



Home Inspections

Inspection Report

Jacob Scott

Property Address:
1515 Your Street
Fountain CO 80817



Lape Home Inspections

Bryan S. Lape
6743 Fountain Ridge Cir.
Fountain, CO, 80817

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Table of Contents

[Cover Page.....1](#)
[Table of Contents.....3](#)
[Intro Page4](#)
[1 Roofing.....5](#)
[2 Exterior.....13](#)
[3 Structural Components25](#)
[4 Heating / Central Air Conditioning.....27](#)
[5 Plumbing System35](#)
[6 Electrical System40](#)
[7 Insulation and Ventilation.....46](#)
[8 Interiors47](#)
[9 Garage.....51](#)
[10 Built-In Kitchen Appliances53](#)
[Summary.....55](#)
[Invoice.....74](#)

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Date: 7/12/2017	Time: 10:00 AM	Report ID: Scott1515
Property: 1515 Your Street Fountain CO 80817	Customer: Jacob Scott	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Customer	Type of building: Single Family (2 story)	Style of Home: Contemporary
Approximate age of building: Over 10 Years - 1999	Home Faces: North	Temperature: Over 65 (F) = 18 (C) - 71*
Weather: Cloudy	Ground/Soil surface condition: Dry	Rain in last 3 days: Yes
Radon Test: No	Water Test: No	

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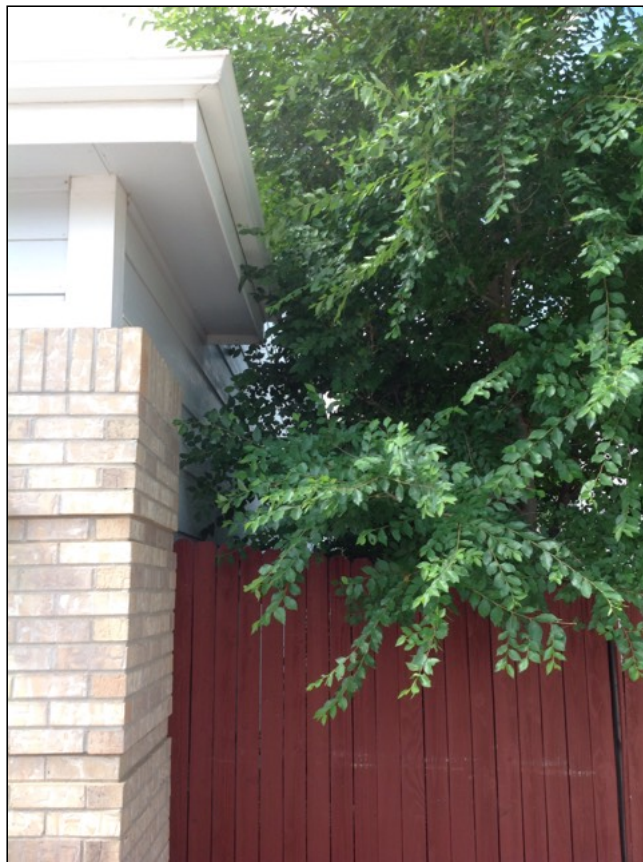
1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.



The gutter splash-block at the front left corner of home has cracking. Replace, reinstallation or use of gutter extension replacement as desired.



The tree limbs that are in contact with roof or hanging near roof should be trimmed.



The tree limbs that are hanging near the neighboring house should be trimmed. Potential rubbing of siding and roof could occur.



Single layer 3-tab shingles. No fasteners sicken or protruding.



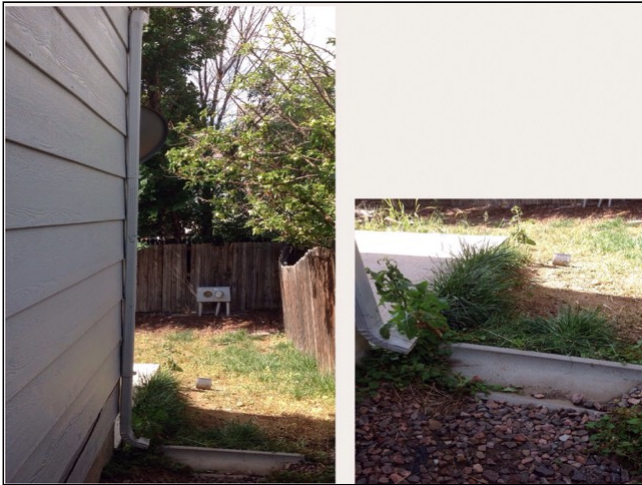
Some granules in gutters. F.Y.I. Drip edge present on all gutters.



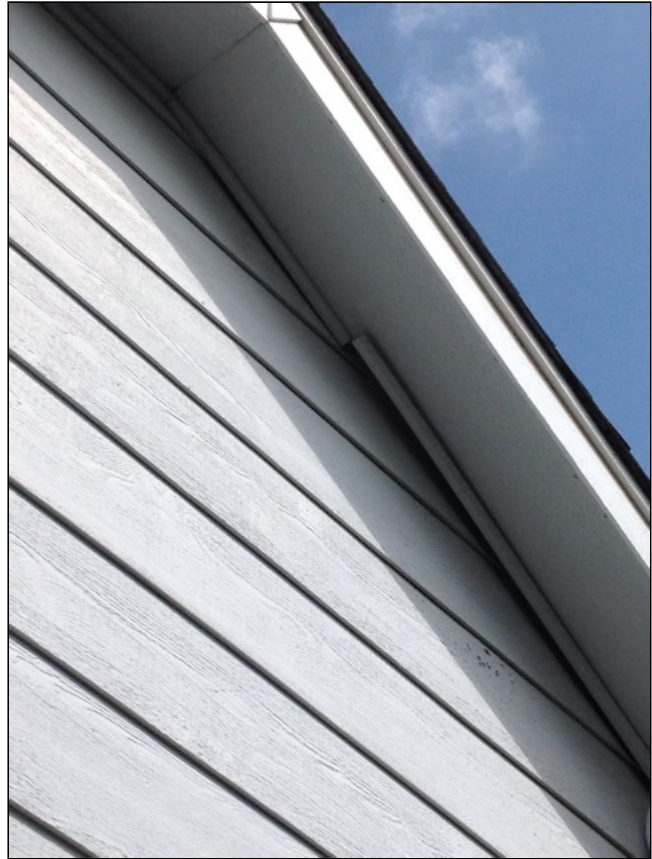
Front of Home. Left of garage.



Vegetation needs to be trimmed and/or removed.



Rear of Home. Right side. Remove splash guard and replace with extension.



Right side Exterior molding loose.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	Roof Covering: 3-Tab fiberglass
1.1	Flashings	•				Viewed roof covering from: Ground Ladder Binoculars
1.2	Skylights, Chimneys and Roof Penetrations	•				Sky Light(s): None
1.3	Roof Drainage Systems	•				Chimney (exterior): N/A

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Comments:

1.0 The tree limbs that are in contact with roof or hanging near roof should be trimmed.

1.1 All flashing present at drip edge, roof penetrations, and eaves



1.1 Item 1(Picture) Drop edge flashing present on all gutters.

1.2 Roof penetrations are sealed with no present leak from attic space or on roof



1.2 Item 1(Picture) Attic space access above garage. No flooring insulation present.



1.2 Item 2(Picture) Space above garage. No floor insulation.



1.2 Item 3(Picture) Space above garage. No flooring insulation.



1.2 Item 4(Picture) Attic space access from main level bathroom.



1.2 Item 5(Picture) Plumbing vent pipe.

1.3 (1) The gutter splash-block at the front left corner of home has cracking. I recommend replacement as desired.



1.3 Item 1(Picture)

(2) The downspouts need elbows and splash-blocks at the rear of home right side (facing front).

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.



		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•			•	Siding Style: Lap
2.1	Doors (Exterior)	•				Siding Material: Wood
2.2	Windows	•			•	Exterior Entry Doors: Fiberglass
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				Appurtenance: Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				

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IN NI NP RR

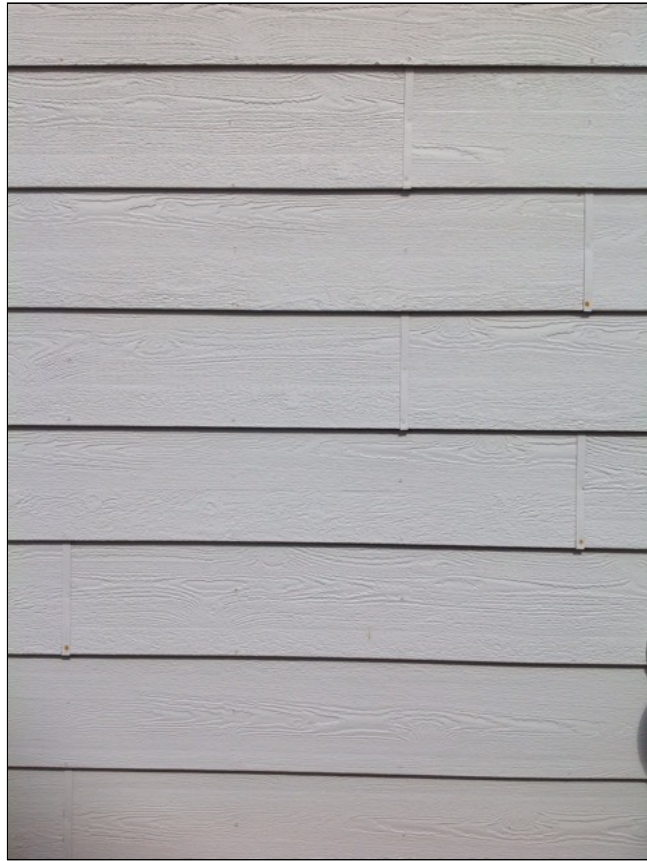
Comments:

2.0 Rusty nail heads present at left side (facing front). Repair as needed.

Ventilation exhaust not in use, left side of house facing front. Recommend remove and sealing exterior wall



2.0 Item 1(Picture) Rusty nail heads present at left side (facing front). Repair as needed.



2.0 Item 2(Picture) Rusty nail heads present at left side (facing front). Repair as needed.



2.0 Item 3(Picture) Ventilation exhaust not in use.
Recommend remove and sealing exterior wall

2.1 Front entry doorway.



2.1 Item 1(Picture) Front entry doorway.



2.1 Item 2(Picture) Front entryway storm door.

2.2 Window well with vegetation, left side from rear of house.



2.2 Item 1(Picture) Window well with vegetation, left side from rear of house.



2.2 Item 2(Picture) Window well at right side from front of house



2.2 Item 3(Picture) Window well at left side facing front of house.

2.3 Rear patio slab uneven and linear cracking present. Replace is recommended.

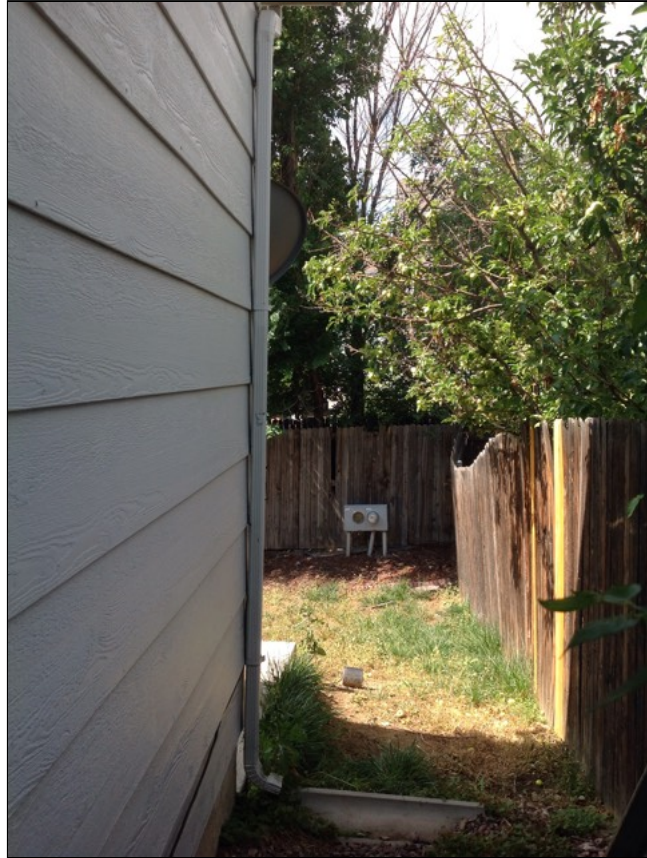


2.3 Item 1(Picture)

2.4 The concrete drive at the front of home has deterioration cracking and will unsettle if not corrected. I recommend repair as desired to seal crack.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



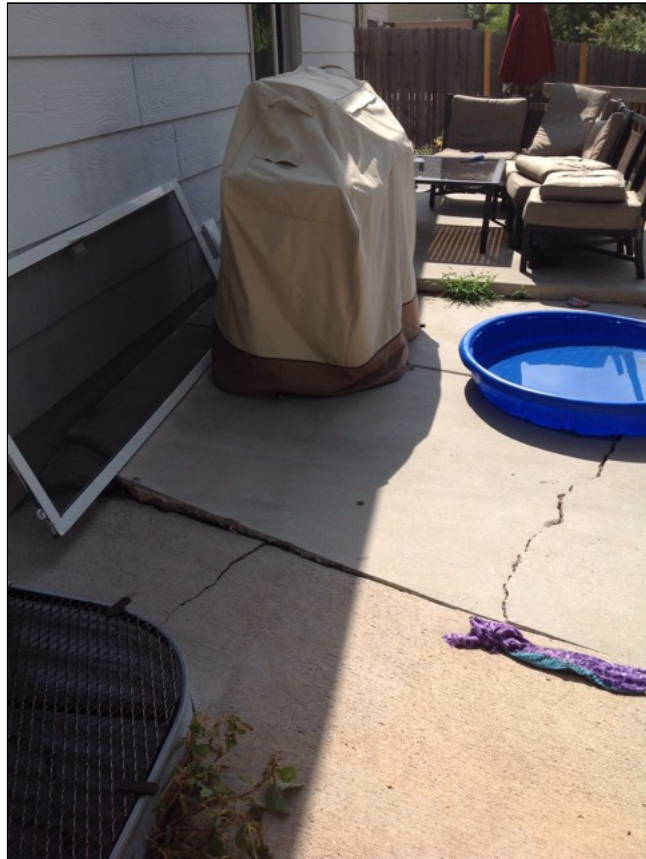
2.4 Item 5(Picture)



2.4 Item 6(Picture) Sidewalk to the left side of house uneven, can be a trip hazard. A fall or injury can occur if not corrected if not corrected and further erosion or deterioration can occur if not corrected a qualified contractor should expect every day or as needed



2.4 Item 7(Video) The concrete drive at the front of home has deterioration cracking and will unsettle if not corrected. I recommend repair as desired to seal crack.



2.4 Item 8(Picture) Concrete patio at rear of home has settlement cracks and is uneven. Water can further deteriorate get that repaired and sealed properly. Recommend repair or replace as needed using a qualified person.

2.5 Molding under eave at left side of house loose. Repair as needed.



2.5 Item 1(Picture)



2.5 Item 2(Picture) Molding under eave at left side of house loose. Repair as needed.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.



Spacing between transitions from kitchen to 1st floor living area.

		IN	NI	NP	RR	Styles & Materials
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe
3.1	Walls (Structural)	•				Crawlspace: No crawlspace
3.2	Columns or Piers	•				Floor Structure: Not visible
3.3	Floors (Structural)	•			•	Wall Structure: Wood
3.4	Ceilings (Structural)	•				Columns or Piers: Steel lally columns Supporting walls
3.5	Roof Structure and Attic	•				Ceiling Structure: Not visible Roof Structure: Engineered wood trusses Roof-Type: Gable Method used to observe attic: From entry Attic info: Attic access

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Comments:

3.0 Interior foundation walls could not be inspected due to the finished basement

3.3 Spacing between transitions from kitchen to 1st floor living area.



3.3 Item 1(Picture) Spacing between transitions from kitchen to 1st floor living area.

3.5 Access to attic in three areas: -Above garage -Main floor bathroom shower area -Upper level bedroom

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

		IN	NI	NP	RR	Styles & Materials
4.0	Heating Equipment	•				Heat Type: Heat Pump Forced Air (also provides cool air)
4.1	Normal Operating Controls	•				Energy Source: Electric
4.2	Automatic Safety Controls			•		Number of Heat Systems (excluding wood): One
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: CARRIER
4.4	Presence of Installed Heat Source in Each Room	•				Ductwork: Insulated
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Filter Type: Disposable
4.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		Filter Size: 16x20
4.7	Gas/LP Firelogs and Fireplaces			•		Types of Fireplaces: None
4.8	Cooling and Air Handler Equipment	•				Operable Fireplaces: None
4.9	Normal Operating Controls	•				Number of Woodstoves: None
4.10	Presence of Installed Cooling Source in Each Room	•				Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
						Cooling Equipment Energy Source: Electricity
						Number of AC Only Units: None
						Central Air Brand: CARRIER

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Comments:

4.0 Located in utility closet basement level



4.0 Item 1(Picture) Located in utility closet basement level

4.1 Located near front entry way of main living area



4.1 Item 1(Picture)

4.4 Present in all rooms.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)

4.5 Venting present. From ground level.



4.5 Item 1(Picture)

4.8 Located on right side of house, facing front.



4.8 Item 1(Picture)



4.8 Item 2(Picture) Installed March 2001



4.8 Item 3(Picture) In living area closest to front entryway

4.9 Located near front entry way of main living area

4.9 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

		IN	NI	NP	RR	Styles & Materials
5.0	Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
5.1	Plumbing Water Supply, Distribution System and Fixtures	•				Water Filters: Whole house conditioner
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply
5.3	Main Water Shut-off Device (Describe location)	•				(into home): PVC
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Plumbing Water
5.5	Main Fuel Shut-off (Describe Location)	•				Distribution (inside home): PEX
5.6	Sump Pump	•				Washer Drain Size: 2" Diameter
		•				Plumbing Waste: PVC
						Water Heater Power
						Source: Gas (quick recovery)
						Water Heater Capacity: 50 Gallon (2-3 people)
						Water Heater Location: Basement Closet downstairs
						WH Manufacturer: RHEEM

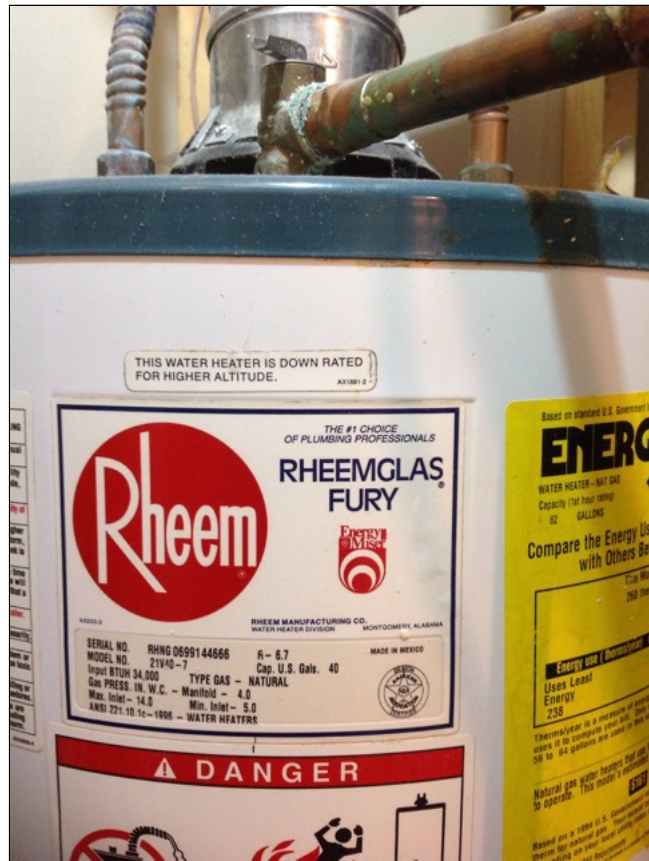
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Comments:

5.2 Located in lower level basement in utility closet.



5.2 Item 1(Picture)



5.2 Item 2(Picture) Age of unit; June of 1999. Service record not present at time of inspection.



5.2 Item 3(Picture)

5.3 Located in utility room. Near front foundation wall.

5.5 Main fuel source shut off valve. Red valve. Utility room in basement level.



5.5 Item 1(Picture) Main fuel source shut off valve. Red valve. Utility room in basement level.

5.6 Basement level near left side facing front of house



5.6 Item 1(Picture) Basement level near left side facing front of house

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.



Panel located in garage; left wall. No ACFI present in panel.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				Electrical Service
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Conductors: Overhead service
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel Capacity: 100 AMP Panel Type: Circuit breakers
		IN	NI	NP	RR	

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		IN	NI	NP	RR	
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				Electric Panel Manufacturer: GENERAL ELECTRIC Branch wire 15 and 20
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				AMP: Copper
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Wiring Methods: Romex
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•		
6.7	Location of Main and Distribution Panels	•				
6.8	Smoke Detectors	•				
6.9	Carbon Monoxide Detectors	•				

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IN NI NP RR

Comments:

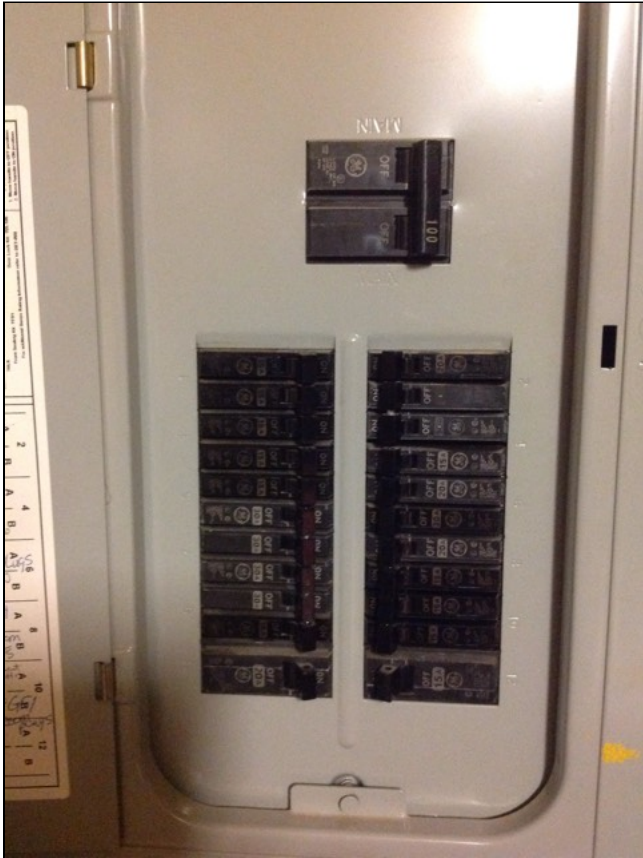
6.0 Located right side facing front of house



6.0 Item 1(Picture)

6.5 All bathroom outlets are circuited through GCFI outlet in garage. Back wall right of entryway behind shelving unit. Outdoor outlets are covered and circuited through kitchen GFCI.

6.7 Located in garage. Left wall relative to front of house. 100 amps.



6.7 Item 1(Picture) Located in garage. Left wall relative to front of house.

6.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detectors present and appropriately distant from bedrooms and living areas.



6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Picture)

6.9 Located in hallway 1st level. Located lower level basement.



6.9 Item 1(Picture) Located in hallway 1st level.



6.9 Item 2(Picture) Located lower level basement.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
7.0	Insulation in Attic	•		•		Attic Insulation: Fiberglass
7.1	Insulation Under Floor System			•		Ventilation: Ridge vents
7.2	Vapor Retarders (in Crawlspace or basement)			•		Exhaust Fans: None
7.3	Ventilation of Attic and Foundation Areas	•				Dryer Power Source: 220 Electric
7.4	Venting Systems (Kitchens, Baths and Laundry)	•				Dryer Vent: Flexible Metal
7.5	Ventilation Fans and Thermostatic Controls in Attic			•		Floor System Insulation: NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

		IN	NI	NP	RR	Styles & Materials
8.0	Ceilings	•				Ceiling Materials: Gypsum Board
8.1	Walls	•				Wall Material: Gypsum Board
8.2	Floors	•				Floor Covering(s): Hardwood T&G Linoleum
8.3	Steps, Stairways, Balconies and Railings	•			•	Interior Doors: Hollow core Wood
8.4	Counters and Cabinets (representative number)	•				Window Types: Single-hung Casement Sliders
8.5	Doors (representative number)	•				Window Manufacturer: UNKNOWN
8.6	Windows (representative number)	•				Cabinetry: Wood Countertop: Laminate

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.2 Uneven floor transition from kitchen to main living area. Replace or repair as needed.



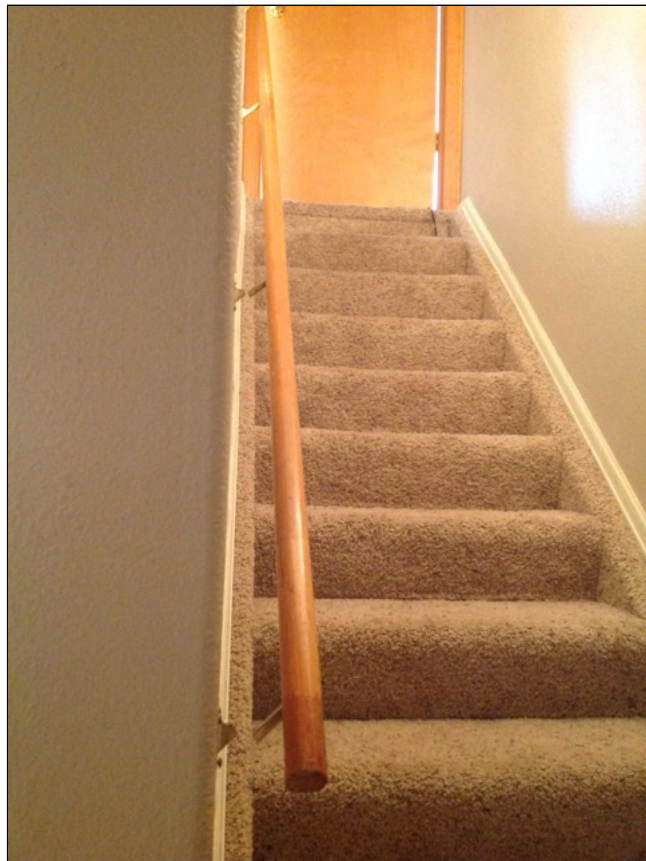
8.2 Item 1(Picture) Uneven floor transition from kitchen to main living area. Replace or repair as needed.

8.3 The hand/guard rail for the second story stairs missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.

The hand/guard rail for the upstairs near bottom of stairs has brown connectors. A fall or injury could occur if not corrected. A handrail should be installed for safety.



8.3 Item 1(Picture) The hand/guard rail for the second story stairs missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.



8.3 Item 2(Picture) The hand/guard rail for the upstairs near bottom of stairs has brown connectors. A fall or injury could occur if not corrected. A handrail should be installed for safety.



8.3 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

		IN	NI	NP	RR	Styles & Materials
9.0	Garage Ceilings	•				Garage Door Type: One automatic Garage Door Material: Metal Auto-opener Manufacturer: LIFT-MASTER
9.1	Garage Walls (including Firewall Separation)	•				
9.2	Garage Floor	•				
9.3	Garage Door (s)	•				
9.4	Occupant Door (from garage to inside of home)	•				
9.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				
9.6	Garage window (s)			•		
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.4 Not self-closing. Recommend replacing to self closing hinges for safety.



9.4 Item 1(Picture) Not self-closing. Recommend replacing to self closing hinges for safety.

9.5 Self reverse when met with resistance. Sensors positioned correctly and operable when tested.



9.5 Item 1(Picture) Self reverse when met with resistance.



9.5 Item 2(Picture) Sensors positioned correctly and operable when tested.

10. Built-In Kitchen Appliances

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				Dishwasher Brand: WHIRLPOOL
10.1	Ranges/Ovens/Cooktops	•				Disposer Brand: IN SINK ERATOR
10.2	Range Hood (s)			•		Exhaust/Range hood: NONE
10.3	Trash Compactor			•		Range/Oven: WHIRLPOOL
10.4	Food Waste Disposer	•				Built in Microwave: WHIRLPOOL
10.5	Microwave Cooking Equipment	•				Trash Compactors: NONE
						Refrigerator: WHIRLPOOL

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Whirlpool brand



10.0 Item 1(Picture) Whirlpool brand

10.1 Whirlpool brand Stove and Microwave.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

10.2 Exhaust on built in microwave.

10.4 Insinkerator brand

10.5 Operational. Whirlpool brand.



10.5 Item 1(Video) Operational

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



Lape Home Inspections

6743 Fountain Ridge Cir.
Fountain, CO, 80817

Customer
Jacob Scott

Address
1515 Your Street
Fountain CO 80817

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

The tree limbs that are in contact with roof or hanging near roof should be trimmed.

1.1 Flashings

Inspected

All flashing present at drip edge, roof penetrations, and eaves



1.1 Item 1(Picture) Drop edge flashing present on all gutters.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

Roof penetrations are sealed with no present leak from attic space or on roof



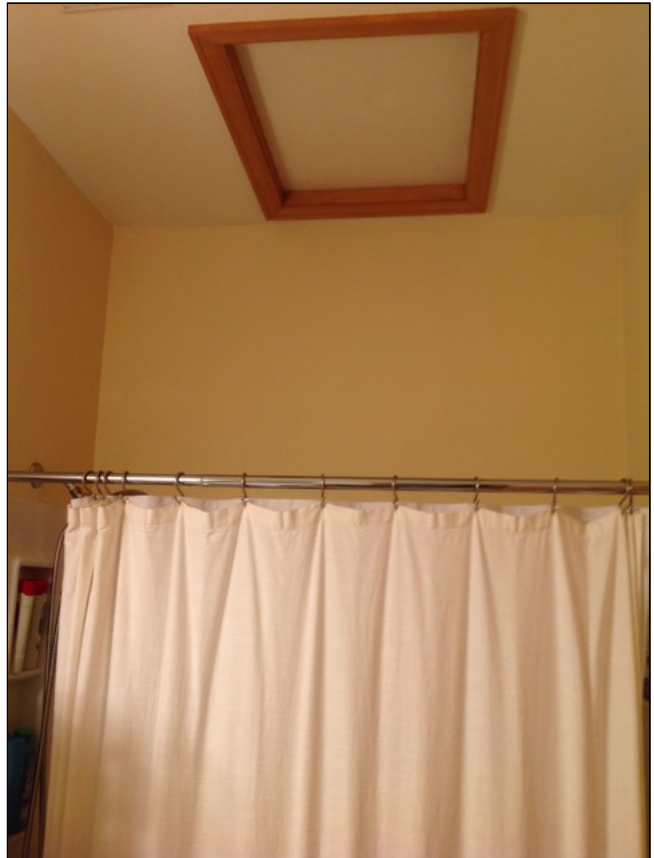
1.2 Item 1(Picture) Attic space access above garage. No flooring insulation present.



1.2 Item 2(Picture) Space above garage. No floor insulation.



1.2 Item 3(Picture) Space above garage. No flooring insulation.



1.2 Item 4(Picture) Attic space access from main level bathroom.



1.2 Item 5(Picture) Plumbing vent pipe.

1.3 Roof Drainage Systems

Inspected

(1) The gutter splash-block at the front left corner of home has cracking. I recommend replacement as desired.



1.3 Item 1(Picture)

(2) The downspouts need elbows and splash-blocks at the rear of home right side (facing front).

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

Rusty nail heads present at left side (facing front). Repair as needed.

Ventilation exhaust not in use, left side of house facing front. Recommend remove and sealing exterior wall



2.0 Item 1(Picture) Rusty nail heads present at left side (facing front). Repair as needed.



2.0 Item 2(Picture) Rusty nail heads present at left side (facing front). Repair as needed.



2.0 Item 3(Picture) Ventilation exhaust not in use.
Recommend remove and sealing exterior wall

2.1 Doors (Exterior)

Inspected

Front entry doorway.



2.1 Item 1(Picture) Front entry doorway.



2.1 Item 2(Picture) Front entryway storm door.

2.2 Windows

Inspected, Repair or Replace

Window well with vegetation, left side from rear of house.



2.2 Item 1(Picture) Window well with vegetation, left side from rear of house.



2.2 Item 2(Picture) Window well at right side from front of house



2.2 Item 3(Picture) Window well at left side facing front of house.

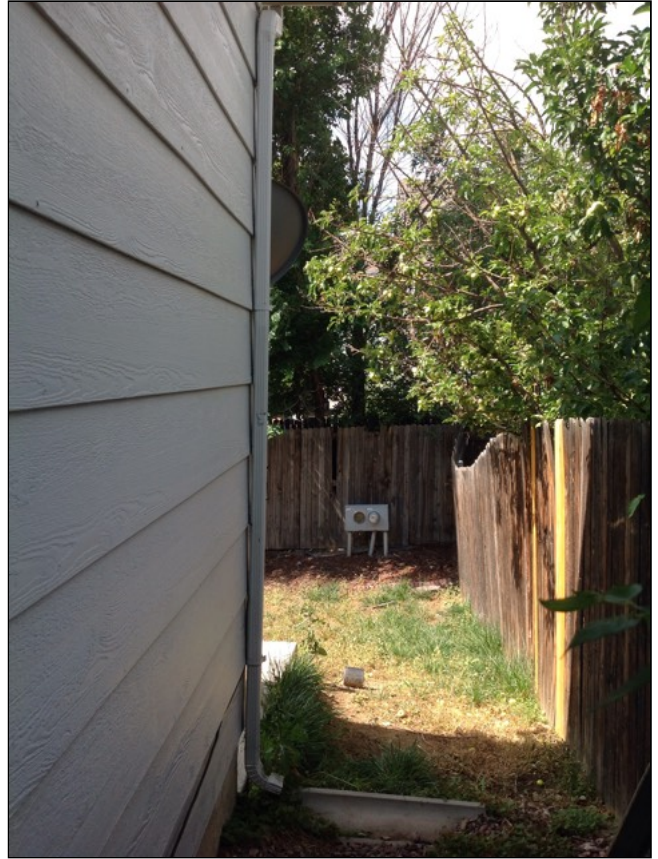
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The concrete drive at the front of home has deterioration cracking and will unsettle if not corrected. I recommend repair as desired to seal crack.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



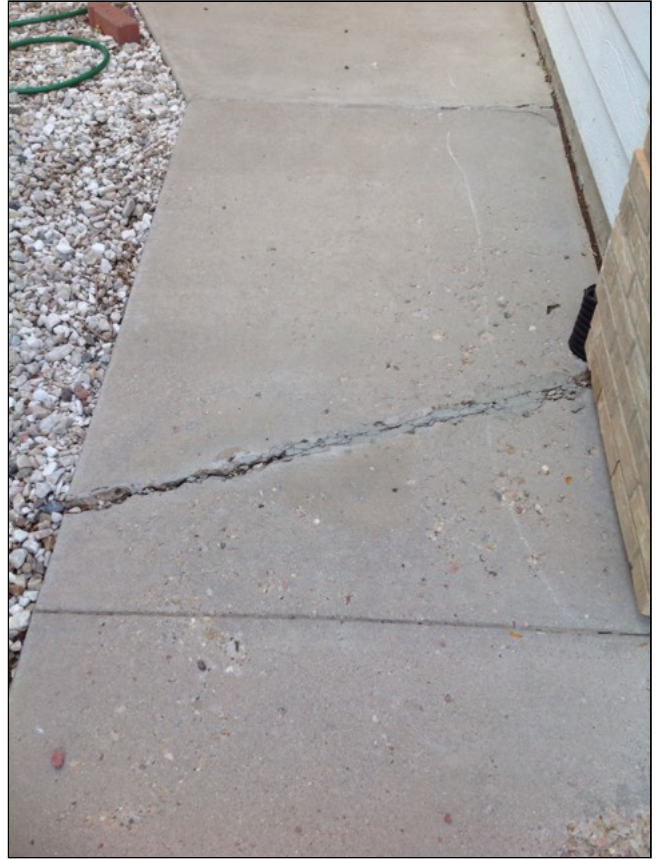
2.4 Item 3(Picture)



2.4 Item 4(Picture)



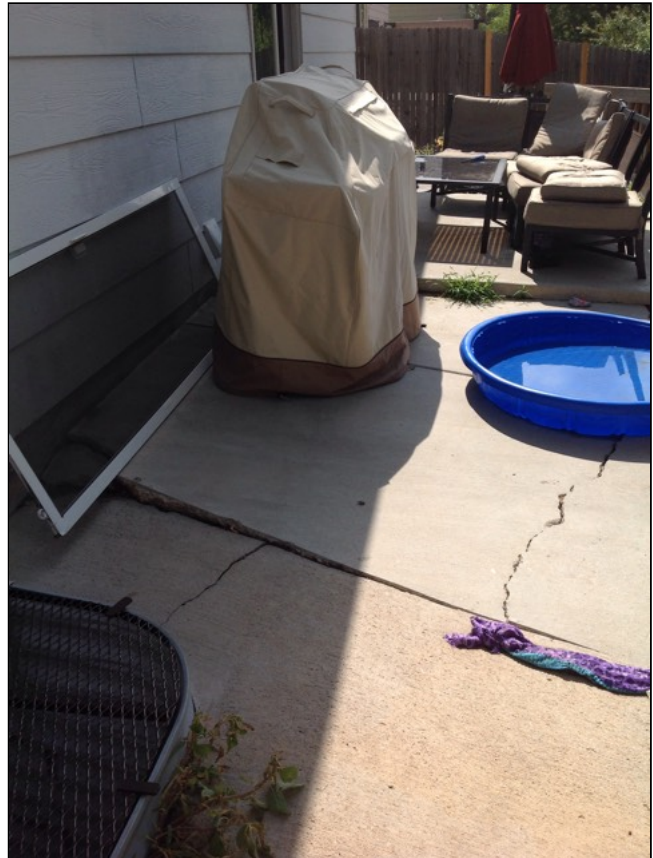
2.4 Item 5(Picture)



2.4 Item 6(Picture) Sidewalk to the left side of house uneven, can be a trip hazard. A fall or injury can occur if not corrected if not corrected and further erosion or deterioration can occur if not corrected a qualified contractor should expect every day or as needed



2.4 Item 7(Video) The concrete drive at the front of home has deterioration cracking and will unsettle if not corrected. I recommend repair as desired to seal crack.



2.4 Item 8(Picture) Concrete patio at rear of home has settlement cracks and is uneven. Water can further deteriorate get that repaired and sealed properly. Recommend repair or replace as needed using a qualified person.

3. Structural Components

3.3 Floors (Structural)

Inspected, Repair or Replace

Spacing between transitions from kitchen to 1st floor living area.



3.3 Item 1(Picture) Spacing between transitions from kitchen to 1st floor living area.

6. Electrical System

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

All bathroom outlets are circuited through GCFI outlet in garage. Back wall right of entryway behind shelving unit. Outdoor outlets are covered and circuited through kitchen GFCI.

6.7 Location of Main and Distribution Panels

Inspected

Located in garage. Left wall relative to front of house. 100 amps.



6.7 Item 1(Picture) Located in garage. Left wall relative to front of house.

6.8 Smoke Detectors

Inspected

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detectors present and appropriately distant from bedrooms and living areas.



6.8 Item 1(Picture)



6.8 Item 2(Picture)



6.8 Item 3(Picture)

8. Interiors

8.3 Steps, Stairways, Balconies and Railings

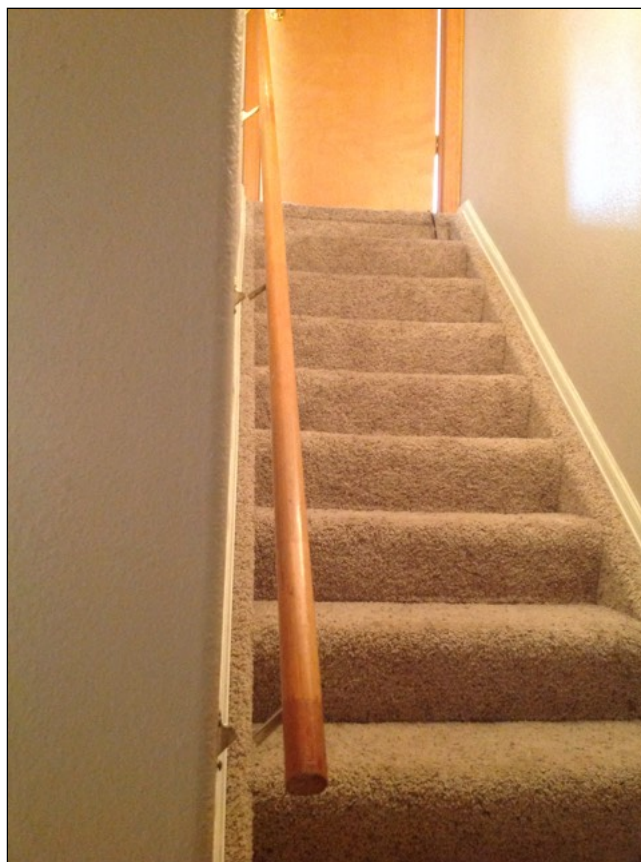
Inspected, Repair or Replace

The hand/guard rail for the second story stairs missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.

The hand/guard rail for the upstairs near bottom of stairs has brown connectors. A fall or injury could occur if not corrected. A handrail should be installed for safety.



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8.3 Item 3(Picture)

9. Garage

9.4 Occupant Door (from garage to inside of home)

Inspected

Not self-closing. Recommend replacing to self closing hinges for safety.



9.4 Item 1(Picture) Not self-closing. Recommend replacing to self closing hinges for safety.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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IN

Lape Home Inspections
6743 Fountain Ridge Cir.
Fountain, CO, 80817
Inspected By: Bryan S. Lape

Inspection Date: 7/12/2017
Report ID: Scott1515

Customer Info:	Inspection Property:
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Jacob Scott 1515 Your Street Fountain CO 80817 Customer's Real Estate Professional:	1515 Your Street Fountain CO 80817
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Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	350.00	1	350.00
Inspection Discount	-50.00	1	-50.00
			Tax \$0.00
			Total Price \$300.00

Payment Method: Credit Card

Payment Status: Paid At Time Of Inspection

Note:

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