



Briseno Home Inspections

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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Client Information:

John and Jane Doe (Realtor's Name)

Phone: (555)-555-5555

Property Information:

555 Sample Report Lane
Anywhere, CO 55555

Details

Date

New Question: 11/10/17

Time

New Question: 10 am

Temperature

New Question: 46* F

Property Face Direction

New Question: North

Weather

New Question: Sunny

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Sidewalks / Walkways

Condition: Satisfactory

Driveway

Condition: Satisfactory

Type: Concrete

Steps to Building

Condition: Satisfactory

Window Wells

Condition: Satisfactory

Type: Metal

Retaining Walls

Condition: Not Satisfactory

Type: Block

Weep Holes: No

Location: West side of the house

Comments:

The retaining wall on the west side of the house is falling over.



Grading at House Wall

Condition: Satisfactory

General Grading / Drainage

Condition: Satisfactory

Deck

Condition: Not Satisfactory

Type: Wood

Comments:

The step on the west side of the deck is not in contact with the landing.



Trees & Shrubs

Condition: Needs Maintenance

Problems

- There are tree branches rubbing against the house.

Comments:

The tree branches are rubbing the house on the NE corner.

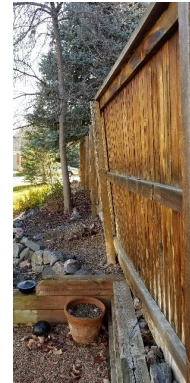
Fences and Gates

Condition: Not Satisfactory

Type: Wood

Comments:

The fence posts are loose in one or more areas.



Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1995

Type: Single

Wall Structure

Type: Wood Frame

Foundation

Type: Concrete

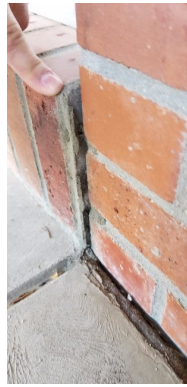
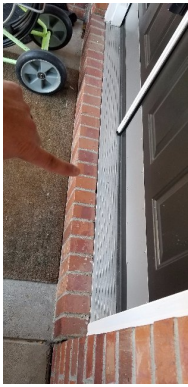
Exterior Wall Covering

Condition: Not Satisfactory

Type: Wood, Brick

Comments:

The brick under the front door has pulled away from the house slightly.



Exterior Doors

Condition: Needs Maintenance

Comments:

The rear door sticks at the bottom.



Gas Meter / Piping

Condition: Satisfactory

Eaves & Soffits

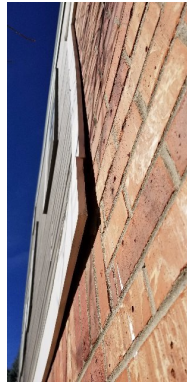
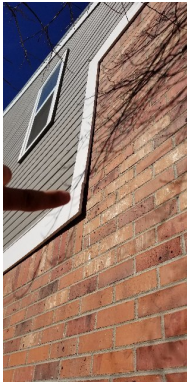
Condition: Satisfactory

Trim

Condition: Not Satisfactory

Comments:

The trim on the NE Corner of the house is coming apart from the house. Visible towards the center, NE corner of the house.



Downspouts

Condition: Not Satisfactory

Comments:

The downspout on the NE corner of the house is not connected to the extension.



Exterior Windows

Condition: Satisfactory

Exterior Receptacles

Condition: Not Satisfactory

Type: Non-GFCI

Comments:

The outlets under the main panel are GFCI protected.



Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type:Gable

Roof Covering

Condition: Satisfactory

Shingle Type:Asphalt

Observations

Layers Observed: 1

Approximate Age: 1



Exposed Flashing

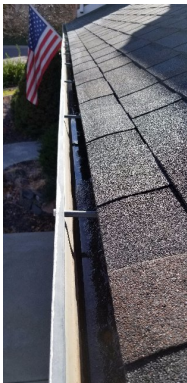
Condition: Satisfactory

Gutters & Downspouts

Condition: Not Satisfactory

Comments:

The gutter above the garage is holding water indicating it needs to be resloped.



<h2>Plumbing</h2>

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined visually for proper function, excessive or unusual wear, leakage and general state of repair. Valves are not operated due to liability reasons. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type:Public

Water Entrance

Condition: Satisfactory

Type: Copper

Comments:

The main water shut off is located in the NW corner of the basement.



Pipes

Condition: Satisfactory

Flow rate: Satisfactory

Waste

Condition: Not Satisfactory

Comments:

The drain under the RH upper level guest bathroom sink is leaking at one of the connections.



Vent Pipes

Condition: Satisfactory

Type: Plastic

Drain

Condition: Satisfactory

Fuel Service

Condition: Satisfactory

Type: Gas meter

Locations

Meter location: NE Corner

Shutoff-valve location: Same



Water Heater

Condition: Satisfactory

Fuel type: Gas

Water Heater Data

Extension: Present

Relief valve: Present

Gas shutoff: Present

Venting (air supply): Present

Location & Capacity

Location: Basement

Capacity (gallons): 50

Age: 2007

Comments:

Typical gas water heater heater life is around 8-12 years.

The water heater may be near the end of its useful life based on it's age.



Fixtures

Condition: Not Satisfactory

Comments:

The diverter valve in the basement shower is not working and is leaking out of the back side of the fixture.

The valve in the master tub is dripping. The valves have to be closed tightly to stop the drip.

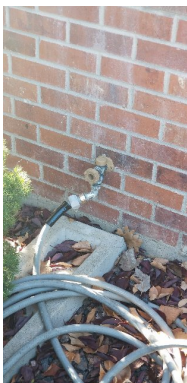


Hose Spigots

Condition: Not Satisfactory

Comments:

Recommend disconnecting hoses from bibs during freezing temperatures to prevent them from freezing and rupturing.



Sewer Scope

Condition: Satisfactory

Pipe type: Plastic

Septic type: Public

Comments:

Scoped the main sewer line through the cleanout located near the main water shut off. The line is in good shape at the time of the inspection. Here is the link to view your video. <https://youtu.be/-YvS6fdmYN0>

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. Carbon monoxide detectors are required within 15' of all bedrooms. Replacement of smoke and carbon monoxide batteries is recommended every 6 months. These units should be tested monthly.

Service Line Entrance

Main disconnect location: Main Panel



Service Entrance Cable

Volts:240 - 120V

Type:Underground

Main Panel

Condition: Satisfactory

Location: Back Yard

Volts:240 - 120V

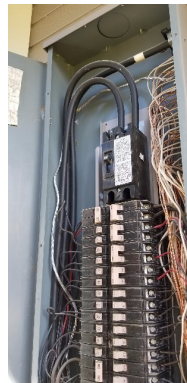
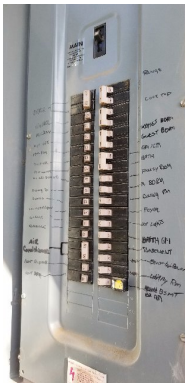
Capacity:200 A

Type:Circuit-breakers

Grounding & Bonding

Grounding:Grounded

Bonding:Bonded



Smoke Detectors

Condition: Not Satisfactory

Comments:

There are missing smoke detectors, one in the mechanical room and one in the NW guest bedroom.



Carbon Monoxide Detectors

Condition: Satisfactory



Circuits & Conductors

Condition: Satisfactory

Exterior GFCI Outlets

Exterior GFCI Receptacles:Yes

Garage GFCI Outlets

Garage GFCI Receptacles:Yes

Kitchen GFCI Outlets

Kitchen GFCI Receptacles:Yes

Bathroom GFCI Outlets

Bathroom GFCI Outlets:Yes

Outlets, Fixtures, & Switches

Condition: Satisfactory

Testing Information

Testing Method: Outlet Tester

Number Tested:All visible

Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Roof Frame

Condition: Satisfactory

Type:Truss

Type of Sheathing:OSB

Attic Insulation

Condition: Satisfactory

Type of Insulation:Blown-in

Location:In-floor

Average Depth (inches): 10

Attic Ventilation

Condition: Satisfactory

Type:Roof vents, Soffit vents

Attic Access

Location: Garage and Hallway

Access Method:Pull down, Scuttle hole

Comments:

The attic access in the garage was not accessible.



Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always

possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Floors

Condition: Satisfactory

Ceilings

Condition: Satisfactory

Type: Drywall

Walls

Condition: Satisfactory

Type: Drywall

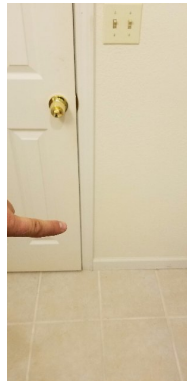
Interior Doors

Condition: Not Satisfactory

Comments:

The center guest bedroom door does not latch.

The basement bathroom door and mechanical room door stick.



Stairs / Railings

Condition: Satisfactory

Fireplace

Condition: Satisfactory

Type: Gas

Operational: Yes

Windows

Condition: Not Satisfactory

Glass Properties: Dual pane

Comments:

The smaller window in the bathroom and master closet have moisture between the panes that indicate a broken seal.



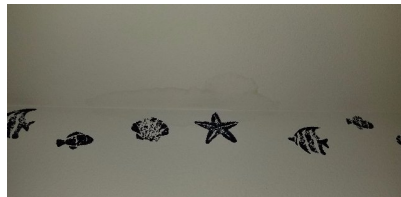
Moisture

Condition: Not Satisfactory

Comments:

There are moisture stains in the ceiling of 2 of the guest bedroom closets. Did not find any moisture in these areas at the time of the inspection. Further evaluation may be needed to determine if there is an active leak.

The fireplace flue pipe has moisture stains on the outside of it that could be the cause of some of the stains. Visible in the attic.





Bathrooms

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Floor

Condition: Satisfactory

Toilets

Condition: Not Satisfactory

Comments:

The filler in the master bathroom toilet is defective and does not fill the toilet correctly.



Bathtub

Condition: Satisfactory

Shower Walls

Condition: Satisfactory

Receptacles

Condition: Satisfactory
Type:GFCI

Moisture & Mildew

Condition: Satisfactory

Sinks

Condition: Satisfactory

Ventilation

Condition: Satisfactory

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Counters

Condition: Satisfactory

Flooring

Condition: Satisfactory

Receptacles

Condition: Satisfactory
Type:GFCI

Ventilation

Condition: Satisfactory
Fan Vents to:Interior

Disposal

Condition: Satisfactory

Sink

Condition: Satisfactory

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Columns

Type:Not visible

Foundation

Type:Not visible

Sub Flooring

Visibility:Not visible

Ceiling

Type:Closed

Floor Drain

Condition: Satisfactory

Floor Joists

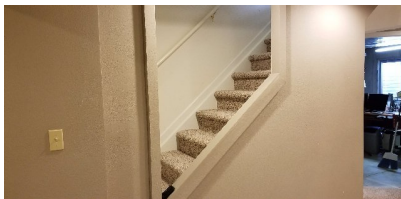
Visibility:Not visible

Stairs / Railings

Condition: Not Satisfactory

Comments:

A portion of the wall has been removed from the basement stairwell. A guardrail is needed in his area.



Vapor Barrier

Visibility:Not visible

Sump Pump

Comments:

N/A

Description

Basement Description**Type:**Full**Access:**Stairs

Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHRAE standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Type:Forced air**Fuel Type:**Natural Gas**Heating System Data****Furnace Age:** 1994**Location:** Basement**Thermostat Location:** Hallway

Unit Venting

Condition: Satisfactory

Heat Exchanger

Status:Not tested**Visibility:**Not visible

Combustion Air

Condition: Not Satisfactory**Comments:**

Only observed the "high" combustion air tube, did not observe a "low" combustion air tube.



Heat Distribution

Condition: Satisfactory

Type: Ductwork

Location: Each room

Gas Furnace

Condition: Needs Maintenance

Comments:

The furnace could be near the end of its useful life based on its age.

Did not observe a cold air return in the basement.

Recommend have the furnace cleaned, serviced, and certified based on its age and as preventative maintenance.

Recommend have cleaned and serviced annually as preventative maintenance.

Typical gas furnace life is 15-20 years.





Air Filter

Condition: Satisfactory

Type: Disposable

Comments:

Replace filter ever 1-3 months. Located at the base of the furnace.



Humidifier

Condition: Not Satisfactory

Comments:

The water was turned off to the humidifier at the time of the inspection. Operation was not verified.



Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Disconnect

Condition: Satisfactory

Air Conditioning Type

Type: Central air

Status: Not turned on

Comments:

Outside temperature needs to be above 65° F for 24 hours to safely operate the a/c unit. Outside air temperature below safe operating temperature.

Air Conditioning Unit

Condition: Needs Maintenance

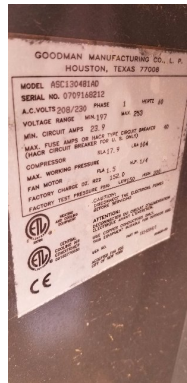
AC Unit Data

Age: 2007

Comments:

Recommend AC be serviced by licensed HVAC contractor as preventative maintenance and to verify proper operation.

Typical life expectancy of an ac unit is around 15 years.



Air Distribution

Condition: Satisfactory

Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Description

Type: Attached Garage

Flooring

Condition: Satisfactory

Type: Concrete

Separation Wall

Condition: Satisfactory

Walls/Windows/Ceiling

Condition: Satisfactory

Receptacles

Condition: Satisfactory

Type: GFCI

Vehicle Doors

Condition: Satisfactory

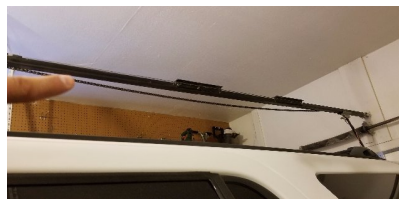
Garage Door Opener

Condition: Not Satisfactory

Comments:

One of the garage doors does not open with the button near the door. The lock button on the opener is damaged.

The chains on the opener are loose and need adjustment.



Door to Living Space

Condition: Satisfactory

Fire Resistance: Fire resistant

<end of report>