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Residential Inspection Report

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with larger pictures and interactive videos

13867 Firefall Court , Colorado Springs, Colorado 80921

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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

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

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

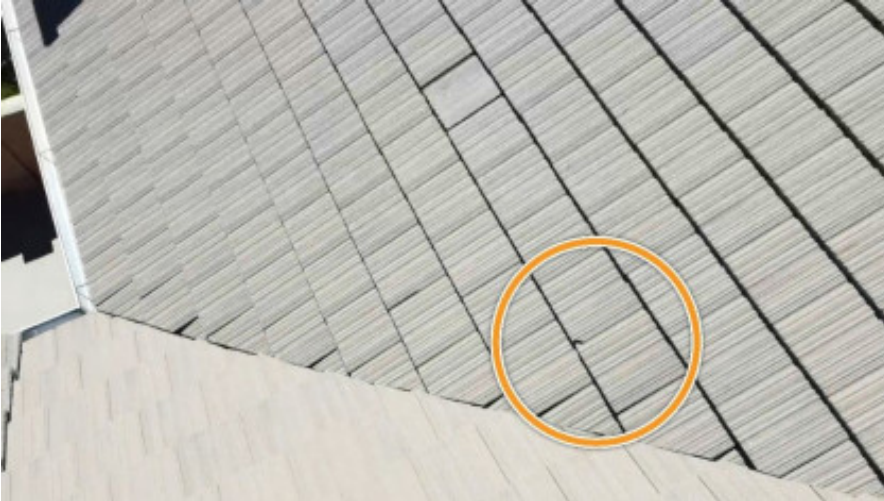
Deficiencies

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

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

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

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..

Deficiencies

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

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

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.

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

5: Electrical

Information

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

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

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

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

DEFICIENCY 8.1

Cooling Equipment

Insulation Damaged/Missing - AC Condenser

Estimated Severity : ■ Minor/Maintenance



Recommend fully insulating coolant line for the AC condenser.

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

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.

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

10: Doors Windows Interior

Information

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

DEFICIENCY 10.1

General

Damage drywall

Estimated Severity : □□ Repair

minor drywall damage was present at time of inspection

Deficiencies

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

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.

Deficiencies

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.

Deficiencies

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

Deficiencies

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.

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

11: Appliances

Information

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

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.

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

13: Lateral Sewer Line

Information

Sewer Scope : Distance Scoped

none, 71

Sewer Scope : Locations

Clean-out Exterior

Sewer Scope : Pipe Material

PVC

Sewer Scope : Overall Condition

Good

Custom

CUSTOM 13.1

General

Sewer Scope Videos

Video of sewer line

14: Radon Testing

Information

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

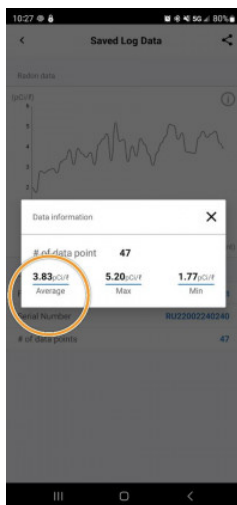
Not Present, A full PDF breakdown of the radon test results is attached to this report.

Custom

CUSTOM 14.1

Test Results

Radon Results



Radon results



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