Tested, Operable

**Refrigerator : Working at Time of Inspection**

Yes, Tested, Operable

**Range/Oven/Cooktop : Range/Oven Energy Source**

Gas

**Range/Oven/Cooktop : Range/Oven Brand**

Samsung

**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**

Samsung

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

Yes

**Garbage Disposal : Working condition**

Yes

**Clothes Dryer : Brand**

Kenmore

**Clothes Dryer : Power Source**

220V Electric

**Clothes Dryer : Vent Method**

Metal - Flex

**Clothes Dryer : Working condition at time of inspection**

Yes

**Clothes Washer : Brand**

Kenmore

**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**

Unobservable

**Exterior / Interior Wall Insulation : R-Value**

Unobservable, 13

**Exterior / Interior Wall Insulation : Insulation Type**

Batt

**Attic Insulation : Insulation Type**

Blown, Fiberglass

**Attic Insulation : R-Value**

Blown, Fiberglass, 30

**Ventilation : Ventilation Type**

Soffit Vents, Roof Vents

**Exhaust Systems : Exhaust Fans**

Fan Only

**Radon Mitigation System : Condition**

none

## Deficiencies

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### DEFICIENCY 12.1

**Attic Insulation**

Aged Insulation - Attic

Estimated Severity :  ☐☐ Repair

Due to the age of the Insulation, and most likely the original install of the home, I recommend a insulation specialist to verify the quality and condition of the insulation. Overtime, insulation settles and compresses. I recommend further evaluation to determine if newer insulation is necessary to improve the efficiency of your home.

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

# 13: Lateral Sewer Line

## Information

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### Sewer Scope : Distance Scoped

none, 71

### Sewer Scope : Locations

Clean-out Exterior

### Sewer Scope : Pipe Material

PVC

### Sewer Scope : Overall Condition

Good

## Custom

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### CUSTOM 13.1

#### General

Sewer Scope Videos

Video of sewer line

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# 14: Radon Testing

## Information

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### Test Results : Location

Basement Bedroom

### Test Results : Duration of Test

Basement Bedroom, 48 hrs

### Test Results : Time set

Basement Bedroom, 48 hrs, 10

### Test Results : Average Radon Level

Basement Bedroom, 48 hrs, 10, 3.83

### Test Results : Mitigation System

Not Present

### Test Results : Summary

Not Present, A full PDF breakdown of the radon test results is attached to this report.

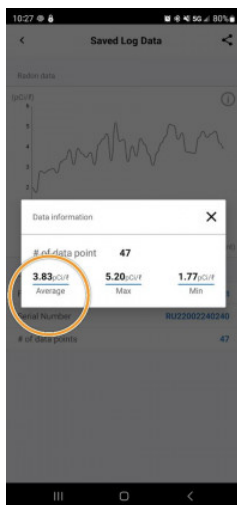
## Custom

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### CUSTOM 14.1

### Test Results

#### Radon Results



#### Radon results

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