

Confidential Inspection Report
321 Unique Way
Englewood , CO 80111

Prepared for: Mr. & Ms Doe



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August 16, 2016

Prepared For: Mr. & Ms Doe

RE: 321 Unique Way
Englewood, CO 80111

REPORT OVERVIEW

IMPORTANT: The Report Over-View is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including Standards of Practice which are available upon request, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

IMMEDIATE ATTENTION NEEDED

The following items require immediate attention and should be evaluated and repairs made by a qualified or licensed professional

ROOF SYSTEM

Roof:

Roof Covering:

Rubber, Sprayed rubber coating over concrete. Weathering and ageing, Damage/Defects noted to roofing material. Blistering, Cracking, Alligating Evidence of ponding, poor drainage Recommend a licensed roofing contractor to make further evaluation and corrections or repairs as needed.

Skylights:

The existing skylight(s) are installed with multi-element construction materials. Evidence of hail damage to skylight materials, Cracks in rubber flashing around skylights. Recommend further evaluation and corrections by a qualified professional.

ELECTRICAL SYSTEM

Service:

Type & Condition:

Underground, 240V/120V, 200 amp main disconnect. Unsafe, Does not have 3" clearance around panel. Hazard condition exist, Plant and trees contacting meter and panel. Recommend Further evaluation and corrections by a licensed electrician.

Electrical Outlets:

General:

Second bedroom, one grounded type outlet did not appear to be properly grounded. Recommend Corrections.

Exterior Walls:

Missing and damage outdoor weather covers to the exterior outlets. GFCI outlet not operational Recommend corrections for safety reasons.

BASEMENT - CRAWLSPACE

Basement:

Access:

Basement is fully accessible, Basement is finished. Unsafe, Missing handrail.

INTERIOR ROOMS

Ceilings:

General Type & Condition:

Drywall, Concrete with Acoustic Spray, Damage to the acoustical spray on material in the kitchen area. Recommend further evaluation and correcting or encapsulating the material to ensure safe condition. This acoustical spray on texture may contain asbestos. Not hazardous unless disturbed, Have tested prior to any

demolition!

GARAGE - CARPORT

Garage Door:

Door Operator:

Automatic reverse feature is, not operational. Unsafe, Note: All overhead doors should have fully operational auto-reverse function. Door opener tension needs adjustment to insure safe conditions. Recommend correction. Unsafe, Missing, Electronic eyes or Sensors, Recommend sensors or electronic eyes to be installed 6" to 9" above floor for safety reasons.

MAINTENANCE ITEMS NEEDING ATTENTION

These findings are for maintaining the home and to keep it in good condition.

They should be addressed within an appropriate time frame.

GROUNDS

Paving Conditions:

Driveway:

Concrete, Cracks noted are typical, Spalling noted, Recommend repairs.

Walks:

Sidewalk type: Concrete, Several walks around the property, Crack on north walkway, Recommend sealants, Differential Movement, Surface settled, Sloped toward building, Not allowing proper drainage, Observed gaps between exterior foundation wall and walkway. Evidence of deteriorated expansion joint mainly on south east corner and south side of structure. Recommend corrections to prevent any future movement and to help with drainage.

Exterior Steps / Stoops:

Material: Concrete, North steps, Serviceable. Southeast steps, Cracks, Recommend corrections or sealants.

Patio

Slab:

Patio type: Patios on the west and south side are Concrete with slate tile covering. Worn, Deterioration and missing tile. East patio from garage, concrete, Common Cracks, expansion joint deterioration. Recommend further evaluation and corrections by a qualified professional. East patio from walkout basement. Concrete, Serviceable.

Decks / Balcony:

Condition:

Two Balcony's, 1st balcony, Wood framed, Wood decking, metal railing and stairs, Serviceable. 2nd Balcony, Metal frame. Metal decking, Metal railing, Serviceable. Paint condition nearing end of useful life. Recommend painting in the near future to help preserve the building materials.

Landscaping:

Condition:

Landscaping is overgrown, Recommend trimming plants away from structure. Damage is possible.

Retaining Walls:

Condition:

Retaining wall type: Concrete, stucco covering, Damage/Deteriorated stucco. Recommend further evaluation and corrections as needed by a qualified professional.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Walls are constructed with: Concrete, Stucco over concrete, weather and aging, Cracks noted are typical, Note some deterioration at the bottom of the original exterior north front wall. Recommend further evaluation and

corrections by qualified professional.

Flashing & Trim:

Wood materials. Metal materials. Vinyl materials. Evidence of hail damage on west side of structure. Openings and penetrations viewed around windows and doors, Separation in caulking, Recommend sealing openings and penetrations to help prevent water intrusion and future deterioration. Paint condition, Paint nearing end of useful life. Recommend paint finish in the near future.

ROOF SYSTEM

Gutters & Downspouts:

Metal, Partial system, Improper drainage along the or near north front porch. evidence of water running down between garage wall and concrete porch. Recommend correction to help with proper drainage.

HEATING - AIR CONDITIONING

Heating Equipment:

Normal Controls:

There are multiple thermostats. The structure is divided into zones. Not functional, The main basement zone did not respond to controls.

Fireplaces / Solid Fuel Heating:

Master bedroom gas fire place, Serviceable. Lower level family room gas fire place, Not functional, Did not respond to controls, Main living Room gas fire place, Not functional, Did not respond to controls, Main floor family room gas fire place, Not Functional, Did not respond to controls, Basement recreation room gas fire place, not functional, Did not respond to controls. Recommend further evaluation and corrections by a qualified professional.

Auxiliary Equipment:

Swamp Cooler:

Industrial Swap cooler, Unable to determine age. Rust/Corrosion noted in cabinet, Media within unit is dirty and in need of cleaning. Deterioration on outside of cabinet, Unit has served its useful life or is nearing it's useful life. Recommend further evaluation and corrections by a qualified professional.

PLUMBING SYSTEM

Hose Bibs & Hookups

General:

Samples operated, Serviceable Anti-Siphon valves, Typical leaks are noted at the handles, Recommend corrections.

Water Heater # 1

Condition:

Rust Flakes are noted, Corrosion is noted, There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible. Older model, Served it's useful life or nearing the end of useful life.

Fuel System:

Meter / Tank:

Meter located at exterior, System Serviceable, Exterior gas piping around gas meter is not corrosion proof. Recommend spray painting to protect iron piping for safety reasons.

BATHROOMS

Sink & Cabinetry:

Master Bath:

Counters/cabinets/Faucets, Serviceable. Right sink, The following problems were noted at the drain: Not functional, Stopper did not operate properly.

Second Bedroom Bath:

Counters/cabinets/Faucets, Serviceable, The following problems were noted at the drain: Missing Drain stopper.

Tub/Shower Fixtures:

Hall Bath:

Tub faucets shower diverter is not functional, Recommend correction so shower diverter can function as intended.

INTERIOR ROOMS

Windows:

General Type & Condition:

Steel, Vinyl, Aluminum, Casement, Damage or failed seal between glass panes causing condensation. Evidence of hail damage to the sashes on west exterior, Recommend further evaluation and corrections by a qualified window contractor. Steel casement, single pane putty deterioration, putty may contain asbestos. Not hazardous unless disturb.

Floors:

General:

Carpet, Tile, Wood, Loose or damage tile in some of the bathrooms, Recommend repairs.

LAUNDRY AREA

Laundry:

Dryer Vent:

Both areas, A dryer vent is provided to the exterior. Damage to dryer vent located in theater closet. Recommend correction so it can function as intended.

GARAGE - CARPORT

Garage Door:

Material - Condition:

Vehicle door is loose or out of alignment, does not seal properly, Recommend correction so can function as intended.

Garage Walls:

Type & Condition:

Concrete, Moisture damage noted to the northwest wall. Recommend further evaluation and repairs by a qualified professional.

Thank you for selecting our firm to do your pre-purchase property inspection. If you have any questions regarding the inspection report or the property, please feel free to call us.

Sincerely,
Duane Younger
Twin Peaks Inspections, LLC

GENERAL INFORMATION

Client & Site Information:

Inspection Date

August 11, 2016 8:00 AM.

Client:

Mr. & Ms Doe,

Inspection Site:

321 Unique Way
Englewood, CO 80111.

Property Occupied

No.

People Present

Purchaser, Buyer Agent.

Comments:

Historical Site, Was also featured in Woody Allen's 1973 sci-fi comedy, "Sleeper" also starring Diane Keaton. Addition and remodel in 2007.

Building Characteristics:

Main Entry Faces:

North.

Year Of Construction:

Original 1967, Addition 2007.

Building Type:

1 Family, 1-Story, Custom.

Space Below Grade

Basement.

Climatic Conditions

Weather

Partly Cloudy.

Soil Conditions

Dry.

Outside Temperature (f):

80-90.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utility Status:

All Utilities On.

Payment Information:

Total Fee:

1,175.00.

Paid By:

Check.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may

require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representations as to the advisability of purchase .

The Report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and condition which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these items and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, it's systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvements and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can simply be the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems.

Paving Conditions:

OK MM RR

Driveway:

- Concrete, Cracks noted are typical, Spalling noted, Recommend repairs.



Walks:

- Sidewalk type: Concrete, Several walks around the property, Crack on north walkway, Recommend sealants, Differential Movement, Surface settled, Sloped toward building, Not allowing proper drainage, Observed gaps between exterior foundation wall and walkway. Evidence of deteriorated expansion joint mainly on south east corner and south side of structure. Recommend corrections to prevent any future movement and to help with drainage.



Exterior Steps / Stoops:

- Material: Concrete, North steps, Serviceable. Southeast steps, Cracks, Recommend corrections or sealants.



Porch

OK MM RR

Structure:

Type: Concrete Open design, Columns, Serviceable.

Cover / Roof:

Overhang, Concrete, Same as main roof. See Roofing page.

Patio

Slab:

Patio type: Patios on the west and south side are Concrete with slate tile covering. Worn, Deterioration and missing tile. East patio from garage, concrete, Common Cracks, expansion joint deterioration. Recommend further evaluation and corrections by a qualified professional. East patio from walkout basement. Concrete, Serviceable.



Decks / Balcony:

Condition:

Two Balcony's, 1st balcony, Wood framed, Wood decking, metal railing and stairs, Serviceable. 2nd Balcony, Metal frame. Metal decking, Metal railing, Serviceable. Paint condition nearing end of useful life. Recommend painting in the near future to help preserve the building materials.

Cover / Roof:

1st balcony, Overhang, Custom Concrete, Same as main roof. See Roofing page.

Grading:

Site:

Gentle slope, Grade at foundation is serviceable.

Landscaping:

Condition:

Landscaping is overgrown, Recommend trimming plants away from structure. Damage is possible.

Retaining Walls:

OK MM RR

Condition:

- Retaining wall type: Concrete, stucco covering, Damage/Deteriorated stucco. Recommend further evaluation and corrections as needed by a qualified professional.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

OK MM RR

Materials & Condition:

- Walls are constructed with: Concrete, Stucco over concrete, weather and aging, Cracks noted are typical, Note some deterioration at the bottom of the original exterior north front wall. Recommend further evaluation and corrections by qualified professional.



Flashing & Trim:

- Wood materials. Metal materials. Vinyl materials. Evidence of hail damage on west side of structure. Openings and penetrations viewed around windows and doors, Separation in caulking, Recommend sealing openings and penetrations to help prevent water intrusion and future deterioration. Paint condition, Paint nearing end of useful life. Recommend paint finish in the near future.
-



Foundation:

OK MM RR

Materials & Condition:

Concrete, The exterior view of the foundation is limited to the portions visible above grade.

Recent Movement:

There is no evidence of any recent movement.

ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a property will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it.

Roof:

Style:

Custom Flat/Low slope.

Roof Access:

Walked on roof.



OK MM RR

Roof Covering:

- Rubber, Sprayed rubber coating over concrete. Weathering and ageing, Damage/Defects noted to roofing material. Blistering, Cracking, Alligatoring Evidence of ponding, poor drainage Recommend a licensed roofing contractor to make further evaluation and corrections or repairs as needed.

OK MM RR



Roof Flashing

Type & Condition:

Skylights:

The existing skylight(s) are installed with multi-element construction materials. Evidence of hail damage to skylight materials, Cracks in rubber flashing around skylights. Recommend further evaluation and corrections by a qualified professional.

Gutters & Downspouts:

OK MM RR

- Metal, Partial system, Improper drainage along the or near north front porch. evidence of water running down between garage wall and concrete porch. Recommend correction to help with proper drainage.



Attic & Insulation

Access:

No Attics, Custom built concrete ceilings.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

OK MM RR

Type & Condition:

- Underground, 240V/120V, 200 amp main disconnect. Unsafe, Does not have 3" clearance around panel. Hazard condition exist, Plant and trees contacting meter and panel. Recommend Further evaluation and corrections by a licensed electrician.



Grounding Equipment:

- Grounded via plumbing and rod in ground. Grounded via connection to metallic water pipe.

Electrical Distribution Panels:

OK MM RR

Main Panel Location:

- Basement, Serviceable, Amperage rating 200 amp.

Main Panel Observations:

Circuit and wire sizing correct so far as visible, Grounding system is present.

Subpanel #1:

- 100 amp panel. Located in the laundry room closet. Circuit and wire sizing correct so far as visible, Grounding system is present.



Subpanel #2:

- 100 amp panel. Located in the Garage, Circuit and wire sizing correct so far as visible, Grounding system is present.

Conductors:

Entrance Cables:

- Aluminum- OK.

Branch Wiring:

- Copper, Serviceable.

Switches & Fixtures:

General:

- A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.

Electrical Outlets:

General:

- Second bedroom, one grounded type outlet did not appear to be properly grounded. Recommend Corrections.



Exterior Walls:

Missing and damage outdoor weather covers to the exterior outlets. GFCI outlet not operational Recommend corrections for safety reasons.

Laundry:

Both areas, 220 Service-operational.

Wiring Methods

OK MM RR

Type

Non-Metallic Sheathed Cable, Romex/plastic coating.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

Access:

Basement is fully accessible, Basement is finished. Unsafe, Missing handrail.



OK MM RR

Walls:

Walls are poured concrete. Unable to view interior concrete foundation walls due finished basement,

Moisture:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Beams/Underfloor:

Custom built, Concrete,

Floor:

Concrete, Not fully visible due to floor coverings.

Windows:

The installed windows are above grade, and no leakage problems are anticipated.

Walkout Basement:

Exposed Walls:

Concrete and metal. Serviceable.

Walkout Drainage:

The area around the walkout door appears to have adequate drainage.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Forced hot water boiler, Water Storage Tank, Circulating pumps, located north end in basement closet.



Fuel Source:

Natural Gas.

Capacity / Approx. Age:

2004 Burham.

OK MM RR

General Operation & Cabinet:

Serviceable.

Combustion Air:

Serviceable.

Flues, Vents, Plenum:

The flue pipe is metal Serviceable.

Normal Controls:

There are multiple thermostats. The structure is divided into zones. Not functional, The main basement zone did not respond to controls.

Fireplaces / Solid Fuel Heating:

Master bedroom gas fire place, Serviceable. Lower level family room gas fire place, Not functional, Did not respond to controls, Main living Room gas fire place, Not functional, Did not respond to controls, Main floor family room gas fire place, Not Functional, Did not respond to controls, Basement recreation room gas fire place, not functional, Did not respond to controls. Recommend further evaluation and corrections by a qualified professional.

**Air Conditioning:**

Primary Type:

None present.

Ductwork / Distribution:

OK MM RR

Ducts / Air Supply:

Metal HVAC duct system, Serviceable, Radiators or convection baseboard for boilers system, Serviceable.

Auxiliary Equipment:

Swamp Cooler:

Industrial Swap cooler, Unable to determine age. Rust/Corrosion noted in cabinet, Media within unit is dirty and in need of cleaning. Deterioration on outside of cabinet, Unit has served its useful life or is nearing it's useful life. Recommend further evaluation and corrections by a qualified professional.



PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant property waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Material:

Copper, Main line is 3/4 inch diameter, No active leakage is noted at this time. Monitor in the future, Serviceable.

Shut Off:

Main shutoff valve is located, Basement, Valve is operational, Serviceable.

Pressure:

Water pressure was checked at an exterior hose bib. Water pressure from 60 to 80 pounds per square inch is considered within normal acceptable range. Water pressure appears adequate.

Supply Lines:

Material:

Copper.

OK MM RR

Condition:

No leakage is noted, but monitor in the future.

Waste Lines:

Material:

Plastic.

Condition:

No active leakage is noted at this time. Serviceable, Recommend sewer scope on older homes.

Hose Bibs & Hookups

General:

Samples operated, Serviceable Anti-Siphon valves, Typical leaks are noted at the handles, Recommend corrections.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater # 1

Power Source:
Gas 2000 GE.



Capacity:
40 Gallons, 75 Gallons.

Location:
Off basement theater room, there utility room.

OK MM RR

Condition:

- Rust Flakes are noted, Corrosion is noted, There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible. Older model, Served it's useful life or nearing the end of useful life.

Fuel System:

Meter / Tank:

- Meter located at exterior, System Serviceable, Exterior gas piping around gas meter is not corrosion proof. Recommend spray painting to protect iron piping for safety reasons.



Sump Pump:

OK MM RR

Basement:

- No pump installed. There is no requirement that the home owner has to have a sump pump, Builders due not install them when homes are built, However in case of a hazardous situation, to prevent water intrusion into the basement you may want to install one for piece of mind.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:

- E Granite. Faucet is serviceable.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

- Both areas, Plumbing is serviceable.

Waste Lines/Sink Drains:

Laundry:

Both areas, Serviceable.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

OK MM RR

Type & Condition:

Combination, Free-standing, Electric, Separate cook top, Jenn-air grill/fan, Built-in double sack ovens, Serviceable.

Ventilation:

Type & Condition:

External, Fan/Hood operational.

Refrigerator:

Type & Condition:

Electric, Serviceable.

Dishwasher:

Condition:

Serviceable, Air gap device or high-loop is present on drain line- Proper.

Garbage Disposal:

Condition:

Serviceable.

Other Built-ins:

Microwave:

Serviceable.

Kitchen Interior:

Counters & Cabinets:

Counters are Formica (plastic laminate), Cabinets appear serviceable.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

OK MM RR

Master Bath:

- Counters/cabinets/Faucets, Serviceable. Right sink, The following problems were noted at the drain: Not functional, Stopper did not operate properly.



Hall Bath:

- Counters/cabinets/Faucets, Serviceable.

Guest Bedroom Bath:

- Counters/cabinets/Faucets, Serviceable.

Second Bedroom Bath:

- Counters/cabinets/Faucets, Serviceable, The following problems were noted at the drain: Missing Drain stopper.

Basement Bath:

- Counters/cabinets/Faucets, Serviceable.

Half Bath

- Pedestal Sink/Faucet, Serviceable.

Toilet:

Master Bath:

- Serviceable.

Hall Bath:

- Serviceable.

Guest Bedroom Bath:

- Serviceable.

Second Bedroom Bath:

- Serviceable.

Basement Bath:

- Serviceable.

Half Bath

- Serviceable.

Tub/Shower Fixtures:

OK MM RR

Master Bath:

Serviceable. Hydro-spa is functional, but its supply pipes should be periodically flushed with anti-bacterial cleanser.

Hall Bath:

Tub faucets shower diverter is not functional, Recommend correction so shower diverter can function as intended.

Guest Bedroom Bath:

Serviceable.

Second Bedroom Bath:

Serviceable.

Basement Bath:

Serviceable.

Tub/Shower And Walls:

Master Bath:

Tub/Shower walls, Serviceable, Shower enclosure door, Serviceable.

Hall Bath:

Tub/Shower walls, Serviceable.

Guest Bedroom Bath:

Tub/Shower walls, Serviceable.



Second Bedroom Bath:

Tub/Shower walls, Serviceable.

Basement Bath:

Tub/Shower walls, Serviceable.

Bath Ventilation:

Master Bath:

Serviceable.

Hall Bath:

Serviceable.

Guest Bedroom Bath:

Serviceable.

Second Bedroom Bath:

Serviceable.

Basement Bath:

Serviceable.

Half Bath

Serviceable.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Doors:

OK MM RR

Main Entry Door:

Two each main entry doors, Door Operational,

Other Exterior Doors:

Sliding glass, French, Standard side/rear door, Serviceable.

Overall Interior Door Condition:

Hollow Core, Solid Core Serviceable.

Windows:

General Type & Condition:

Steel, Vinyl, Aluminum, Casement, Damage or failed seal between glass panes causing condensation. Evidence of hail damage to the sashes on west exterior, Recommend further evaluation and corrections by a qualified window contractor. Steel casement, single pane putty deterioration, putty may contain asbestos. Not hazardous unless disturb.

Walls:

General Material & Condition:

Drywall, Plaster, Plywood, Custom round concrete walls, The original house before the addition has pop corn acoustical spray on texture on the concrete walls, This acoustical texture may contain asbestos, Not hazardous unless disturb! Have tested prior to any demolition.

Ceilings:

General Type & Condition:

Drywall, Concrete with Acoustic Spray, Damage to the acoustical spray on material in the kitchen area. Recommend further evaluation and correcting or encapsulating the material to ensure safe condition. This acoustical spray on texture may contain asbestos. Not hazardous unless disturbed, Have tested prior to any demolition!

Floors:

General:

Carpet, Tile, Wood, Loose or damage tile in some of the bathrooms, Recommend repairs.

Closets:

General:

Serviceable.

Stairs & Handrails:

Condition:

Interior stairs serviceable, Stair handrail serviceable.

Smoke / Fire Detector / Co Detectors

General:

Smoke detectors noted, but not tested. Twin Peaks Inspections LLC, makes not representations, guarantees or warranties that they are operational or installed per manufacturers instructions. Noted CO detectors.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Two locations, Primary location is off the lower level family room. Secondary location is the theater closet.

OK MM RR

Clothes Washer:

Both areas, Washer was not operated at the time of inspection.

Clothes Dryer:

Both areas, Dryer was not operated at the time of inspection.

Dryer Vent:

Both areas, A dryer vent is provided to the exterior. Damage to dryer vent located in theater closet. Recommend correction so it can function as intended.



GARAGE - CARPORT

Type:

Attached, Six car tandem.

Ceilings:

Type:

Drywall.

OK MM RR

Condition:

Serviceable.

Garage Door:

Type:

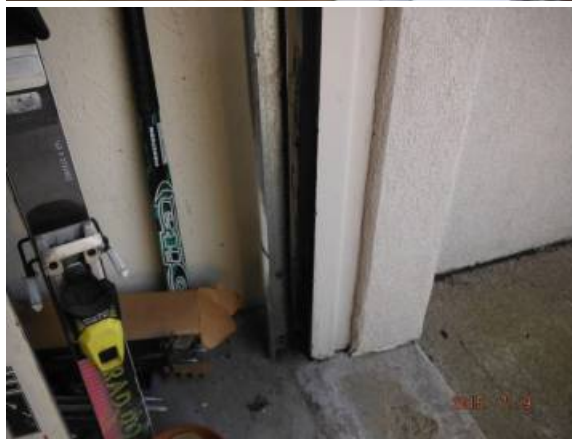
Wood, Roll-up.

Material - Condition:

Vehicle door is loose or out of alignment, does not seal properly, Recommend correction so can function as intended.

Door Operator:

Automatic reverse feature is, not operational. Unsafe, Note: All overhead doors should have fully operational auto-reverse function. Door opener tension needs adjustment to insure safe conditions. Recommend correction. Unsafe, Missing, Electronic eyes or Sensors, Recommend sensors or electronic eyes to be installed 6" to 9" above floor for safety reasons.



Garage Walls:

Type & Condition:

Concrete, Moisture damage noted to the northwest wall. Recommend further evaluation and repairs by a qualified professional.



Floor:

OK MM RR

Condition:

Concrete, Serviceable.

HEATING - AIR CONDITIONING #2

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Forced Air, The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.
Location: Basement.



Fuel Source:

Natural Gas.

Capacity / Approx. Age:

2005 Lennox.

OK MM RR

General Operation & Cabinet:

Serviceable.

Burners / Heat Exchangers:

Burner Flame(s) appear typical.

Combustion Air:

Serviceable.

Flues, Vents, Plenum:

The flue pipe is plastic from the furnace to the exterior.

Air Filters:

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned

every 30 to 45 days for best performance..

OK MM RR

Normal Controls:

Thermostat is located in the, living room.

RADON SCREENING

Radon Screening

Testing Technician:

Duane Younger.

Type Of Screening Device Used:

Continuous Radon Monitors use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours.

Number Of Sampling Units Set:

Three continuous monitors. Basement master bedroom, Middle basement bedroom, Lower Theater room. Femto- tech CRM510-5800, 6334, 5603,



Sampling Location:

Basement level.

Type Of Construction:

Basement Foundation. concrete,

Tightness Of Construction.

Tight construction techniques used in the construction of the house, resulting in minimal air infiltration.

Lowest Living Level Type:

The lowest living level would be considered the Basement level. According to the E.P.A. Measurement Protocols, the lowest living level or levels suitable for occupancy shall have one primary measurement.

Testing Location:

Bedrooms, Theater room.

Testing Location Minimum 20" Above Floor:

Yes.

Testing Location Minimum 12" From Exterior Door:

Yes.

Minimum Of 4" Clearance Around Monitor:

Yes.

High Winds Noted During The Sampling Period:

No.

Rain Noted During Screening Period:

None or minimal rain during the screening period.

Was The Exposure Time Over 48 Hours:

Additional 12 hours was added to the testing period since we were unable to determine closed house conditions prior to sampling period.

Start Date:

07/07/2015.

Start Time:

12:30pm.

Stop Date:

07/09/2015.

Stop Time:
1:37pm.

Closed House Conditions:

Yes, the structure had been in a closed condition for at least 12 hours prior to the start time of the measurement period. A closed-house condition means that all windows shall be kept closed for a period of 12 hours prior to and during the measurement period and all entry or access doors also be kept closed except for normal entry and egress.

Non-interference Agreement:

Yes, There was a non-interference agreement signed at time of start of the measurement period.

Radon Test In Progress Sign Posted:

Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.

Windows & Non-essential Doors Sealed:

The windows and non-essential doors were sealed or tagged.

Test Limitations:

There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results..

Test Results:

During the reporting period the Continuous Monitor reading had an overall average of 1.8 pCi/L.

Results Measurement & Recommendations:

Although no level of radon is considered absolutely safe, the E.P.A. action level is 4.0 pCi/L. Results below this level are considered within the normal range and no mitigation is required by E.P.A. standards. If the results are close to the 4.0 pCi/L level you might consider retesting at a future time to verify results.