



Your Inspection Report

5249 Gem Lake Ct
Colorado Springs, CO



PREPARED FOR:
RICHARD & UTE GREGG

INSPECTION DATE:
Tuesday, July 7, 2015

PREPARED BY:
Aaron Hunt

HUNT

PROPERTY
INSPECTIONS



Hunt Property Inspections
6510-A South Academy Blvd #309
Colorado Springs, CO 80906

719-344-5455

www.huntpropertyinspections.com
aaron@huntpropertyinspections.com

RAISING THE HOME INSPECTION BAR ONE CLIENT AT A TIME

July 8, 2015

Dear Richard & Ute Gregg,

RE: Report No. 1525
5249 Gem Lake Ct
Colorado Springs, CO

Thank you for selecting Hunt Property Inspections to perform your home inspection - we appreciate your business.

Both the Inspection and the Report comply with, or exceed, the requirements of the Standards of Practice of the American Society of Home Inspectors (ASHI). We encourage you to read the Standards of Practice (available at <http://www.homeinspector.org/standards/default.aspx>) and your Inspection Agreement so that you clearly understand the scope of a home inspection and the associated report.

We recommend that you read the entire Report, not just the Summary of Key Findings. The Summary of Key Findings is merely a list - PHOTOS and specific materials/details are located in the body of the Report. The Summary of Key Findings is not an exhaustive complete list of all deficiencies or needed repairs - please read the entire Report.

Within the Report itself, you can direct click on any blue wording to access further information on the subject. In addition, there is a Maintenance Schedule and Reference Library (click on any subject to access further information) at the rear of the Report.

As you review the Report, if you are concerned with any noted condition or finding, we strongly recommend that you engage a qualified licensed consultant/contractor to further inspect and evaluate the finding.

The Report is effectively a snapshot of the home/property at a given point in time based on a non-invasive visual inspection. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things or conditions that occur after the inspection.

Again, thank you very much for selecting Hunt Property Inspections to perform your home inspection. We trust the experience was both useful and enjoyable.

Sincerely,

Aaron Hunt
on behalf of
Hunt Property Inspections

Hunt Property Inspections
6510-A South Academy Blvd #309
Colorado Springs, CO 80906
719-344-5455
www.huntpropertyinspections.com
aaron@huntpropertyinspections.com

INVOICE

July 8, 2015

Client: Richard & Ute Gregg

Report No. 1525
For inspection at:
5249 Gem Lake Ct
Colorado Springs, CO

on: Tuesday, July 7, 2015

Home Inspection / Report	\$320.00
--------------------------	----------

Discount	(\$20.00)
----------	-----------

Total	<u>\$300.00</u>
-------	-----------------

PAID IN FULL - THANK YOU!

SUMMARY OF KEY FINDINGS

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY OF

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

SUMMARY OF KEY FINDINGS

This Summary of Key Findings lists potentially significant findings from a cost or safety standpoint. This section is provided as a courtesy and must not be considered a substitute for reading the entire Report. Minor findings & deferred maintenance items are generally not included in the Summary of Key Findings.

We recommend that you read the entire Report, not just the Summary of Key Findings. The Summary of Key Findings is merely a list - photos and additional details are located in the body of the Report. The Summary of Key Findings is not an exhaustive complete list of all deficiencies or needed repairs - please read the entire Report.

Please remember, if you are concerned about any condition or comments noted in your Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. Specialty professionals can provide a more detailed analysis of any condition noted in this Report.

Hunt Property Inspections | aaron@huntpropertyinspections.com | www.huntpropertyinspections.com

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • [Damage](#)

Approximately 10 damaged shingles, likely due to equipment & tools during original installation. Recommend roof maintenance to replace damaged shingles by roof contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair / Replace damaged shingles

Exterior

General

• House probably situated just less than 5' from property boundary. Only a surveyor could precisely measure, but home appears to be approx 4'10" from property line. This could cause potential issues related to fencing, drainage repairs or re-sale.

Location: East

Task: Further evaluation

DOORS \ Doors and frames

Condition: • Insulation strip coming loose / detaching from door style

Location: Rear sliding glass door

Task: Repair

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • 2 notched, 1 bent/bowed

SUMMARY OF KEY FINDINGS

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Location: Rear Deck spindles

Task: Repair or replace

GARAGE \ Vehicle door operators

Condition: • Large vehicle door noisy/screeches when opening & closing - recommend service/maintenance/lubrication

See Note 2 in Index of Notes

Location: Large garage vehicle door

Task: Service by garage door professional

IRRIGATION / SPRINKLER SYSTEM \ Observations

Condition: • Leak

Leak - exterior sprinkler piping bleed valve

Recommend immediate repair by qualified landscape/sprinkler contractor

Implication(s): Reduced operability

Location: Exterior / sprinkler

Task: Repair

Plumbing

WATER HEATER \ Circulating pump

Condition: • Master bath shower & basement fixtures did not receive instant hot water

Recommend further assessment of the circulating pump - it may need adjustment or possible replacement

See Note 3 in Index of Notes

Location: Water heater hot water circulator pump

Task: Further evaluation

Interior

FLOORS \ Wood/laminate floors

Condition: • Nick / indention / imperfection in floor board

Location: Master Bedroom

Task: Repair / replace

WINDOWS \ Frames

Condition: • Standing water in bottom sill track - water not draining towards drain holes - low point in middle of track

See Note 3 in Index of Notes

Location: Rear center windows in dining room & master bedroom

Task: Repair by window repair professional

CONCLUSION OF SUMMARY

This concludes the Summary of Key Findings section.

The remainder of the Report includes a description of the systems and components of the home, together with recommendations for repair, improvement, replacement or monitoring. Any limitations that restricted the inspection are

SUMMARY OF KEY FINDINGS

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

noted as well.

The suggested timeframes for completing recommendations are based on the limited information available during a home inspection. Also, costs are ballpark estimates based on standard findings - should a qualified, licensed contractor find additional items for repair/replacement, the costs may increase. The priority and timeframes may need to be adjusted based on the findings of specialists/contractors.

As you read this Report, remember that a home inspection provides a basic visual overview of the present condition of the property. Because the Inspector performs a non-invasive visual inspection and has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. Other deficiencies may be concealed behind a finished wall or floor and are therefore undetectable during a Home inspection.

If you are concerned about any condition noted in your Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. Specialty professionals can provide a more detailed analysis of any condition noted in the Report.

Hunt Property Inspections | aaron@huntpropertyinspections.com | www.huntpropertyinspections.com

INDEX OF NOTES

Throughout this Report, reference will be made to the following Notes:

- (1) Safety issue. Strongly recommend repair/improvement.
- (2) We recommend cleaning/service by a qualified, licensed professional specializing in this particular field.
- (3) We recommend further examination/guidance/repairs by a qualified, licensed professional specializing in this particular field.
- (4) We recommend further examination/analysis by a structural engineer.

[Home Improvement - Ballpark Costs](#)

ROOFING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • Roof inspected by walking on roof

Sloped roofing material: • Asphalt composition shingles



Probability of leakage:

• Low

Good condition overall

Recommendations

SLOPED ROOFING \ Composition shingles

1. Condition: • [Damage](#)

Approximately 10 damaged shingles, likely due to equipment & tools during original installation . Recommend roof maintenance to replace damaged shingles by roof contractor.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Repair / Replace damaged shingles

ROOFING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



ROOFING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

Inspection performed: • By walking on roof

EXTERIOR

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • Outside Temperature: 52 degrees F. Overcast.

General: • Home faces North

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces: • [Stucco](#)

Soffit and fascia: • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Composite

Porch: • Concrete

Garage: • Garage vehicle doors sand safety sensors operable

Recommendations

General

2. • House probably situated just less than 5' from property boundary. Only a surveyor could precisely measure, but home appears to be approx 4'10" from property line. This could cause potential issues related to fencing, drainage repairs or re-sale.

Location: East

Task: Further evaluation



EXTERIOR GLASS \ Window wells

3. **Condition:** • Bottom of window well too close to window sill - improper drainage/clearance. Window well is too shallow

EXTERIOR

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

- bottom should be at least 4 inches below the window sill. Potential for water entry into home.

Location: Window well near AC (west) & east window well

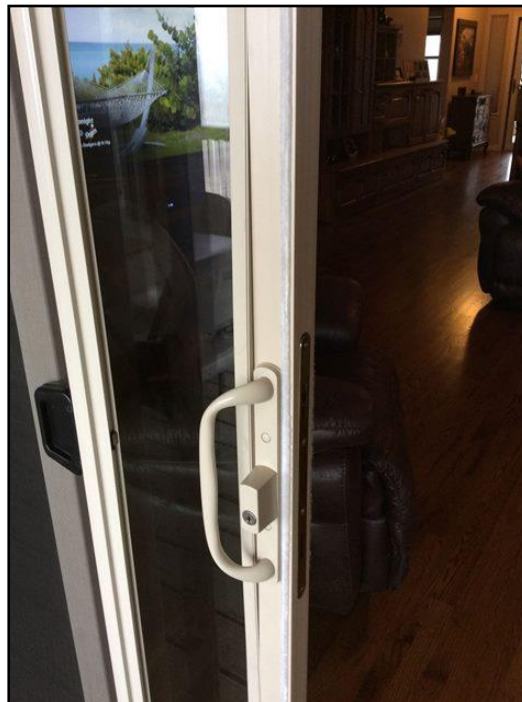


DOORS \ Doors and frames

4. Condition: • Insulation strip coming loose / detaching from door style

Location: Rear sliding glass door

Task: Repair



EXTERIOR

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • 2 notched, 1 bent/bowed

Location: Rear Deck spindles

Task: Repair or replace



GARAGE \ Vehicle door operators

6. Condition: • Large vehicle door noisy/screeches when opening & closing - recommend service/maintenance/lubrication

See Note 2 in Index of Notes

Location: Large garage vehicle door

Task: Service by garage door professional

IRRIGATION / SPRINKLER SYSTEM \ Observations

7. Condition: • Leak

Leak - exterior sprinkler piping bleed valve

Recommend immediate repair by qualified landscape/sprinkler contractor

EXTERIOR

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Implication(s): Reduced operability

Location: Exterior / sprinkler

Task: Repair



STRUCTURE

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • Single family home

Note: Certificate of Occupancy issued 7/31/2014

Configuration:

• [Basement](#)

Poured concrete, concrete slab floor, finished basement except utility room

Foundation material: • [Poured concrete](#)

Floor construction: • [Wood I-joists](#) • Steel columns • Steel beams • Subfloor - OSB (Oriented Strand Board)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)

• [OSB \(Oriented Strand Board\) sheathing](#)

Attic structure - see below photos



Limitations

Inspection limited/prevented by: • Insulation on foundation walls

Inspection limited/prevented by: • Wall, floor and ceiling coverings

Attic/roof space: • Entered but access was limited

ELECTRICAL

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

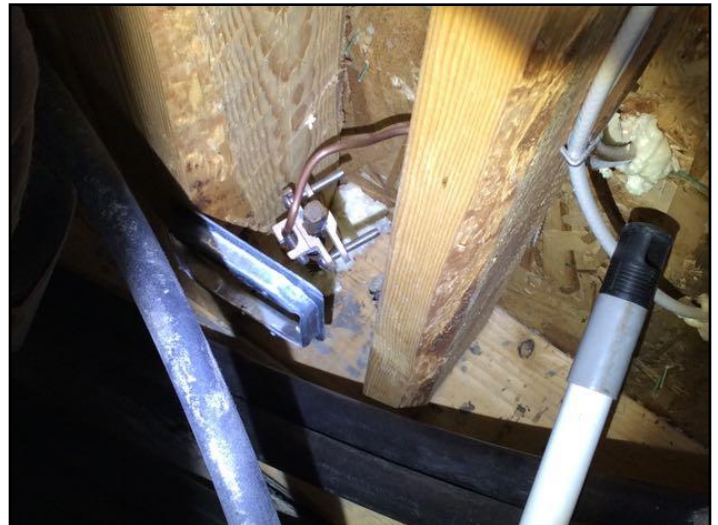
Service entrance cable and location: • Underground electric entry + Meter



Service size: • [200 Amps \(240 Volts\)](#)

System grounding material and type:

• [Copper - water pipe and ground rod](#)



Distribution panel type and location: • Main disconnect breaker

ELECTRICAL

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

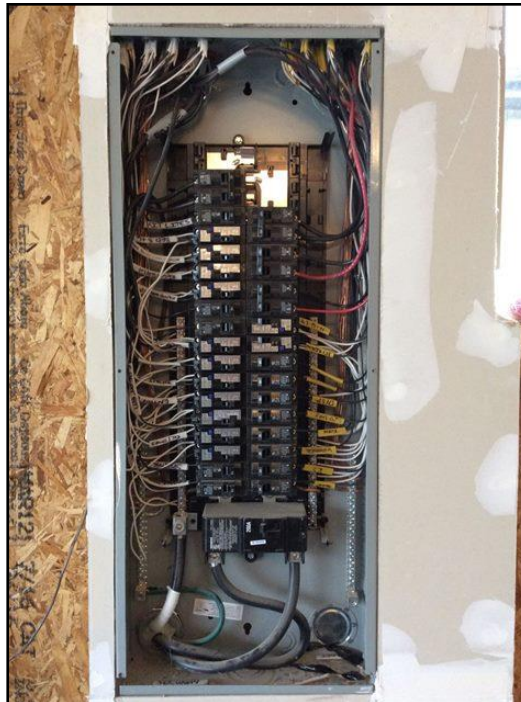
INTERIOR

APPENDIX

REFERENCE



Distribution panel type and location: • Breakers - Garage



Distribution wire material and type:

- [Copper - non-metallic sheathed](#)
- [Aluminum to major appliances](#)

ELECTRICAL

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Code compliant

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - utility room

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - garage](#) • GFCI - kitchen • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors:

• Present

Colorado Law (House Bill 09-1091) requires an operable CO detector within 15 feet of each bedroom

Limitations

General: • Concealed electrical components are not evaluated during a home inspection

HEATING

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

Fuel/energy source: • [Gas](#)

System type: • Carbon monoxide gauge: 0.0 ppm • Operative

System type:

• [Furnace](#)



Furnace manufacturer: • York

Heat distribution: • [Ducts and registers](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [1 year](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Gas shutoff valve + Meter

HEATING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Failure probability:

- [Low](#)

Recommend annual service/clean of Furnace & AC equipment by qualified, licensed HVAC professional to extend life of equipment

Fireplace: • Operative

Fireplace:

- [Gas fireplace](#)

Upper fireplace failed to ignite after 3 tries, but lit on 4th attempt

Once wind lessened thru exterior vent, the ignitor lit

You may wish to notify Builder/Warranty company

Chimney/vent: • B-vent (metal)

Note: Water heater

Chimney/vent:

- [Metal](#)

Fireplace - metal sidewall direct vent

- Sidewall venting

High temperature PVC - high efficiency furnace

Combustion air source:

- Interior of building

High/low wall vents into utility room

HEATING

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

Fireplace/wood stove: • Flue vent not visible

Heat exchanger: • Heat exchanger not visible

COOLING & HEAT PUMP

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • Outside air temperature below 65 degrees F, therefore A/C not tested. Operating A/C below 65 degrees can damage the Compressor.

Air conditioning type: • [Air cooled](#)

Manufacturer: • York

Cooling capacity: • [2.5 Tons](#)

Compressor approximate age: • 1 year

Typical life expectancy: • 12 to 15 years

Failure probability:

• [Low](#)

Recommend annual service/cleaning of Furnace and AC equipment by a qualified licensed HVAC professional to extend life of equipment

Temperature difference: • Not tested

Limitations

Inspection limited/prevented by:

• Low outdoor temperature

Unable to test AC due to outdoor temperature below 65 degrees F

INSULATION AND VENTILATION

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • VENTILATION & INSULATION

Attic/roof insulation material:

- [Glass fiber](#)

Attic well insulated with approx 16 inches blown-in fiberglass insulation



Attic/roof insulation amount/value: • R-38

Attic/roof ventilation:

- [Roof vent](#)
- [Soffit vent](#)

Baffles installed in attic to prevent insulation from blocking soffit vents (this is good!)



Wall insulation material: • [Glass fiber](#)

Foundation wall insulation material: • [Glass fiber](#)

INSULATION AND VENTILATION

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

Attic inspection performed: • By entering attic, but access was limited

PLUMBING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

Water supply source: • Public

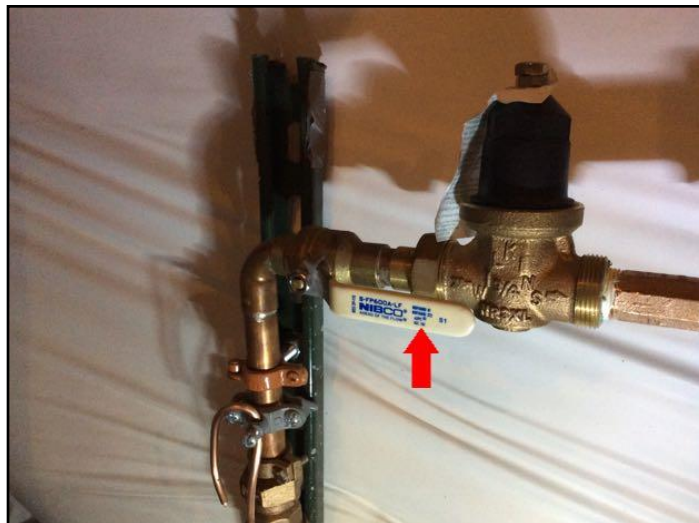
Service piping into building: • [Copper](#)

Supply piping in building: • PEX



Copper connects to PEX

Main water shut off valve at the: • Basement utility room - main water shutoff



Water flow and pressure:

• [Functional](#)

55 psi at exterior hose spigot (40 psi to 80 psi acceptable range)

PLUMBING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



55 psi

Water heater fuel/energy source: • [Gas](#)

Water heater type: • Operative

Water heater type:

• [Conventional](#)



Water heater manufacturer: • Bradford White

Tank capacity: • 50 gallons

PLUMBING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Water heater approximate age: • 1 year

Typical life expectancy: • 10-12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

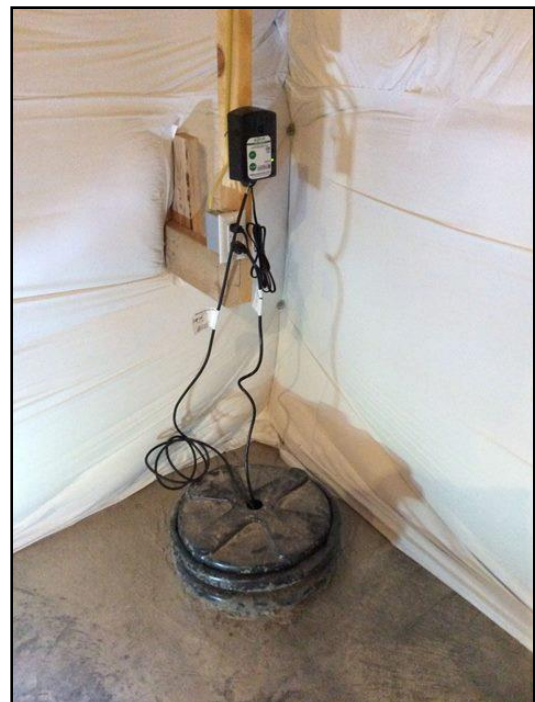
Waste and vent piping in building: • Clean-out access



Waste and vent piping in building: • [PVC plastic](#)

Pumps:

• [Sump pump](#)



PLUMBING

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Floor drain location: • Near heating system • Near water heater

Gas piping:

• Steel

Black steel gas lines

Recommendations

WATER HEATER \ Circulating pump

8. Condition: • Master bath shower & basement fixtures did not receive instant hot water

Recommend further assessment of the circulating pump - it may need adjustment or possible replacement

See Note 3 in Index of Notes

Location: Water heater hot water circulator pump

Task: Further evaluation



Limitations

Items excluded from a building inspection: • Concealed plumbing

INTERIOR

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description

General: • Occupied (not vacant)

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Range fuel: • Electricity

Appliances: • Range • All kitchen appliances operative

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • 240-Volt outlet

Kitchen ventilation: • Recirculating type

Bathroom ventilation:

• Exhaust fan

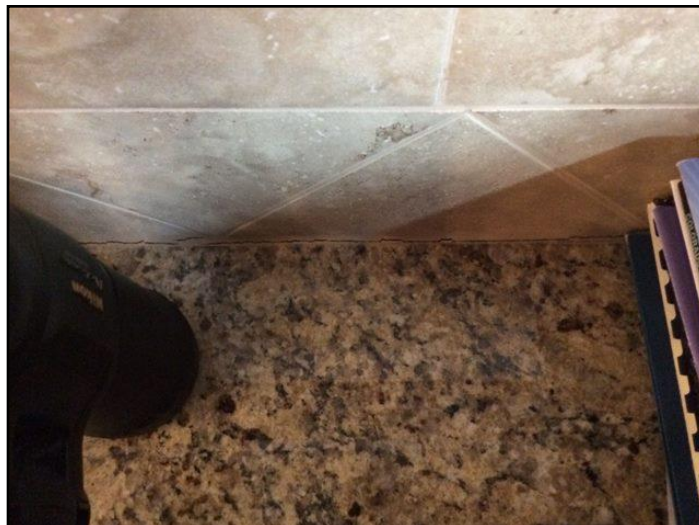
Discharges to exterior

Laundry room ventilation: • Wall vent

Recommendations

General

9. • Miscellaneous Interior findings - see below photos



Grout cracked - rear Kitchen counter

FLOORS \ Wood/laminate floors

10. **Condition:** • Nick / indentation / imperfection in floor board

INTERIOR

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Location: Master Bedroom

Task: Repair / replace



WINDOWS \ Frames

11. Condition: • Standing water in bottom sill track - water not draining towards drain holes - low point in middle of track
See Note 3 in Index of Notes

Location: Rear center windows in dining room & master bedroom

Task: Repair by window repair professional



INTERIOR

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • I do not introduce smoke or carbon monoxide into the air to test smoke and carbon monoxide detectors, but I do check alarms/batteries and for the presence of detectors • Washer + dryer not tested • Security System

Not included as part of a building inspection: • Cosmetic issues

END OF REPORT

APPENDIX

HOME MAINTENANCE CHECKLIST

This list should not be considered all-inclusive. There will definitely be other maintenance items you will want to add to this list. We provide this checklist as a starting guide to help you organize a specific maintenance schedule for your home.

EXTERIOR

Roof

- Check for leaks or moisture entry at flashings, vents, skylights and chimneys
- Check for damaged, loose shingles
- Repair/re-nail damaged or loose shingles
- Clean gutters
- Check gutters and downspouts for damage or loose sections
- Are skylights sealed?
- Check for hail damage after hail storms (contact insurance carrier if necessary)

Grounds

- Winterize / shut down sprinkler system in the Fall (approx October)
- Lawn: each Spring, clear leaves, de-thatch, roll, aerate, fertilize (optional weed killer)
- Pruning, Raking, Wildfire Mitigation (www.springsgov.com/Page.aspx?navid=101)
- Clean window wells of debris
- Grading/lot must never slope towards the house
- Monitor trees for disease/health

Siding/Trim/Windows/Doors

- Check for cracks/gaps – seal/caulk
- Paint/stain as necessary
- Exchange screens and storm windows/doors, repair as needed
- Seal air leaks around doors (weather stripping) before Winter
- Sand, prime & paint as needed

INTERIOR

Filters

- During heating season, replace furnace filter every 2 months
- During cooling season, replace A/C filter every 2 months (minimum quarterly if both forced air heat & central air conditioning)
- Refrigerator water filter (if applicable)
- Water filter (near Meter, if applicable)
- Humidifier filter (if applicable)
- Clean/replace range hood filter (often under microwave)

Vents

- Replace filters

APPENDIX

Report No. 1525

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

- Clean dryer vent, monitor regularly
- Vacuum (shop-vac) ducts annually

Annual Maintenance by Professional Vendor

- Service Furnace annually (don't wait until November, arrange for service in Aug/Sept)
- Service Air Conditioner annually (arrange for service each Spring)
- Fireplace / chimney / flue – clean & service annually if you use routinely, every two years if you use less often
- Sprinkler / Irrigation system: Spring start-up, Fall “blow out”/winterize

Water Heater

- Drain water heater annually to remove sediment from bottom of tank

Safety Equipment

- Ensure that all smoke detectors, carbon monoxide detectors, and fire extinguishers are in good working order. Replace batteries as required, or at least twice per year
- Test GFCIs quarterly
- CO detectors required within 15' of each bedroom

Water entry

- Ongoing – inspect exterior and interior for water entry, stains, damage
- Pay particular attention to basement windows

PREVENTIVE MAINTENANCE TIPS

FOUNDATION & MASONRY

Basements, Exterior Walls

To prevent seepage and condensation problems

- Check basement for dampness & leakage after wet weather.
- Check chimneys, deteriorated chimney caps, loose and missing mortar.
- Maintain grading sloped away from foundation walls.

ROOFS & GUTTERS

To prevent roof leaks, condensation, seepage and decay problems

- Check for damaged, cracked, loose or missing shingles.
- Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation.
- Cut back tree limbs.
- Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- Check fascias and soffits for paint flaking, leakage & decay.

EXTERIOR WALLS

To prevent paint failure, decay and moisture penetration problems

- Check painted surface for paint flaking or rot. Cut back shrubs and trees.
- Check exterior masonry walls for cracks, looseness, missing or broken mortar.

DOORS AND WINDOWS

To prevent air and weather penetration problems

- a. Check caulking for decay around doors, windows, corner boards, joints. Re-caulk and weatherstrip as needed.
- b. Check glazing, putty around windows.

ELECTRICAL

For safe electrical performance

- a. Mark & label each circuit
- b. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
- c. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
- d. Check exposed wiring & cable for wear or damage.
- e. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

PLUMBING

Preventive maintenance:

- a. Drain exterior water lines, hose bibs, sprinkler system, pool equipment in the fall.
- b. Draw off sediment in water heater annually or as per manufacturer instructions.
- c. Have septic tank cleaned every 2 years.

HEATING & COOLING

For comfort, efficiency, energy conservation and safety

- a. Change or clean furnace filters, air condition filters, electronic filters as needed.
- b. Clean and service humidifier. Check periodically and annually.
- c. Have oil burning equipment serviced annually.

INTERIOR

General house maintenance:

- a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
- b. Close crawl vents in winter and open in summer.
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

Know the location of:

- Main water shutoff valve
- Main electrical disconnect / breaker
- Main emergency shutoffs to heating system – gas valve & electrical disconnect

The links in the below Reference Library connect you to a series of documents that will help you understand your home and how it works. The information within the following Reference Library links supplement and enhance the specific items noted in the Report. Click on any link to read about that system....

REFERENCE LIBRARY

5249 Gem Lake Ct, Colorado Springs, CO July 7, 2015

Report No. 1525

www.huntpropertyinspections.com

SUMMARY O

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS