



Home Inspection Report by *J & D Inspections Inc.*

Inspector: John Thurmond CRI NAHI 303-514-7253

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Date: 1/01/2007
Dwelling Address: 12345 Your Street, Denver, CO
Client Name: Happy & Informed Couple
Client's Agent: Your Agent

DEFINITION OF TERMS

FUNCTIONAL - Performing its function as intended and its condition is appropriate for its age and use.

MARGINAL - Performing some or all of its functions, but not as intended, and/or its condition is not appropriate for its age and use. Requires some repair or maintenance to become **FUNCTIONAL**.

NON-FUNCTIONAL - Not performing its function or its condition is not appropriate for its age or use. Replacement or extensive repair will be required to make **FUNCTIONAL**.

HAZARDOUS - A potential or current safety and/or health hazard. Correction of condition is recommended.

COMMENTS - Information that is more general in nature. Pertains to conditions or maintenance requiring further explanation. Does not necessarily represent an improper condition or need for repair.

NV - Not visible/not inspected. A Component known to be present in the home, but not visually accessible.



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GENERAL CONDITIONS

Main Entry Faces South.



Building Type	single family res.; tri-level; crawl space.
Garage	attached; tuckunder.
Area in Square Feet	1452
Street	through; paved.
Weather Conditions	clear. 48 degrees.
Starting Time	10:00; a.m..
Estimated Age	1999
Water Source	public.
Sewage Disposal	public.
Soil Conditions	wet; frozen; snow covered.
Occupied	yes; some furnishings present.
Present During Inspection	client's agent.



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ROOFS, FLASHINGS & CHIMNEYS

Component	Comments
Roof Visibility	Portions. Limited by snow and/or ice.
Method of Inspection	viewed from ground; viewed from gutter level.
Roof Design	gable.
Roofing Materials	composition shingles. The following conditions were noted: 1 layer. Some granular loss evident in gutters. From what was visible, 10+ years left on roofing material.
Flashings & Valleys	Due to snow/ice coverage, the roof was not fully inspected. Marginal. metal; woven shingles. Observed a missing kick-out flashing at gutter termination over entrance. Recommend adding kick-out flashing to prevent moisture from intruding behind siding. Caulking in this area should be kept in good repair to prevent water intrusion behind the siding.
Flue(s) for gas burner(s)	Functional. metal.



SITE CONDITIONS & EXTERIOR DRAINAGE

Component	Comments
Grade/Slope	Marginal. away from structure. Low spot noted along wall(s) at lower rear entrance patio; proper drainage is required in order to divert water away from foundation.
Grade & Clearance at Walls	Functional. over 6 inches.



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Downspout Drainage

buried drains. Buried drains are not recommended for our climate and soils. They can freeze and break in the colder months. They do not terminate onto the surface, in the warmer months water can back-up and overflow at the joints around the foundation. We recommend replacing with above ground extensions 5-6 feet long and drain away from the foundation walls.



*This picture also shows wall vents and a hose bibb. The hose bibb was not tested because of a valve turned off at the crawl-space. (see General Plumbing section) Wall vents should be open in warmer months and closed in the colder months.

**Window Well(s)
Driveway
Sprinkler System
Piping**

Functional. metal. Keep this area free from debris.
Functional. concrete. Typical cracking at control joints.
present; back-flow valve. Sprinkler systems fall outside the scope of a standard home inspection. A complete inspection of the system could take several hours. As a courtesy, we look for obvious concerns only.

Covered with cloth. System has been winterized, could not operate or test.
*Have your sprinkler systems properly winterized before the first frost each fall (typically around October 15th) to prevent valve, sprinkler head and pipe damage.

PORCHES, STEPS, DECKS & WALKS

Component	Comments
Porch, Front	frame post/rails; concrete.
Patio, Rear	NV. concrete. Due to snow.
Entry Steps	concrete. Typical cracks noted. Seal cracks in concrete at dwelling envelope to assist prevention of heaving or settlement.
Deck(s)	wood; railing. Flashing at ledger board should be installed to prevent decay of board and siding. No decay noted at time of inspection.
Walks	concrete.





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EXTERIOR WALLS & GUTTERS

Component	Comments
Exterior Finish	<p>Marginal. hardboard siding. Seal all penetrations; nails, pipes, wiring, and others as needed. A dish was removed and the holes are not filled. Moisture can get behind the siding and inside the wall cavity at this area. Seal as needed.</p>  <p>Seal board ends and joints as needed.</p> <p>Some buckling due to board expansion noted on west side. This is caused by cutting the board too long at original construction.</p> 
Soffits/Fascia/Trim	Functional. wood.
Gutters	Marginal. metal. Clogged, ice dammed gutters noted, most likely from frozen buried drainage pipes not allowing snow melt to properly drain.
Downspouts	Functional. metal.
Electrical Outlets & Light Fixtures	Functional. outlet(s); GFCI outlet(s). GRCI reset for exterior outlets is located in the crawl space.
Hose Bibb(s)	frost proof. Rear hose bibb was not tested. Shut-off at a valve in crawlspace.
	Remove hoses at first frost to allow bibs to properly drain water and prevent freeze damage to pipes inside the dwelling.

UTILITIES

Component	Comments
Electrical Service	Functional. exterior meter; underground.
Electrical Grounding	cold water line; inaccessible/covered. Ground wire leads through finished wall/ceiling and cannot be verified as being continuous.
Gas Meter	Functional. exterior.



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PANEL BOX & ELECTRICAL

Component	Comments
Main Panel	exterior.
Location	
Manufacturer	General Electric
Estimated Age	Panel appears to be the same age as the home.
Inner Panel Cover	Marginal: metal. Not all breakers are properly identified. The two lower right breakers were most likely used for the basement finish. NEC does require breakers to be identified properly. If client is concerned, an electrician can trace these wires and label the breakers properly.
Main Service Wires	Functional. copper.
Main Disconnect	Functional. 200 amp; breaker; in main panel box.
Bond	Functional. yes.
Branch Wiring	Functional. copper; breakers.
Conductors	
Miscellaneous	Functional. no improper conditions noted..

GARAGE

Component	Comments
Garage Type:	2-car.
Roof Structure	NV. joists. Finished ceilings present. Could not evaluate.
Foundation	NV. concrete. Due to personal storage and cabinets, a visual inspection was not possible.
Electrical Outlets & Light Fixtures	Functional. GFCI outlet(s) present; outlet(s); light fixture(s).
Interior Ceilings & Walls	Functional. wall: drywall; ceiling: drywall.
Firewall & door	Marginal. fire-rated door; drywall. Door does not latch properly. Striker needs adjustment.
Floor	Functional. concrete.
Vehicle Door(s)	Functional. 1 door; wood/hardboard; overhead.
Opener(s)	Functional. 1 opener; electronic eye(s); auto reverse.
Evidence of Moisture?	No.

FOUNDATION/BASEMENT

Component	Comments
Description	partial basement.
Visibility	Limited by structure.
Electrical Outlets & Light Fixtures	Functional. outlet(s); light fixtures.
Foundation Walls	NV. concrete. Due to structure and mechanically fastened insulation, the foundation walls were not visible.
Basement Floor	NV. concrete. Carpeting or other finished flooring prohibited visual inspection of basement flooring.
Windows	Functional. metal.
First Floor Design	NV. manufactured wood joists; OSB deck we observed from mechanical room only.
Bearing Structure	NV. post- metal; steel beam. Due to finished walls and ceilings.
Floor Drains	Functional. one drain.
Visible Heat Source	Functional. yes.
Evidence of Moisture?	No.



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CRAWL SPACE

Component	Comments
Crawl Space	viewed from inside.
Crawl Space Visibility	Limited by insulation. Walls not visible due to mechanically secured insulation.
Crawl Space Floor	Functional. earth.
Crawl Space Vapor Retarder & Insulation	Functional. plastic.
Crawl Space Ventilation	wall vent(s). Power vent. Keep dial indicator set at 30 or below on the humidistat located just to the left inside crawlspace.
Electrical Outlets & Light Fixtures	GFCI outlet(s) present; light fixtures. The GFCI outlet in the crawlspace resets all exterior outlets except one at deck. Deck reset is in garage.
Foundation Walls	NV. concrete. Due to insulation
First Floor Design	Functional. Manufactured wood joists; OSB deck.
Visible Heat Source	Functional. yes.
Evidence of Moisture?	No.

GENERAL PLUMBING

Component	Comments
Main Water Service	Functional. copper.
Main Shut-off Valve	Functional. at basement; regulator valve present. A regulator valve is typically present to control/reduce the water pressure in an area with possibly high pressure to prevent damage to fixtures, valves and/or appliances.
Supply Piping	copper. Shut off to rear hose bibb is at crawl space north wall. (yellow valve handle)
Drainage Piping	Functional. PVC/ABS plastic. Drain pipe inspection is limited to the visible portions only.
Clean-out	Functional. stack.
Fixture Venting	Functional.

WATER HEATER

Component	Comments
Description & Year	40 gal.. 1999
Manufacturer	Bradford-White.
Fuel Supply	Functional. gas; rigid steel; flex pipe.
Venting	Functional. metal vent pipe.
Relief Valve & Piping	Functional. copper.
Operation/Connections	Functional. dialectic union.



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HEATING/COOLING SYSTEMS

Component	Comments
Heating System	system is ON; central forced warm air.
Accessibility	Functional.
Manufacturer (heating)	York.
BTU Rating & Year	80K btu. est. 1999
Fuel Supply	Functional. gas; rigid steel; flex pipe.
Cabinet	Marginal. metal. Dirt and/or debris noted inside. Clean and service recommended.
Furnace Electrical	Marginal. induction fan. Induction fan is dirty, recommend service cleaning.
Burners/Elements	Functional. glow plug; jet burners. Clean & service recommended now and every 2 years thereafter.
Heat Exchanger	Functional. type: 80 % efficient.
Filter system	Functional. disposable filter. Change filter every 2 months.
Blower	Marginal. direct drive. Dirty blower and motor assembly, clean and service as needed.
	Vibration noted. May need service. When unit is cleaned, the HVAC tech should evaluate the bearings and determine if the vibration needs to be repaired.
Venting	Functional. rigid metal.
Ductwork and / or Heating pipes	Functional. ducts; sheet metal.
Humidifier	furnace mounted. This is considered an "accessory" to the heating system. It is not part of the inspection. We suggest that the system be checked by an HVAC technician to verify operation. The filter was dirty and should be replaced seasonally. A water shut off was present. To prevent damaging ducts and the heat exchanger of the furnace, the humidifier should only be used in the months the furnace is in operation.
Thermostat(s)	Functional. programmable; heating; cooling.
Manufacturer (cooling)	York.
Cooling System & Operation	electric; central. Exterior temperature below 60 degrees. Too cold to safely operate the system as operating it could harm the compressor (system not inspected). Unit not tested.
Compressor & Components	Marginal. Unit not tested.
	Refrigeration line at the exterior has insulation that needs repair or replacement.





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KITCHEN

Component	Comments
Sink/Faucet	Functional. steel; spray nozzle/hose.
Disposal	Functional.
Dishwasher	Functional.
Range/Oven	Functional. electric.
Exhaust Fan/Range Hood	Functional. Vent-less.
Microwave Oven	Functional.
Cabinets	Functional. wood.
Countertops	Functional. plastic laminate.
Electrical Outlets & Light Fixtures	Functional. GFCI outlet(s) present; ceiling light; sink light.
Ceiling & Walls	Functional. paint.
Floor	Functional. laminate.
Windows	Functional. metal.
Pantry Door(s)	Functional. flush panel.
Visible Heat Source?	Functional. yes.
Evidence of Moisture?	No.

UPSTAIRS BATHROOM

Component	Comments
Location	upper level; hall; 4/4 (full).
Sink/Basin	Functional. steel; single vanity.
Faucet	Functional.
Toilet	Functional. two-piece.
Shower/Tub	Functional. walls: ceramic tile; tub: acrylic.
Caulking/Grout	Functional.
Room Ventilation	Functional. exhaust fan.
Electrical Outlets & Light Fixtures	Functional. GFCI outlet(s) present; vanity light.
Ceiling & Walls	Functional. paint.
Floor	Functional. carpet.
Door(s)	Functional. flush panel.
Visible Heat Source?	Functional. yes.
Evidence of Moisture?	No.



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BASEMENT BATHROOM

Component	Comments
Location	lower level; hall; 3/4.
Sink/Basin	Functional. china; pedestal.
Faucet	Functional.
Toilet	Functional. two-piece.
Shower	Functional. walls: acrylic; base: acrylic.
Caulking/Grout	Functional.
Room Ventilation	Marginal. none. It is recommended that proper ventilation to the exterior be provided.
Electrical Outlets & Light Fixtures	Functional. GFCI outlet(s) present; vanity light.
Ceiling & Walls	Functional. paint.
Floor	Functional. ceramic tile.
Door(s)	Functional. flush panel.
Visible Heat Source?	Functional. yes.
Evidence of Moisture?	No.

MASTER BATHROOM

Component	Comments
Location	master bath; 4/4 (full).
Sink/Basin	Functional. steel; double vanity.
Faucet	Functional.
Toilet	Functional. two-piece.
Shower/Tub	Functional. walls: ceramic tile; tub: acrylic.
Caulking/Grout	Functional.
Room Ventilation	Functional. exhaust fan; window.
Electrical Outlets & Light Fixtures	Functional. GFCI outlet(s) present; ceiling light; vanity light.
Ceilings & Walls	Functional. paint.
Floor	Functional. carpet.
Window(s)	Functional. metal.
Door(s)	Functional. panel type.
Visible Heat Source?	Functional. yes.
Evidence of Moisture?	No.

LAUNDRY ROOM/AREA

Component	Comments
Appliances	none.
Water Connections	Functional. hot/cold water; wall drain. Valves are not operated as part of the inspection.
Room Ventilation	None found; Recommend ventilation to the exterior be added.
Dryer Ventilation	Functional. metal duct; foil.



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Electrical Outlets & Light Fixtures	Functional. outlet(s); 220 V outlet; ceiling lights.
Floor	Functional. concrete.
Door(s)	Functional. flush type.
Visible Heat Source?	Functional. yes.
Evidence of Moisture?	No.

FIREPLACE

Component	Comments
Location	Main level; family room.
Firebox	Marginal. gas only; metal insert. Flame is yellow, clean and adjust burner. We recommend that unit be cleaned and serviced now and every year thereafter.
Flue	Because of the metal insert present, we could not inspect the interior of the firebox or the flue. NV. metal. This chimney review was limited to the visible and/or accessible components only.

SMOKE & CARBON MONOXIDE DETECTOR(S)

Component	Comments
Smoke Detector(s)	Functional. battery; hardwired. For safety, it is suggest that batteries be replaced at least once a year or per manufacturer's instructions.
Carbon Monoxide Detector(s)	Marginal. none. Carbon Monoxide (CO) Detector(s) are important for your well being. We suggest installing detectors that are activated by an electro-chemical sensor. Follow manufacturer's direction for proper mounting location(s).

ATTIC

Component	Comments
Attic Access	Functional. hatch/scuttle; ceiling; bedroom.
Viewed from:	Functional. hatch opening.
Attic visibility:	Functional. Limited by insulation.
Structure	Functional. trusses.
Decking	Functional. OSB chipboard.
Ventilation	Functional. roof vents.
Insulation	Functional. blown/loose; fiberglass.
Evidence of Moisture?	No.



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INTERIOR

Component	Comments
Description	Interior is comprised of any and all bedrooms, family rooms, living rooms, dining rooms, offices, studies, dens and any other interior space not defined as a category.
Door(s)	Functional. metal exterior door(s); metal sliding door(s); wood interior door(s).
Window(s)	Functional. metal. Access to some windows blocked by furniture, stored items, or other personal belongings. We were unable to inspect all windows.
Walls	Functional. drywall.
Ceilings	Functional. drywall.
Floors	Functional. carpet; laminate.
Stairwell(s)	Functional.
Electrical Outlets & Light Fixtures	GFCI outlet(s) present; outlet(s); switched outlet(s); ceiling light(s); fan/light(s). Fan and light in family room lower level are operated with remote. Have seller leave remote or unit will not function.
Visible Heat Source?	Access to some outlets was blocked by furniture, stored items or other personal belongings. We were unable to inspect all outlets.
Evidence of Moisture?	Functional. yes. No.

MOLD

Component	Comments
Visible Mold	No.