



# Inspection Report

**Beverly Felipe**

**Property Address:**  
17899 E. Princeton Pl.  
Aurora CO 80013



**Colorado Pro Inspect LLC**

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<b>Date:</b> 10/29/2022	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 22066
<b>Property:</b> 17899 E. Princeton Pl. Aurora CO 80013	<b>Customer:</b> Beverly Felipe	<b>Real Estate Professional:</b> Christy Holguin

### 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..

**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.

**Not Fully Visible (NFV)** = The item, component, or unit is not fully visible for inspection.

**Not Visible (NV)** - The item, component, unit or area is not visible for inspection.

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

**Home Owners Association (HOA)** = The Home Owners Association is responsible for this item or component.

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

1980

**Temperature:**

Below 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

Yes

**Water Test:**

No

**1. Roofing**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

**Styles & Materials**

**Roof Covering:**

Architectural/Dimensional Asphalt Composition Shingles

**Viewed roof covering from:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**


N/A

		IN	NI	RR	NFV	NV	NP	HOA
1.0	ROOF COVERINGS			•				
1.1	FLASHINGS			•				
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•						
1.3	ROOF DRAINAGE SYSTEMS			•				

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IN NI RR NFV NV NP HOA

**Comments:**

 **1.0** The roof shingles are deteriorated/damaged/worn in areas. Repairs are needed. I recommend further evaluation and repair/certify for 5 years or replace as determined by a licensed roofer.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)




1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

 **1.1** The vent pipe flashing on the roof is loose. I recommend further evaluation and repair as needed by a qualified person/contractor.



1.1 Item 1(Picture)

🏠 1.3 The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend further evaluation and repair/clean as needed by a qualified person.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

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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 home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Material:**

- Wood
- Composite board
- Brick veneer

**Exterior Entry Doors:**

- Wood
- Steel
- Insulated glass

**Appurtenance:**

- Porch
- Sidewalk
- Patio
- Not Fully Visible

**Driveway:**

- Concrete
- Not Fully Visible

		IN	NI	RR	NFV	NV	NP	HOA
2.0	WALL CLADDING FLASHING AND TRIM			•				
2.1	DOORS (Exterior)	•						
2.2	WINDOWS			•				
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS						•	
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)			•				
2.5	EAVES, SOFFITS AND FASCIAS	•						
2.6	OTHER			•				

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IN NI RR NFV NV NP HOA

### Comments:



🏠 2.0 (1) The wood trim/siding at the exterior is deteriorated/damaged and worn in areas. This is a maintenance issue. I recommend further evaluation/continued monitoring and repair as needed by a qualified person/contractor.



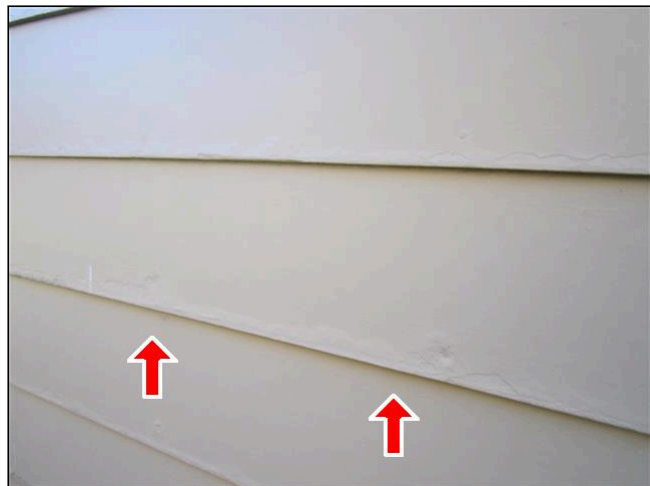
2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

🏠 2.0 (2) The siding at the exterior is in contact with ground in areas. Ground clearance is recommended to prevent possible water infiltration, deterioration and mold growth. A qualified person should repair as needed.



2.0 Item 5(Picture)



2.0 Item 6(Picture)

🏠 2.0 (3) There are several bricks loose at the right side of the garage. Repairs are needed. I recommend further evaluation and repair as needed by a qualified contractor.



2.0 Item 7(Picture)

🏠 2.2 (1) The window frame's are damaged at front of home. This is for your information. I recommend continued monitoring and repair/replace as needed.



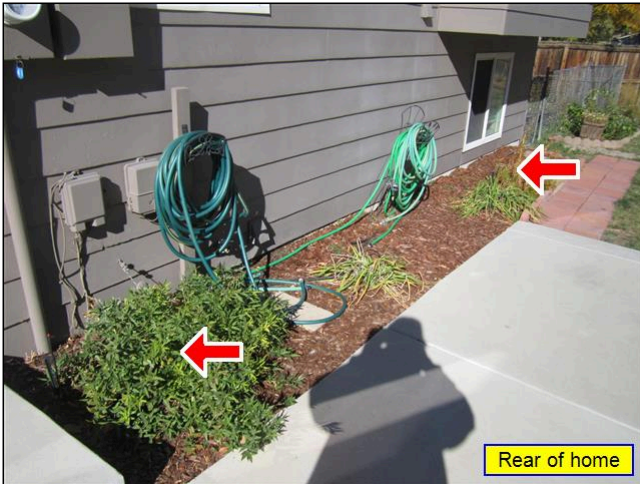
2.2 Item 1(Picture)

🏠 2.2 (2) The window screens are deteriorated/damaged/worn or missing at several windows. This is for your information. I recommend repair as needed/desired.



2.2 Item 2(Picture)

🏠 2.4 (1) There is a negative slope at the front, rear and sides of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

🏠 2.4 (2) The tree limbs and bushes that are in contact with roof or hanging near roof and house should be trimmed or removed. I recommend further evaluation and repair as needed by a qualified person.



2.4 Item 5(Picture)

🏠 2.4 (3) The concrete drive at the front of home has settled, has settlement cracks and is damaged/cracked. Repairs are needed. I recommend further evaluation and repair as needed by a qualified contractor.



2.4 Item 6(Picture)

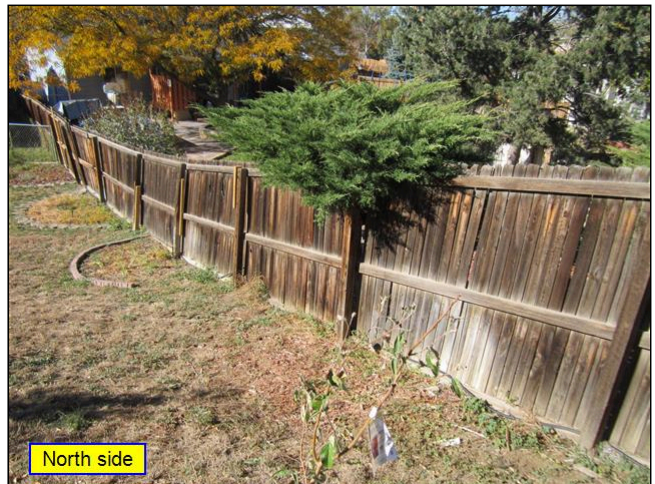


2.4 Item 7(Picture)

🏠 2.6 The fence is damaged, worn and loose in areas. Repairs are needed. I recommend further evaluation and repair as needed by a qualified person.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

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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. Garage**

**Styles & Materials**

**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Metal

		IN	NI	RR	NFV	NV	NP	HOA
3.0	GARAGE CEILINGS	•						
3.1	GARAGE WALLS (INCLUDING FIREWALL SEPARATION)	•						
3.2	GARAGE FLOOR			•				
3.3	GARAGE DOOR (S)			•				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME			•				
3.5	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			•				

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IN NI RR NFV NV NP HOA

**Comments:**

**3.2** The concrete floor of garage has settled/heaved and is cracked in areas. This is for your information. I recommend continued monitoring and repair as needed.




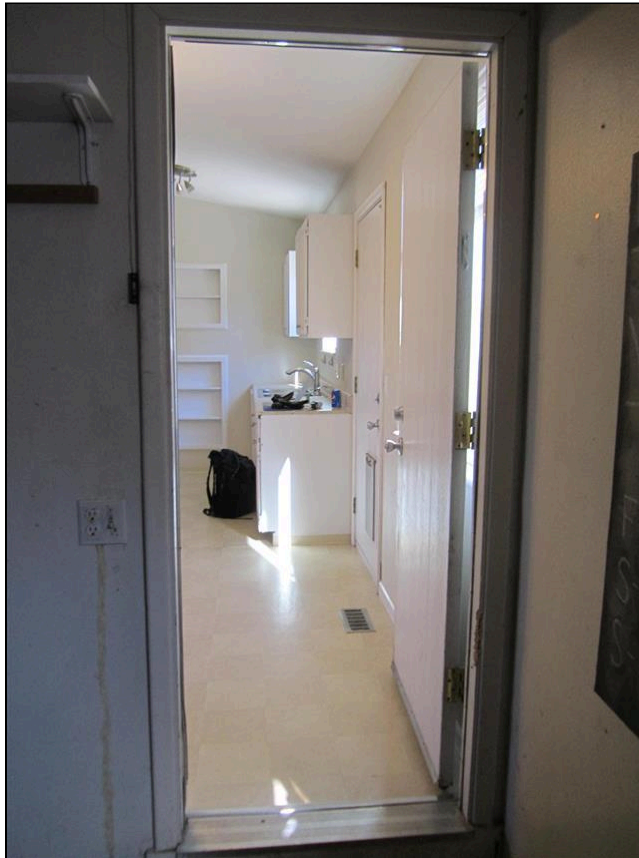
3.2 Item 1(Picture)

 **3.3** The garage door at the front of home is deteriorated/damaged and worn in areas. This is for your information. I recommend continued monitoring and repair as needed.




3.3 Item 1(Picture)

 **3.4 (1)** The self closing device at the door to living space from the garage is non operational or missing. Recommend repair by a qualified person.




3.4 Item 1(Picture)

 **3.4** (2) The garage entry door lock does not latch properly when closed. I recommend further evaluation and repair as needed by a qualified person.



3.4 Item 2(Picture)

 **3.5** The automatic opener for garage door is noisy during operation (chain rubs on the door) and it appears the door is only being lifted by the automatic opener (garage door springs appear disconnected). This is for your information. I recommend continued monitoring and repair as needed.



3.5 Item 1(Picture)



**4. 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.

**Styles & Materials**

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet  
Vinyl  
Finished Concrete

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**


Laminate

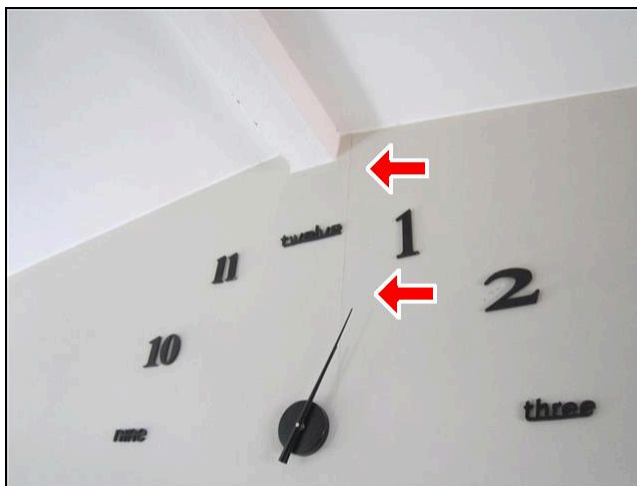
		IN	NI	RR	NFV	NV	NP	HOA
4.0	CEILINGS	•						
4.1	WALLS			•				
4.2	FLOORS			•				
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			•				
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS			•				
4.5	DOORS (REPRESENTATIVE NUMBER)			•				
4.6	WINDOWS (REPRESENTATIVE NUMBER)			•				

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IN NI RR NFV NV NP HOA

**Comments:**

 **4.1** The drywall on the wall is cracked at the living room. This is for your information. I recommend continued monitoring and repair as needed.



4.1 Item 1(Picture)

🏠 4.2 (1) There are multiple locations throughout the home where the floor covering is deteriorated and worn. I recommend repair/replace as needed/desired.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

🏠 4.2 (2) The vinyl floor is curling at the upstairs hall bath and has deteriorated/worn caulking along the tub/shower. I recommend repair as needed by a qualified person.



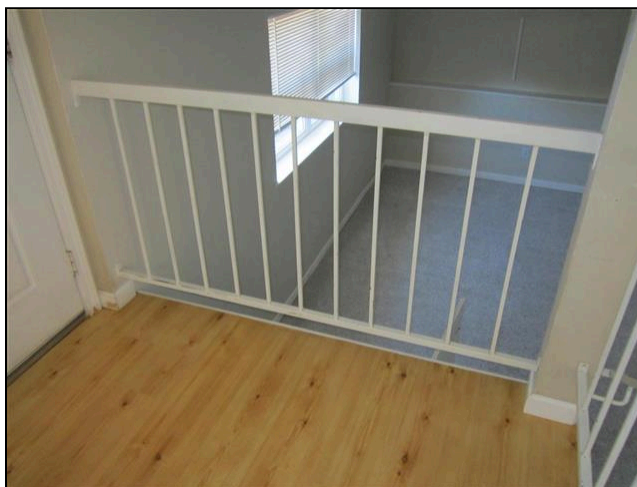
4.2 Item 3(Picture)

🏠 4.3 (1) The hand/guard rail for the stairs to lower level is loose. A repair is needed. I recommend further evaluation and repair as needed by a qualified person/contractor.



4.3 Item 1(Picture)

🏠 4.3 (2) The pickets on the guard/hand rail at the upstairs are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. I recommend further evaluation and repair as needed/desired by a qualified person/contractor.



4.3 Item 2(Picture)

🏠 4.3 (3) The garage door step is uneven. This is for your information. I recommend repair as needed.



4.3 Item 3(Picture)

🏠 4.4 There are several cabinet doors/drawers that are damaged/deteriorated and do not close and open properly at the kitchen. I recommend repair as needed



4.4 Item 1(Picture)



4.4 Item 2(Picture)

🏠 4.5 The upstairs bedroom closet door does not latch properly when closed (hardware is installed backwards). I recommend repair as needed.



4.5 Item 1(Picture)

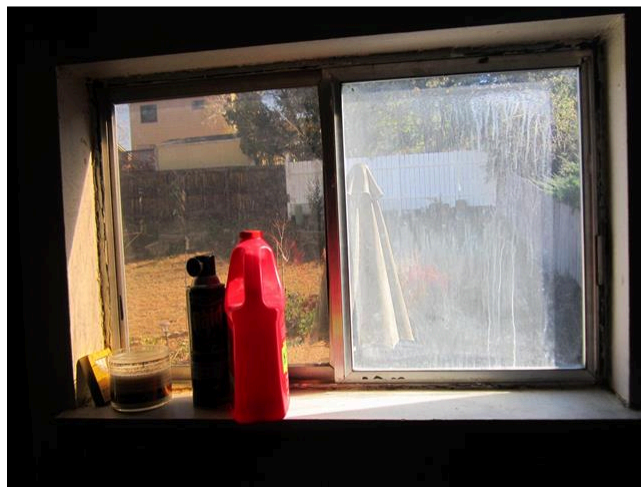
🏠 4.6 (1) One window is damaged/deteriorated and cloudy (lost seal) at the garage. Repairs are needed. A qualified person/contractor should evaluate and repair as needed.




4.6 Item 1(Picture)



4.6 Item 2(Picture)




4.6 Item 3(Picture)

 **4.6** (2) One window is damaged at it's lock hardware at the upstairs bedroom. A repair is needed. A qualified person should repair as needed.



4.6 Item 4(Picture)

 **4.6** (3) The lock hardware is missing at the window in the master bedroom. I recommend repair as needed.



4.6 Item 5(Picture)

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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.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Poured concrete  
Not Fully Visible  
Concrete Slab On Grade

**Method used to observe Crawlspace:**

Crawled  
Not Fully Visible

**Floor Structure:**

2 X 8  
Wood joists  
Steel Beams  
Not Fully Visible

**Wall Structure:**

Not Visible  
Not Inspected

**Columns or Piers:**

Not Fully Visible  
Steel Columns

**Ceiling Structure:**

Not visible  
Not Inspected

**Roof Structure:**

Engineered wood trusses  
Not Fully Visible

**Roof-Type:**

Gable

**Method used to observe attic:**

From entry  
Not Fully Visible

		IN	NI	RR	NFV	NV	NP	HOA
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)			•	•			
5.1	WALLS (Structural)			•	•			
5.2	COLUMNS OR PIERS				•			
5.3	FLOORS (Structural)				•			
5.4	CEILINGS (structural)				•			
5.5	ROOF STRUCTURE AND ATTIC				•			

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IN NI RR NFV NV NP HOA

### Comments:

🏠 5.0 (1) The foundation walls are not fully visible due to wall / floor / ceiling coverings. The areas that are not fully visible were not inspected.

🏠 5.0 (2) White efflorescence (powder substance) on concrete wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the concrete if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. I recommend continued monitoring and repair as needed.



5.0 Item 1(Picture)


🏠 5.0 (3) The steel beam has been reinforced where it connects to the concrete foundation in the crawlspace. This is for your information. I recommend continued monitoring and repair if needed by a qualified contractor/engineer.

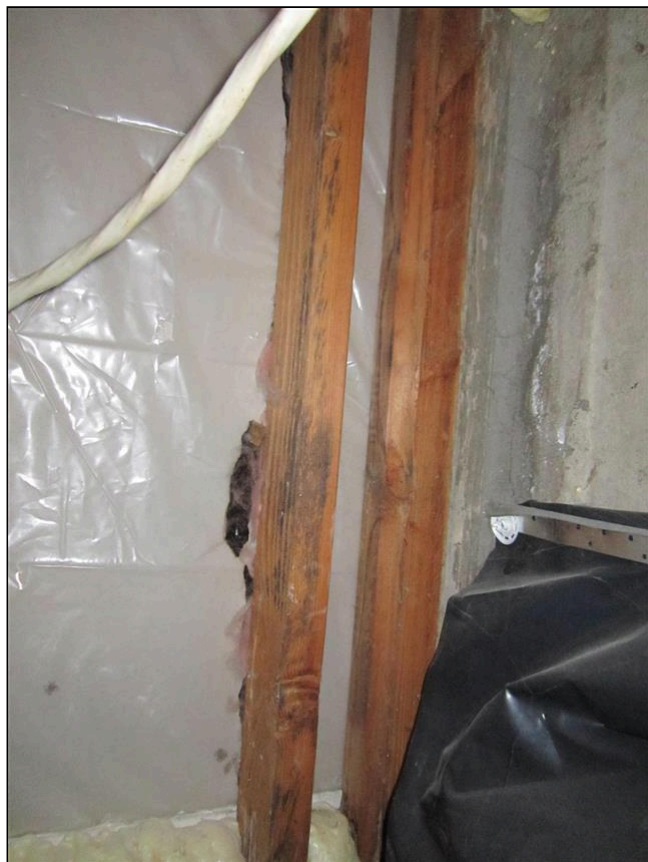


5.0 Item 2(Picture)

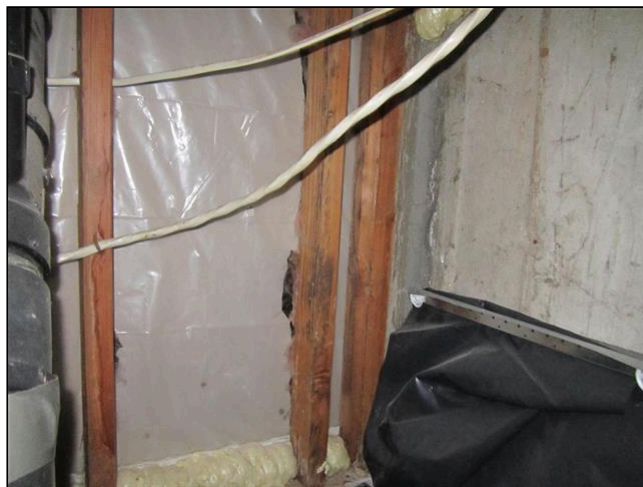
🏠 5.1 (1) The structural walls are not fully visible due to wall / floor / ceiling coverings. The areas that are not fully visible

were not inspected.

 **5.1** (2) The wall framing shows signs of minor fungi/mold growth in the crawlspace behind the basement shower at several locations. This is for your information. I recommend continued monitoring and repair/removal as needed.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

**5.2** The columns or piers are not fully visible due to wall / floor/ ceiling coverings. The areas that are not fully visible were not inspected.

**5.3** The structural floor is not fully visible due to floor / wall / ceiling / or insulation covering. The areas that are not fully visible were not inspected.

**5.4** The ceilings are not fully visible due to wall / floor/ ceiling coverings. The areas that are not fully visible were not inspected.

**5.5** I was unable to fully inspect the attic due to limited access. This is for your information.

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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.



## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Water Filters:</b> (We do not inspect filtration systems)	<b>Plumbing Water Supply (into home):</b> Copper Not Fully Visible
<b>Plumbing Water Distribution (inside home):</b> Copper Not Fully Visible	<b>Washer Drain Size:</b> 2" Diameter Not fully visible	<b>Plumbing Waste:</b> PVC Cast iron ABS Not Fully Visible
<b>Water Heater Power Source:</b> Gas (quick recovery)	<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Manufacturer:</b> CRAFTMASTER

		IN	NI	RR	NFV	NV	NP	HOA
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS			•	•			
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES			•	•			
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS			•	•			
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•						
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)				•			
6.5	MAIN FUEL SHUT OFF (Describe Location)	•						
6.6	SUMP PUMP						•	

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IN NI RR NFV NV NP HOA

### Comments:

🏠 6.0 (1) The plumbing drain, waste, and vent systems are not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.

🏠 6.0 (2) **The sewer scope video and written report is located in the "attachments" section of this report:**

🏠 6.0 (3) The plumbing waste line drains slowly at the upstairs hall bath tub. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under tub. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified person should evaluate and repair as needed.




6.0 Item 1(Picture)

🏠 6.0 (4) The drain stopper at the upstairs hall bath tub is non functional. I recommend repair as needed by a qualified person.




6.0 Item 2(Picture)

 **6.0** (5) The toilet is loose at floor at the upstairs hall bath (appears minor). I recommend further evaluation and repair as needed by a qualified person/contractor.




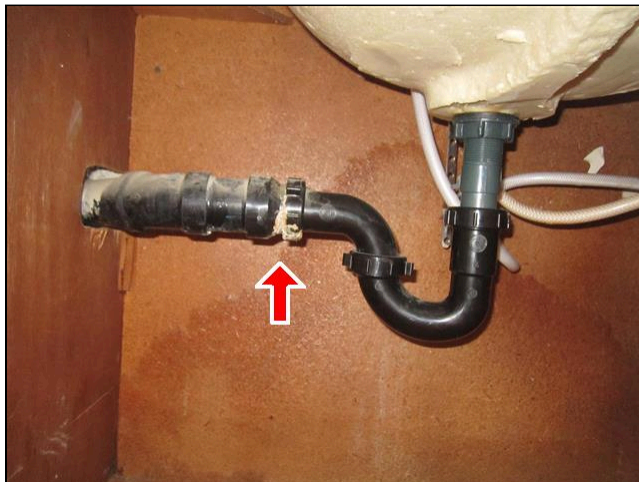
6.0 Item 3(Picture)

 **6.0** (6) The drain stopper at the upstairs hall bath sink is missing and non functional. I recommend repair as needed by a qualified person.



6.0 Item 4(Picture)

 **6.0** (7) The plumbing waste line is corroded at the basement hall bath. This is for your information. I recommend continued monitoring and repair/replace as needed.



6.0 Item 5(Picture)

🏠 6.1 (1) The water supply, distribution systems, and fixtures are not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.

🏠 6.1 (2) The home sprinkler/drip system is installed improperly. the system requires hooking the water supply lines to the exterior faucet connections to operate and all of the water supply lines are installed above grade and susceptible to freezing. Repairs are needed. I recommend further evaluation and repair as needed by a qualified contractor.



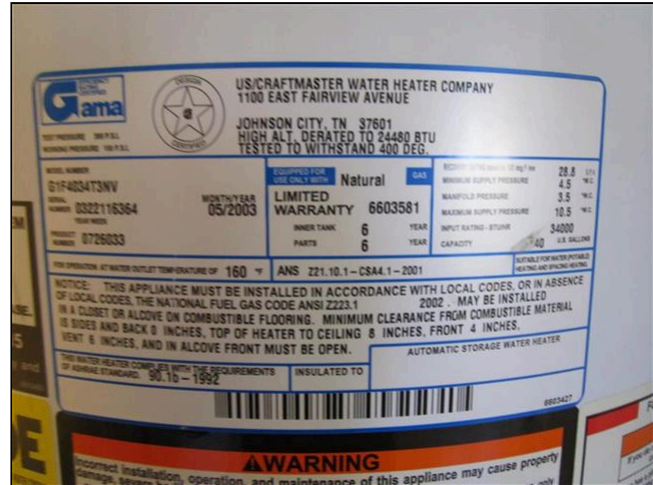
6.1 Item 1(Picture)

6.2 (1) The flue pipe or vent for gas fired furnaces, boilers, water heaters, and fireplaces is not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.

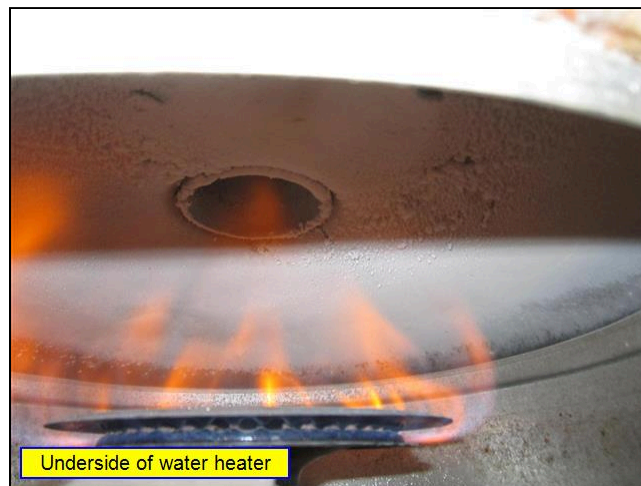
6.2 (2) The water heater is old (mfg 2003 - typical life is 10-12 yrs), deteriorated/worn and past the end of its life expectancy. No leaks at present, however it is my opinion a replacement unit is needed. I recommend further evaluation and repair/replace as recommended by a licensed plumber.




6.2 Item 1(Picture)



6.2 Item 2(Picture)




6.2 Item 3(Picture)

 **6.2** (3) The water heater was not installed in a water drain/catch pan at the time of installation. This may help catch water if the unit starts to leak/fail. I recommend repair as needed by a qualified person/contractor.




6.2 Item 4(Picture)

 **6.2** (4) There is no combustion air to the water heater. This is required for proper operation of this item and is a code concern. I recommend repair by a licensed HVAC contractor.




6.2 Item 5(Picture)

 6.3 The main shut off is the lever located in the crawlspace. This is for your information.



6.3 Item 1(Picture)

6.4 The natural gas lines, and fuel supply lines are not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.

 6.5 The main fuel shut off is at gas meter outside.



6.5 Item 1(Picture)

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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.

**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground  
220 volts

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper  
Not Fully Visible

**Wiring Methods:**

Romex  
Conduit  
Not Fully Visible

		IN	NI	RR	NFV	NV	NP	HOA
7.0	SERVICE ENTRANCE CONDUCTORS	•						
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS			•				
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•						
7.3	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)			•				
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE			•				
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			•				
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						
7.7	SMOKE DETECTORS			•				
7.8	CARBON MONOXIDE DETECTORS	•						

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IN NI RR NFV NV NP HOA

**Comments:**



7.1 The main panel has multiple circuit breakers that need labels identifying their location(s). I recommend further evaluation and repair as needed by a qualified person/contractor.



7.1 Item 1(Picture)

7.3 (1) One junction box needs a cover-plate in the garage. I recommend repair as needed by an electrical contractor/ person.



7.3 Item 1(Picture)

🏠 7.3 (2) The light fixture has exposed conductors in the basement bedroom. I recommend repair as needed.



7.3 Item 2(Picture)

🏠 7.3 (3) One loose wire end needs placing inside a box with a cover-plate or need to be removed in the garage. I recommend further evaluation and repair as needed by a licensed electrical contractor.



7.3 Item 3(Picture)

🏠 7.3 (4) The ceiling fan does work, but "wobbles" in the master bedroom. This is for your information. I recommend continued monitoring and repair/replace as needed.



7.3 Item 4(Picture)

🏠 7.4 (1) Several "three-prong" outlets are loose in wall throughout the home. This is for your information. A qualified person should repair as needed.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

🏠 7.4 (2) The cover plate is damaged at the bottom of the stairs. I recommend repair as needed.



7.4 Item 3(Picture)

🏠 7.4 (3) The cover plate is missing at the electrical outlet in the master bedroom. I recommend repair as needed.




7.4 Item 4(Picture)

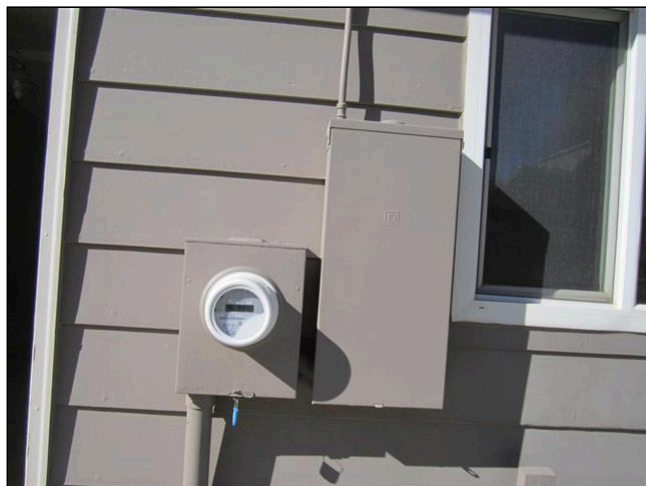
🏠 7.5 There are no GFCI outlets in the kitchen. GFCI outlets are needed in areas near water and the exterior. Repairs are

needed. All electrical work should be performed by a licensed electrician.

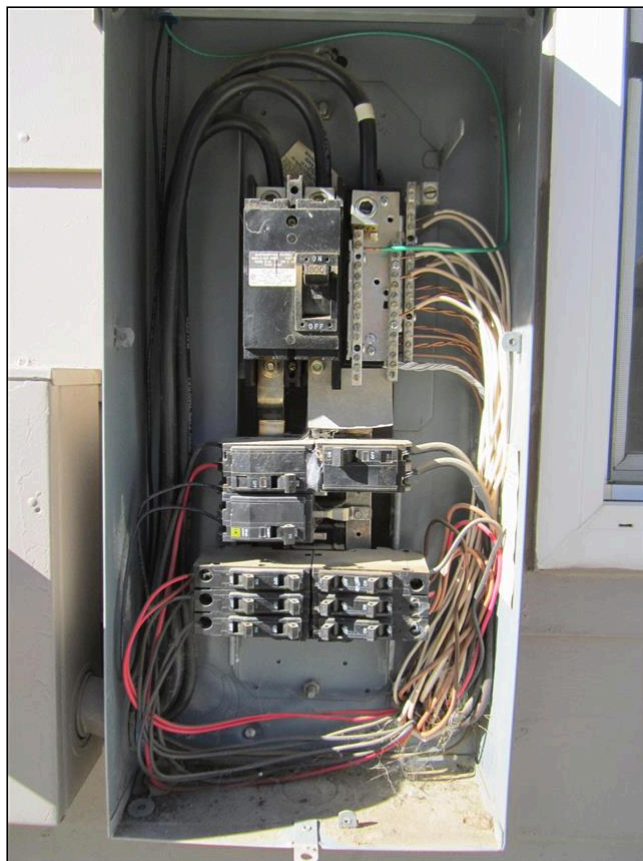


7.5 Item 1(Picture)


 7.6 The main panel box is located at the outside on the rear of home.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

 7.7 Additional smoke detectors are needed in the bedrooms. I recommend repair as needed by a qualified person/contractor.

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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.

**8. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

**Styles & Materials**

<p><b>Heat Type:</b> Forced Air</p>	<p><b>Energy Source:</b> Natural gas</p>	<p><b>Number of Heat Systems (excluding wood):</b> One</p>
<p><b>Ductwork:</b> Insulated and Non-insulated Not Fully Visible</p>	<p><b>Filter Type:</b> Disposable</p>	<p><b>Types of Fireplaces:</b> None</p>
<p><b>Operable Fireplaces:</b> None</p>	<p><b>Cooling Equipment Type:</b> Air conditioner unit</p>	<p><b>Cooling Equipment Energy Source:</b> Electricity</p>
<p><b>Number of AC Only Units:</b> One</p>		

		IN	NI	RR	NFV	NV	NP	HOA
8.0	HEATING EQUIPMENT			•				
8.1	NORMAL OPERATING CONTROLS	•						
8.2	AUTOMATIC SAFETY CONTROLS	•						
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•						
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)				•			
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)						•	
8.7	GAS/LP FIRELOGS AND FIREPLACES						•	
8.8	COOLING AND AIR HANDLER EQUIPMENT			•				
8.9	NORMAL OPERATING CONTROLS	•						
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM		•					

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IN NI RR NFV NV NP HOA

**Comments:**

8.0 The furnace was mfg in 2007 - typical life is 20 yrs. The unit is dirty/rusty/worn and has been leaking at the condensate drain line connection. Repairs are needed. I recommend cleaning/servicing and repairing the furnace as needed by a licensed HVAC contractor.



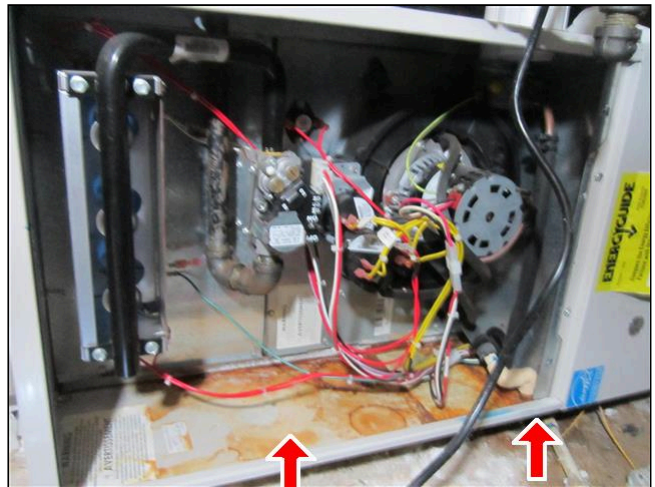
8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



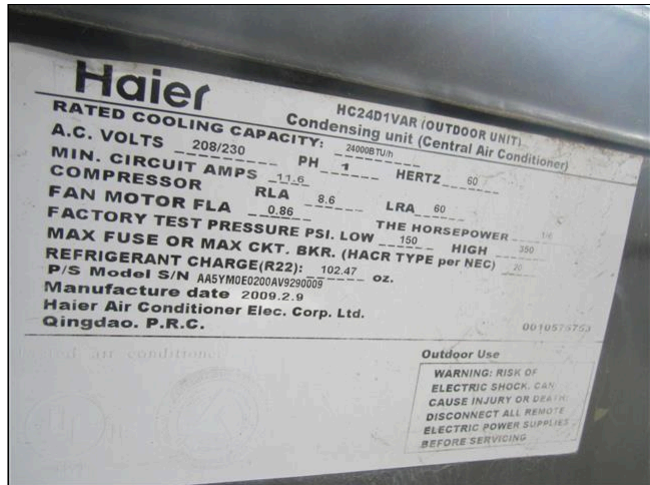
8.0 Item 6(Picture)

8.5 The flue pipe or vent for gas fired furnaces, boilers, water heaters, and fireplaces is not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.

8.8 (1) The A/C was mfg in 2009 - typical life is 20-25 yrs. The unit is deteriorated and worn. I recommend clean/service by a licensed HVAC contractor.

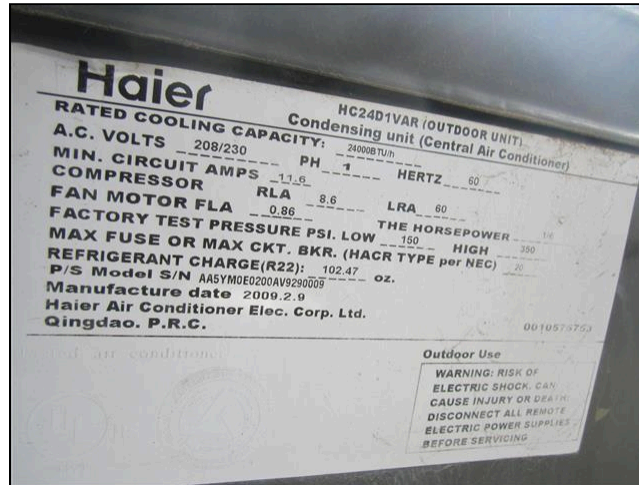


8.8 Item 1(Picture)



8.8 Item 2(Picture)

**8.8 (2)** The air conditioning unit was manufactured before January, 2010, and uses R22 refrigerant. As of January 2010, the government mandated that all air conditioning systems manufactured are required to use R410A refrigerant, which is more environmentally friendly. Also, as of January 2020, R22 refrigerant is no longer allowed to be produced or imported into the United States. Because of the ban on the manufacture of the older R22 refrigerant and the decrease in available supply, it is becoming increasingly costly and difficult to repair and service these older systems. If the unit stops cooling properly, it may be more cost effective to replace the AC system with a new unit that uses R410A, rather than to retrofit this system for R410A or to recharge with R22 refrigerant. This is noted for your information as you may wish to consult with an HVAC professional for options and costs to update. This is for your information.



8.8 Item 3(Picture)

**8.8 (3)** The foam sleeve on suction line is deteriorated in area(s) at outside unit. Deteriorated foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.8 Item 4(Picture)

**8.8 (4)** The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect, test or operate this unit(s). This is for your information.

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.



**9. 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.

**Styles & Materials**

**Attic Insulation:**

Fiberglass  
 Approximate  
 R-19 or better  
 Not Fully Visible

**Ventilation:**

Soffit Vents  
 Passive  
 Not Fully Visible

**Exhaust Fans:**

Fan  
 Window

**Dryer Power Source:**

220 Electric


**Floor System Insulation:**

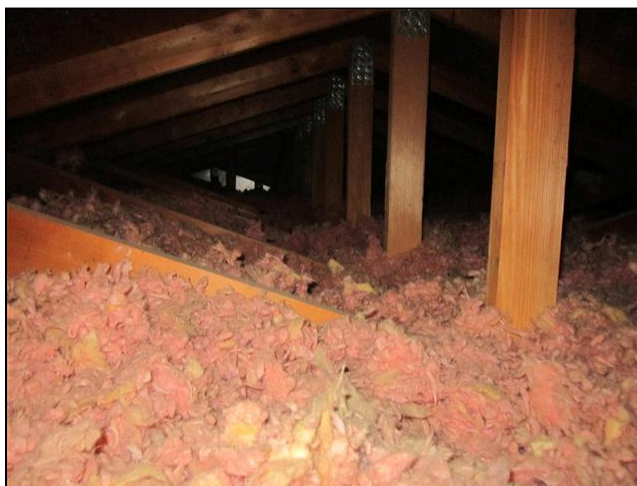
Fiberglass  
 Not Fully Visible

		IN	NI	RR	NFV	NV	NP	HOA
9.0	INSULATION IN ATTIC			•				
9.1	INSULATION UNDER FLOOR SYSTEM	•						
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)	•						
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS			•				
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)				•			
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)						•	

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**Comments:**

 **9.0** Fiberglass (loose-fill) insulation is compressed and displaced in areas of the attic. Insulation that has settled, moved or is displaced does not perform to the R-value that it once did. I recommend further evaluation and repair as needed by a qualified person.



9.0 Item 1(Picture)

**9.3** A radon test was performed at the above property. The test came back over the EPA max recommended limit of 4.0 at 10.9. Based on this test I recommend a radon mitigation system be installed by a qualified contractor. Radon mitigation systems typically cost between \$1500 and \$3000. I recommend repair as needed by a qualified contractor. The report is located under the "attachments" section of this report



9.3 Item 1(Picture)

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.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**

WHIRLPOOL

**Disposer Brand:**

IN SINK ERATOR

**Exhaust/Range hood:**

RE-CIRCULATE

**Range/Oven:**

GENERAL ELECTRIC

**Built in Microwave:**

UNKNOWN

		IN	NI	RR	NFV	NV	NP	HOA
10.0	DISHWASHER	•						
10.1	RANGES/OVENS/COOKTOPS			•				
10.2	RANGE HOOD						•	
10.3	TRASH COMPACTOR						•	
10.4	FOOD WASTE DISPOSER			•				
10.5	MICROWAVE COOKING EQUIPMENT			•				

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IN NI RR NFV NV NP HOA

### Comments:

 **10.1** The light bulb (in oven) did not work when tested. I recommend repair as needed.



10.1 Item 1(Picture)

🏠 10.4 The food disposer has an obstruction inside. I recommend repair as needed.

🏠 10.5 The microwave appears to be installed too low to burners and the manufacturers minimum distance requirements should be determined. I recommend further evaluation and repair as needed.



10.5 Item 1(Picture)

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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.



**Colorado Pro Inspect LLC**

**12650 W. 64th Ave. Unit E #227**

**Arvada, CO 80004**

**(720) 601-7075**

**coloradoproinspect@comcast.net**

**www.coloradoproinspect.com**

## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Sewer Inspection Report](#)

[Radon Test Report](#)

## General Summary



Colorado Pro Inspect LLC

12650 W. 64th Ave. Unit E #227  
Arvada, CO 80004  
(720) 601-7075  
coloradoproinspect@comcast.net  
www.coloradoproinspect.com

**Customer**  
Beverly Felipe

**Address**  
17899 E. Princeton Pl.  
Aurora CO 80013

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

##### Repair or Replace



The roof shingles are deteriorated/damaged/worn in areas. Repairs are needed. I recommend further evaluation and repair/certify for 5 years or replace as determined by a licensed roofer.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

**1.1 FLASHINGS**

**Repair or Replace**



The vent pipe flashing on the roof is loose. I recommend further evaluation and repair as needed by a qualified person/contractor.



1.1 Item 1(Picture)

**1.3 ROOF DRAINAGE SYSTEMS**



**Repair or Replace**

The gutters are full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist. I recommend further evaluation and repair/clean as needed by a qualified person.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

**2. Exterior****2.0 WALL CLADDING FLASHING AND TRIM****Repair or Replace**

(1) The wood trim/siding at the exterior is deteriorated/damaged and worn in areas. This is a maintenance issue. I recommend further evaluation/continued monitoring and repair as needed by a qualified person/contractor.



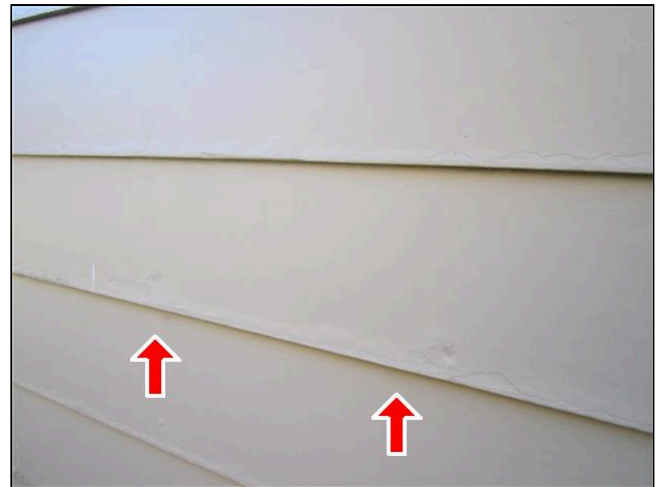
2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



(2) The siding at the exterior is in contact with ground in areas. Ground clearance is recommended to prevent possible water infiltration, deterioration and mold growth. A qualified person should repair as needed.



2.0 Item 5(Picture)



2.0 Item 6(Picture)



(3) There are several bricks loose at the right side of the garage. Repairs are needed. I recommend further evaluation and repair as needed by a qualified contractor.



2.0 Item 7(Picture)

## 2.2 WINDOWS

### Repair or Replace



(1) The window frame's are damaged at front of home. This is for your information. I recommend continued monitoring and repair/replace as needed.



2.2 Item 1(Picture)



(2) The window screens are deteriorated/damaged/worn or missing at several windows. This is for your information. I recommend repair as needed/desired.



2.2 Item 2(Picture)

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Repair or Replace**



(1) There is a negative slope at the front, rear and sides of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home as needed.



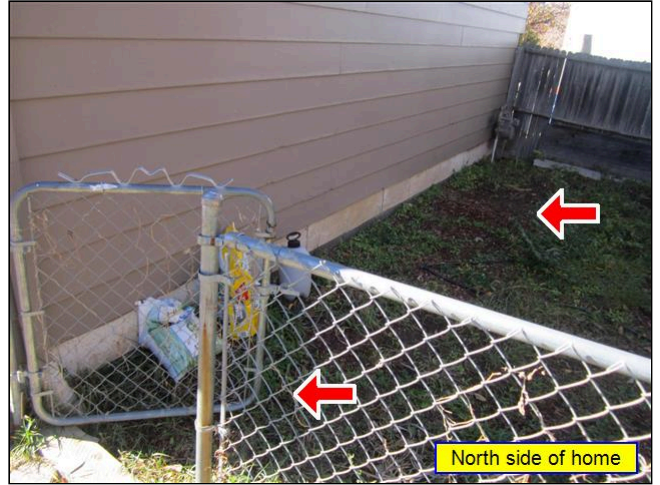
2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



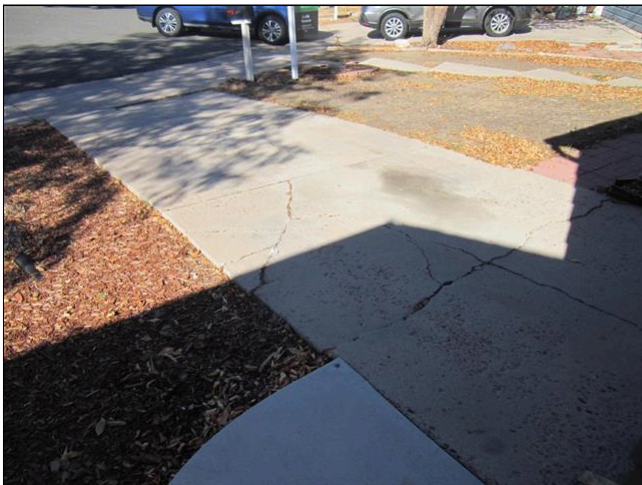
(2) The tree limbs and bushes that are in contact with roof or hanging near roof and house should be trimmed or removed. I recommend further evaluation and repair as needed by a qualified person.



2.4 Item 5(Picture)



(3) The concrete drive at the front of home has settled, has settlement cracks and is damaged/cracked. Repairs are needed. I recommend further evaluation and repair as needed by a qualified contractor.



2.4 Item 6(Picture)



2.4 Item 7(Picture)

2.6 OTHER  
Repair or Replace



The fence is damaged, worn and loose in areas. Repairs are needed. I recommend further evaluation and repair as needed by a qualified person.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

### 3. Garage

#### 3.2 GARAGE FLOOR

##### Repair or Replace



The concrete floor of garage has settled/heaved and is cracked in areas. This is for your information. I recommend continued monitoring and repair as needed.



3.2 Item 1(Picture)

**3.3 GARAGE DOOR (S)****Repair or Replace**

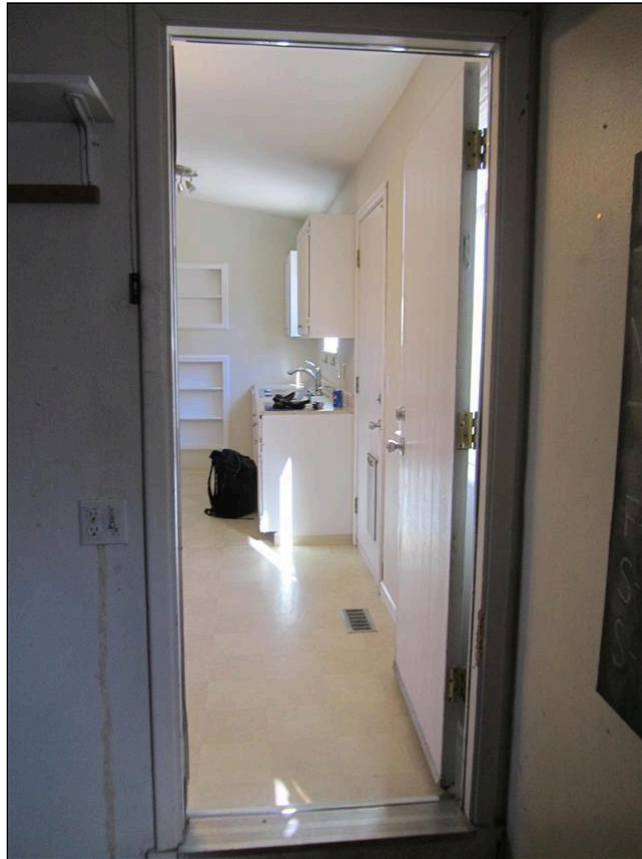
The garage door at the front of home is deteriorated/damaged and worn in areas. This is for your information. I recommend continued monitoring and repair as needed.



3.3 Item 1(Picture)

**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Repair or Replace**

(1) The self closing device at the door to living space from the garage is non operational or missing. Recommend repair by a qualified person.



3.4 Item 1(Picture)



(2) The garage entry door lock does not latch properly when closed. I recommend further evaluation and repair as needed by a qualified person.



3.4 Item 2(Picture)

### 3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace



The automatic opener for garage door is noisy during operation (chain rubs on the door) and it appears the door is only being lifted by the automatic opener (garage door springs appear disconnected). This is for your information. I recommend continued monitoring and repair as needed.





3.5 Item 1(Picture)

## 4. Interiors

### 4.1 WALLS

#### Repair or Replace



The drywall on the wall is cracked at the living room. This is for your information. I recommend continued monitoring and repair as needed.



4.1 Item 1(Picture)

### 4.2 FLOORS

#### Repair or Replace



(1) There are multiple locations throughout the home where the floor covering is deteriorated and worn. I recommend repair/replace as needed/desired.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



(2) The vinyl floor is curling at the upstairs hall bath and has deteriorated/worn caulking along the tub/shower. I recommend repair as needed by a qualified person.



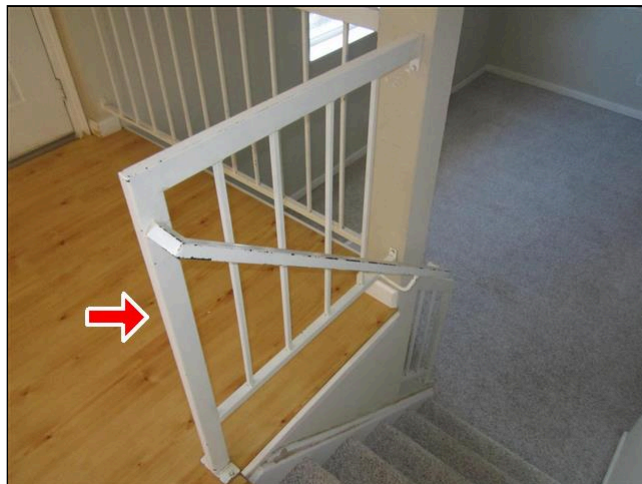
4.2 Item 3(Picture)

**4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Repair or Replace**



(1) The hand/guard rail for the stairs to lower level is loose. A repair is needed. I recommend further evaluation and repair as needed by a qualified person/contractor.



4.3 Item 1(Picture)



(2) The pickets on the guard/hand rail at the upstairs are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. I recommend further evaluation and repair as needed/desired by a qualified person/contractor.



4.3 Item 2(Picture)



(3) The garage door step is uneven. This is for your information. I recommend repair as needed.



4.3 Item 3(Picture)

#### 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

##### Repair or Replace



There are several cabinet doors/drawers that are damaged/deteriorated and do not close and open properly at the kitchen. I recommend repair as needed



4.4 Item 1(Picture)



4.4 Item 2(Picture)

**4.5 DOORS (REPRESENTATIVE NUMBER)**

**Repair or Replace**



The upstairs bedroom closet door does not latch properly when closed (hardware is installed backwards). I recommend repair as needed.



4.5 Item 1(Picture)

**4.6 WINDOWS (REPRESENTATIVE NUMBER)**

**Repair or Replace**



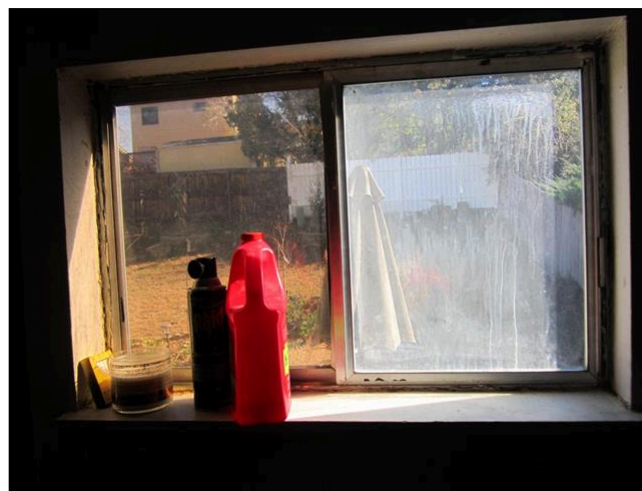
(1) One window is damaged/deteriorated and cloudy (lost seal) at the garage. Repairs are needed. A qualified person/contractor should evaluate and repair as needed.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



(2) One window is damaged at its lock hardware at the upstairs bedroom. A repair is needed. A qualified person should repair as needed.



4.6 Item 4(Picture)



(3) The lock hardware is missing at the window in the master bedroom. I recommend repair as needed.





4.6 Item 5(Picture)

## 5. Structural Components


### 5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Repair or Replace, Not Fully Visible

-  (1) The foundation walls are not fully visible due to wall / floor / ceiling coverings. The areas that are not fully visible were not inspected.
-  (2) White efflorescence (powder substance) on concrete wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the concrete if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed. I recommend continued monitoring and repair as needed.



5.0 Item 1(Picture)

-  (3) The steel beam has been reinforced where it connects to the concrete foundation in the crawlspace. This is for your information. I recommend continued monitoring and repair if needed by a qualified contractor/engineer.



5.0 Item 2(Picture)

### 5.1 WALLS (Structural)

#### Repair or Replace, Not Fully Visible



(1) The structural walls are not fully visible due to wall / floor / ceiling coverings. The areas that are not fully visible were not inspected.



(2) The wall framing shows signs of minor fungi/mold growth in the crawlspace behind the basement shower at several locations. This is for your information. I recommend continued monitoring and repair/removal as needed.



5.1 Item 1(Picture)






5.1 Item 2(Picture)

## 6. Plumbing System

### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace, Not Fully Visible

-  (1) The plumbing drain, waste, and vent systems are not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.
-  (2) **The sewer scope video and written report is located in the "attachments" section of this report:**
-  (3) The plumbing waste line drains slowly at the upstairs hall bath tub. A cause of a slow drain can range from a simple cleaning at stop valve or at the trap under tub. Sometimes the drain can be partially clogged down line. I am unable to determine the cause of the slow drain. A qualified person should evaluate and repair as needed.



6.0 Item 1(Picture)



- 🏠 (4) The drain stopper at the upstairs hall bath tub is non functional. I recommend repair as needed by a qualified person.



6.0 Item 2(Picture)

- 🏠 (5) The toilet is loose at floor at the upstairs hall bath (appears minor). I recommend further evaluation and repair as needed by a qualified person/contractor.



6.0 Item 3(Picture)

- 🏠 (6) The drain stopper at the upstairs hall bath sink is missing and non functional. I recommend repair as needed by a qualified person.



6.0 Item 4(Picture)



(7) The plumbing waste line is corroded at the basement hall bath. This is for your information. I recommend continued monitoring and repair/replace as needed.



6.0 Item 5(Picture)

## 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

### Repair or Replace, Not Fully Visible



(1) The water supply, distribution systems, and fixtures are not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.



(2) The home sprinkler/drip system is installed improperly. the system requires hooking the water supply lines to the exterior faucet connections to operate and all of the water supply lines are installed above grade and susceptible to freezing. Repairs are needed. I recommend further evaluation and repair as needed by a qualified contractor.



6.1 Item 1(Picture)

## 6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

### Repair or Replace, Not Fully Visible



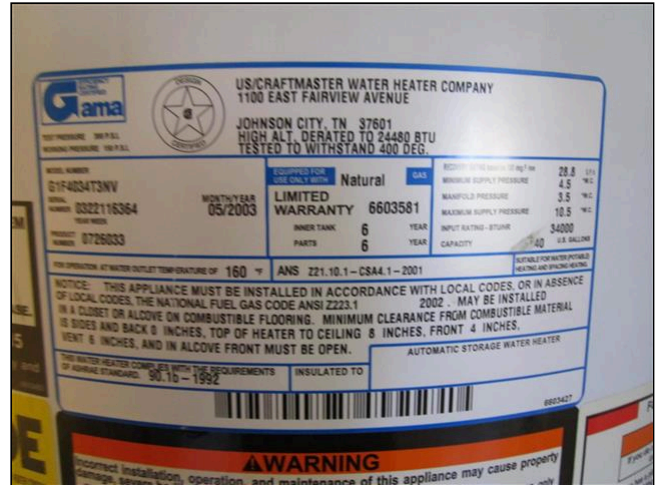
(1) The flue pipe or vent for gas fired furnaces, boilers, water heaters, and fireplaces is not fully visible. The areas that are not fully visible were not inspected. The areas that are visible are inspected. Any visible problems will be itemized separately.



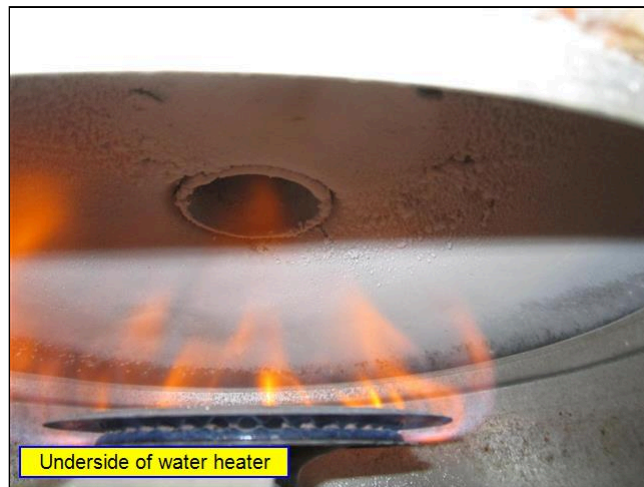
(2) The water heater is old (mfg 2003 - typical life is 10-12 yrs), deteriorated/worn and past the end of its life expectancy. No leaks at present, however it is my opinion a replacement unit is needed. I recommend further evaluation and repair/replace as recommended by a licensed plumber.



6.2 Item 1(Picture)



6.2 Item 2(Picture)



6.2 Item 3(Picture)



(3) The water heater was not installed in a water drain/catch pan at the time of installation. This may help catch water if the unit starts to leak/fail. I recommend repair as needed by a qualified person/contractor.



6.2 Item 4(Picture)



(4) There is no combustion air to the water heater. This is required for proper operation of this item and is a code concern. I recommend repair by a licensed HVAC contractor.



6.2 Item 5(Picture)

**6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

**Inspected**



The main shut off is the lever located in the crawlspace. This is for your information.



6.3 Item 1(Picture)

**6.5 MAIN FUEL SHUT OFF (Describe Location)**

**Inspected**



The main fuel shut off is at gas meter outside.



6.5 Item 1(Picture)

**7. Electrical System**

**7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Repair or Replace**



The main panel has multiple circuit breakers that need labels identifying their location(s). I recommend further

evaluation and repair as needed by a qualified person/contractor.



7.1 Item 1(Picture)

**7.3 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)**

**Repair or Replace**



(1) One junction box needs a cover-plate in the garage. I recommend repair as needed by a electrical contractor/ person.



7.3 Item 1(Picture)



(2) The light fixture has exposed conductors in the basement bedroom. I recommend repair as needed.



7.3 Item 2(Picture)



(3) One loose wire end needs placing inside a box with a cover-plate or need to be removed in the garage. I recommend further evaluation and repair as needed by a licensed electrical contractor.



7.3 Item 3(Picture)



(4) The ceiling fan does work, but "wobbles" in the master bedroom. This is for your information. I recommend continued monitoring and repair/replace as needed.



7.3 Item 4(Picture)

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Repair or Replace**



(1) Several "three-prong" outlets are loose in wall throughout the home. This is for your information. A qualified person should repair as needed.



7.4 Item 1(Picture)



7.4 Item 2(Picture)



(2) The cover plate is damaged at the bottom of the stairs. I recommend repair as needed.



7.4 Item 3(Picture)



(3) The cover plate is missing at the electrical outlet in the master bedroom. I recommend repair as needed.



7.4 Item 4(Picture)

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**



**Repair or Replace**

There are no GFCI outlets in the kitchen. GFCI outlets are needed in areas near water and the exterior. Repairs are needed. All electrical work should be performed by a licensed electrician.



7.5 Item 1(Picture)

**7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS****Inspected**

The main panel box is located at the outside on the rear of home.



7.6 Item 1(Picture)



7.6 Item 2(Picture)


**7.7 SMOKE DETECTORS****Repair or Replace**

Additional smoke detectors are needed in the bedrooms. I recommend repair as needed by a qualified person/contractor.

**8. Heating / Central Air Conditioning**

**8.0 HEATING EQUIPMENT**

**Repair or Replace**

 The furnace was mfg in 2007 - typical life is 20 yrs. The unit is dirty/rusty/worn and has been leaking at the condensate drain line connection. Repairs are needed. I recommend cleaning/servicing and repairing the furnace as needed by a licensed HVAC contractor.



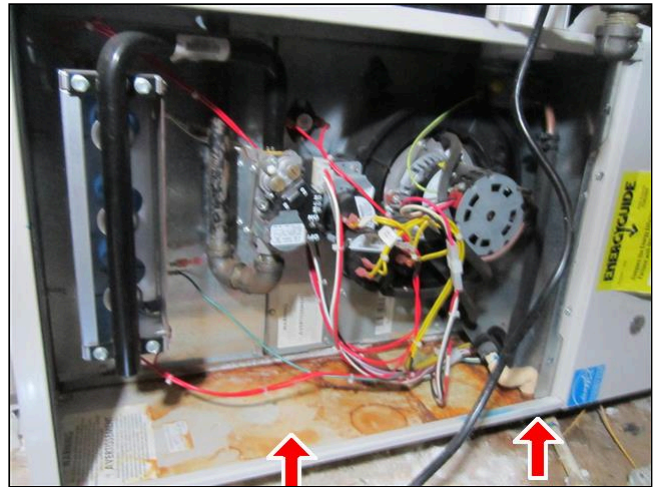
8.0 Item 1(Picture)



8.0 Item 2(Picture)



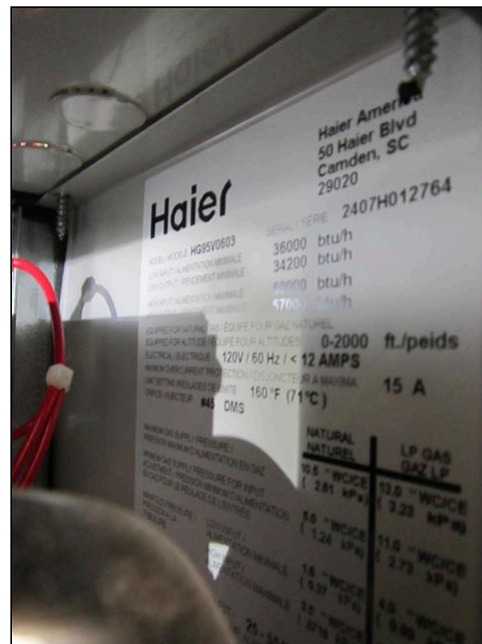
8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



8.0 Item 6(Picture)

**8.8 COOLING AND AIR HANDLER EQUIPMENT**

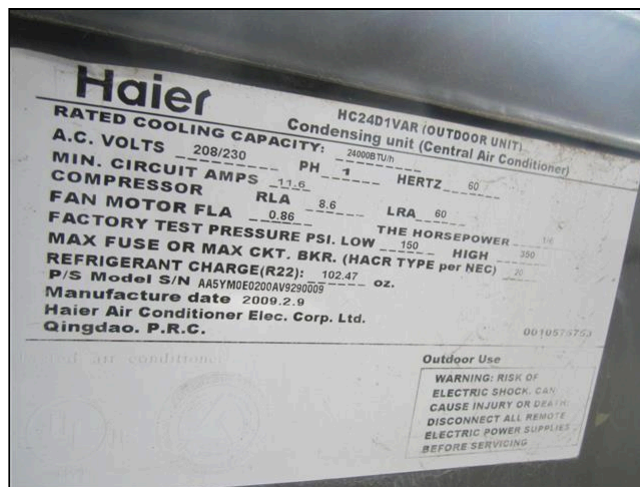
**Repair or Replace**



(1) The A/C was mfg in 2009 - typical life is 20-25 yrs. The unit is deteriorated and worn. I recommend clean/service by a licensed HVAC contractor.



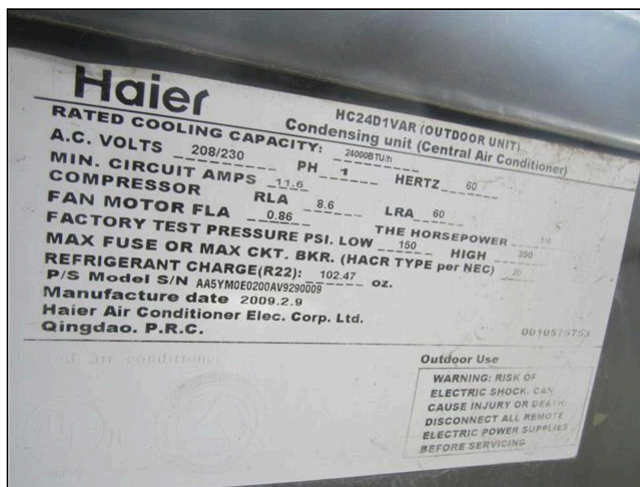
8.8 Item 1(Picture)



8.8 Item 2(Picture)



(2) The air conditioning unit was manufactured before January, 2010, and uses R22 refrigerant. As of January 2010, the government mandated that all air conditioning systems manufactured are required to use R410A refrigerant, which is more environmentally friendly. Also, as of January 2020, R22 refrigerant is no longer allowed to be produced or imported into the United States. Because of the ban on the manufacture of the older R22 refrigerant and the decrease in available supply, it is becoming increasingly costly and difficult to repair and service these older systems. If the unit stops cooling properly, it may be more cost effective to replace the AC system with a new unit that uses R410A, rather than to retrofit this system for R410A or to recharge with R22 refrigerant. This is noted for your information as you may wish to consult with an HVAC professional for options and costs to update. This is for your information.



8.8 Item 3(Picture)



(3) The foam sleeve on suction line is deteriorated in area(s) at outside unit. Deteriorated foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.8 Item 4(Picture)



(4) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect, test or operate this unit(s). This is for your information.

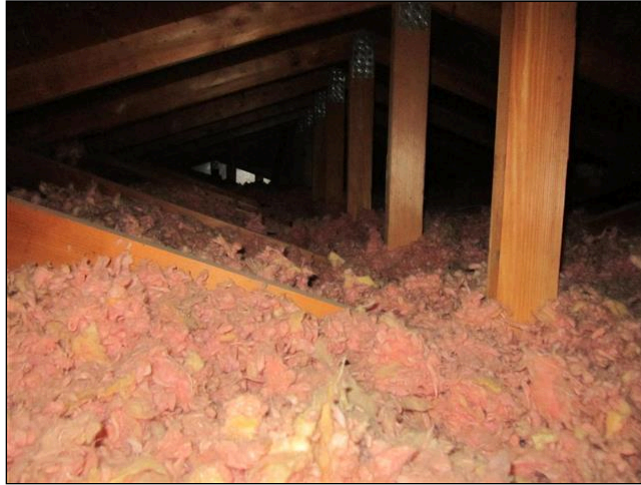
**9. Insulation and Ventilation**

**9.0 INSULATION IN ATTIC**

**Repair or Replace**



Fiberglass (loose-fill) insulation is compressed and displaced in areas of the attic. Insulation that has settled, moved or is displaced does not perform to the R-value that it once did. I recommend further evaluation and repair as needed by a qualified person.



9.0 Item 1(Picture)

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

#### Repair or Replace



A radon test was performed at the above property. The test came back over the EPA max recommended limit of 4.0 at 10.9. Based on this test I recommend a radon mitigation system be installed by a qualified contractor. Radon mitigation systems typically cost between \$1500 and \$3000. I recommend repair as needed by a qualified contractor. The report is located under the "attachments" section of this report



9.3 Item 1(Picture)

## 10. Built-In Kitchen Appliances

### 10.1 RANGES/OVENS/COOKTOPS

#### Repair or Replace

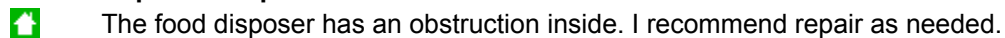


The light bulb (in oven) did not work when tested. I recommend repair as needed.

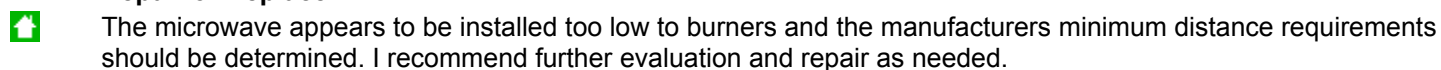


10.1 Item 1(Picture)

**10.4 FOOD WASTE DISPOSER****Repair or Replace**

 The food disposer has an obstruction inside. I recommend repair as needed.

**10.5 MICROWAVE COOKING EQUIPMENT****Repair or Replace**

 The microwave appears to be installed too low to burners and the manufacturers minimum distance requirements should be determined. I recommend further evaluation and repair as needed.



10.5 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the

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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.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Evan J. Hughes InterNACHI #07021111*



# INVOICE

**Colorado Pro Inspect LLC**  
**12650 W. 64th Ave. Unit E #227**  
**Arvada, CO 80004**  
**(720) 601-7075**  
**coloradoproinspect@comcast.net**  
**www.coloradoproinspect.com**  
**Inspected By: Evan J. Hughes InterNACHI**  
**#07021111**

**Inspection Date: 10/29/2022**  
**Report ID: 22066**

Customer Info:	Inspection Property:
Beverly Felipe	17899 E. Princeton Pl. Aurora CO 80013
<b>Customer's Real Estate Professional:</b> Christy Holguin	

## Inspection Fee:

Service	Price	Amount	Sub-Total
Single Family Home 1000 - 2000 sq ft	300.00	1	300.00
Radon Test	150.00	1	150.00
Sewer Scope (Third party)	150.00	1	150.00
Discount	0.00	1	0.00

**Tax \$0.00**

**Total Price \$600.00**

**Payment Method:** Credit Card

**Payment Status:** Paid CC

**Note:**



## Inspection Agreement



October 31, 2022

22066

The address of the property is: 17899 E. Princeton Pl. Aurora, CO 80013

Fee for the home inspection is \$600.00.

THIS AGREEMENT made on 10/29/2022 by and between Colorado Pro Inspect LLC. (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.
3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that

make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

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6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days' written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

11. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

12. This agreement is not transferable or assignable.

13. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

14. By opening/viewing the inspection report in any form (email, internet - HTML, paper) you are agreeing to the terms and conditons (#1 through #14) of the stated inspection agreement written above.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

\_\_\_\_\_  
Evan J. Hughes InterNACHI #07021111

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE

Colorado Pro Inspect LLC.