

Building Inspection Report

1842 Somewhere Drive

Inspection Date:
10/01/2005

Prepared For:
Home Buyer



Elevation 8439 feet
N 39 deg 36 min 222 sec
W 105 deg 15 min 799 sec

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As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened. In this report repairs will be recommended only where in the inspector's opinion they are critical

DESCRIPTION OF SERVICE

You have contracted for us to perform a general inspection in accordance with industry standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized Instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis.

By contrast, the general inspection is completed, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We will evaluate conditions, systems, or components as being acceptable or not acceptable, which does not mean that they are perfect but that they are functional and met the standards of a given point in time. Similarly, we take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person, or to someone without any construction experience, but some minor defects could be included in our report.

We are not authorized, and do not have the expertise, to comment on termite, dry rot, or fungus damage, but may alert you to it. Regardless, you should schedule any such specialized inspection, such as that for the presence of mold, with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of this report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation.

Remember, although this report includes an easy to read summary it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by a specialist, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.



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CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces west.



Report Overview

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

- **Major:** The roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.

SAFETY ISSUES

- **Repair, Safety Issue:** *A gas leak was detected on the pilot valve of the boiler. This is a serious safety concern. It is recommended that the gas utility be engaged immediately. The current occupants of the home should be notified.*

REPAIR ITEMS

- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected.
- **Repair:** Junction boxes in the Crawl Space and the Attic should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** To reduced damage from moisture and wood boring insects. It is recommended that a moisture barrier be installed on the crawl space floor where accessible.
- **Repair:** Evidence of mildew was observed in the crawl space. This is suspected to be related to improper ventilation. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.

IMPROVE ITEMS

- **Improve:** It would be wise to insulate the “rim joist” cavities around the perimeter of the crawl space. This is typically a major source of heat loss.
- **Improve:** Pine needles should be removed from the roofing to reduce risk of leaks and early roof wear.
- **Improve:** It is recommended that the present layers of roofing materials be removed prior to re-roofing to reduce weight on the structure and improve roof life. This adds cost of demolition and debris removal to the re-roof cost.
- **Improve:** Replace the roof flashing materials when re-roofing to avoid leaks in these areas.
- **Improve:** The toilet in the master bathroom is slightly loose where it is connected to the floor. This is probably not a major concern since no evidence of leaks were detected.
- **Improve:** A rain cap and vermin screen installed on the masonry chimney would reduce the risk of vermin making a nest and also reduces the risk of forest fire caused by blowing embers.

ITEMS TO MONITOR

- **Monitor:** There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see “Exterior”). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.



- **Monitor:** The rafters of the roof structure show evidence of minor sagging at the rear of the house. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.
- **Monitor:** The design of the roofing system is such that vulnerable areas exist at the intersection of valleys and at the low sloped area at the rear of the house. There is a higher potential for leaks in these areas. Annual inspections and ongoing maintenance will be critical.
- **Monitor:** Corrosion on the exterior of the copper supply piping was observed in several locations of the crawl space. It is recommended to monitor these areas for leaks.
- **Monitor:** Water staining was noted in the rear entrance along the ceiling of the East wall. This could be due to past or present leaking.
- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.



Report Details

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete
Floor Structure:	•Wood Joist
Wall Structure:	•Log
Ceiling Structure:	•Joist
Roof Structure:	•Trusses •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The stone work on the exterior walls is of exceptionally high quality.

Crawl Space

- **Monitor:** There is evidence of past water in the crawl space. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior"). This condition should then be monitored to determine if additional, potentially costly measures are necessary to protect the building interior from water and moisture damage.



Moisture Residue in Crawl Space



Sag in Low Pitched Roof

Roof

- **Monitor:** The rafters of the roof structure show evidence of minor sagging at the rear of the house. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.



- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stone
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered Exterior •Wood on Interior
Entry Driveways:	•Gravel
Entry Walkways and Patios:	•Pavers •Concrete
Surface Drainage:	•Graded Towards House on the South Side

EXTERIOR OBSERVATIONS

Positive Attributes

French drains are present to facilitate better drainage.

The stone work on the exterior walls of this home is of exceptionally high quality.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 150 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 150 Amps •Breakers
Service Grounding:	•Copper
Service Panel & Overcurrent Protection:	•Panel Rating: 150 Amps
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Outlets

- **Repair:** It appears that one circuit of the branch wiring in the North West corner of the home is not properly grounded. This could cause damage to computer equipment as well as other solid state circuitry. Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected.



The outlets on this circuit are not properly grounded

Distribution Wiring

- **Repair:** Junction boxes in the Crawl Space and the Attic should be fitted with cover plates, to reduce fire hazard and protect the wire connections.





LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Hot Water Boiler
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Baseboard Heaters

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Boiler

- The boiler for this unit appears to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service.
- **Repair, Safety Issue:** A pressure relief valve could not be found on the heating system. It appears to be capped off. *This situation should be investigated further immediately, as it represents a safety concern. Some old steam and hot water heating systems vent excess pressure through an attic expansion tank directly to outdoors or to a plumbing drain.* If this arrangement is found at this property we still recommend as a safety improvement the installation of a pressure/temperature relief valve right at the boiler. If you decide to install a pressure relief valve be sure to install the drain pipe to within 6" of the floor and use no more than 4 elbows.



Missing pressure relief valve on boiler

Combustion / Exhaust

- **Repair, Safety Issue:** The supply of combustion air (and draft air) for the heating systems may be insufficient. *This is unsafe and needs immediate action.* Inadequate combustion air risks improper system operation and a carbon monoxide risk. Additional combustion air can usually be provided without difficulty or expense.



LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

Description of Insulation / Ventilation

Attic Insulation:	•Fiberglass
Exterior Wall Insulation:	•Log
Crawl Space Insulation:	•None Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•Gable Vents
Exhaust Fan/vent Locations:	•Bathrooms
Crawl Space Ventilation:	•No Ventilation Found

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- Insulation improvements on the entire home may be cost effective, depending on the anticipated term of ownership.

Crawl Space

- **Improve:** It would be wise to insulate the “rim joist” cavities around the perimeter of the crawl space.
- **Improve:** Insulation improvements to the floor above the crawl space may be desirable, depending on the anticipated term of ownership.
- **Improve:** It would be advisable to install a moisture barrier on the crawl space floor.
- **Repair:** Evidence of mildew was observed in the crawl space. This is suspected to be related to improper ventilation. One (1) square foot of free vent area should be provided for every five hundred (500) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.





LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Crawl Space
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Indirect Combined with Boiler
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank Located At Rear of Home
Fuel Shut-Off Valves:	•LP Gas Main Valve at Main Tank

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected on the pilot valve of the boiler. This is a serious safety concern. It is recommended that the gas utility be engaged immediately. The current occupants of the home should be notified.*





Leak at pilot button



Supply Plumbing

- **Monitor:** Corrosion on the exterior of the supply piping was observed in several locations of the crawl space. It is recommended to monitor these areas for leaks.

Fixtures

- **Improve:** The toilet in the master bathroom is slightly loose where it is connected to the floor. This is probably not a major concern since no evidence of leaks where detected.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- The main shut off valve was not found during the course of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall •Wood
Floor Surfaces:	•Carpet •Wood •Stone
Window Type(s) & Glazing:	•Sliders •Double/Single Hung •Double Glazed
Doors:	•Wood-Solid Core •Wood-Hollow Core

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Positive Attributes

The stone work on the kitchen floor is of exceptionally high quality.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in the rear entrance along the ceiling of the East wall. This could be due to past or present leaking.



Environmental Issues

- **Monitor:** Based on the age of this home, there is a possibility the ceiling texture may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the ceiling are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Discretionary Improvements

In addition to the existing smoke detectors, additional smoke detectors are recommended inside sleeping areas within the home.



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal •Roofing Material (Shingles)
Chimneys:	•Masonry •Metal
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade •Walked on roof

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major:** The roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.



- **Monitor:** The roofing material used is marginally acceptable for this low slope application. While this condition does not pose a serious short term concern, you should expect a shorter roof life in this area. It would probably be advisable to use two layers of underlayment or snow shield in this area when re-roofing. Metal flashing in the valleys when re-roofing would also help deter future leakage problems.
- **Improve:** Pine needles should be removed from the roofing to reduce risk of leaks and early roof wear.
- **Improve:** It is recommended that the present layers of roofing materials be removed prior to re-roofing to reduce weight on the structure and improve roof life. This adds cost of demolition and debris removal to the re-roof cost.
- **Improve:** Replace the roof flashing materials when re-roofing to avoid leaks in these areas.
- **Monitor:** The design of the roofing system is such that vulnerable areas exist at the intersection of valleys and at the rear of the house where the slope of the roof is 2.75/12. There is a higher potential for leaks in these areas. Annual inspections and ongoing maintenance will be critical.



Chimneys

- **Improve:** A rain cap and vermin screen installed on the masonry chimney would reduce the risk of vermin making a nest and also reduces the risk of forest fire caused by blowing embers.



- **Repair, Safety Issue:** The masonry chimney should be cleaned to help assure safe, effective operation.

Gutters & Downspouts

- **Maintain:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** There is evidence of past or current leaking in the attic at the boiler exhaust vent penetration.
- **Repair:** The underside of the roof also shows signs of past or current moisture and possible leaking.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

