

INSPECTION REPORT



For the Property at:

12345 ADDRESS

DENVER AND ALL METRO AREAS, CO

Prepared for: HOME BUYER COLORADO

Inspection Date: Tuesday, July 4, 2023

Prepared by: David Kidston



Certified Inspector

by
AMERICAN
HOME INSPECTORS TRAINING INSTITUTE



Kidston Home Inspections
11361 Brownstone Dr.
Parker, CO 80138
303-808-7862

www.kidstonhomeinspections.com
Davidkidston@comcast.net

The best home inspection experience available.



September 8, 2023

Dear Home Buyer Colorado,

RE: Report No. 1498, v.2
12345 Address
Denver and all metro areas, CO

SAMPLE REPORT ONLY ALL IMAGES ARE RADOM PREVIOUS INSPECTION OBSERVATIONS

At your request, an inspection of the above property was performed by Kidston Home Inspections. We are pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the property. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection. While we can reduce your risk of purchasing a building/property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs. We address Townhome/Condominium exterior repairs but these are HOA Maintained.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

David Kidston
on behalf of
Kidston Home Inspections

Kidston Home Inspections
11361 Brownstone Dr.
Parker, CO 80138
303-808-7862
www.kidstonhomeinspections.com
Davidkidston@comcast.net



INVOICE

September 8, 2023

Client: Home Buyer Colorado

Report No. 1498, v.2

For inspection at:

12345 Address

Denver and all metro areas, CO

on: Tuesday, July 4, 2023

Home inspection up to 2000 S.F.	\$400.00
---------------------------------	----------

Radon Test with Home Inspection	\$135.00
---------------------------------	----------

Main Sewer line Camera Scope video and report	\$165.00
-----------------------------------------------	----------

Total	<u>\$700.00</u>
-------	-----------------

PAID IN FULL - THANK YOU!

Kidston Home Inspections
11361 Brownstone Dr.
Parker, CO 80138
303-808-7862
www.kidstonhomeinspections.com
Davidkidston@comcast.net

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ General

Condition: • CONCRETE TILE: The general condition of the main roof appears to be in serviceable condition. I recommend regular maintenance and inspection. I recommend requesting the sellers to disclose if the roof warranty is transferrable or obtaining a five (5) year roof certification by a qualified roofing contractor before closing on the property. Due to the type of material on the roof (concrete tile), the inspector was unable to walk on and safely view the entire roof. Therefore, this inspection was limited. I recommend having it certified before closing on the property. The visible section of the roof appears serviceable.

We can see more obvious broken tiles cracks for a complicated roof system it is recommended to get a free roof inspection from qualified roof contractors in addition to our inspection

Condition: • The general condition of the main roof appears to be in serviceable condition. I recommend regular maintenance and inspection. I recommend requesting the sellers to disclose if the roof warranty is transferrable or obtaining a five (5) year roof certification by a qualified roofing contractor before closing on the property. The roofing has evidence of weathering and possible hail damage. We recommend having a qualified roofing contractor inspect and provide recommendations.

Condition: • We observed the roof in good condition. The general condition of the main roof appears have normal wear and in serviceable condition. We recommend regular maintenance and inspection especially after heavy hail storms.

Electrical

RECOMMENDATIONS \ General

Condition: • Circuit breakers need to be labeled.

Task: Correct as needed, Identify and label breakers as recommended

Condition: • Outdated/obsolete Main distribution panel

We address/report all outdated/obsolete circuit breaker panels and recommend replacement

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • Observed Circuit breakers not in use and/or not labeled

Spare breakers not labeled as spare

Task: Correct as needed Label breakers

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • Improve (Not a repair): Today's electrical code requires an earth ground from the main water pipe (before the main shut-off valve) to the electrical service panel ground. Older homes may not be earth grounded, we cannot always determine a good bond or grounding with a visual inspection.

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Implication(s): Optimum electrical safety/bonding

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • Circuits not labeled or incomplete labeling

Most common issues

Implication(s): Nuisance

Task: Correct as needed, Label breakers

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Double taps](#)

Common issue two wires on one breaker

Implication(s): Fire hazard

Condition: • Tripped breaker will not reset

Location: Main electrical panel

Task: Have a licensed electrician Repair

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

Condition: • Sub-panel neutral and ground bars need to be isolated

DISTRIBUTION SYSTEM \ Aluminum wiring (wires)

Condition: • Outlets and switches need to be updated with copper to aluminum transitions otherwise known as 'pig-tailing'
These are some of the recommendations for aluminum branch wire

Implication(s): Electrical safety issue

Task: Have a licensed electrician evaluate/inspect and repair/improve as needed

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI outlets may not have been required for year built, although it is highly recommended to update the electrical safety in this home. Time table for code changes receptacles residential:

Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) All Kitchen outlets (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005) We highly recommend updating all of these in these areas for optimum electrical safety.

Implication(s): Shock hazard

Location: Kitchen, bathrooms, exterior, laundry room

Task: Contract a licensed electrician to update outlets

Condition: • Reversed polarity

Outlet has hot (black wire) and neutral (white wire) swapped or reversed.

Implication(s): Electric shock

Location: Bathroom

Task: Have a licensed electrician Correct/repair as needed

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

GFCI will not trip/test (common issues)

Implication(s): Electric shock

Location: Garage house wall

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Task: Have a licensed electrician evaluate/inspect and repair/improve as needed

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

Condition: • [Too few outlets](#)

This is common in older homes and finished basements

Implication(s): Nuisance

Condition: • [Dedicated circuits needed](#)

Recommended for freezers/refrigerators and sprinkler controllers

Implication(s): Interruption of electrical service

DISTRIBUTION SYSTEM \ Switches

Condition: • 3-way not working as intended

Common issue on stairways and hallways

Implication(s): Nuisance | Fall hazard

DISTRIBUTION SYSTEM \ Cover plates

Condition: • Missing Cover Plate

Common issue (Potential electric shock)

Implication(s): Electric shock

Location: garage outlet, light swithes

Task: Replace Cover plate

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

Condition: • We removed a representative number of smoke detectors and observed one or more to be outdated. All smoke detectors need to be removed and inspected for date of manufacture. Smoke detectors need to be replaced every 10 years.

Observed main hallway detector to be disconnected

Implication(s): Fire safety issue

Location: Throughout

Task: Correct/update as needed

Time: Immediate

Condition: • More than 10 years old

Implication(s): Life safety hazard

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Improve/monitor fire & Carbon Monoxide safety:

Current Fire & Safety code as of 2015. All smoke detectors are required to be a combination Smoke and C/O detector in the main areas within 15 feet of the sleeping areas in homes with gas fired appliances and attached garages on each level. Install smoke detectors in all the bedrooms as needed if not present. Replace every 10 years or as manufacture recommends.

Implication(s): Optimum Fire and Carbon Monoxide detection/safety

Task: Improve Update as Recommended

Condition: • Safety Notification: Carbon Monoxide Detectors are required to be installed within 15 feet of sleeping areas

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

and on each level. These need to be tested monthly. We self test these devices when accessible during inspection. It is the home owners responsibility to insure their personnel safety. Remember a smoke detector does not detect Carbon Monoxide.

Implication(s): Life Safety

Task: Test the smoke & C/O detectors monthly

Heating

RECOMMENDATIONS \ General

Condition: • We recommend having the furnace cleaned & serviced. Gas furnace operated at time of inspection. Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; have furnace unit inspected/certified by an HVAC technician.

We open the service panel to inspect. It is in the buyers best interest to have the HVAC system serviced/inspected annually

Implication(s): All furnace systems should be serviced annually

FURNACE \ Air filter

Condition: • MAINTENANCE (Don't Forget!): The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance. A clogged filter will cause premature failure of your furnace system and or unnecessary/preventable costly repairs or replacement of the HVAC system.

FURNACE \ Cabinet

Condition: • Excessive construction dust

This is a typical issue with new and remodeled homes

Task: Have an HVAC tech service/clean

GAS FURNACE \ Life expectancy

Condition: • Past life expectancy

20-25 Years old

Implication(s): High failure probability, Inefficient, Does meet current energy code standards

Task: We recommend replacing the furnace

Condition: • Original Furnace

GAS FURNACE \ Thermostat

Condition: • [Poor location](#)

Too close to Entry door (common in older homes remodels)

Implication(s): Increased heating costs | Reduced comfort | No heat for building

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

GAS FURNACE \ Venting system

Condition: • Exterior HVAC PVC intake & exhaust vents needs a 1/4" mesh pest/bug screen . This is recommended to prevent pests, Miller Moths, from entering the furnace system and preventing children from inserting rocks or balls into the vents especially for vents reachable by small children.

Implication(s): Prevent potential equipment failure

GAS FURNACE \ Mechanical air filter

Condition: • Found furnace air filter in the wrong position, return air bypassing the filter, inspector installed in the correct position.

Common issue

Task: Have an HVAC Tech install a 'keeper track' or clip to hold the filter in the correct position

GAS FURNACE \ Ducts, registers and grilles

Condition: • Dirt and debris in the heat vents.

We opened a representative number of duct registers/grills and observed dust, debris and or pet hair. All HVAC systems should be periodically cleaned/serviced.

Implication(s): Indoor air quality

Location: Throughout HVAC duct system

Task: Contract a professional duct cleaning service

Cooling & Heat Pump

AIR CONDITIONING \ Air cooled condenser coil

Condition: • Dust/Debris in cooling fins, reduced efficiency, have an HVAC technician, service/clean the exterior A/C unit

Implication(s): Poor cooling efficiency, reduced life expectancy

Insulation and Ventilation

RECOMMENDATIONS \ General

Condition: • Due to age of home insulation and R values could not be determined

Typical reporting for homes 50 years and older

Task: We Recommend an energy audit and improve as recommended

FOUNDATION \ Crawlspace floor

Condition: • No vapor barrier. All dirt floors need to have a vapor barrier (6 mill thick plastic) installed for healthy indoor air quality. this needs to be sealed at the foundation walls.

Typical issue in older homes

Task: We Recommend installing a vapor barrier

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Plumbing

SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

Condition: • A water pressure regulator is recommended due to high supply water pressure over 80PSI 125PSI This is too high maximum no more than 80psi

Implication(s): Damage to faucets fixtures/seals water heater, water conservation

Location: Water Main Shut-off

Task: Have a qualified plumber Update as needed and install a pressure regulator

WATER HEATER \ General notes

Condition: • No Drain/Drip pan installed underneath water heater, it is recommended to have a drip pan in place in the event the water heater tank or TPR (temperature pressure relief) valve leaks. A drain tube should be installed in the pan to drain into the floor drain.

This is very important with plywood/OSB floors

Task: Have a qualified plumber improve as needed

Time: When replacing the water heater

WATER HEATER \ Water heater

Condition: • No Thermal Expansion tank is installed for the water heater. These absorb the high pressure from the water expansion in the water heater. An expansion tank is always highly recommended if you have a 'closed-loop system' caused by any kind of check valve or pressure regulating valve installed on your house's water supply line

This may not have been required for year build of home. These are now required for all new water heater installations.

Implication(s): Current code requirement,

Task: Have a qualified plumber update/correct as needed

Time: When replacing the water heater

WATER HEATER \ Life expectancy

Condition: • Past life expectancy

Both water heaters are 15+ years old

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Task: Budget to replace soon

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer scope Overview: A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house to the street or septic tank for the property. The line is accessed through an access point in the home, which could include a basement/crawlspace clean out, a toilet drain line, or a roof vent. The inspector will determine the best access point, and the report will outline where the line was entered. The camera inspection does not scope every drain line in the home or all the drain lines running underneath the basement slab, for example. The intent is to inspect the line that runs from the house/building to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

MAINLINE INSPECTOR Recommends to have the main sewer line cleaned out and re-inspected, see report in the appendix.

WASTE PLUMBING \ Sump pump

Condition: • Monitor the sump pit during heavy rain or snow melt-off

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

We recommend installing a water alarm

Location: Basement bedroom closet under stairs

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • GARDEN HOSE CONNECTED CAN CAUSE FREEZE DAMAGE

Implication(s): Potential flooding in basement

FIXTURES AND FAUCETS \ Faucet

Condition: • Kitchen sink leaks were observed. Monitor sink drains and under sink components, this area is most prone to leaks resulting in potential damage to the base cabinet and potential mold issues.

Implication(s): Potential mold issues, water damage to contents

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

Typical in everyday used sinks

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

Task: Have a qualified plumber clear p-trap

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Caulking loose, missing or deteriorated](#)

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

Interior

RECOMMENDATIONS \ General

Condition: • Evidence of rodent habitation

An all too common issue here in Colorado all animal life want to enter warm heated areas.

Radon

RECOMMENDATIONS \ General

Condition: • [A 48 hour radon test indicated an average Radon level over 4.0 Picocuries. the EPA recommends installing a Radon mitigation system. See chart & graph in the appendix of this rept.](#)

What is Radon? Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. For more information, consult the Environmental

Protection Agency (E.P.A.) <http://www.epa.gov/radon/pubs/citguide.html>

The EPA average Radon Levels Were at 13.4 pCi/L. Chart and graph in the appendix.

Implication(s): Health/Safety Hazard

Task: Contract a Radon mitigation professional and have a radon mitigation system installed

This concludes the Summary section.

SUMMARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Description

General:

- Roof is in a serviceable condition, We recommend regular maintenance and inspections after significant hail storms. We review all high resolution photos in the office to observe any reportable issues. We also walk the roof when possible for further review when needed.



1. Roof is in a serviceable condition, We...



2. Roof is in a serviceable condition, We...



3. Roof is in a serviceable condition, We...



4. Roof is in a serviceable condition, We...

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



5. Roof is in a serviceable condition, We...

- Roof vents, Plumbing Vents boots in good condition
- Roof inspected/viewed with a Drone

We do a fly over with a high resolution MAVIC AIR2 Drone camera. We can view and record all areas of the roof.

- Age

1-50 years old

- No leaks observed in the attic at time of inspection

Not all areas of the attic are accessible or visible. We do not walk through the attic areas. Inspection is from the attic access entry point(s). We inspect and scan the ceiling with infrared technology.

- Inspection performed by walking on roof

We will walk on the roof when safe and no potential damaging of roof tiles

- Roofing-Attic-Ventilation Inspection Overview:

The roof system, gutters-downspouts, attic, and attic ventilation were inspected where components were fully accessible.

The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.

Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation.

Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns.

The attic was inspected to determine if moisture concerns are present, assess insulation concerns, ventilation adequacy, and review any visible structural issues.

The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

- Aerial drone pictures

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

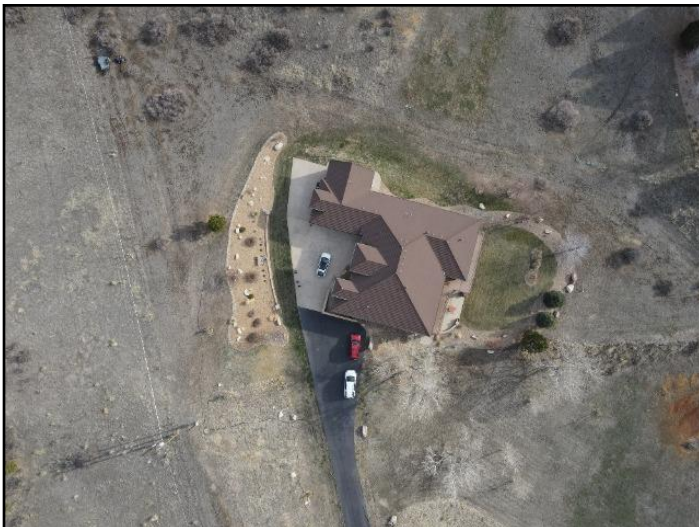
REFERENCE



6. Aerial drone pictures



7. Aerial drone pictures



8. Aerial drone pictures



9. Aerial drone pictures

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



10. Aerial drone pictures

The home is considered to face: • West

Sloped roofing material:

- [Concrete tile](#)

Installed on High quality homes

- Architectural Laminate 30-35 year rated shingle

Most Common roofing Installed today



11. Architectural Laminate 30-35 year rated...



12. Architectural Laminate 30-35 year rated...

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



13. Architectural Laminate 30-35 year rated...

Sloped roof flashing material: • Metal

Recommendations

RECOMMENDATIONS \ General

1. Condition: • CONCRETE TILE: The general condition of the main roof appears to be in serviceable condition. I recommend regular maintenance and inspection. I recommend requesting the sellers to disclose if the roof warranty is transferrable or obtaining a five (5) year roof certification by a qualified roofing contractor before closing on the property. Due to the type of material on the roof (concrete tile), the inspector was unable to walk on and safely view the entire roof. Therefore, this inspection was limited. I recommend having it certified before closing on the property. The visible section of the roof appears serviceable.

We can see more obvious broken tiles cracks for a complicated roof system it is recommended to get a free roof inspection from qualified roof contractors in addition to our inspection

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



14. Good condition



15.



16. CONCRETE TILE:

2. Condition: • The general condition of the main roof appears to be in serviceable condition. I recommend regular maintenance and inspection. I recommend requesting the sellers to disclose if the roof warranty is transferrable or obtaining a five (5) year roof certification by a qualified roofing contractor before closing on the property. The roofing has evidence of weathering and possible hail damage. We recommend having a qualified roofing contractor inspect and provide recommendations.

3. Condition: • We observed the roof in good condition. The general condition of the main roof appears have normal wear and in serviceable condition. We recommend regular maintenance and inspection especially after heavy hail storms.

SLOPED ROOFING \ Asphalt shingles

4. Condition: • Evidence Of Hail Damage

ROOFING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Sample Photos



17. Hail Damage in this neighborhood



18. Evidence Of Hail Damage



19. Evidence Of Hail Damage

Description

General:

- Exterior is in overall Good Condition
- Townhomes/Condo exteriors are maintained By the HOA. Check with HOA for specific areas of maintenance responsibilities. Check with the HOA/Seller for any possible assessments on the property.
- General Maintenance Recommendations:

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Heavy vegetation should be kept trimmed since it can cause or hide damage.

General photos

The following photos document the general condition of the exterior of the home. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



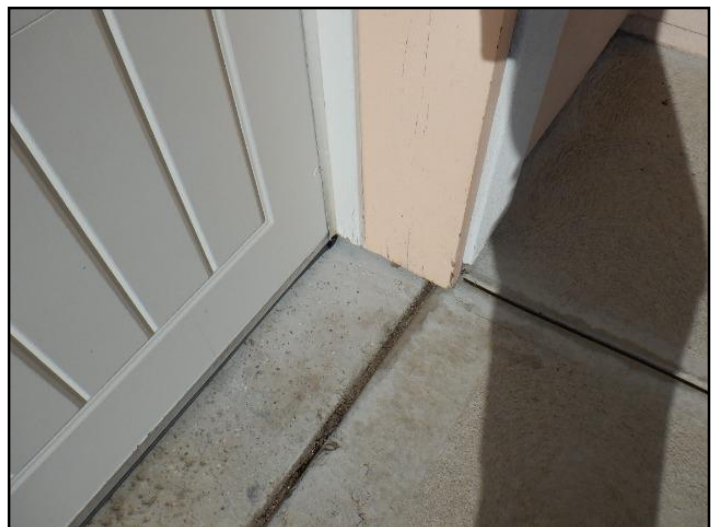
20. General Maintenance Recommendations:The...



21. General Maintenance Recommendations:The...



22. General Maintenance Recommendations:The...



23. General Maintenance Recommendations:The...

EXTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

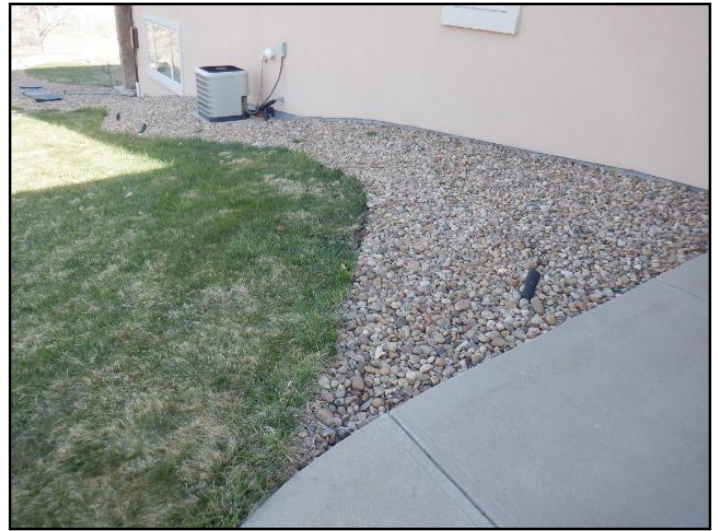
RADON

APPENDIX

REFERENCE



24. General Maintenance Recommendations:The...



25. General Maintenance Recommendations:The...



26. General Maintenance Recommendations:The...



27. General Maintenance Recommendations:The...

Gutter & downspout material:

- [Aluminum](#)

• The roof gutter system appeared to be in overall serviceable condition, regular maintenance and cleaning is recommended. Monitor the roof gutters during heavy rain or snow melt-off check for leaks at the connections and joints. Gutter guards/screens are recommended.

Note: Downspouts draining across concrete walkways and driveways will be a slip-fall hazard during the winter months.

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

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#) • Monitor: Watch roof gutters that discharge underground, these have a high probability of back-up causing foundation issues and water entry into the basement.

Lot slope: • [Away from building](#) • Monitor: The drainage overall appeared to be satisfactory at the time of inspection, monitor the drainage during heavy rain storms and snow melt-off. Drainage can vary with freezing/thawing conditions.

EXTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Soffit (underside of eaves) and fascia (front edge of eaves): • [Fiber cement board](#) • The general condition of the eaves, soffits and fascia's appeared to be in serviceable condition at the time of the inspection. These are are prone to hidden water damage.

Wall surfaces and trim: • Wood Fiber Lap siding • Fiber Cement Siding, Best quality lap siding • Artificial Stone • Vinyl siding • Needs paint touch/improvements in some ares • The siding and trim are in overall good condition. Regular maintenance, touch-up, caulk and paint as needed.

Retaining wall: • [Masonry](#) • Good condition

Driveway: • Asphalt • Blacktop • Concrete • Good condition typical settling/shrinkage cracks • Concrete surface deterioration is common with our freezing/thawing conditions during winter

Walkway: • Concrete • Pavers • No performance issues were noted. • Cracked typical settling

Deck: • Raised • Ground level • High Quality Materials • Good condition • I was not able to observe the entire underside of the deck due to low clearance and/or wood facing. No immediate concerns were noted, but this is a limited inspection of this area.

Porch: • Concrete • Composite • No performance issues were noted.

Patio: • Concrete • Composite • No performance issues were noted. • Patio roof in good condition

Fence: • Wood • Vinyl • No performance issues were noted. • The general condition of the fencing and gates appeared to be in serviceable condition at the time of the inspection.

Garage:

- Attached
- Detached
- The general condition of the garage vehicle door(s) appeared to be in serviceable condition at the time of the inspection. Keep the bottom seal in good condition to help prevent rodent entry. Lubricating the track and rollers will help prevent wear and noise while operating.
- The general condition of the garage concrete floor appeared to be serviceable at the time of the inspection.
- Automatic opener is installed
- [Tested the auto reverse & light sensor beam system operated as designed](#)
- Two Garages
- Fire wall(s) is in good condition appeared to be gas tight.
- Garage is insulated and finished
- Door between the house and garage automatically closes and seals are good, appeared to be fire rated this is important for fire and monoxide safety. Avoid installing pet doors, this will render the door to be considered unsafe
- Garage floor slopes to exterior, good drainage.
- The following photos document the general condition of the garage if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.

EXTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



28. The following photos document the general...



29. The following photos document the general...



30. The following photos document the general...



31. The following photos document the general...

EXTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

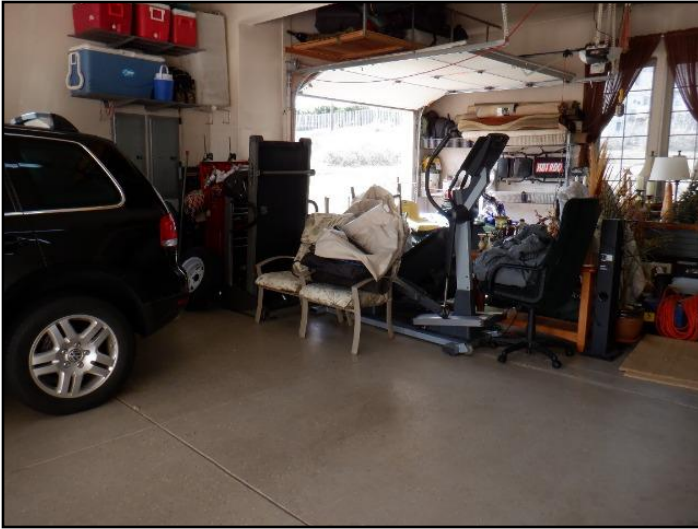
INTERIOR

SITE INFO

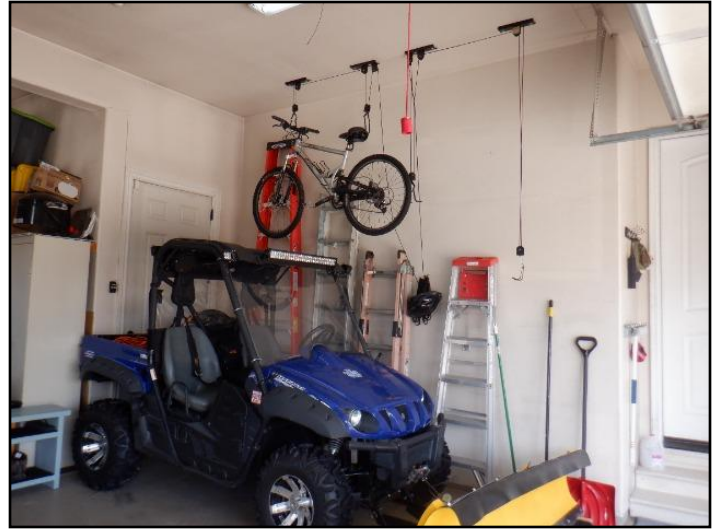
RADON

APPENDIX

REFERENCE



32. The following photos document the general...



33. The following photos document the general...



34. The following photos document the general...

- The garage door reverses when the photo-sensor beam is broken. This is a safety check performed, to test the safety feature of the door opener. We do not test the down pressure setting on the door to determine if the door will reverse when met with resistance, as this can cause damage to the door if the down pressure setting is not properly set. However, this is a safety feature that should also be checked periodically. It is recommended that you test the down pressure setting on the garage door upon move-in, following the door opener manufacturer's specific testing procedure.

Irrigation/Lawn sprinklers:

- The sprinkler system is underground, cannot be fully viewed and was not tested. Have the sellers disclose if it is working properly.
- The sprinkler system control box was located in the garage and was not tested. Have the sellers disclose if it is working properly.
- The sprinkler system should have been winterized and was not tested. Have the sellers disclose if it is working properly. Confirm that the system was professionally blown out.

EXTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

- Observed Sprinkler system Backflow system is installed and appeared to be in in serviceable condition
- Sprinkler main shutoff in basement
- Sprinkler main shutoff in the front of the crawlspace
- The backflow preventer for the lawn sprinkling was visually inspected, with no concerns noted at this time. A backflow preventer on a sprinkling supply ensures that water flow from the plumbing system flows out to the sprinkler, but is not allowed to be siphoned back into the drinking water system. Here in Colorado this needs to be winterized (blown out) in by early October or if a freeze is predicted.
- Testing of lawn sprinkler systems is outside the scope of a standard home inspection. As a courtesy, we run and test sprinkler systems, when possible, and if the system is currently turned on and operational. The testing is minor and limited in nature, and consists of running the system one zone at a time, to look for any broken heads, or obvious leaks in the system, and general operation and performance issues. The integrity of the buried lines cannot be assessed or determined. Annual maintenance is recommended, and proper winterization of the system is recommended each fall.



35. Testing of lawn sprinkler systems is outsid...



36. Testing of lawn sprinkler systems is outsid...

Recommendations

GARAGE \ Door into garage from living space (man-door)

5. Condition: • Fire and CO Safety Note: Always confirm the door between the garage and living space is fire rated and air tight and should automatically close. Adding a pet door will render the door to be unsafe. Be careful with door stops.

Description

General:

- The inspection did not discover evidence of substantial structural movement. No major defects were observed in the accessible/visible structural components of the house/basement areas.
- Old home and structure. The inspection did not discover evidence of substantial structural movement. No major defects were observed in the accessible/visible structural components of the house/basement areas. No evidence a significant settling cracks were observed in the brick walls. some typical minor cracks were observed in the interior walls plaster/drywall finishes.
- All visible foundation walls are in generally good condition, no major defects, no major cracks observed. We can only report what is visible



37. All visible foundation walls are in...

• FOUNDATIONS, BASEMENTS AND CRAWLSPACES: Limited visibility of foundation

A limited inspection of the home's foundation was performed. On the inside of the home, the foundation is not visible due to insulation covering the basement walls and/or a finished basement. A visual inspection of the foundation was conducted on the exterior of the home where possible, by observations made above the soil and below the homes outer covering. No obvious foundation concerns were noted. Also, interior indications (ie walls, ceilings and door operation) indicate no obvious structural issues.

Configuration: • [Basement](#) • [Crawlspace](#) • [Slab-on-grade](#) • Walkout • Structural basement floor • Addition built on caissons, appear to be in good condition.

Foundation material: • [Poured concrete](#)

Floor construction: • Wood joists • Subfloor - OSB (Oriented Strand Board) • Wood beams (girders) • [Wood I-joists](#) • Concrete • Slab - concrete • [Engineered wood](#) • TJI Silent Floor high quality • Basement floor is poured concrete 'floating' slab

Exterior wall construction: • [Wood frame](#) • Wood frame / Masonry veneer • Brick exterior walls appeared to be in overall good condition structurally, no significant step cracking was observed, no loose bricks some maintenance/repairs needed for mortar (noted in exterior section of this report)

Roof and ceiling framing:

- Rafters/ceiling joists, visible areas appeared to be in good condition

STRUCTURE

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

- Engineered Trusses appeared to be in good condition



38. Engineered Trusses appeared to be in good...



39. Engineered Trusses appeared to be in good...



40. Engineered Trusses appeared to be in good...



41. Engineered Trusses appeared to be in good...

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

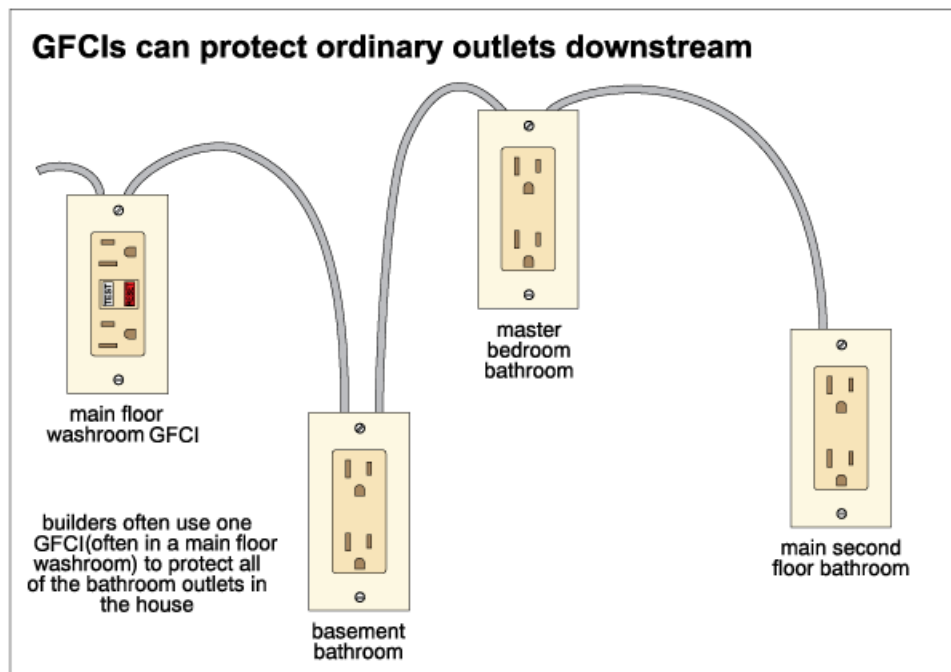
REFERENCE

Description

General:

- Upgraded
 - Note: Upside down outlets are switchable outlets from wall switches for that room near door
 - A solar voltaic system is installed and operating
- We do not confirm efficiency or proper operation of the solar systems
- All Homes for current code electrical standards require GFCI (Ground Fault Interrupt) protection for All Kitchen, Bathroom, Laundry room, Exterior, Garage (Dedicated sprinkler controller outlets are the exception), essentially any wet or potentially wet area where electrical outlets are installed. Older homes are considered 'Grand-fatherd" for these outdated outlets.

It is always in the best interests of the homeowner/buyer to update these outlets regardless of whether or not this was required for year of build. Upon taking possession of your new home become familiar with the location of the GFCI outlets and which other outlets they may protect. For example garage outlets may protect all bathroom and exterior outlets or exterior GFCI's may protect all exterior, bathroom & garage outlets. Basement stair wall or utility room may protect garage and exterior outlets. Master/shared/hallway bathroom GFCI's may protect all bathrooms, exterior & garage outlets. Too often Homeowners are not familiar with the location of their GFCI outlets and assume they have a bad circuit resulting in costly/unnecessary electrical repairs. Newer Homes have introduced the combination AFCI (Arc Fault Interrupt) & GFCI breaker. These combination protection devices are the circuit breakers in the main electrical panel.



- No ceiling lights in the bedrooms, switchable outlets are installed

Service entrance cable and location: • [Underground aluminum](#)

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

Main disconnect/service box type and location:

- [Breakers - basement](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



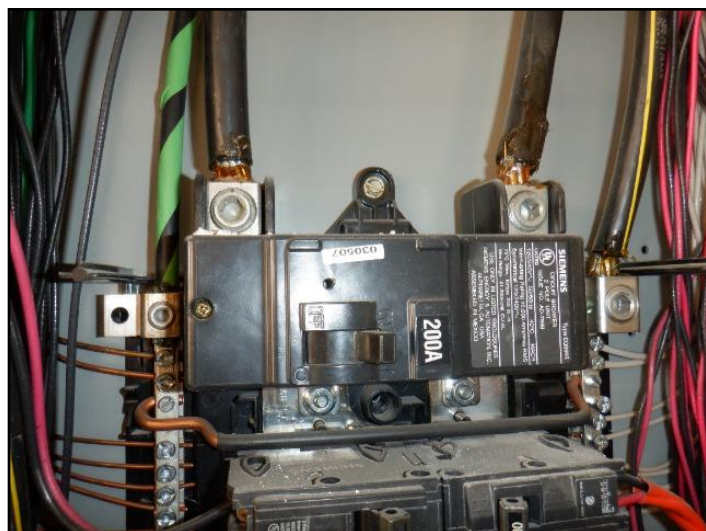
42. Breakers - basement

- [Breakers - garage](#)

We open the panels to inspect



43. Breakers - garage



44. Breakers - garage

ELECTRICAL

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

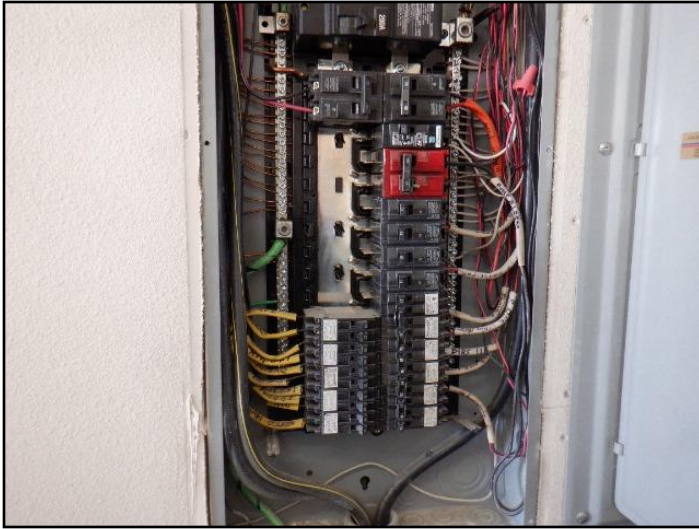
INTERIOR

SITE INFO

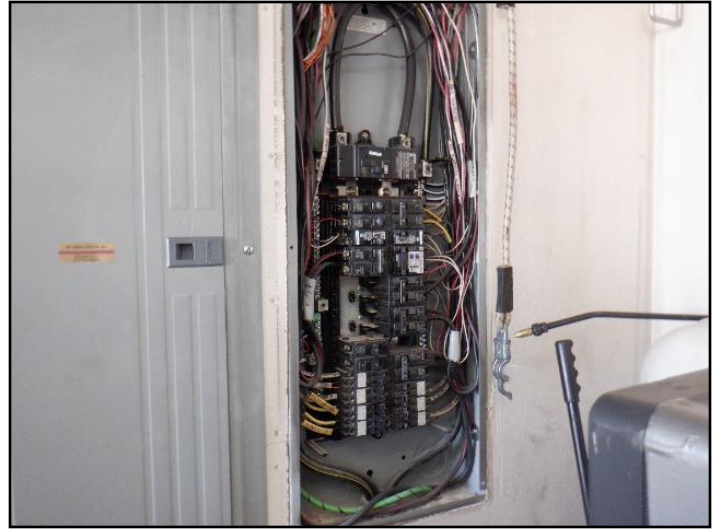
RADON

APPENDIX

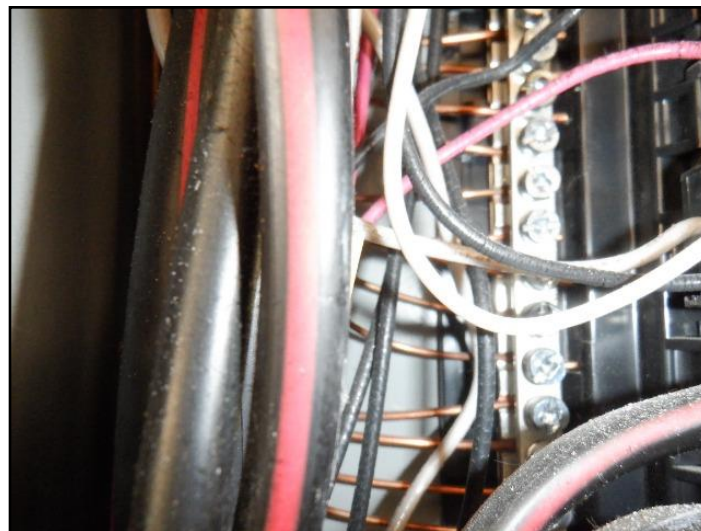
REFERENCE



45. Breakers - garage



46. Breakers - garage



47. Breakers - garage

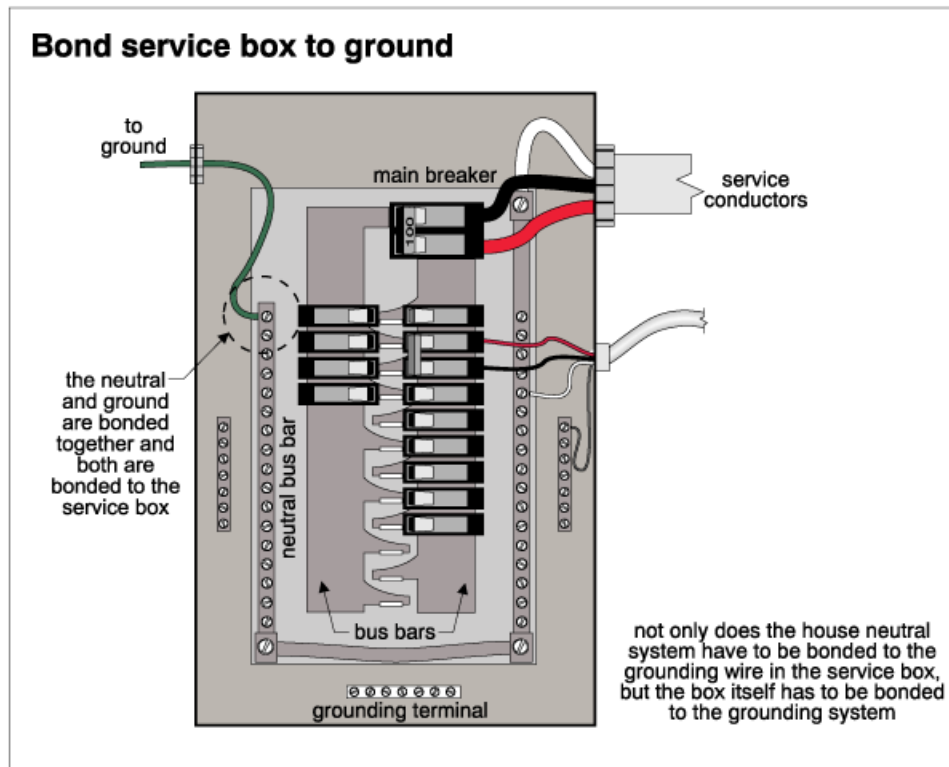
- [Breakers - exterior wall](#)

System grounding material and type:

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

We locate and identify the electrical grounding/bonding for the electrical systems

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



48. Copper - water pipe and ground rod

49. Copper - water pipe and ground rod

- Copper - ground rods. Note ground wire should be tied to a ground rod and clamped this connection is not always visible or accessible.
 - Copper or aluminum ufer ground is typically installed in all newer homes. This is a grounded foundation using the metal re-bar electrically tied together for an optimum earth-ground. These are not always visible.
- Example of UFER ground



50. Ufer Ground

Distribution panel type and location: • The general condition of the main electrical distribution panel appeared to be in good condition, note not all wire distribution can be determined modifications to interior circuits is overloading of breakers cannot always be determined. Breakers appeared to be proper sized for wires, no overloaded(melted insulation) wire were observed. No double tapping (more than one wire per breaker) was observed.

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#) • [Breakers - garage](#)

Distribution wire (conductor) material and type: • All copper distribution wire was observed, note: dedicated stove and drier circuits are typically heavy gauge aluminum wire.

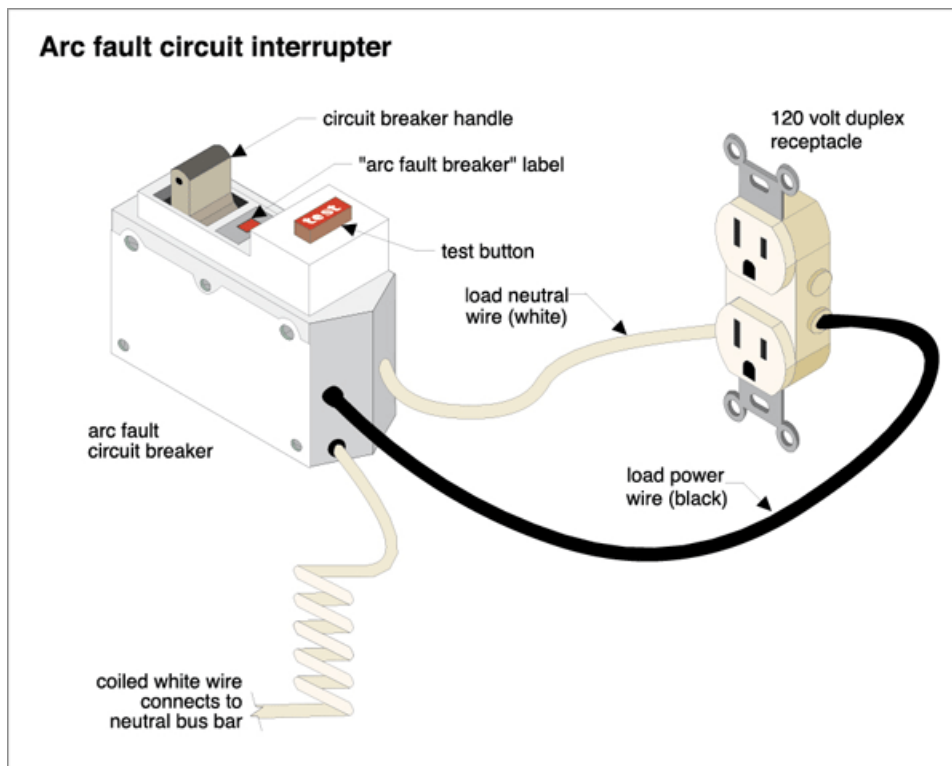
Type and number of outlets (receptacles): • The house electrical outlets that were available to be tested appeared to be in serviceable condition at the time of inspection.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- GFCI and AFCI - bathroom, exterior, kitchen
- [GFCI - exterior](#)
- [GFCI - garage](#)
- AFCIs present (Arc Fault Circuit Interrupter)

The NEC® requirement includes installation of AFCIs in all new home construction including bedrooms, living rooms, dining rooms, sunrooms, other gathering places and in kitchen and laundry areas.

- AFCI - panel



- Self tested
- GFCI Jet tub

Smoke alarms (detectors): • [Present](#) • Combination Smoke and C/O detectors, Self tested

Carbon monoxide (CO) alarms (detectors): • A carbon monoxide detector is visible within the suggested limit of the bedrooms . The carbon monoxide detector(s) were tested with the test button and the alarm sounded. However, they were not and cannot be fully tested except by carbon monoxide. The CO detector should be tested at common hallway to bedrooms periodically. • Combination smoke/CO alarm(s) noted • Present on every floor

Recommendations

RECOMMENDATIONS \ General

6. Condition: • Circuit breakers need to be labeled.

Task: Correct as needed, Identify and label breakers as recommended

7. Condition: • Outdated/obsolete Main distribution panel

We address/report all outdated/obsolete circuit breaker panels and recommend replacement

8. Condition: • A Photovoltaic system is installed check with sellers/owners for details of operation/maintenance

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

9. Condition: • Observed Circuit breakers not in use and/or not labeled

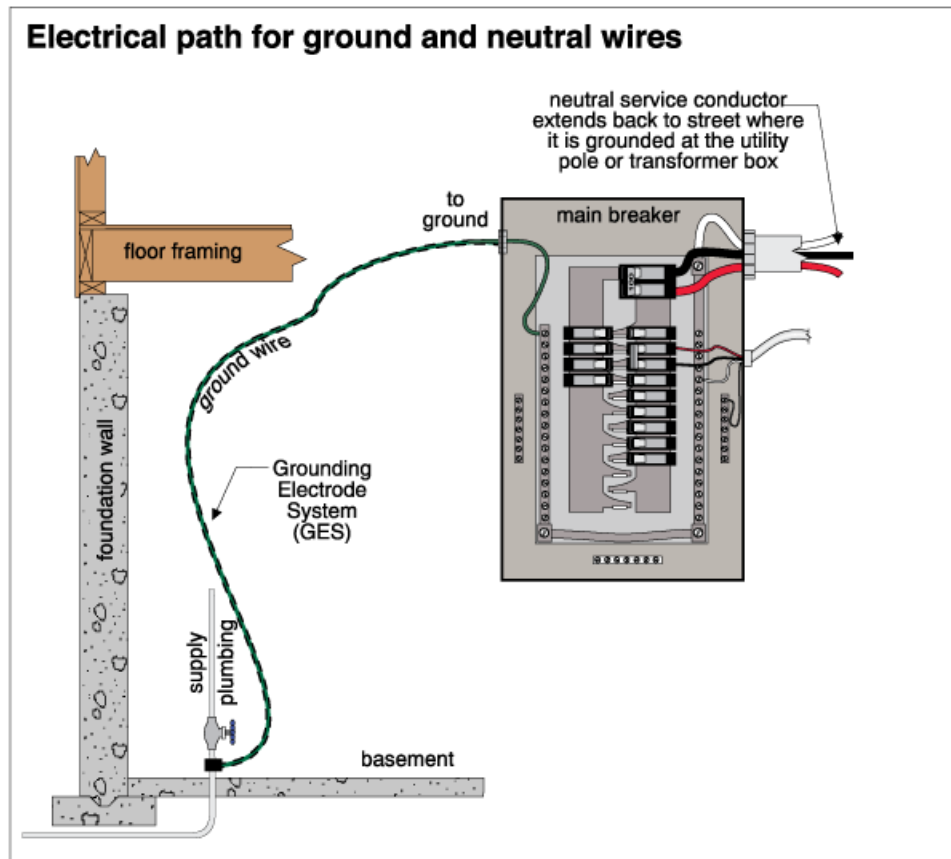
Spare breakers not labeled as spare

Task: Correct as needed Label breakers

SERVICE BOX, GROUNDING AND PANEL \ System grounding

10. Condition: • Improve (Not a repair): Today's electrical code requires an earth ground from the main water pipe (before the main shut-off valve) to the electrical service panel ground. Older homes may not be earth grounded, we cannot always determine a good bond or grounding with a visual inspection.

Implication(s): Optimum electrical safety/bonding



SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • Circuits not labeled or incomplete labeling

Most common issues

Implication(s): Nuisance

Task: Correct as needed, Label breakers

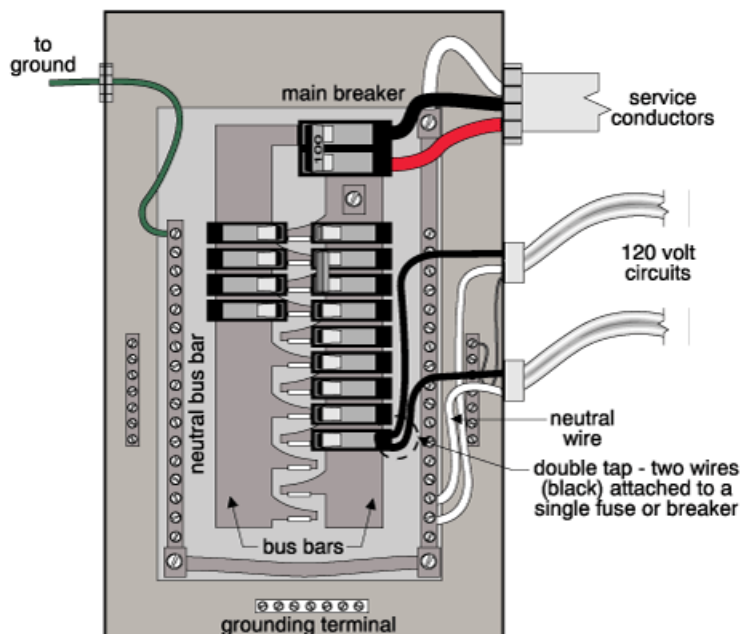
SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

12. Condition: • [Double taps](#)

Common issue two wires on one breaker

Implication(s): Fire hazard

Double tapping (double lugging)



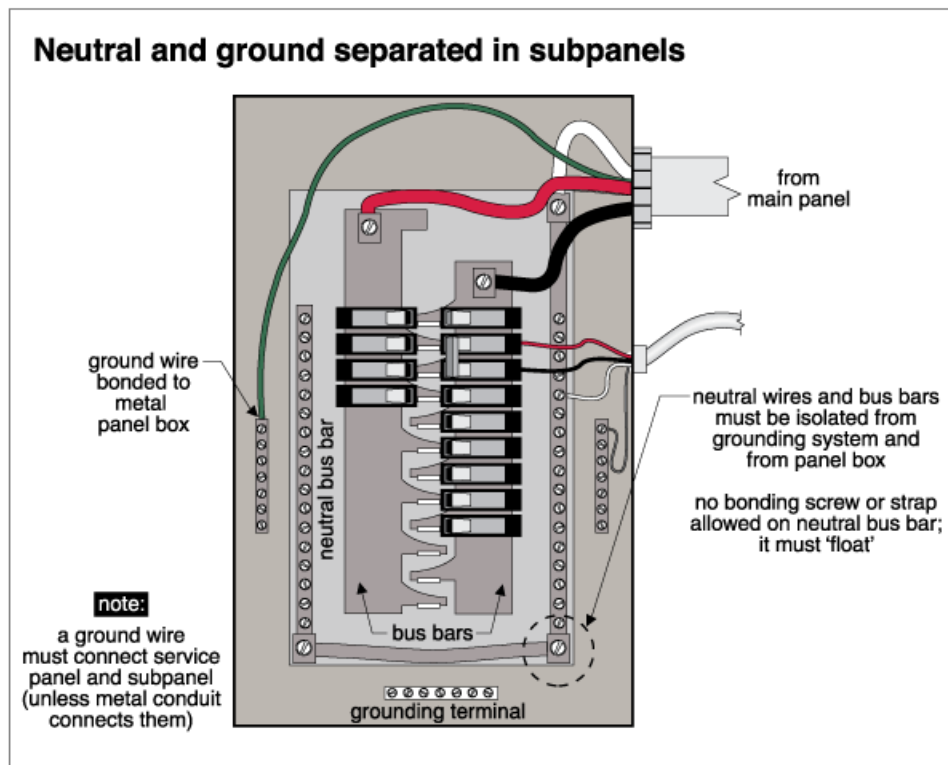
13. Condition: • Tripped breaker will not reset

Location: Main electrical panel

Task: Have a licensed electrician Repair

SERVICE BOX, GROUNDING AND PANEL \ Auxiliary panel (subpanel)

14. Condition: • Sub-panel neutral and ground bars need to be isolated



DISTRIBUTION SYSTEM \ Aluminum wiring (wires)

15. Condition: • Anti-oxidant compound - missing

Aluminum to copper connections we identify when visible

Implication(s): Fire hazard

16. Condition: • Outlets and switches need to be updated with copper to aluminum transitions otherwise known as 'pig-tailing'

These are some of the recommendations for aluminum branch wire

Implication(s): Electrical safety issue

Task: Have a licensed electrician evaluate/inspect and repair/improve as needed

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

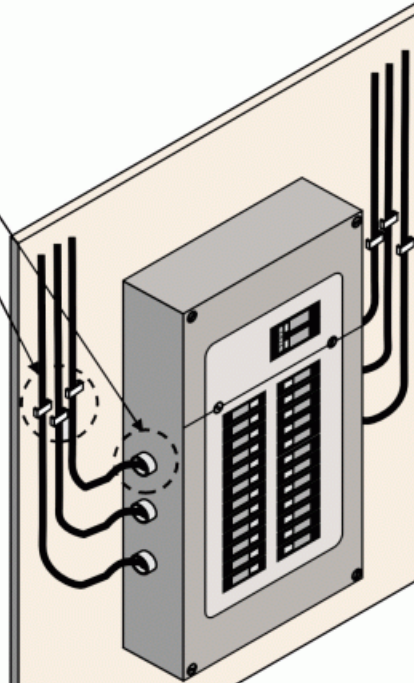
17. Condition: • Not well secured

Implication(s): Electric shock | Fire hazard

Securing wires

cables should be clamped where they enter the panel

they should also be secured within 12 inches of the panel



Cable support inside walls

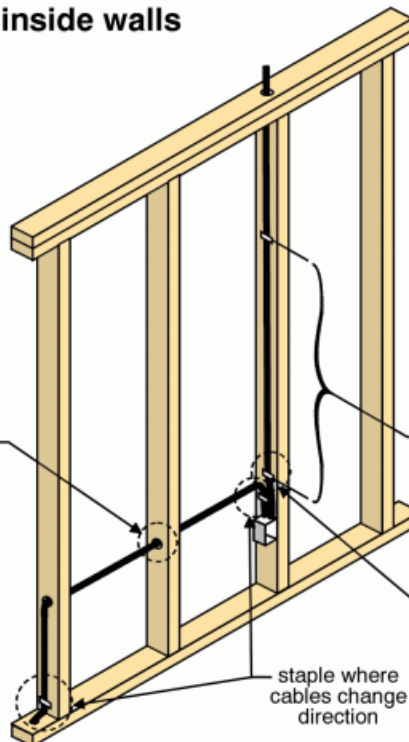
staples not required where cables run through holes in framing members

staple every 4-1/2 feet (USA)

staple every 5 feet (CANADA)

staple within 12 inches of electrical boxes

staple where cables change direction



18. Condition: • [Permanent wiring used as extension cord](#)

Implication(s): Electric shock | Fire hazard

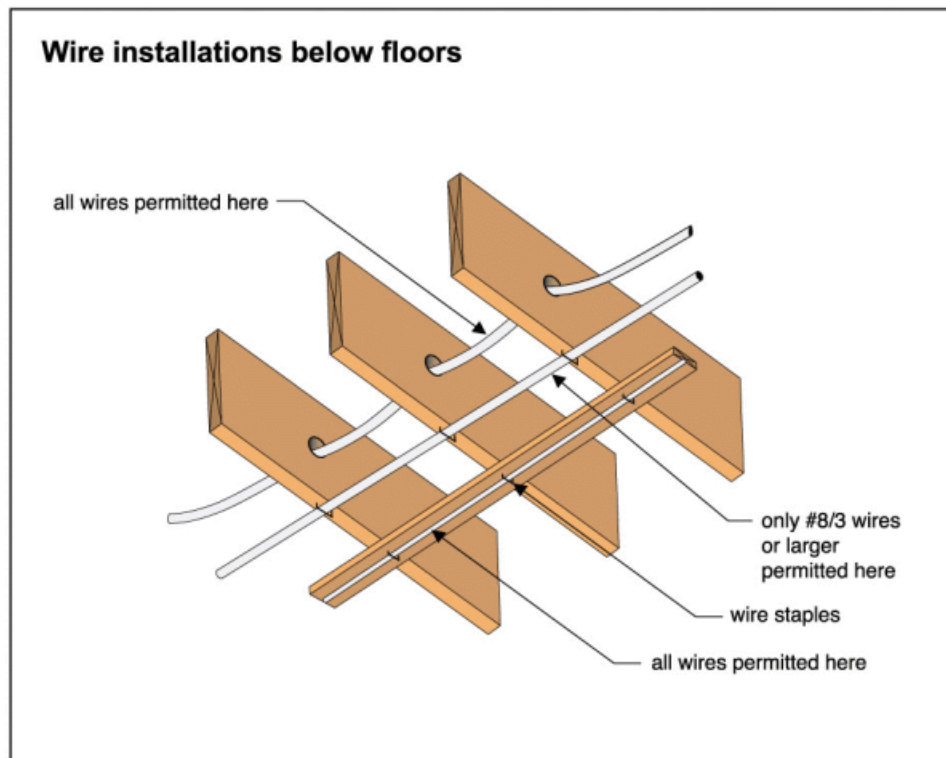
19. Condition: • Wires need to be installed inside conduit

Common garage and exterior issues

DISTRIBUTION SYSTEM \ Wiring (wires) - damaged or exposed

20. Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock



21. Condition: • Garbage disposal power cord needs a retaining clamp

Typical issue

DISTRIBUTION SYSTEM \ Outlets (receptacles)

22. Condition: • GFCI outlets may not have been required for year built, although it is highly recommended to update the electrical safety in this home. Time table for code changes receptacles residential:

Outdoors (since 1973) Bathrooms (since 1975) Garages (since 1978) All Kitchen outlets (since 1987) Crawl spaces and unfinished basements (since 1990) Wet bar sinks (since 1993) Laundry and utility sinks (since 2005) We highly recommend updating all of these in these areas for optimum electrical safety.

Implication(s): Shock hazard

Location: Kitchen, bathrooms, exterior, laundry room

Task: Contract a licensed electrician to update outlets

Ground fault circuit interrupter

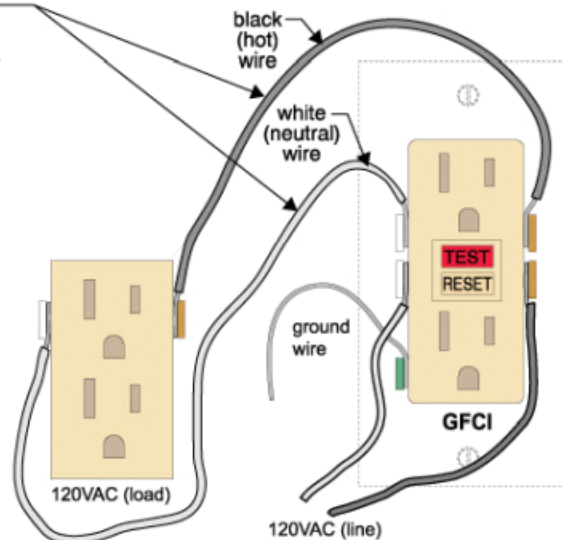
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



23. Condition: • Reversed polarity

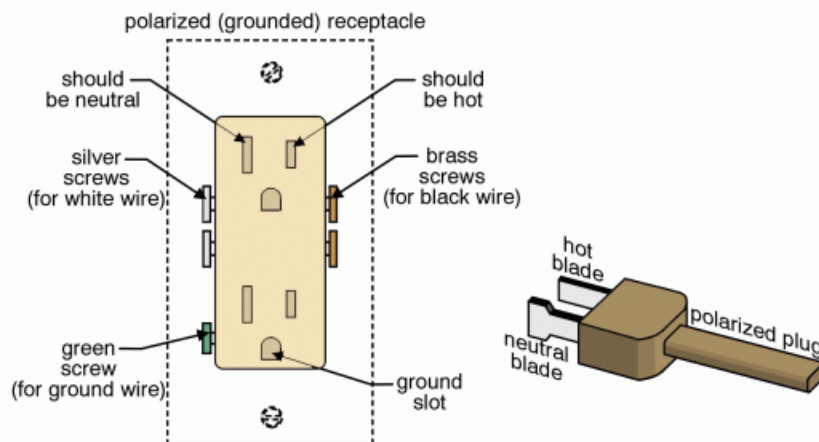
Outlet has hot (black wire) and neutral (white wire) swapped or reversed.

Implication(s): Electric shock

Location: Bathroom

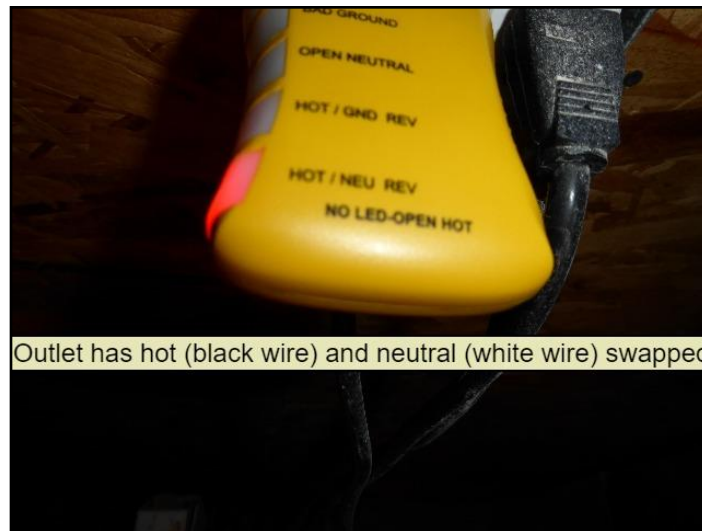
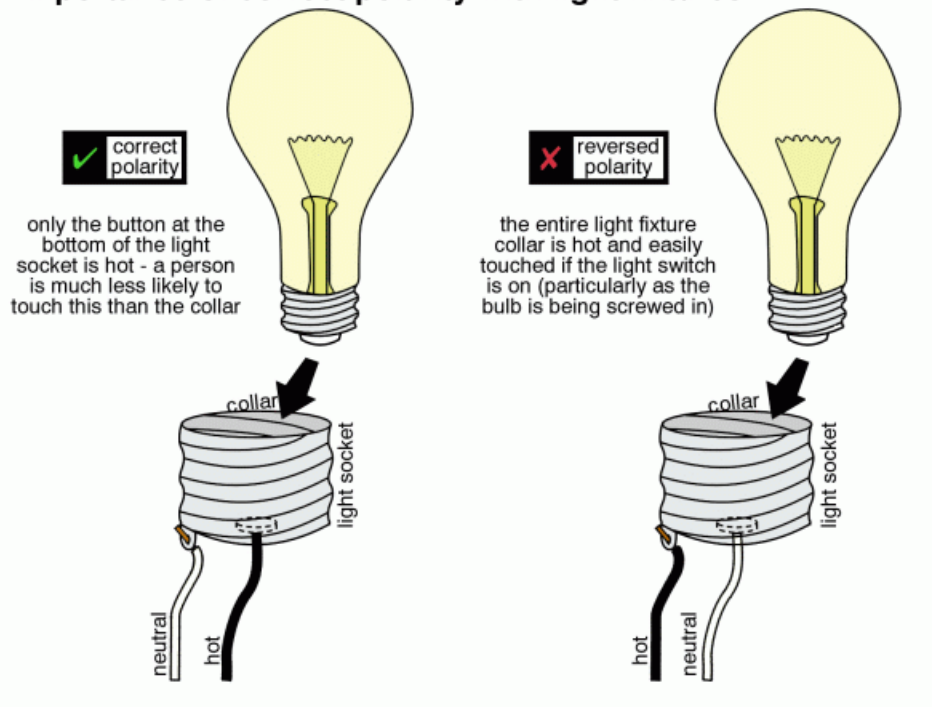
Task: Have a licensed electrician Correct/repair as needed

Reversed polarity



when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws

Importance of correct polarity with light fixtures



51. Reversed polarity

24. Condition: • [Ground needed for 3-slot outlet](#)

This is common in old homes

Implication(s): Electric shock

Task: Have a licensed Electrician Update as recommended

25. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

GFCI will not trip/test (common issues)

Implication(s): Electric shock

Location: Garage house wall

Task: Have a licensed electrician evaluate/inspect and repair/improve as needed

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

26. Condition: • [Too few outlets](#)

This is common in older homes and finished basements

Implication(s): Nuisance

27. Condition: • [Dedicated circuits needed](#)

Recommended for freezers/refrigerators and sprinkler controllers

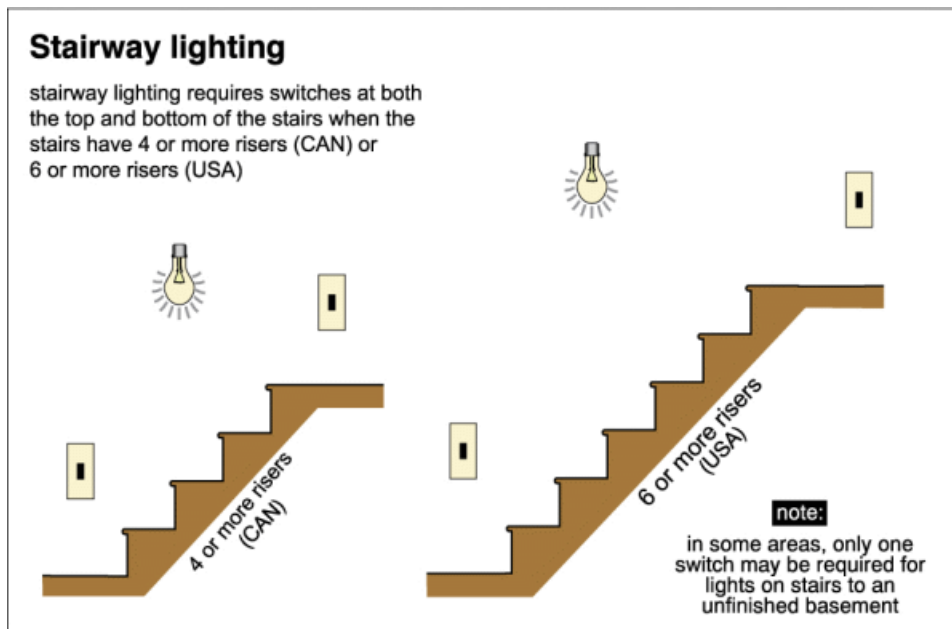
Implication(s): Interruption of electrical service

DISTRIBUTION SYSTEM \ Switches

28. Condition: • 3-way not working as intended

Common issue on stairways and hallways

Implication(s): Nuisance | Fall hazard

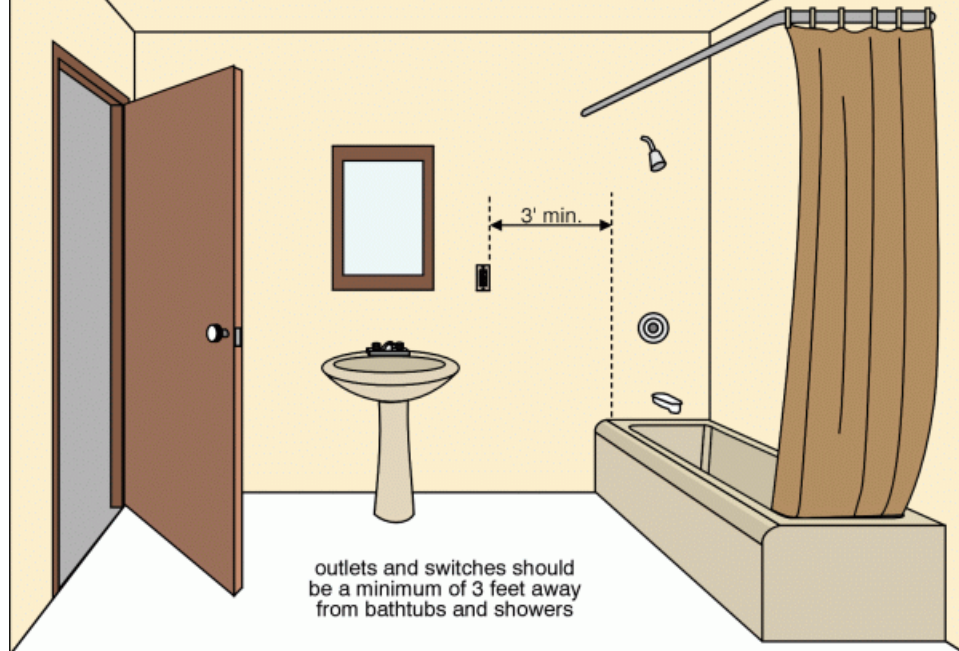


29. Condition: • [Location poor \(near Bathtub or Shower Stall\)](#)

Implication(s): Electric shock

Task: Have Correct as needed

Bathroom outlets and switches



DISTRIBUTION SYSTEM \ Cover plates

30. Condition: • Missing Cover Plate
Common issue (Potential electric shock)

Implication(s): Electric shock

Location: garage outlet, light switches

Task: Replace Cover plate

DISTRIBUTION SYSTEM \ Lights

31. Condition: • Replace/Update all light bulbs with LED (light emitting diodes) type light bulbs. CFL (Compact Florescent Lights) bulbs are being phased out, standard Incandescent bulbs can be too hot and are energy eaters.

Implication(s): Energy Conservation

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

32. Condition: • We removed a representative number of smoke detectors and observed one or more to be outdated. All smoke detectors need to be removed and inspected for date of manufacture. Smoke detectors need to be replaced every 10 years.

Observed main hallway detector to be disconnected

Implication(s): Fire safety issue

Location: Throughout

Task: Correct/update as needed

Time: Immediate

33. Condition: • More than 10 years old

Implication(s): Life safety hazard



52. More than 10 years old

34. Condition: • Fire safety Note: Most smoke alarms (smoke detectors) have a useful life of 7 to 10 years. After this time period, the detecting elements start to wear out. Newer smoke detectors are more sensitive and more reliable. Homeowners should consider changing their smoke detectors every 7 to 10 years. (Remember: Batteries should be changed at least yearly). Maintaining your Smoke and CO detectors is important for ultimate life safety.

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

35. Condition: • Improve/monitor fire & Carbon Monoxide safety:

Current Fire & Safety code as of 2015. All smoke detectors are required to be a combination Smoke and C/O detector in the main areas within 15 feet of the sleeping areas in homes with gas fired appliances and attached garages on each level. Install smoke detectors in all the bedrooms as needed if not present. Replace every 10 years or as manufacture recommends.

Implication(s): Optimum Fire and Carbon Monoxide detection/safety

Task: Improve Update as Recommended

36. Condition: • Safety Notification: Carbon Monoxide Detectors are required to be installed within 15 feet of sleeping areas and on each level. These need to be tested monthly. We self test these devices when accessible during inspection. It is the home owners responsibility to insure their personnel safety. Remember a smoke detector does not detect Carbon Monoxide.

Implication(s): Life Safety

Task: Test the smoke & C/O detectors monthly

Description

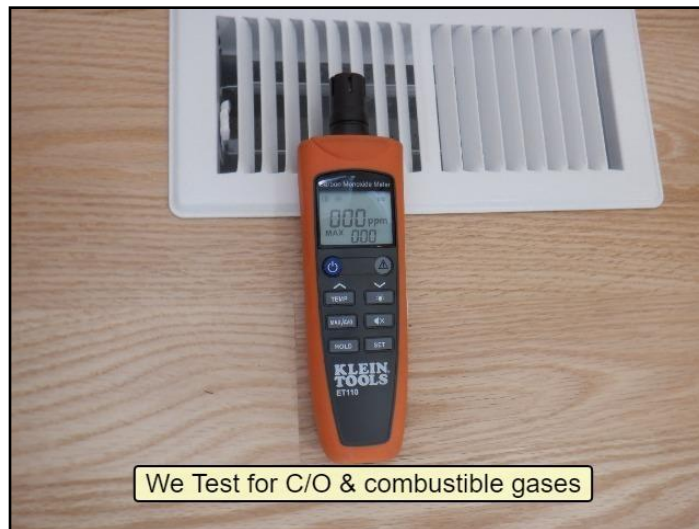
General:

- Furnace System operated as designed. The heating equipment responded to the thermostat and operated. It is recommended to clean and service the HVAC system annually.



53. Furnace System operated as designed. The...

- THERMOSTAT: The thermostat for the heating was tested and is operating properly, with no concerns noted. This is for your information.
- Tested with a C/O and combustible gas detector



54. We test for C/O and combustible gas leaks

- Digital programmable thermostat is installed.
- DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS): Temperatures measured at registers

Temperature was measured at supply registers throughout the home while the heating system was operating, with no concerns noted

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



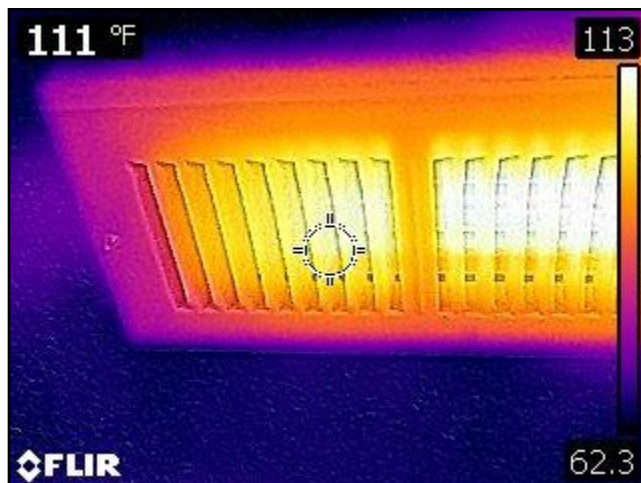
55. DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS...56. We scan with infared to see heat



57. We scan with infared to see heat



58. Good heat distribution



59. Good heat distribution

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

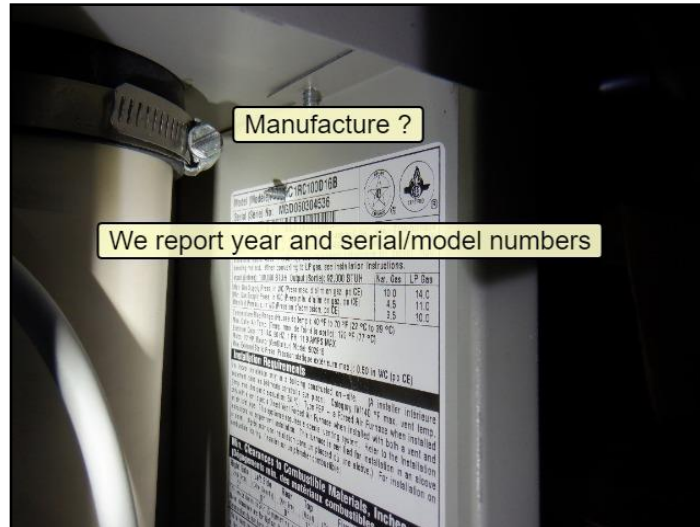
REFERENCE

Heating system type: • Central Air Furnace

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Carrier



60. Carrier

Heat distribution: • [Ducts and registers](#) • High Efficiency ducting system • Observed all supply vents have gate valves, this will assist with heat balance throughout home as needed • Observed all supply ducts operating/supplying heat • Observed a cold air return in the basement area, this will provide a greater heat balance throughout the home.

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source:

• Combustion or 'make-up air' vents will allow your house to breath when the furnace(s) and water heater(s) are operating. Enclose these areas to isolate the cold air in the winter.

We identify input air for Furnace and water heater systems

Approximate age: • [22 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years • Furnace (high efficiency) 15 to 20 years • Boiler (cast iron) 25 to 50 years

Main fuel shut off at: • At gas furnace input. Whole house gas shutoff at gas Meter.

Failure probability: • [High](#) • [Medium](#) • [Low](#)

Exhaust pipe (vent connector): • Double wall • Type B • PVC plastic

Fireplace/stove:

• [Wood-burning fireplace](#)

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

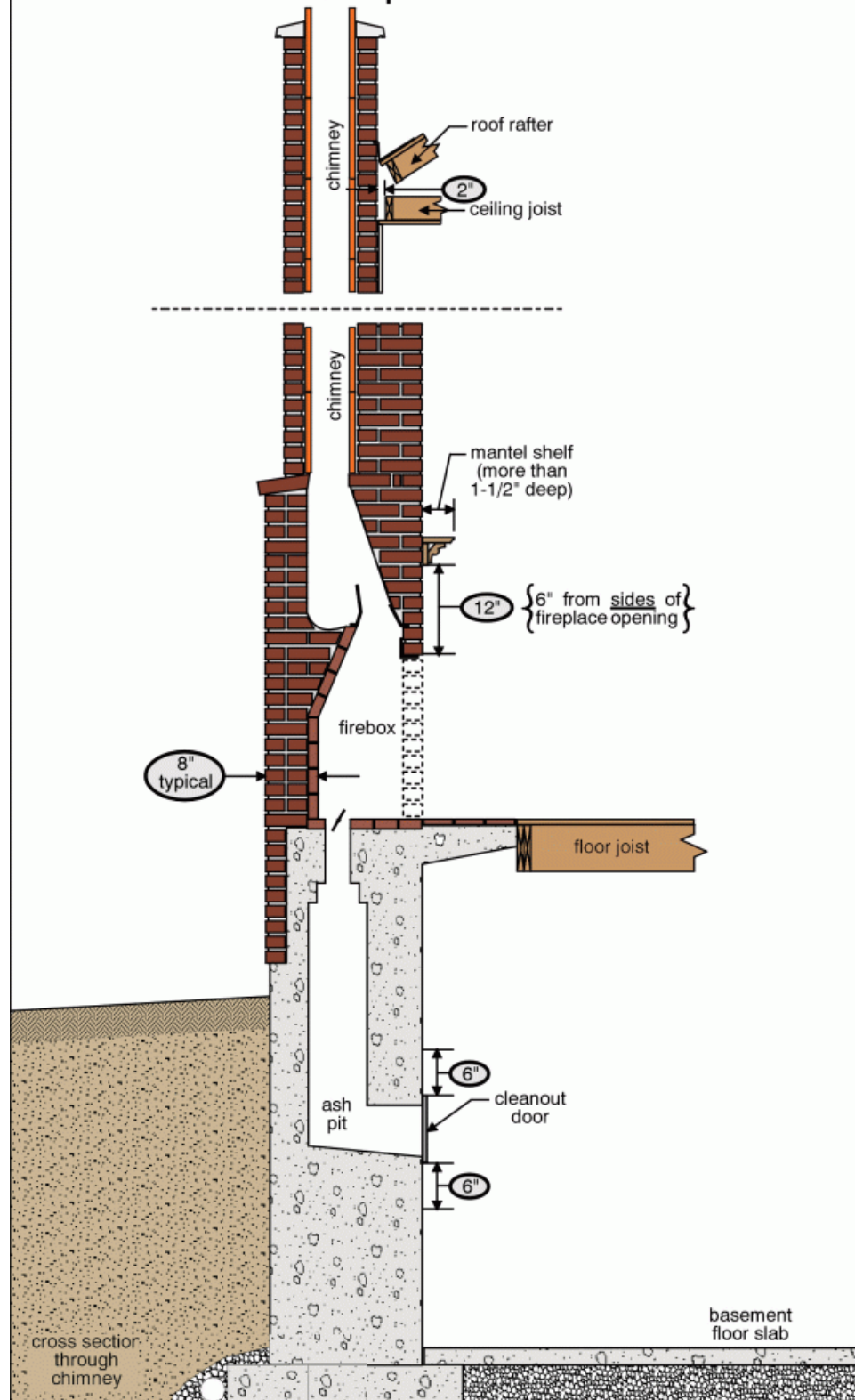
SITE INFO

RADON

APPENDIX

REFERENCE

Combustible clearance requirements



HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

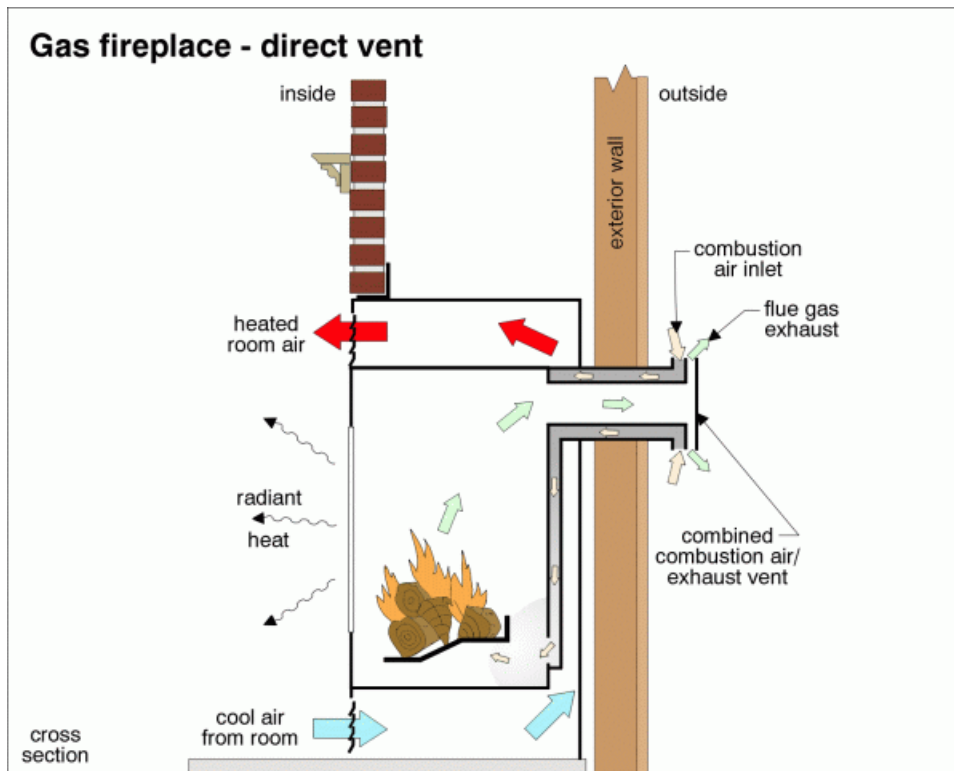
SITE INFO

RADON

APPENDIX

REFERENCE

• [Gas fireplace](#)



Chimney/vent: • [Masonry](#) • [Metal](#) • Sidewall venting

Chimney liner: • [Metal](#) • [Clay](#) • [Not visible](#)

Humidifier: • [Duct mounted bypass humidifier](#) • [Trickle/cascade type](#) • Monitor: Humidifier needs to be serviced typically in the fall • Operating

Mechanical ventilation system for building:

• Kitchen exhaust fan

We identify all fans the vent to the exterior

• Bathroom exhaust fan(s)

• ATTIC EXHAUST FAN

Recommendations

RECOMMENDATIONS \ General

37. Condition: • We recommend having the furnace cleaned & serviced. Gas furnace operated at time of inspection. Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; have furnace unit inspected/certified by an HVAC technician.

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

We open the service panel to inspect. It is in the buyers best interest to have the HVAC system serviced/inspected annually

Implication(s): All furnace systems should be serviced annually

FURNACE \ Air filter

38. Condition: • MAINTENANCE (Don't Forget!): The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance. A clogged filter will cause premature failure of your furnace system and or unnecessary/preventable costly repairs or replacement of the HVAC system.



61. MAINTENANCE (Don't Forget!): The air...



62. MAINTENANCE (Don't Forget!): The air...



63. MAINTENANCE (Don't Forget!): The air...

FURNACE \ Cabinet

39. Condition: • Excessive construction dust

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

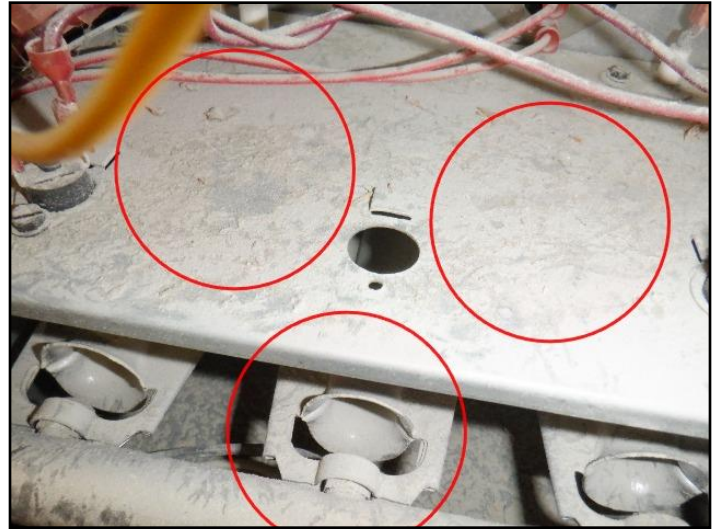
REFERENCE

This is a typical issue with new and remodeled homes

Task: Have an HVAC tech service/clean



64. Excessive construction dust



65. Excessive construction dust

GAS FURNACE \ Life expectancy

40. Condition: • Past life expectancy

20-25 Years old

Implication(s): High failure probability, Inefficient, Does meet current energy code standards

Task: We recommend replacing the furnace

41. Condition: • Original Furnace

GAS FURNACE \ Thermostat

42. Condition: • [Poor location](#)

Too close to Entry door (common in older homes remodels)

Implication(s): Increased heating costs | Reduced comfort | No heat for building

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

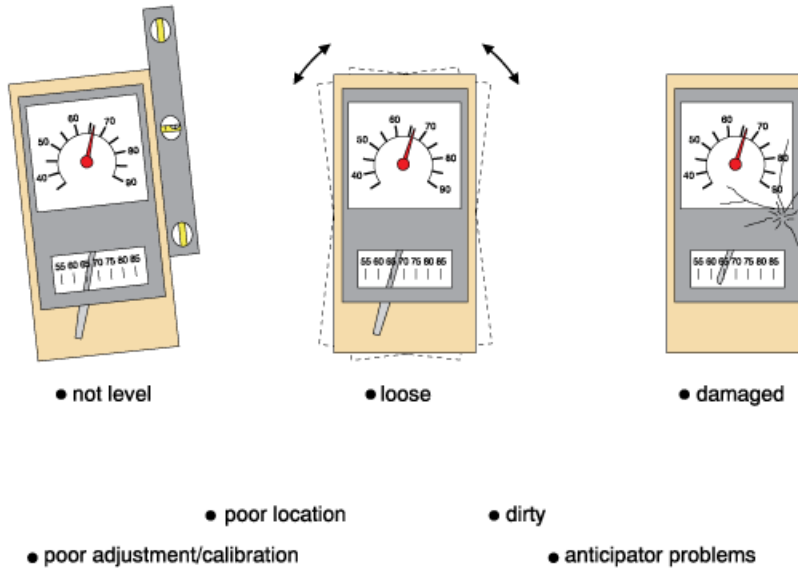
SITE INFO

RADON

APPENDIX

REFERENCE

Thermostat conditions to watch for



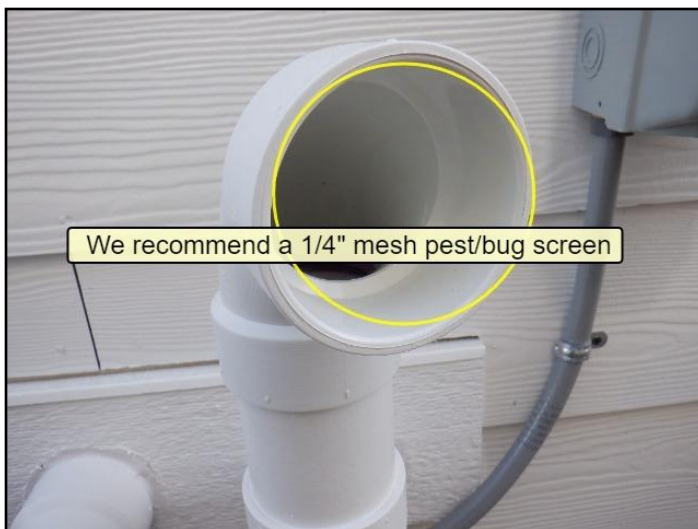
43. Condition: • We recommend installing a programmable thermostat.

44. Condition: • Old/Outdated thermostats

GAS FURNACE \ Venting system

45. Condition: • Exterior HVAC PVC intake & exhaust vents needs a 1/4" mesh pest/bug screen . This is recommended to prevent pests, Miller Moths, from entering the furnace system and preventing children from inserting rocks or balls into the vents especially for vents reachable by small children.

Implication(s): Prevent potential equipment failure



66. Add 1/4" mesh



67. Example of 1/4" Mesh

HEATING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

GAS FURNACE \ Mechanical air filter

46. Condition: • Found furnace air filter in the wrong position, return air bypassing the filter, inspector installed in the correct position.

Common issue

Task: Have an HVAC Tech install a 'keeper track' or clip to hold the filter in the correct position

GAS FURNACE \ Humidifier

47. Condition: • [Dirty](#)

Implication(s): Equipment not operating properly

GAS FURNACE \ Ducts, registers and grilles

48. Condition: • Dirt and debris in the heat vents.

We opened a representative number of duct registers/grills and observed dust, debris and or pet hair. All HVAC systems should be periodically cleaned/serviced.

Implication(s): Indoor air quality

Location: Throughout HVAC duct system

Task: Contract a professional duct cleaning service

COOLING & HEAT PUMP

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Description

General: • The A/C system operated as designed • Condensation pump is installed • Condensation drain pan and piping are in good condition

Air conditioning type: • Central Air Cooling System

Manufacturer: • Carrier

Cooling capacity: • 3 Tons

Compressor type: • Electric

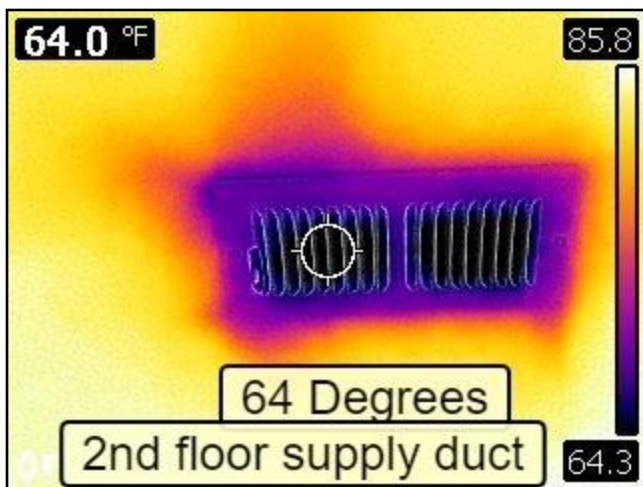
Compressor approximate age: • 5 years

Typical life expectancy: • 15-25 Years

Failure probability: • [Medium](#)

Supply temperature:

- Good Differential/Delta 20 degrees plus from outside temperature to supply ducts.
- Outside temperature was at 95 Degrees during the inspection 53-64 at duct supply



68. Good Differential/Delta 20 degrees plus fro...



69. Good Differential/Delta 20 degrees plus fro...

Refrigerant type: • R-410A Newer freon more efficient

Recommendations

AIR CONDITIONING \ Air cooled condenser coil

49. Condition: • Dust/Debris in cooling fins, reduced efficiency, have an HVAC technician, service/clean the exterior A/C unit

Implication(s): Poor cooling efficiency, reduced life expectancy

COOLING & HEAT PUMP

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



70. Dust/Debris in cooling fins, reduced...



71. Dust/Debris in cooling fins, reduced...



72. Dust/Debris in cooling fins, reduced...

AIR CONDITIONING \ Condensate pump

50. Condition: • Monitor A/C condensation pump for proper operation
These are installed when the furnace system is too far from a floor drain

Location: Near Furnace

COOLING & HEAT PUMP

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

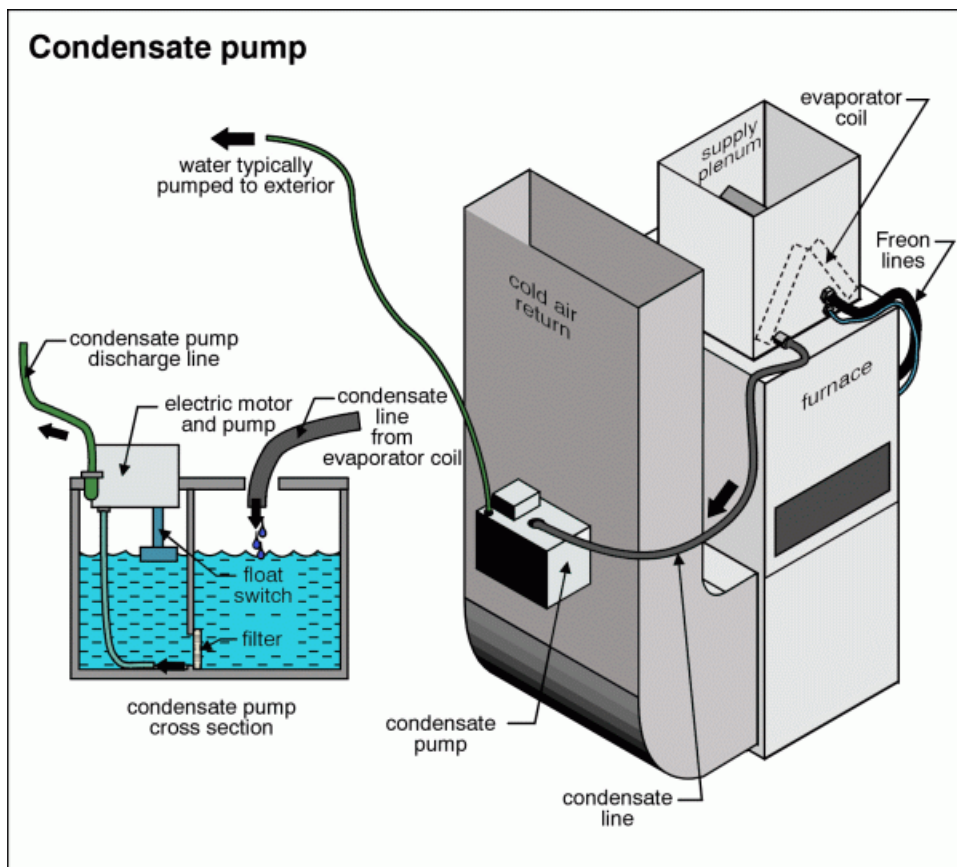
INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



AIR CONDITIONING \ Whole house fan

51. Condition: • Improve: Install a whole house fan

This is an excellent cooling option in the colorado climates

COOLING & HEAT PUMP

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

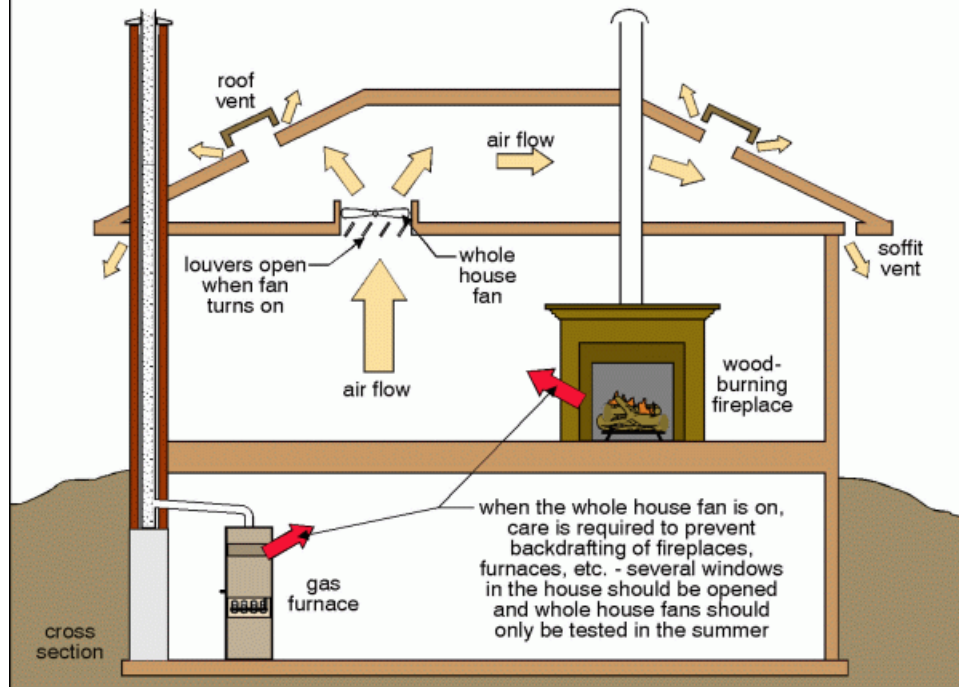
SITE INFO

RADON

APPENDIX

REFERENCE

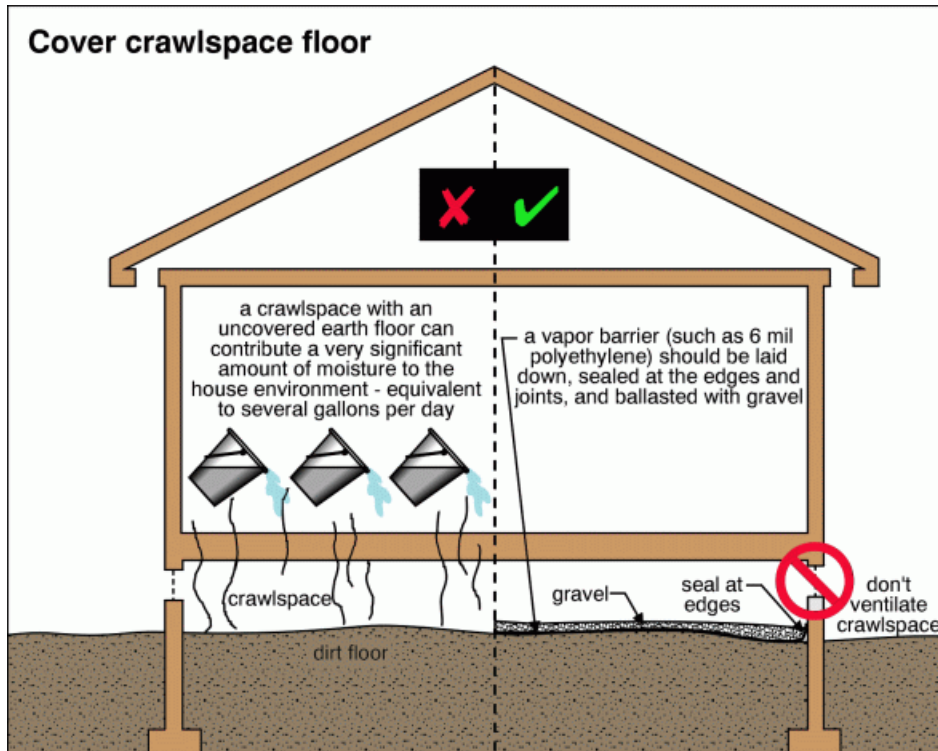
Whole house fan



Description

General:

- High efficiency home, very well insulated energy star rating.
- Vapor barrier installed in the crawlspace



Attic/roof insulation amount/value: • R-50

Attic/roof ventilation: • [Roof and soffit vents](#) • VENTILATION OF ATTIC: Attic Ventilation - No Concerns Noted

The amount of ventilation in the attic space appears adequate. Appropriate attic ventilation promotes the life expectancy of the roof covering and reduces attic heat build up which can lead to energy efficiency concerns. No actions are needed at this time.

Wall insulation amount/value: • Framed wall insulation was not specifically confirmed, but houses of this age and type usually have insulating

blankets producing R-values from 13 to 19. • Higher efficiency in townhomes/Condos with common walls

Foundation wall insulation material: • Glass fiber Vinyl backing throughout basement/crawlspace walls (high efficiency)

Foundation wall insulation amount/value: • [R-8](#)

Mechanical ventilation system for building: • Kitchen exhaust fan • Bathroom exhaust fan • Laundry room exhaust fan

High Efficiency New homes typically have Automatic Multi-Speed with Time Delay fans to create good indoor air quality. These are typically installed in laundry rooms. This module allows the fan to run continuously at a pre-set lower level, then elevates to a maximum level of operation when the wall switch is turned on, or when one of the other sensor modules is activated.

Condensation Sensor. This module anticipates the dewpoint by monitoring humidity and temperature. It works in conjunction with the Multi-Speed module, kicking up to high speed when humidity is present.

Recommendations

RECOMMENDATIONS \ General

52. Condition: • Due to age of home insulation and R values could not be determined

Typical reporting for homes 50 years and older

Task: We Recommend an energy audit and improve as recommended

ATTIC/ROOF \ Insulation

53. Condition: • [Amount less than current standards](#)

1949 home attic

Implication(s): Increased heating and cooling costs



73. Amount less than current standards

ATTIC/ROOF \ Roof vents

54. Condition: • Inadequate for today's roof venting standards. Most codes use the 1/300 rule for minimum residential attic ventilation recommendations. This means that for every 300 square feet of enclosed attic space, 1 square foot of venting.

Implication(s): Inadequate attic venting

INSULATION AND VENTILATION

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

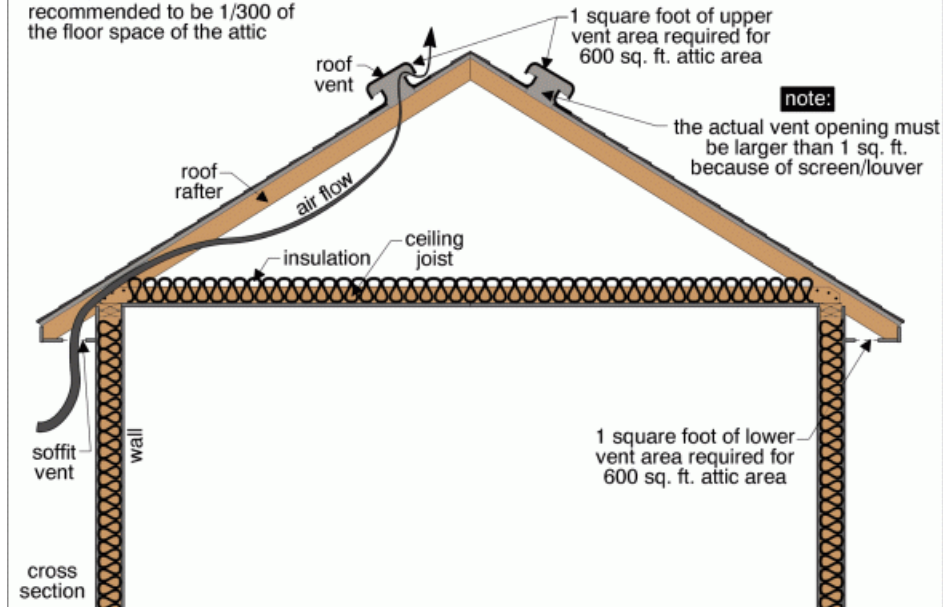
RADON

APPENDIX

REFERENCE

Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



FOUNDATION \ Crawlspace floor

55. Condition: • No vapor barrier. All dirt floors need to have a vapor barrier (6 mill thick plastic) installed for healthy indoor air quality. this needs to be sealed at the foundation walls.

Typical issue in older homes

Task: We Recommend installing a vapor barrier

FOUNDATION \ Crawlspace ventilation

56. Condition: • Monitor the humidity fan to insure operation and good air flow. Humidistats are typically set to operate at 30% humidity level.

57. Condition: • Monitor humidity fan in the utility room to insure operation if humidity levels are above 30%

Description

General:

- The general condition of the bathroom toilet(s) appeared to be in serviceable condition at the time of the inspection. The toilet(s) should remain tight at the tank and the floor.
- The floor was checked with a moisture meter around the toilets and NO moisture is present. No visible problems are noted around the toilet(s).
- Filled tub(s) sinks and checked overflow(s)



74. Filled tub(s) sinks and checked overflow(s)



75. Filled tub(s) sinks and checked overflow(s)



76. Filled tub(s) sinks and checked overflow(s)



77. Filled tub(s) sinks and checked overflow(s)

PLUMBING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

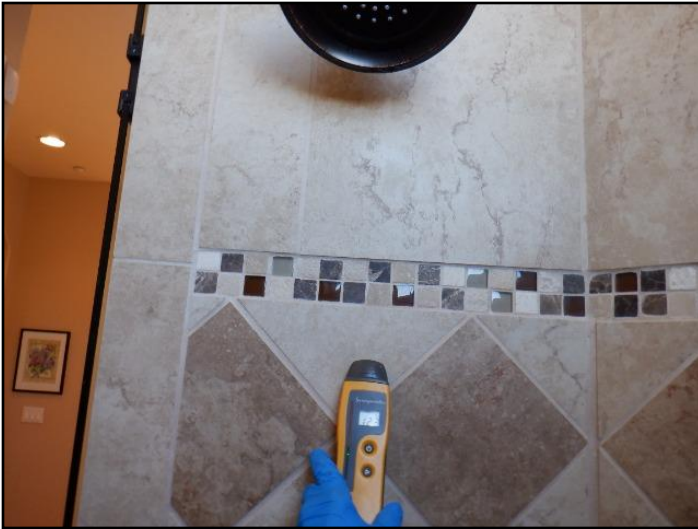
- The general condition of the bathroom toilets appeared to be in serviceable condition at the time of the inspection. The toilets should remain tight at the tank and the floor.
- The general condition of the master bathroom toilet appeared to be in serviceable condition at the time of the inspection. The floor was checked with a moisture meter around the toilets and NO moisture is present. No visible problems are noted around the toilet.
- All shower/tub tile surfaces are in good condition, scanned with a moisture meter.



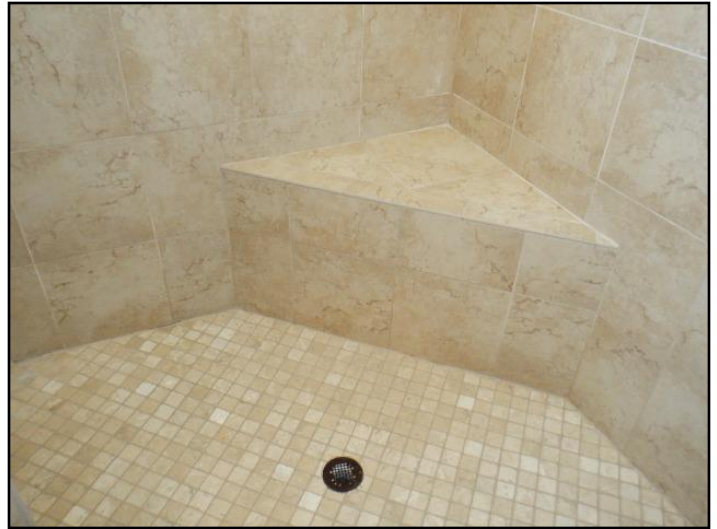
78. All shower/tub tile surfaces are in good...



79. All shower/tub tile surfaces are in good...



80. All shower/tub tile surfaces are in good...



81. All shower/tub tile surfaces are in good...

PLUMBING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

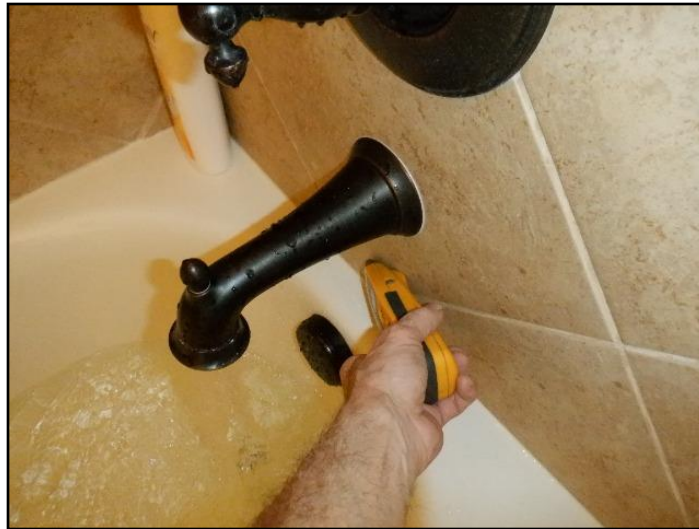
INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



82. All shower/tub tile surfaces are in good...

- Kitchen sink no leaks were observed. Monitor sink drains and under sink components, this area is most prone to leaks resulting in potential damage to the base cabinet and potential mold issues.
- Well pump flow and tank were inspected per specifications, operated pump for two hours no drop in pressure or fluctuation in flow were noted, flow and pressure are at or above minimum standards. Flow rate was at 8-10 gallons per minute. Electrical load was within manufacture specifications.

This is an add on inspection process for country homes on well water systems



83. Well pump and tank test



84. Well pump flow and tank were inspected per...

PLUMBING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

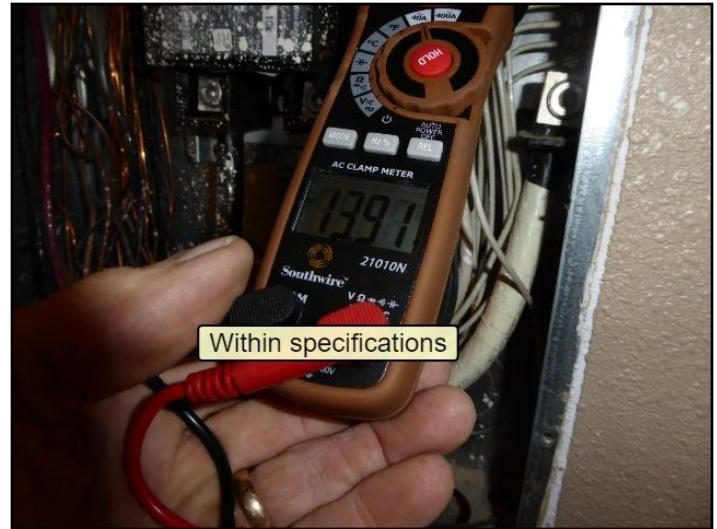
RADON

APPENDIX

REFERENCE



85. Well Pump circuit test



86. Well Pump circuit test

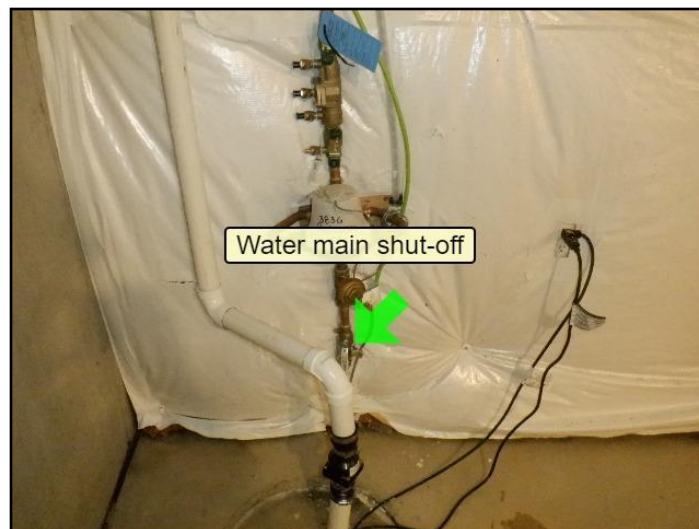
Water supply source (based on observed evidence): • Public

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

Supply piping in building: • [Plastic](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Water main shut-off Front of the basement



87. Water main shut-off Front of the basement

Water flow and pressure: • [Above average](#)

Water heater type & accessories: • [Conventional](#)

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

Water heater exhaust venting method:

- Natural draft

PLUMBING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



88. Natural draft

Water heater manufacturer:

- General Electric (GE)

Model number: 2TTR2036A1000AA Serial number: EZ5D307F320209524

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 15 years

Water heater typical life expectancy: • 10 to 15 years

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

Hot water temperature (Generally accepted safe temp. is 120° F): • 130° F • 120°c Is the recommended maximum temperature for child and people with special needs for burn/scalding safety.

Waste disposal system: • [Public](#) • A video of your sewer line has been provided for viewing and reference. See plumbers PDF report/email

Waste and vent piping in building:

- [PVC plastic](#)
 - Location of cleanout
- Basement utility room

Pumps:

- [Solid waste pump \(ejector pump\)](#)

PLUMBING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



89. Solid waste pump (ejector pump)

- [Sump pump](#)
- Monitor the sump pit during wet weather and heavy snow melt-off conditions, insure the pump is operating
- Sump pump installed and operating

Floor drain location:

- Near heating system
- Tested, no issues



90. Near heating system

Main gas shut off valve location: • Gas meter main shutoff

Exterior hose bibb (outdoor faucet): • Present • Code compliant Anti Siphon, Freeze Resistant type hose bibs • Hose Bibbs/sill-cocks are installed. Note: Insure Garden Hoses are disconnected in the winter months to prevent freeze damage.

Recommendations

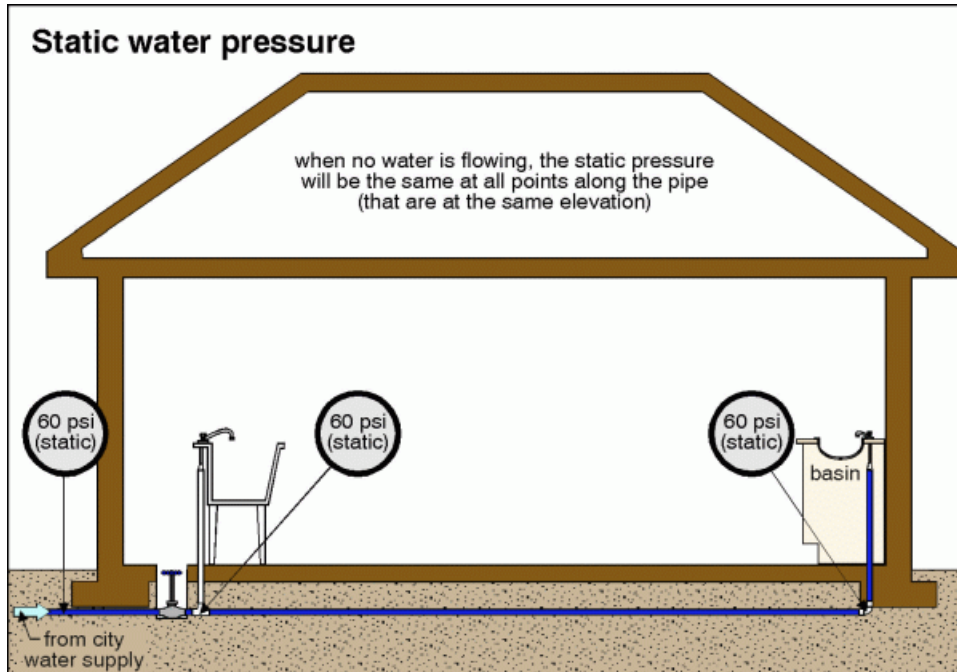
SUPPLY PLUMBING \ Water pressure regulator (Pressure reducing valve)

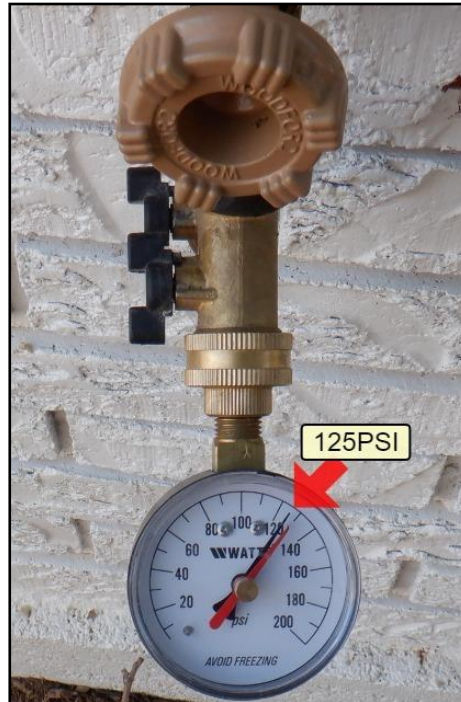
58. Condition: • A water pressure regulator is recommended due to high supply water pressure over 80PSI 125PSI This is too high maximum no more than 80psi

Implication(s): Damage to faucets fixtures/seals water heater, water conservation

Location: Water Main Shut-off

Task: Have a qualified plumber Update as needed and install a pressure regulator





91. A water pressure regulator is recommended...

WATER HEATER \ General notes

59. Condition: • No Drain/Drip pan installed underneath water heater, it is recommended to have a drip pan in place in the event the water heater tank or TPR (temperature pressure relief) valve leaks. A drain tube should be installed in the pan to drain into the floor drain.

This is very important with plywood/OSB floors

Task: Have a qualified plumber improve as needed

Time: When replacing the water heater

WATER HEATER \ Water heater

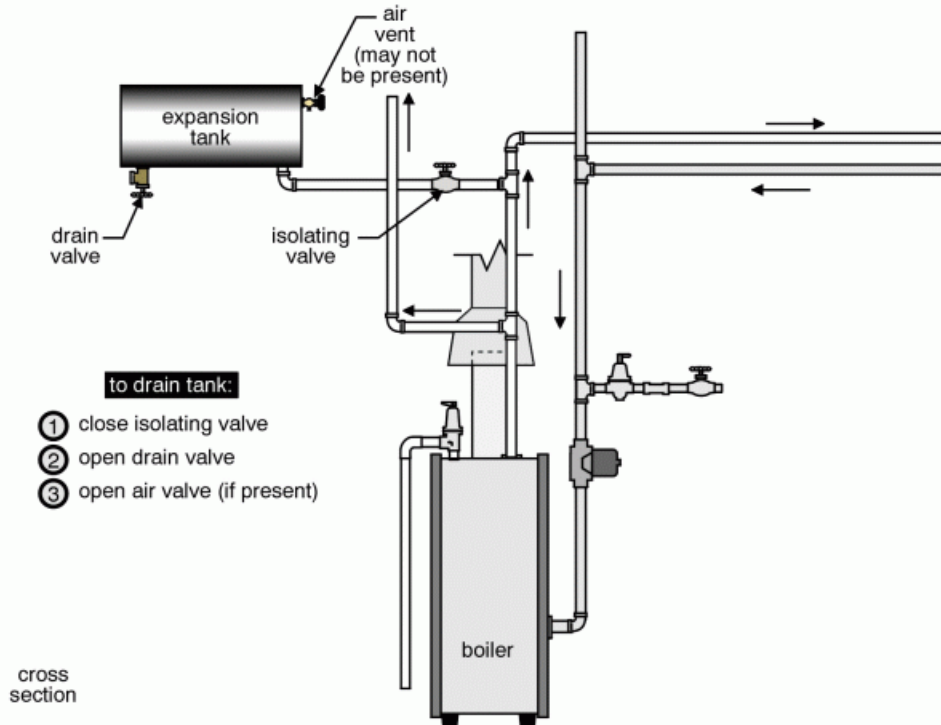
60. Condition: • No Thermal Expansion tank is installed for the water heater. These absorb the high pressure from the water expansion in the water heater. An expansion tank is always highly recommended if you have a 'closed-loop system' caused by any kind of check valve or pressure regulating valve installed on your house's water supply line. This may not have been required for year build of home. These are now required for all new water heater installations.

Implication(s): Current code requirement,

Task: Have a qualified plumber update/correct as needed

Time: When replacing the water heater

Conventional expansion tank



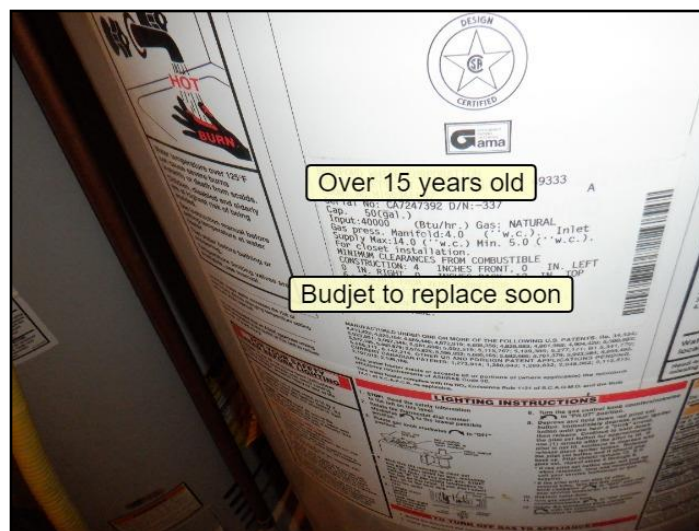
WATER HEATER \ Life expectancy

61. Condition: • Past life expectancy

Both water heaters are 15+ years old

Implication(s): Chance of water damage to structure, finishes and contents | No hot water

Task: Budget to replace soon



92. Past life expectancy

WASTE PLUMBING \ Drain piping - performance

62. Condition: • Sewer scope Overview: A sewer scope inspection is a video camera inspection to inspect the main sewer line from the house to the street or septic tank for the property. The line is accessed through an access point in the home, which could include a basement/crawlspace clean out, a toilet drain line, or a roof vent. The inspector will determine the best access point, and the report will outline where the line was entered. The camera inspection does not scope every drain line in the home or all the drain lines running underneath the basement slab, for example. The intent is to inspect the line that runs from the house/building to the final service point, and to inspect this buried line for defects. The results of the inspection are outlined below.

MAINLINE INSPECTOR Recommends to have the main sewer line cleaned out and re-inspected, see report in the appendix.

WASTE PLUMBING \ Sump pump

63. Condition: • Monitor the sump pit during heavy rain or snow melt-off

We recommend installing a water alarm

Location: Basement bedroom closet under stairs



93. Monitor the sump pit during heavy rain or...

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

64. Condition: • GARDEN HOSE CONNECTED CAN CAUSE FREEZE DAMAGE

Implication(s): Potential flooding in basement

FIXTURES AND FAUCETS \ Faucet

65. Condition: • Kitchen sink leaks were observed. Monitor sink drains and under sink components, this area is most prone to leaks resulting in potential damage to the base cabinet and potential mold issues.

Implication(s): Potential mold issues, water damage to contents

PLUMBING

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

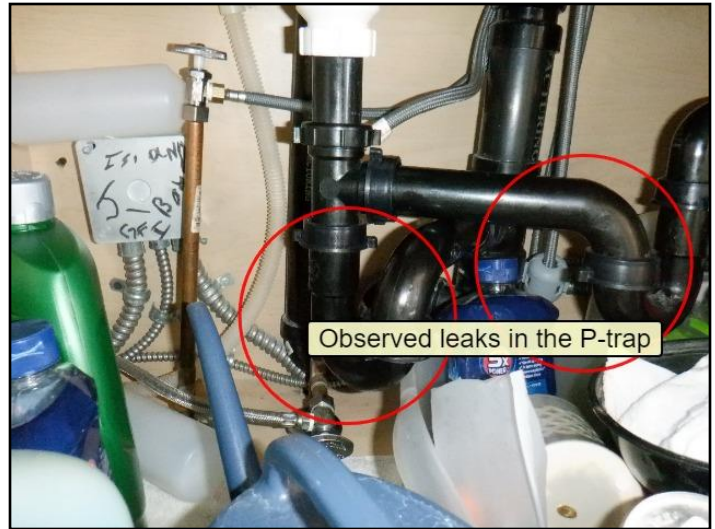
RADON

APPENDIX

REFERENCE



94. Kitchen sink leaks were observed. Monitor...



95. Kitchen sink leaks were observed. Monitor...

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

66. Condition: • [Slow drains](#)

Typical in everyday used sinks

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

Task: Have a qualified plumber clear p-trap

67. Condition: • Drain stop missing

Implication(s): Reduced operability

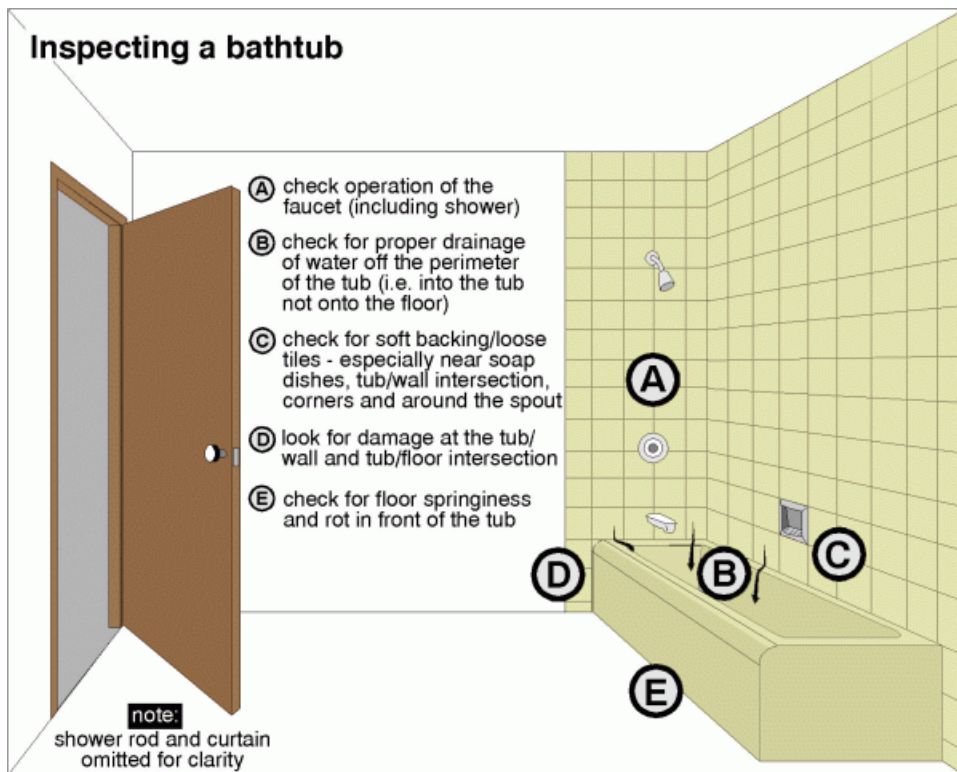
FIXTURES AND FAUCETS \ Bathtub

68. Condition: • Slow drain

Typical issue easily cleared with mini plastic barbed snake

Implication(s): Clogged drain Potential overflow

Task: Clear drain as needed



FIXTURES AND FAUCETS \ Shower stall

69. Condition: • [Caulking loose, missing or deteriorated](#)

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

70. Condition: • [Sill and threshold problems](#)

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

INTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Description

General:

- Kitchen counter tops are newer high quality



96. Kitchen counter tops are newer high quality



97. Kitchen counter tops are newer high quality

• Interior Inspection Overview:

An inspection of the interior surfaces was performed throughout the home to include visually inspecting the ceilings, walls, floors, doors and windows of each room. We operated and tested a representative number of doors and windows for proper operation. Countertops and a representative number of cabinets were inspected and tested. Steps and stair railings were inspected for any safety concerns. While we operate window blinds in order to access the windows to operate and inspect them, the overall condition of window coverings and treatments is outside the scope of a home inspection. Every effort is made to inspect all interior areas but we cannot move occupant furniture or belongings.



98. Interior Inspection Overview: An inspectio...



99. Interior Inspection Overview: An inspectio...

Major floor finishes: • [Carpet](#) • [Laminate](#) • Tile • [Hardwood](#) • The general condition of the interior floors appeared to be in serviceable condition at the time of the inspection.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						

Major wall finishes: • [Plaster/drywall](#) • The general condition of the interior walls appeared to be in serviceable condition at the time of the inspection.

Major ceiling finishes: • [Plaster/drywall](#) • The general condition of the interior ceilings appeared to be in serviceable condition at the time of the inspection.

Windows: • All accessible windows were operated the general condition of the windows were in a serviceable condition • Vinyl double pane windows • High efficiency • Egress window(s) in the basement, these will allow safe egress (escape) in the event of fire/emergency.

Exterior doors - type/material: • [Wood](#) • [Metal](#) • Good condition

Doors: • Garage man door operated as designed, automatically closed, seals are good • New paint overall good condition • Overall Good condition, squared up with the frames

Evidence of basement leakage:

• ***Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

• Efflorescence

Efflorescence is a chalky white salt residue that can occur with any product containing cement. As moisture migrates up to the surface of the concrete, it carries along with it calcium salts from within the concrete. When the salts reach the surface, they react with CO₂ in the air and form insoluble calcium carbonate.

This is a common occurrence in basement and crawlspace walls



100. Efflorescence

Appliances:

• Refrigerator

Model number: 2TTR2036A1000AA Serial number: EZ5D307F320209524

INTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



101. Refrigerator

- Dishwasher



102. Dishwasher



103. Operates

- Waste disposal
- Microwave oven

Model number: 2TTR2036A1000AA Serial number: 6760 M4402 02649

INTERIOR

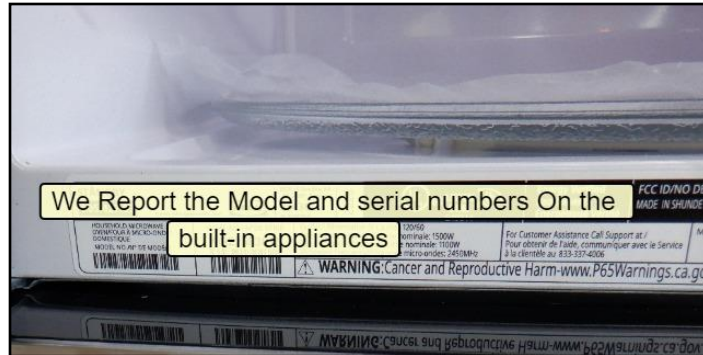
12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

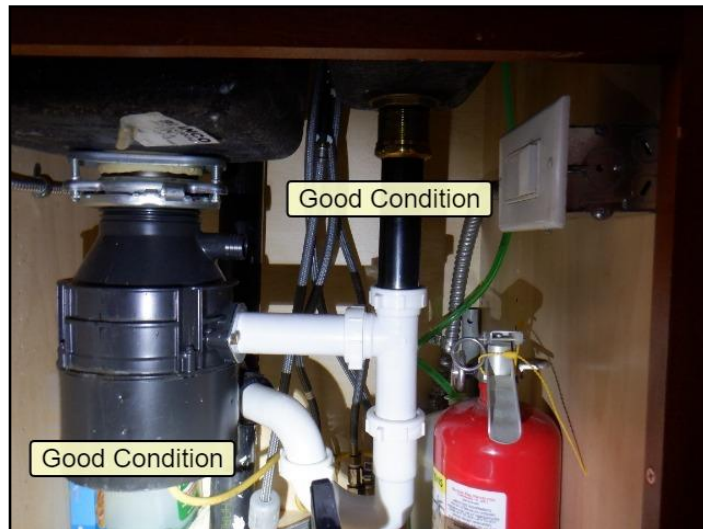
SUMMARY ROOFING EXTERIOR STRUCTURE ELECTRICAL HEATING COOLING INSULATION PLUMBING INTERIOR

SITE INFO RADON APPENDIX REFERENCE



104. Microwave oven

- Door bell
 - The general condition of the kitchen refrigerator appeared to be serviceable at the time of the inspection.
 - The refrigerator ice maker appeared to be operational at the time of the inspection.
 - The general condition of the oven and cook top appeared to be in serviceable condition at the time of the inspection.
 - The microwave in the kitchen was turned on and appeared to be in serviceable condition at the time of the inspection.
 - The dishwasher was run through a cycle and appeared to be in serviceable condition at the time of the inspection.
- However, the timing mechanism of the dishwasher cannot be thoroughly checked. Request the sellers to disclose if they are working properly.
- The dishwasher showed No signs of present or previous leaking underneath at the time of the inspection.
 - The general condition of the kitchen garbage disposal appeared to be serviceable at the time of the inspection.



105. *The general condition of the kitchen garbag...*

- It is in the best interests of the Home owner to Check for Recalls on there major appliances. Appliances can fall into recall lists at any time. The most common recalled appliances are Furnaces, Microwaves and dishwashers. Recalled dishwashers have been reported to cause kitchen fires and flooding.

Laundry facilities:

- Washer
- Laundry tub
- Hot/cold water supply

INTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

- Dryer
- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe
- Good Condition
- Tested washer and dryer, operated.



106. Tested washer and dryer, operated.



107. Tested washer and dryer, operated.



108. Tested washer and dryer, operated.



109. Tested washer and dryer, operated.

- The dryer was run through a cycle and appeared to be in serviceable condition. However, the timing mechanisms of the dryer cannot be thoroughly checked. Request the sellers to disclose if it is working properly.
- The clothes washing machine was run through a cycle and appeared to be in serviceable condition. However, the timing mechanisms of the washer cannot be thoroughly checked. Request the sellers to disclose if it is working properly.

Kitchen ventilation:

- Exhaust fan discharges to the exterior

INTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



110. Exhaust fan discharges to the exterior

Bathroom ventilation:

- Bathroom fan(s) operated and have good air flow



111. Bathroom fan(s) operated and have good air...



112. Bathroom fan(s) operated and have good air...

Laundry room ventilation: • Clothes dryer vented to exterior • Monitor: Insure the dryer has good air flow at the output (exterior vent), the vent ducts can get clogged and cause the dryer to fail prematurely

Counters and cabinets: • Newer Granite counter tops • The general condition of the kitchen counter tops and cabinets are in a serviceable condition

Stairs and railings:

- The general condition of the interior stairs and railings appeared to be in serviceable condition at the time of the inspection.

INTERIOR

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



113. The general condition of the interior stair...



114. Good Condition



115. Stairs Are In excellent Condition

Recommendations

RECOMMENDATIONS \ General

71. Condition: • Evidence of rodent habitation

An all too common issue here in Colorado all animal life want to enter warm heated areas.

72. Condition: • ENTHALPY MOLD/VOC Air Quality test was performed

(This is an add-on) Results pending (Example)



116. A PRISM MOLD/VOC Air Quality test was...

EXHAUST FANS \ General notes

73. Condition: • Good ventilation is absolutely essential to good indoor air quality. It is imperative to exhaust the humidity, gases from cooking or gas stoves, off-gassing(formaldehyde) of new furniture/flooring and other building materials. Building code does not always require exhaust fans in bathrooms/laundry areas if a window is installed, here in Colorado we recommend installing exhaust fans in these areas anyway as we rarely open windows during freezing temperatures. We have observed most kitchens have only recirculating fans via a range hood or the microwave, a fan that exhausts to the exterior will promote your best indoor air quality. Whole house fans are a excellent option when installation is possible.

SITE INFO

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Description

General: • Multiple upgrades and remodeling has been accomplished • Clean and well maintained • Overall good condition

Weather: • Sunny • Ground was dry • There has been no rain in last week.

Approximate temperature: • 94°

Attendees: • Buyer's and family/friends • Buyer's Agent • Seller's Agent • Sewer mainline inspector

Access to home provided by: • Seller's agent

Occupancy: • There was no one home during the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 10:00 a.m.

Approximate inspection End time: • The inspection ended at 2:00 p.m.

Approximate age of home: • 1-120 Years old

Approximate date of construction: • 1890-2023

Approximate size of home: • 500SqFt- 6000SqFt

Building type: • Detached home • Attached home • Town home • High-rise condominium • Townhouse condominium • Manufactured home • COMMERCIAL BUILDING

Number of stories: • 1 • 1 ½ • 2 • Three • Multiple

Garage, carport and outbuildings: • Attached garage • Attached one-car garage • Attached two-car garage • Attached three-car garage • Detached garage

Description

General: • A Chart & Graph has been provided to the buyers • Description of the Radon Test Process:

The purpose of the initial short-term radon measurement is to determine in a two to seven day period if a dwelling contains high concentrations of radon gas. If the average of the measured radon level is 4.0 pCi/L or higher, the EPA recommends further action be taken.

Protocols for Deployment of Radon Detectors:

The EPA stipulates that "closed house conditions" must be maintained during short-term radon measurements. If the measurement period is less than four days, "closed house conditions" must be initiated 12 hours prior to starting the test. The EPA defines "closed house conditions" as:

- All windows must be kept closed and doors opened only long enough to go in and out.
- Exhaust fans, window fans, or whole-house fans should not be operated.
- Fireplaces (unless they are the primary heat source) must not be used and the dampers must be closed.
- Permanent radon mitigation systems should be functioning (on) for at least 24 hours prior to and during the measurement period. In addition, measurements of less than 4 days should not be conducted during times of severe weather.

To make a short-term measurement, the radon test device was placed in the lowest lived-in area of the house, i.e., the lowest area, which residents now use or which could be readily adapted for use. In many houses this lowest lived-in area is the basement, if it is lived-in or if it can be converted into living space without major modification. The exact location of the test devices will be described below in the report details.

The radon test device will be located at least 20 inches above the floor, not closer than 12 inches to the ceiling; and away from the exterior walls, doors and windows. Bathrooms, kitchens, laundry rooms, cellars, garages, or crawl spaces are not suitable measurement locations. In addition, the detector should not be touched, moved, or manipulated in any way as to interfere with its performance. Tamper indicating controls have been installed, and the test results may be ruled invalid if closed-house conditions were not maintained or the detectors were disturbed during the testing period.

We are required to explain these closed-house conditions to a responsible occupant of the house to be tested or their designated representative prior to initiating a short-term screening test. A letter describing these test conditions was left for the occupant of the home.

You have authorized Kidston Home Inspection, LLC to perform Radon Testing & Measurement services at the report inspection address. It is understood that the results of the test(s) will reflect radon levels in the Property during the time and duration of the test only, and that radon levels may change in the future due to natural causes. It is also understood that the accuracy of the results depend upon "closed house conditions" being maintained during the test(s). Kidston Home Inspection, LLC shall not be held responsible for damages: (a) caused by or related to radon in the home, (b) related to differences between radon levels determined in other tests performed in the Property and the tests authorized by this agreement, or (c) related to health problems which might have been aggravated or caused by radon.

Monitor Placement: • Basement Bedroom

RADON

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Measurement Period: • 48 hour

Type: • CRM (Continuous Radon Monitoring) SUN NUCLEAR 1028

Recommendations

RECOMMENDATIONS \ General

74. Condition: • [A 48 hour radon test indicated an average Radon level over 4.0 Picocuries, the EPA recommends](#) installing a Radon mitigation system. See chart & graph in the appendix of this report.

What is Radon? Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. For more information, consult the Environmental Protection Agency (E.P.A.) <http://www.epa.gov/radon/pubs/citguide.html>

The EPA average Radon Levels Were at 13.4 pCi/L. Chart and graph in the appendix.

Implication(s): Health/Safety Hazard

Task: Contract a Radon mitigation professional and have a radon mitigation system installed

END OF REPORT

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

Continuous Radon Monitor

Model Number: 1028

Calibration Date: 09/09/2020

Monitor Time: 3/29/2021 17:40

Serial Number: 55540092

CF: 2.80

Inspection Company

KIDSTON HOME INSPECTIONS

11361 N. Brownstone Dr.

Parker, Colorado-80138

Phone Number: 303-808-7862

License Number: N/A

Billing Information

Tim & Lindsay

Brownstone Dr.

Parker

Site Information

Tim & Lindsay

Brownstone Dr.

Parker

Site & Condition

Wind: NA

Year Built: NA

Mitigation System: Not Installed

SqFt: NA

Atmospheric Condition: NA

Structure Type: NA

Monitor Location: NA

Test Summary

Start Time: 03/27/2021 13:14

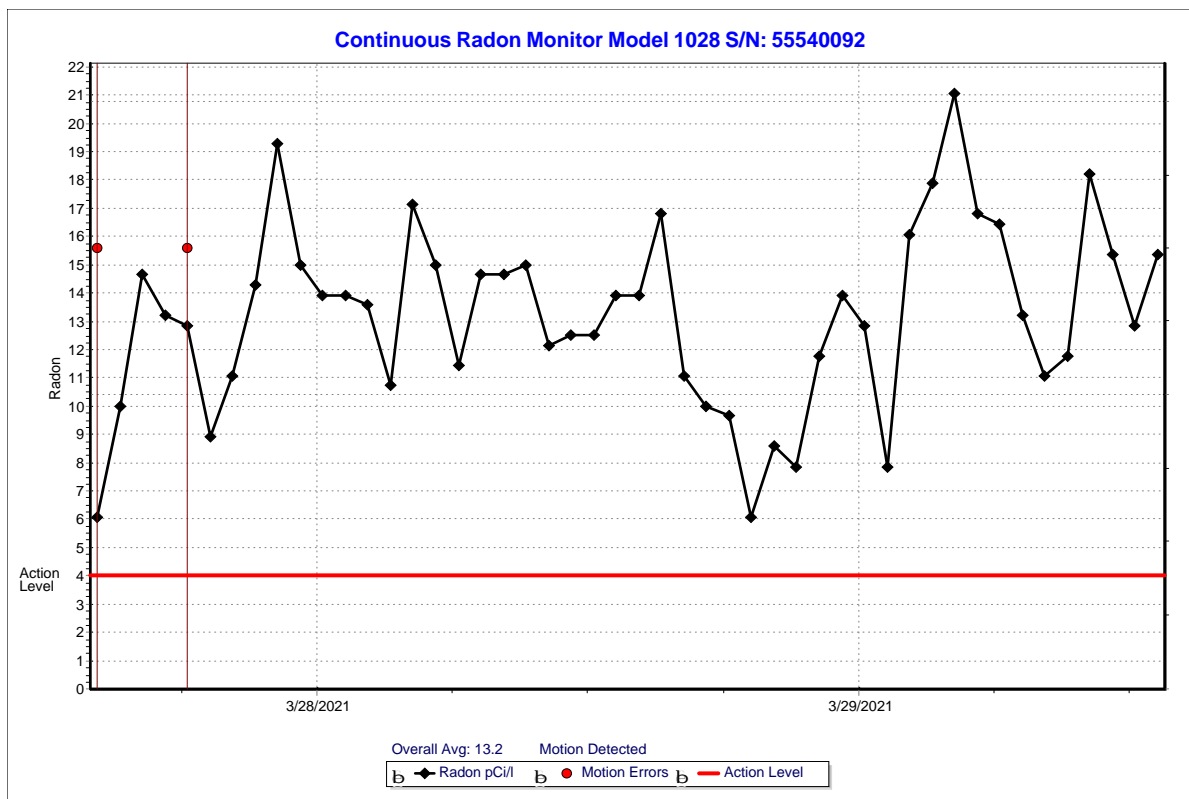
End Time: 03/29/2021 13:14

Measurement Interval(hr): 1.0

Exposure Time: 2 Days 0 hrs

Overall Avg: 13.2 pCi/l

EPA Avg: 13.4 pCi/l



APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

***** 03/27/2021 *****

Time	Counts pCi/l	Flags
14:14	6.1	M
15:14	10.0	
16:14	14.6	
17:14	13.2	
18:14	12.9	M
19:14	8.9	
20:14	11.1	
21:14	14.3	
22:14	19.3	
23:14	15.0	

***** 03/28/2021 *****

Time	Counts pCi/l	Flags
00:14	13.9	
01:14	13.9	
02:14	13.6	
03:14	10.7	
04:14	17.1	
05:14	15.0	
06:14	11.4	
07:14	14.6	
08:14	14.6	
09:14	15.0	
10:14	12.1	
11:14	12.5	
12:14	12.5	
13:14	13.9	
14:14	13.9	
15:14	16.8	
16:14	11.1	
17:14	10.0	
18:14	9.6	
19:14	6.1	
20:14	8.6	
21:14	7.9	
22:14	11.8	
23:14	13.9	

***** 03/29/2021 *****

Time	Counts pCi/l	Flags
00:14	12.9	
01:14	7.9	
02:14	16.1	
03:14	17.9	



APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE

***** 03/29/2021 *****

Time	Counts pCi/l	Flags
04:14	21.1	
05:14	16.8	
06:14	16.4	
07:14	13.2	
08:14	11.1	
09:14	11.8	
10:14	18.2	
11:14	15.4	
12:14	12.9	
13:14	15.4	

Error Flags:

M Motion:

Inspector Signature _____

PC Software Version: 2.2.0

Embedded Software Version: 109

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



CLIENT:

ADDRESS: 140 S Moline ST
Aurora, CO 80012

Need a Sewer Diagnosis?...
Let Us Give You the Best Prognosis

DATE: 07/06/21

INSPECTOR: Ryan

JOB NUMBER: 1,136

ACCESS: Garage

☒ TRANSITION 4'

☐ SEPTIC

☐ CITY TAP

☒ HOA 25

INTERNAL MAINLINE:

ABS construction displays proper pitch and graded flow with intact joints with no low points, offsets or flow restrictions.

RECOMMENDATIONS:

None

TRANSITION:

ABS to SDR 35 PVC connection is aligned properly with smooth flow over the joint with no offsets, flow restrictions or visible leakage at this time.

LOCATES:

None

EXTERNAL MAINLINE:

SDR 35 PVC construction displays proper pitch and graded flow with intact joints with no low points, offsets or flow restrictions.

NOTES:

None

CITY TAP:

PVC to PVC connection is aligned properly with smooth flow into the HOA main with no offsets or flow restrictions.

PAYMENT TYPE:

☐ CHECK #:

☐ CREDIT CARD #:

☐ CASH

TOTAL:

\$

[140 S Moline ST, Aurora, CO 80012 sewer inspection. VIDEO LINK](#)

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Home Air Analysis For: J Cantrell 2258
Home Tested: 485 W. Maple Ave.
Boston, MA 25478

Sampling Professional: Alex Carter
Prism Analytical Technologies
2625 Denison Drive
Mt. Pleasant, MI 48858

Report Number: 6010

Thank you for using IAQ Home Survey!
If you have questions about your report,
please contact your service provider who
performed this test.

Client Sample ID: Main Floor
Sample Volume (L): 24.0
Date Sampled: 10/19/2021
Sample Type: TDT 153J
Sample Condition: Acceptable

Receive Date: 10/21/2021
Approve Date: 10/21/2021
Scan Date: 10/21/2021
Report Date: 10/23/2021

IAQ Home Survey™ is one of the most advanced, trusted air testing products on the market today for identifying chemical sources and active mold growth in a home. Many indoor air quality (IAQ) issues identified by IAQ Home Survey can be easily remediated or eliminated. This test is an invaluable tool for homebuyers, homeowners, and renters because it provides important information on potential contamination issues in the home that cannot be detected by a visual inspection alone. Acting upon the information in this report will enable you to dramatically improve the air quality in your home, creating a healthier environment for you and your family.

Your Indoor Air Quality Report Summary

Your Indoor Air Quality Report has several sections describing different aspects of your home's air quality. A summary of this data is provided below, additional information and descriptions are included in the full report.

Total Volatile Organic Compounds (TVOC) Level

TVOC is a general indicator of the IAQ in your home (see page 2).

Total VOCs 2400 ng/L

Total Mold Volatile Organic Compounds (TMVOC) Level

TMVOC is an assessment of the actively growing mold in your home (see page 3).

Total MVOCs 7 ng/L

Contamination Index (CI) Level

The CI shows the types of air-contaminating products and materials that are present in your home (see pages 5, 6, and 7). These levels are estimates based on common home products and activities.

Building Related Sources

See page 5 for more detail.

M	Coatings (Paints, Varnishes, etc.)
N	PVC Cement
N	HFCs and CFCs (Freons™)

Mixed Building and Lifestyle Sources

See page 6 for more detail.

N	Building Materials-Toluene Based
N	Gasoline
N	Fuel Oil, Diesel Fuel, Kerosene
N	Moth Balls (Naphthalene Based)
N	Moth Crystals (p-Dichlorobenzene Based)
H	Light Hydrocarbons
N	Light Solvents
N	Methylene Chloride

Lifestyle Related Sources

See page 7 for more detail.

N	Personal Care Products
M	Alcohol Products
N	Odorants and Fragrances
N	Dry Cleaning Solvents
N	Medicinals

Note: Severity begin at Normal or Minimal and progress through Moderate, Elevated, High and/or Severe. The color progression from green to red indicates results that are increasingly atypical and suggest potentially higher risk.

All Severity classifications are based on empirical data and should not be taken as a pass/fail or conformance to a published specified limit.

Normal	Moderate	Elevated	High	Severe
--------	----------	----------	------	--------

Enthalpy Analytical, LLC (MTP), the creator of IAQ Home Survey, has been performing air quality assessments to industry and environmental consultants since 1995. Enthalpy Analytical, LLC (MTP) (ID 166272) is accredited by the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC in the Industrial Hygiene accreditation program for GC-MS Field of Testing as documented by the Scope of Accreditation [Certificate](#) and associated Scope. This analysis references methods EPA TO-17 and ISO 16000-6, which fall within the Scope of Accreditation.

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Total Volatile Organic Compounds (TVOC)

Your TVOC Level is: 2400 ng/L

IAQ needs improvement; effect on occupants is possible; reduce potential sources and increase ventilation.

Your Indoor Air Quality Level (Highlighted)

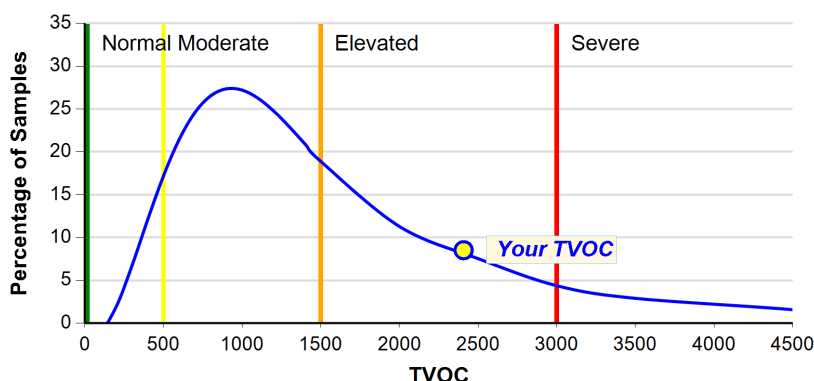
Normal
< 500 ng/L

Moderate
500 - 1500 ng/L

Elevated
1500 - 3000 ng/L

Severe
> 3000 ng/L

All IAQ Survey TVOC
Air Quality Indicator



The average TVOC is 1900 ng/L

This chart represents the TVOC distribution of over 45,000 samples. Over 80% of these samples indicate improvements in IAQ are necessary to achieve the goal of TVOC less than 500 ng/L.

The chart above shows the TVOC levels for all homes tested using IAQ Home Survey. Results for this air sample are displayed on the chart as a yellow circle. The blue curved line represents the relationship between the percentage of homes (indicated on the vertical y-axis) and the TVOC level (indicated on the horizontal x-axis). The green, yellow, orange, and red vertical bars represent divisions between Normal, Moderate, Elevated, and Severe TVOC levels. As the TVOC value increases, individuals may experience aggravated health problems, and therefore, the need to address VOC issues becomes more critical. However, reductions in VOCs can be made at any level.

No government or organization has specified a TVOC limit for indoor air. However, the U.S. Green Building Council (USGBC) has set 500 ng/L as the recommended TVOC limit.

In general:

- < 500 ng/L IAQ is acceptable for most individuals; however, chemically sensitive persons may require lower levels.
- 500 - 1,500 ng/L some effects on the occupants is possible.
- > 1,500 ng/L IAQ should be improved.

Note: These levels are based on observed health effects and have been determined from a combination of published data and the statistical distribution of TVOC concentrations from the IAQ Home Survey methodology.

The presence of chemicals in your home can cause a wide range of problems, from an unpleasant odor to physical symptoms (burning and irritation in the eyes, nose, and throat; headaches; nausea; nervous system effects; severe illness; etc.). Anyone with respiratory issues like asthma or allergies, as well as children, the elderly, and pregnant women are more susceptible to poor indoor air quality than healthy individuals.

Click [here](#) for more information about VOCs.

The Contamination Index (CI) in the next pages of this report will help guide you through determining what types of products or materials in the home could be problematic for your IAQ, and will provide some recommendations to help reduce or eliminate them.

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™

Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Total Mold Volatile Organic Compounds (TMVOC)

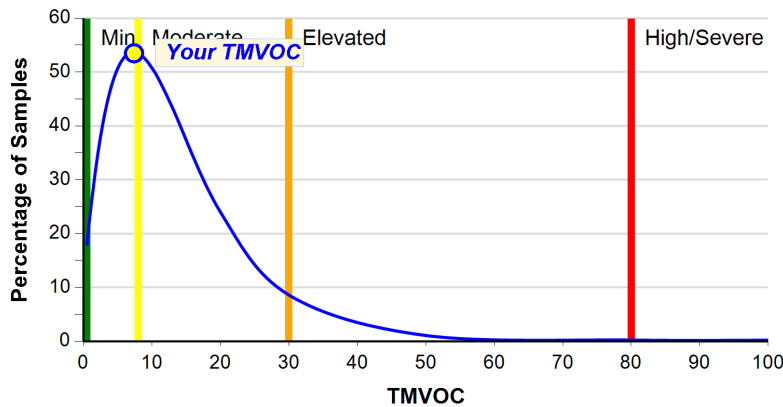
Your TMVOC Level is: 7 ng/L

Actively growing molds may be present, but are at or below levels found in most homes and working environments.

Your Active Mold Level (Highlighted)

Minimal	Active-Moderate	Active-Elevated	Active-High	Active-Severe
< 8 ng/L	8 - 30 ng/L	30-80 ng/L	80 - 150 ng/L	> 150 ng/L

All IAQ Survey TMVOC Active Mold Growth Indicator



The average TMVOC is 10 ng/L

This chart represents the TMVOC distribution of over 45,000 samples. Approximately half the samples indicate that some active mold growth is occurring at the time of sample collection.

The chart above shows the TMVOC level for all homes tested using IAQ Home Survey. Results for this air sample are displayed on the chart as a yellow circle. The blue curved line represents the relationship between the percentage of homes (indicated on the vertical y-axis) and the TMVOC level (indicated on the horizontal x-axis). For example, a TMVOC of 20 ng/L is reported in ~20% of the samples. The green, yellow, orange, and red vertical bars represent divisions between Minimal, Moderate, Elevated, and High/Severe TMVOC levels.

Molds can be found anywhere in the indoor environment as long as there is a source of water or moisture. Molds produce spores, VOCs (during the metabolic or digestive processes of mold), and mycotoxins (typically when the mold is threatened).

This test detects only the VOCs produced by actively growing molds and does not represent spores or mycotoxins. The TMVOC value is the sum of a select set of VOCs emitted by most molds while growing (when mold is in an inactive or dormant state it does not produce many MVOCs).

The presence of moisture is the primary factor in mold growth, controlling moisture and dampness is the only way to consistently control or limit mold growth.

Click [here](#) for more information about molds and mold VOCs.

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Contamination Index™

The Contamination Index™ (CI) shows the types of air-contaminating products and materials that are present in your home. Each CI category shows the approximate contribution of that category to the TVOC level, indicates how your home compares to thousands of other homes, and provides some suggestions for where these products and materials might be found. The CI is divided into three main source groups: Building-Related Sources, Mixed Building and Lifestyle Sources, and Lifestyle Sources.

1. Building-Related Sources are those that are typically part of the structure of the home and may be more difficult to reduce in the short term. Recent construction or renovation often increases the CI categories in this group to the Elevated, High, or Severe levels. VOCs from these activities often decrease substantially in the month following use/application of these products, especially if the area is flushed with air to dissipate the VOCs off gassed from the new products or materials.

2. Mixed Building and Lifestyle Sources are those that could belong to either category and investigation on your part may be necessary to determine which source is more likely. Recent construction or renovation can often contribute to other source categories in addition to Building-Related Sources.

3. Lifestyle Sources are those that the occupants of the home bring into the home and can usually be readily identified and remediated. Recent construction or renovation can often contribute to other source categories in addition to Building-Related Sources.

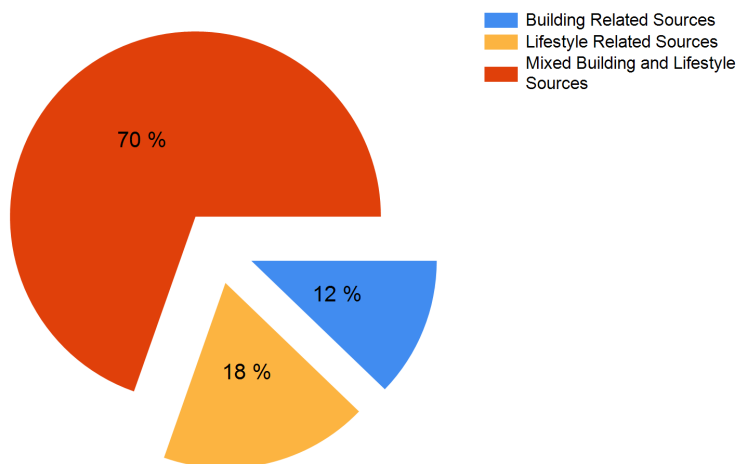
It is possible for a category listed in one source group to belong to another source group. For example, the 'Coatings' category is in the Building source group because the largest contribution is typically the paint on the walls, but cans of paint stored in a basement or garage could be considered part of the Lifestyle sources group. Always consider all possible sources for a particular CI category.

The CI classifications begin at Normal and progress through Moderate, Elevated, High and Severe. These severity classifications are determined using a combination of statistical data gathered from thousands of samples and health information specific to each CI category.

Since there are potentially many sources of VOCs, homes can often be re-contaminated even after sources have been removed because new products are constantly being brought into the home. Home occupants and homebuyers should take note of this fact, and view IAQ as a continuous improvement process.

The chart below depicts the distribution of the Contamination Index source groups. These source groups are estimates and may not indicate all of the VOCs in your air sample.

Contamination Index Source Groups



APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Contamination Index™ Building Sources

Use the Contamination Index (CI) below to help you find products in your home that may be affecting your indoor air quality. Removing or reducing these products will improve your air quality. The concentrations reported here are approximate and may not add up to the TVOC value on page 2 of this report. These categories are typically part of the structure of the home and may be more difficult to reduce in the short term. Recent construction or renovation will often cause these categories to be elevated. The CI classifications begin at Normal and progress through Moderate, Elevated, High and Severe. These severity classifications are determined using a combination of statistical data gathered from thousands of samples and health information specific to each CI category. Levels indicated as Elevated, High, or Severe should be immediately addressed, and those listed as Moderate are areas that can be improved over time.

Building Related Sources	Contamination Index Category	Estimated VOC Level (ng/L)	Severity	Description and Suggestions for VOC Reduction
	Coatings (Paints, Varnishes, etc.)	270	Moderate	Includes interior and exterior paints (including low- or no-VOC paints), varnishes, lacquers, some sealants, and other products that can be classified as a coating over a surface. Typically, VOCs from these products are in the 10 to 14 carbon size range and can linger for several months, sometimes longer. Ventilate as much as possible during and after application of these products and dispose of opened but unused products and related supplies if possible or store in areas that will minimize off gassing. There is some overlap between chemical compounds associated with 'Coatings (Paints, Varnishes, etc.)' and those found in 'Fuel Oil, Diesel Fuel, Kerosene.'
	PVC Cement	0	Normal	PVC cement is used to join pieces of PVC pipe together, usually for plumbing.
	HFCs and CFCs (Freons™)	3	Normal	Most often used as refrigerants for air conditioners and refrigerator/freezers and propellants for blown-in insulation, cushions, aerosol cans, etc. Many of these chemical compounds are being phased out because of the Montreal Protocol.

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Contamination Index™ Mixed Building and Lifestyle Sources

Use the Contamination Index (CI) below to help you find products in your home that may be affecting your indoor air quality. Removing or reducing these products will improve your air quality. The concentrations reported here are approximate and may not add up to the TVOC value on page 2 of this report. These categories could belong to either the Building or Lifestyle groups so additional investigation may be necessary to determine which source is more likely. The CI classifications begin at Normal and progress through Moderate, Elevated, High and Severe. These severity classifications are determined using a combination of statistical data gathered from thousands of samples and health information specific to each CI category. Levels indicated as Elevated, High, or Severe should be immediately addressed, and those listed as Moderate are areas that can be improved over time.

Contamination Index Category	Estimated VOC Level (ng/L)	Severity	Description and Suggestions for VOC Reduction
Building Materials-Toluene Based	0	Normal	Adhesives and glues used in construction and maintenance, arts and crafts; adhesive removers; contact cement; sealants; coatings (paint, polyurethane, lacquer, thinner); automotive products, including parts cleaners. Additional sources include gasoline and other fuels.
Gasoline	17	Normal	VOCs from gasoline are typically a result of off-gassing from gas containers and gas-powered equipment such as lawnmowers, snow blowers, mini-bikes, etc. that are stored in attached garages or basements. Does not include exhaust emissions. These items should be stored externally to the home. Additionally, gasoline VOCs can linger on clothing after refueling an automobile at a gas station. Gasoline includes chemical compounds that are also included in the 'Light Solvents' category.
Fuel Oil, Diesel Fuel, Kerosene	0	Normal	Often found in garages and basements. These fuels are not very volatile so will not readily get into the air, but they can linger for a long time and produce a strong, unpleasant odor. Does not include exhaust emissions. There is some overlap between chemical compounds associated with 'Fuel Oil, Diesel Fuel, Kerosene' and those found in 'Coatings (Paints, Varnishes, etc.).'
Moth Balls (Naphthalene Based)	0	Normal	Napthalene based moth balls. May be present with p-Dichlorobenzene-based moth crystals.
Moth Crystals (p-Dichlorobenzene Based)	0	Normal	p-Dichlorobenzene based moth crystals. May be present with Naphthalene-based moth balls.
Light Hydrocarbons	1400	High	Building materials; aerosol cans; fuel for cooking/camping/lighters; liquefied petroleum gas (LPG); refrigerant; natural gas; propellant; blowing agent. Recent renovation or construction may increase these levels. Increase ventilation during and after use of these products. Although these chemical compounds typically do not represent significant health impacts, their presence can indicate larger problems. Includes chemical compounds such as propane, butane, and isobutane.
Light Solvents	160	Normal	Stoddard solvent; mineral spirits; some coatings (paints, varnish, enamels); wax remover; adhesives; automotive products; light oils. Typically, VOCs from these products are in the 6 to 9 carbon size range.
Methylene Chloride	0	Normal	Automotive products; degreasing solvent; paint stripper; adhesive remover; aerosol propellant; insecticide.

Mixed Building and Lifestyle Sources

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	APPENDIX	REFERENCE						



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Contamination Index™ Lifestyle Sources

Use the Contamination Index (CI) below to help you find products in your home that may be affecting your indoor air quality. Removing or reducing these products will improve your air quality. The concentrations reported here are approximate and may not add up to the TVOC value on page 2 of this report. These categories are typically brought into the home by the occupants and can often be readily identified and removed or contained. The CI classifications begin at Normal and progress through Moderate, Elevated, High and Severe. These severity classifications are determined using a combination of statistical data gathered from thousands of samples and health information specific to each CI category. Levels indicated as Elevated, High, or Severe should be immediately addressed, and those listed as Moderate are areas that can be improved over time.

Lifestyle Related Sources	Contamination Index Category	Estimated VOC Level (ng/L)	Severity	Description and Suggestions for VOC Reduction
	Personal Care Products	140	Normal	Soap, deodorant, lotions, perfumes, hair coloring supplies, nail care supplies, oral hygiene products, etc. These products contain many VOCs that will dissipate if use is discontinued or reduced. Consider storing these products in a closed container when not in use, and dispose of unused products. Also, run an exhaust fan or open a window when using these products.
	Alcohol Products	190	Moderate	Household cleaning products, antiseptic wipes, hand sanitizers, some solvents, reed diffusers, consumable alcohol, and some pharmaceuticals. These concentrations will be reduced by removing unnecessary products or proper storage of those materials in closed airtight containers. Promptly rinse empty alcoholic beverage containers and place outside if possible. Consolidate cleaning products to the essentials.
	Odorants and Fragrances	70	Normal	VOCs in this category can be found in scented candles, potpourri, air fresheners, scented cleaning products, and scented personal care products. Consider reducing use of scented products and store unused products in a tight fitting container.
	Dry Cleaning Solvents	0	Normal	Typical dry-cleaning methods employ the use of carcinogenic chemicals. Dry-cleaning should be allowed to vent outside, without plastics bags, before being placed inside.
	Medicinals	0	Normal	Ointments and creams, topical first aid/pain relievers.

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Significant VOCs

Based upon your specific home air analysis, the chemical compounds listed below are significant contributors to the TVOC level reported on page 2 of your IAQ Home Survey Report or are indicative of specific types of products or problems. Compounds from a variety of chemical classes are represented here, although only the most common or most notable are specifically listed. These chemical compounds may come from a variety of sources as shown in the Contamination Index section of this report.

Locating and removing the source of the chemical compound is the most effective way to reduce the concentration of that chemical compound. If removing the source is not possible, try to contain it in some way (e.g., placing the source in an air-tight container when not in use). In addition, many homes have insufficient ventilation so increasing the amount of outside air or filtering or purifying re-circulated inside air will almost always reduce the TVOC. Since VOCs may continue to off-gas even when the sources are stored, ventilation and air-purification methods may need to be employed continuously in order to keep the VOC levels low.

The Chemical Abstracts Service (CAS) registry number after the chemical compound name in the table below is a unique identifier for that chemical compound and is often the best means to search for additional information. The two VOC levels in the table below (ng/L and ppb) are different ways of describing the same concentration.

Compound	CAS	Estimated VOC Level (ng/L)	Estimated VOC Level (ppb)	Description
Isobutane	75-28-5	1300	520	Gasoline and fuel additive; aerosol propellant; refrigerant; cooking/camping/lighter fluids
Ethanol	64-17-5	190	100	Cleaners, especially antiseptic wipes; personal care; consumable alcohol; some solvents; renewable gasoline component; pharmaceuticals
Butane (C 4)	106-97-8	75	31	Aerosol propellant; cooking/camping/lighters fluids; liquefied petroleum gas (LPG); refrigerant; food additive
a-Pinene	80-56-8	32	6	Pine lumber; fragrances and essential oils; solvents; insecticides
Acetone	67-64-1	28	11	Personal care, especially nail care; cleaners; paints and coatings; strippers and thinners; PVC cleaner; caulks and adhesives; wood filler; solvent
Propane	74-98-6	23	13	Fuel, Liquefied Petroleum Gas (LPG); aerosol and spray propellant
Limonene	138-86-3 or 5989-27-5	22	4	Limonene (CAS 138-86-3) or d-Limonene (CAS 5989-27-5)Fragrances; paints and coatings; cleaners; solvent; preservative

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Supplemental Information: Odorants

Many chemical compounds have odors associated with them, some pleasant and some unpleasant. These odors can combine to create different odors, making odor identification more difficult. The odor descriptions for the compounds reported in this air sample are listed below as well as some of the more common sources.

Compound	CAS	Conc. (ppb)	Odor Range (ppb)	Odor Description
Acetone	67-64-1	11	400 - 11,745,000	sweet, fruity, etherous
Butane (C 4)	106-97-8	31	421 - 5,048,000	natural gas
Ethanol	64-17-5	100	90 - 40,334,000	vinous, alcohol
Limonene	138-86-3 or 5989-27-5	4	2 - 310	lemon, plastic, citrus, rubber, terpeny
Propane	74-98-6	13	1,497,000 - 19,964,000	natural gas

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Sample Report

IAQ Home Survey™
Predict™

Client Sample ID: Main Floor
Laboratory ID: 6010-4

Supplemental Information: EPA Hazardous Air Pollutants (HAPs)

Hazardous air pollutants, also known as toxic air pollutants or air toxics, are those pollutants that are known or suspected to cause cancer or other serious health effects, such as reproductive effects or birth defects, or adverse environmental effects. Listed below are those HAPs that were detected with the IAQ Home Survey VOC test, this list does not include all HAPs. The '<' (less than) symbol in the 'Estimated VOC Level' columns indicates that compound is below the reporting limit for this air sample. For more information about HAPs visit the EPA [Air Toxics website](http://www.epa.gov/airtoxics). The exposure limits listed below can also be found in the [NIOSH Guide to Chemical Hazards](http://www.niosh.gov/publications/chemical_hazards). The HAPs in the table below may also be listed as Significant VOCs if the concentration of that chemical compound is greater than the threshold level for a Significant VOC.

Compound	CAS	Estimated VOC Level (ng/L)	Estimated VOC Level (ppb)	NIOSH Exposure Limit	Description
Hexane (C 6)	110-54-3	4	1	180,000 ng/L (50,000 ppb)	Solvent; adhesive; grease; lubricant; paints and coatings; petroleum fuel component
1,2-Dichloroethane	107-06-2	1	0.3	Carcinogen; 4,000 ng/L (1,000 ppb)	PVC production; solvent for rubber, insecticides, oils, waxes, gums, resins; rug and upholstery cleaners
Toluene	108-88-3	2	0.6	375,000 ng/L (100,000 ppb)	Gasoline; adhesives (building and arts/crafts); contact cement; solvent; heavy duty cleaner

*These results pertain only to this sample as it was collected and to the items reported.
These results have been reviewed and approved by the Laboratory Director or approved representative.*

This analysis was performed by Enthalpy Analytical, LLC (MTP). The results contained in this report are dependent upon a number of factors over which Enthalpy Analytical, LLC (MTP) has no control, which may include, but are not limited to, the sampling technique utilized, the size or source of sample, the ability of the sampler to collect a proper or suitable sample, the compounds which make up the TVOC, and/or the type of mold(s) present. Therefore, the opinions contained in this report may be invalid and cannot be considered or construed as definitive and neither Prism, nor its agents, officers, directors, employees, or successors shall be liable for any claims, actions, causes of action, costs, loss of service, medical or other expenses or any compensation whatsoever which may now or hereafter occur or accrue based upon the information or opinions contained herein.

© Copyright 2021, Enthalpy Analytical, LLC (MTP), All rights reserved.

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Parker Water and Sanitation District 18100 E Woodman Dr Parker CO, 8013

Certificate of Results

Customer: Private Customer

Fax Number:

Contact:

24345 Emerald Trail

Sample ID: 18070209-001

Date Collected: 7/9/2018

Location: Private Residence

Parameter	Result	Units	Method	Analysis Date
Coliform, Colilert Total	Absent	cfu/100ml	SM 9223	7/10/2018
Coliform, Colilert Ecoli	Absent	cfu/100ml	SM 9223	7/10/2018

Sample ID: 18070305-001

Date Collected: 7/5/2018

Location: Private Residence

Parameter	Result	Units	Method	Analysis Date
Nitrate	0.05	mg/L as N	EPA 300.1	7/7/2018
Lead	<1	µg/L	EPA 200.8	7/9/2018

Approved By:

Title: Laboratory Supervisor

Date: 7/10/2018

We appreciate the opportunity to provide you with this analysis. If you have any questions concerning this report, please do not hesitate to call us at: 303-841-2058

Tuesday, July 10, 2018

Page 1 of 1

APPENDIX

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

APPENDIX

REFERENCE



Parker Water and Sanitation District 18100 E Woodman Dr Parker CO, 8013

Certificate of Results

Customer: Private Customer

Fax Number:

Contact:

24345 Emerald Trail

Sample ID: 18070305-001

Date Collected: 7/5/2018

Location: Private Residence

Parameter	Result	Units	Method	Analysis Date
Nitrite	<0.05	mg/L as N	EPA 300.1	7/7/2018

Approved By:

A handwritten signature in black ink, appearing to be "J. D. Smith", written over a horizontal line.

Title: Laboratory Supervisor

Date: 7/11/2018

We appreciate the opportunity to provide you with this analysis. If you have any questions concerning this report, please do not hesitate to call us at: 303-841-2058

Wednesday, July 11, 2018

Page 1 of 1

REFERENCE LIBRARY

12345 Address, Denver and all metro areas, CO July 4, 2023

Report No. 1498, v.2

www.kidstonhomeinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

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