

Confidential Inspection Report

111 N Old Dr.
Denver , CO 80202

Prepared for: Mr. & Ms Doe



Prepared by: Duane Younger
2090 Matthews Ave
Fort Lupton, CO 80621
720-685-3435

duane@twinpeaksinspections.com
www.TwinPeaksInspections.com

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

GENERAL INFORMATION	7
GROUNDS	9
EXTERIOR - FOUNDATION	11
ROOF SYSTEM	14
ELECTRICAL SYSTEM	17
BASEMENT - CRAWLSPACE	20
HEATING - AIR CONDITIONING	21
PLUMBING SYSTEM	24
KITCHEN - APPLIANCES	26
BATHROOMS	27
INTERIOR ROOMS	28
LAUNDRY AREA	30
GARAGE - CARPORT	31

August 22, 2016

Prepared For: Mr. & Ms Doe

RE: 111 N Old Dr.
Denver, CO 80202

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

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Walls are constructed with: Brick, Wood siding, Mortar aging, deterioration, Recommend further evaluation and corrections by qualified professional.

ROOF SYSTEM

Roof Flashing

Type & Condition:

Observed damage or opening to rubber seal on roof jacks, Recommend corrections or replacement to help prevent moisture from entering into attic. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

ELECTRICAL SYSTEM

Service:

Type & Condition:

Overhead, 240V/120V, Unsafe, Overhead service drop conductors are, contacting tree limbs. Contact Utility Company and have tree trimmed for safety reasons.

Electrical Distribution Panels:

Subpanel #1:

Located in the Garage, Circuit and wire sizing correct so far as visible, Grounding system is present, Unsafe, Panels are without the benefit of complete labeling, Have a licensed electrician make further evaluation and corrections as needed.

Conductors:

Branch Wiring:

Copper, Wiring has been altered, Unsafe conditions exist in the attic Connections not made within junction boxes, Open junction boxes are noted, Recommend further evaluation and corrections by licensed electrician.

Switches & Fixtures:

General:

Unsafe, Due to the amount of reversed polarity on the outlets, the switches may not be wired correctly. Recommend further evaluation and corrections by a licensed electrician.

Electrical Outlets:*General:*

Missing or damaged cover plates viewed, Reverse polarity is noted, Some grounded type outlets did not appear to be properly grounded. Outlet is not functional Recommend further evaluation and corrections by a licensed electrician.

HEATING - AIR CONDITIONINGHeating Equipment:*Type & Location:*

Forced hot water boiler, Noted damaged asbestos insulation on hot water steam pipes in the crawlspace. Recommend further evaluation and corrections by a qualified asbestos abatement contractor.

General Operation & Cabinet:

Operational, Has served it useful life, This system does require maintenance, Recommend complete system evaluation and corrections as needed by a licensed heating and air conditioning contractor. Observed loose asbestos like material near burner intake and on the back side on flue. Evidence that indicates asbestos insulation was removed from steam piping in the basement, leaving behind residue. Recommend further evaluation and corrections by a asbestos abatement contractor.

INTERIOR ROOMSWindows:*General Type & Condition:*

Wood, Casement, Double hung, Some windows are hard to operate or painted closed, worn, Balance or cords cut on the side of sash are causing window to not function properly. Noted cracked or damage glass pane. Recommend further evaluation and corrections by qualified window contractor.

GARAGE - CARPORTGarage Door:*Door Operator:*

Automatic door opener(s)- operational, 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, Electronic eyes or Sensors, Not installed to manufactures instructions, Sensors or eyes are to be installed 6" to 9" above floor for safety reasons. Recommend corrections.

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.

GROUNDSPaving Conditions:*Driveway:*

Concrete, Common Cracks, Worn, Nearing in of useful life span, Recommend corrections.

Walks:

Sidewalk type: Concrete and mortar, Cracks in mortar noted are typical. Sealants recommended.

Porch*Structure:*

Type: Concrete. Open design, Brick railing, Columns. middle concrete slab has settle, Trip hazard off to one side Recommend corrections.

Patio*Slab:*

Patio type: Concrete, Common Cracks, Differential movement, Surface settled, Recommend corrections.

Cover / Roof:

Overhang, Not functional, Differential movement, Settled to the south east corner, Recommend further evaluation and repairs by a qualified professional.

Landscaping:Condition:

Large tree in front yard, Plants/Trees too close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible, Recommend corrections to help prevent damage to structure.

EXTERIOR - FOUNDATIONExterior Walls:Flashing & Trim:

Wood materials. Metal materials. Serviceable. Paint condition, Paint nearing end of useful life. Recommend paint finish in the near future.

Chimney:Chimney Exterior:

Two chimneys, Brick materials. Weathering and Aging, Deteriorated mortar, Recommend corrections.

Chimney Cap:

South chimney cap. The chimney cap is made of mortar. Worn, cracks, Deterioration, Recommend corrections so the cap can function as intended and prevent water from entering stack. North chimney There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

ROOF SYSTEMEaves - Soffits - Fascias:Type & Condition

Wood, Paint condition near the end of useful life. Recommend paint finish in the near future.

Gutters & Downspouts:

Metal, Full system, Not functional, Loose, Debris in gutter, Drains blocked, Gutter is sloped improperly and holding water, Recommend correction to help with drainage.

HEATING - AIR CONDITIONINGFireplaces / Solid Fuel Heating:

Prefabricated metal, Wood stove, Serviceable. Pallet stove, Not tested, Recommend owner to provide operation instruction manual prior to use.

Ductwork / Distribution:Ducts / Air Supply:

Piping, Radiators, Corrosion noted, Serviceable.

Auxiliary Equipment:Swamp Cooler:

Media within unit is dirty and in need of cleaning. Recommend clean and service health reasons.

PLUMBING SYSTEMWaste Lines:Condition:

No active leakage is noted at this time. Not functional, Missing pipe hangers in the crawl space, Recommend corrections, Recommend sewer scope on older homes.

Water Heater # 1Condition:

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.

KITCHEN - APPLIANCES

Ventilation:

Type & Condition:

Not functional, Jenn- air vent is disconnected under stove. Recommend repair.

Kitchen Interior:

Counters & Cabinets:

Granite, General condition of Cabinets appear serviceable, Noted warp or swelling cabinet near refrigerator. Recommend repairs.

BATHROOMS

Tub/Shower Fixtures:

Main Floor Hall Bath:

Shower handle loose, Recommend corrections so the components can function as intended.

INTERIOR ROOMS

Walls:

General Material & Condition:

Plaster, Normal Cracks that are noted around windows, doors and walls, are minor cosmetic cracks, Normally require typical maintenance and repairs.

Ceilings:

General Type & Condition:

Drywall, Plaster, openings in basement ceilings. Recommend Repairs.

GARAGE - CARPORT

Ceilings:

Condition:

Damage plaster, stains, Recommend repairs.

Garage Door:

Service Doors:

Exterior service sliding door, Not functional, Latching hardware not functional Door and hardware needs repair for it to function appropriately.

Garage Walls:

Type & Condition:

Wood, Dry moisture stains, warp, Recommend corrections.

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 22, 2016 1:00 PM.

Client:

Mr. & Ms Doe,

Inspection Site:

111 N Old Dr.

Denver, CO 80202.

Property Occupied

Yes.

People Present

Purchaser, Buyers agent.

Building Characteristics:

Main Entry Faces:

West.

Year Of Construction:

1915.

Building Type:

1 Family, 2 Story.

Space Below Grade

Basement.

Climatic Conditions

Weather

Clear.

Soil Conditions

Damp.

Outside Temperature (f):

60-70.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utility Status:

All Utilities On.

Payment Information:

Total Fee:

350.00.

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, Common Cracks, Worn, Nearing in of useful life span, Recommend corrections.



Walks:

Sidewalk type: Concrete and mortar, Cracks in mortar noted are typical. Sealants recommended.

Exterior Steps / Stoops:

Material: Concrete, Stone, Serviceable.

Porch

Structure:

Type: Concrete. Open design, Brick railing, Columns. middle concrete slab has settle, Trip hazard off to one side Recommend corrections.

Cover / Roof:

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

Patio

Slab:

Patio type: Concrete, Common Cracks, Differential movement, Surface settled, Recommend corrections.

Cover / Roof:

Overhang, Not functional, Differential movement, Settled to the south east corner, Recommend further evaluation and repairs by a qualified professional.

Fences & Gates:

Condition:

Type: Wood, Serviceable.

Grading:

Site:

Flat site, Grade at foundation is serviceable.

Landscaping:

Condition:

Large tree in front yard, Plants/Trees too close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible, Recommend corrections to help prevent damage to structure.



Retaining Walls:

OK MM RR

Condition:

Retaining wall type: Stacked rock, Serviceable.

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: Brick, Wood siding, Mortar aging, deterioration, Recommend further evaluation and corrections by qualified professional.

Flashing & Trim:

- Wood materials. Metal materials. Serviceable. Paint condition, Paint nearing end of useful life. Recommend paint finish in the near future.



Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow.

Chimney Exterior:

- Two chimneys, Brick materials. Weathering and Aging, Deteriorated mortar, Recommend corrections.



OK MM RR

Flue:

One is Metal, the other Tile. Serviceable.

Flashing:

Metal, Satisfactory - The installed flashing around the chimney stack is functional.

Chimney Cap:

South chimney cap. The chimney cap is made of mortar. Worn, cracks, Deterioration, Recommend corrections so the cap can function as intended and prevent water from entering stack. North chimney There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.



Height & Clearance:

The chimney installation appears to meet clearance requirements.

Foundation:

OK MM RR

Materials & Condition:

Brick - Masonry walls. Bricks are made of fired clay that has been formed into rectangular blocks. Laid in horizontal rows with mortar joints to secure them. Serviceable.

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:

Flat/Low slope. Gable.



Roof Access:

Walked on roof.

OK MM RR

Roof Covering:

Asphalt/Composition shingles, Single Layer, Serviceable/within useful life.

Roof Flashing

OK MM RR

Type & Condition:

- Observed damage or opening to rubber seal on roof jacks, Recommend corrections or replacement to help prevent moisture from entering into attic. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



Eaves - Soffits - Fascias:

Type & Condition

- Wood, Paint condition near the end of useful life. Recommend paint finish in the near future.



Gutters & Downspouts:

- Metal, Full system, Not functional, Loose, Debris in gutter, Drains blocked, Gutter is sloped improperly and holding water, Recommend correction to help with drainage.



Attic & Insulation

Access:

Attic is Full size, Accessible, from bedroom closet. Observed construction debris,



OK MM RR

Structure:

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system is in satisfactory condition, The rafter spacing is 24 inch on center, The roof decking material is oriented strand board sheeting.

Insulation:

Fiberglass Batts.

Depth & R-factor

13 Inches, R-32.

Ventilation:

Attic & Insulation

Satisfactory - There is adequate ventilation installed. Vents are located both in the ridge or field area and low in the eaves or soffit area.



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:

- Overhead, 240V/120V, Unsafe, Overhead service drop conductors are, contacting tree limbs. Contact Utility Company and have tree trimmed for safety reasons.

Grounding Equipment:

- Grounded via plumbing and rod in ground.

Electrical Distribution Panels:

Main Panel Location:

- Exterior of house, Main Disconnect, Serviceable, Amperage rating 125 amp.

Main Panel Observations:

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



Subpanel #1:

- Located in the Garage, Circuit and wire sizing correct so far as visible, Grounding system is present, Unsafe, Panels are without the benefit of complete labeling, Have a licensed electrician make further evaluation and corrections as needed.



Conductors:

OK MM RR

Entrance Cables:

- Aluminum- OK, Copper.

Branch Wiring:

- Copper, Wiring has been altered, Unsafe conditions exist in the attic Connections not made within junction boxes, Open junction boxes are noted, Recommend further evaluation and corrections by licensed electrician.



Switches & Fixtures:

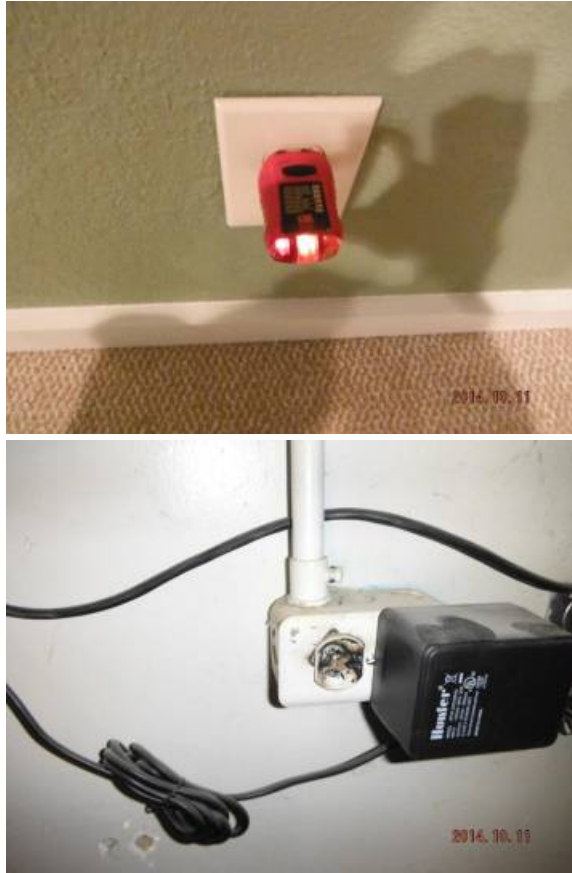
General:

- Unsafe, Due to the amount of reversed polarity on the outlets, the switches may not be wired correctly. Recommend further evaluation and corrections by a licensed electrician.

Electrical Outlets:

General:

- Missing or damaged cover plates viewed, Reverse polarity is noted, Some grounded type outlets did not appear to be properly grounded. Outlet is not functional Recommend further evaluation and corrections by a licensed electrician.
-



Laundry:
220 Service-operational.

Wiring Methods

OK MM RR

Type

Non-Metallic Sheathed Cable, Romex/plastic coating, Old Cloth Type Cable.

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.

Crawlspace:

Access:

Crawl space is fully accessible, The crawlspace was inspected by entering and crawling through.

OK MM RR

Walls:

Walls are brick. Exposed portions of the interior foundation perimeter walls are satisfactory.

Foundation Bolts:

None, Due to style of construction. Serviceable.

Moisture:

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

Beams/Underfloor:

Conventional wood joists, Satisfactory.

Ventilation:

There is no or inadequate ventilation noted in the crawlspace. Old home, Not required. Observed radon mitigation system installed. Serviceable.

Floor:

Soil, not fully visible due to radon mitigation. Serviceable.

Insulation & Vapor Retarders:

In Unfinished Areas:

There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

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 preformed 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, Noted damaged asbestos insulation on hot water steam pipes in the crawlspace. Recommend further evaluation and corrections by a qualified asbestos abatement contractor.



Fuel Source:

Natural Gas.

Capacity / Approx. Age:

300,000 BTU, Unable to determine age, The typical service life for a boiler is 25 - 35 years.

OK MM RR

General Operation & Cabinet:

- Operational, Has served it useful life, This system does require maintenance, Recommend complete system evaluation and corrections as needed by a licensed heating and air conditioning contractor. Observed loose asbestos like material near burner intake and on the back side on flue. Evidence that indicates asbestos insulation was removed from steam piping in the basement, leaving behind residue. Recommend further evaluation and corrections by a asbestos abatement contractor.
-
-



OK MM RR

Combustion Air:

Serviceable.

Flues, Vents, Plenum:

The flue pipe is metal, Serviceable.

Normal Controls:

Thermostat is located in the Hall.

Fireplaces / Solid Fuel Heating:

Prefabricated metal, Wood stove, Serviceable. Pallet stove, Not tested, Recommend owner to provide operation instruction manual prior to use.

Air Conditioning:

Primary Type:

No cooling system is present.

Ductwork / Distribution:

OK MM RR

Ducts / Air Supply:

Piping, Radiators, Corrosion noted, Serviceable.

Auxiliary Equipment:

Swamp Cooler:

Media within unit is dirty and in need of cleaning. Recommend clean and service health reasons.



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, 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:

Cast Iron, Plastic.

Condition:

No active leakage is noted at this time. Not functional, Missing pipe hangers in the crawl space, Recommend corrections, Recommend sewer scope on older homes.

Hose Bibs & Hookups

General:

Samples operated, Serviceable, Cut off type.

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, 1995 Bradford White.

Capacity:

50 Gallons.

Location:

Basement.

OK MM RR

Condition:

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.

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

Fixtures & Drain

Kitchen Sink:

Stainless Steel, Faucet is serviceable.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Plumbing appears serviceable.

Waste Lines/Sink Drains:

Laundry:

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, Gas, Electric ignition, Separate cook top, Jenn-air grill/fan, Built-in oven, Serviceable.

Ventilation:

Type & Condition:

Not functional, Jenn- air vent is disconnected under stove. Recommend repair.



Refrigerator:

Type & Condition:

Electric, Serviceable.

Dishwasher:

Condition:

Serviceable.

Garbage Disposal:

Condition:

Serviceable.

Other Built-ins:

Microwave:

Serviceable.

Kitchen Interior:

Counters & Cabinets:

Granite, General condition of Cabinets appear serviceable, Noted warp or swelling cabinet near refrigerator. Recommend repairs.

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

Upper Hall Bath:

Counters/cabinets/Faucets, Serviceable.

Main Floor Hall Bath:

Counters/cabinets/Faucets, Serviceable.

Toilet:

Upper Hall Bath:

Serviceable.

Main Floor Hall Bath:

Tub/Shower Fixtures:

Upper Hall Bath:

Serviceable.

Main Floor Hall Bath:

Shower handle loose, Recommend corrections so the components can function as intended.

Tub/Shower And Walls:

Upper Hall Bath:

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

Main Floor Hall Bath:

Tub/Shower walls, Serviceable.

Bath Ventilation:

Upper Hall Bath:

Serviceable.

Main Floor Hall Bath:

Only a window is provided for ventilation.

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:

Door Operational,

Other Exterior Doors:

Standard side/rear door, Serviceable.

Overall Interior Door Condition:

Solid Core, Missing two doors, Recommend corrections.

Windows:

General Type & Condition:

Wood, Casement, Double hung, Some windows are hard to operate or painted closed, worn, Balance or cords cut on the side of sash are causing window to not function properly. Noted cracked or damage glass pane. Recommend further evaluation and corrections by qualified window contractor.



Walls:

General Material & Condition:

Plaster, Normal Cracks that are noted around windows, doors and walls, are minor cosmetic cracks, Normally require typical maintenance and repairs.

Ceilings:

General Type & Condition:

Drywall, Plaster, openings in basement ceilings. Recommend Repairs.

Floors:

OK MM RR

General:

Wood, Carpet, Tile, Appears serviceable.

Closets:

General:

Serviceable.

Stairs & Handrails:

Condition:

Interior stairs serviceable, Stair handrail serviceable.

Smoke / Fire Detector / Co Detectors

General:

Smoke alarm(s) responded to test button operation. 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:

2nd. floor area.

OK MM RR

Clothes Washer:

None.

Clothes Dryer:

None.

Dryer Vent:

A dryer vent is provided,

GARAGE - CARPORT

Type:

Detached, Two car.



Roof:

Style:

Gable.

Roof Access:

Viewed from ground.

OK MM RR

Roof Covering:

Asphalt/Composition shingles, Single Layer, Appears serviceable/within useful life.

Ceilings:

Type:

Plaster & lath.

Condition:

Damage plaster, stains, Recommend repairs.

Garage Door:

Type:

Metal, Roll-up.

Material - Condition:

Serviceable.

Door Operator:

Automatic door opener(s)- operational, 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, Electronic eyes or Sensors, Not installed to manufactures instructions, Sensors or eyes are to be installed 6" to 9" above floor for safety reasons. Recommend corrections.



OK MM RR
Service Doors:

- Exterior service sliding door, Not functional, Latching hardware not functional Door and hardware needs repair for it to function appropriately.



Garage Walls:

Type & Condition:

- Wood, Dry moisture stains, warp, Recommend corrections.

