



HomeTeam
INSPECTION SERVICE

9250 Dunhill Ct. • Colorado Springs, CO 80920

719-598-7633 • Fax: 719-522-1145

www.hometeaminspection.com/whitbeck

E-mail: ht586@hometeaminspection.com

January 28, 2010

Mr. Dwayne McAtee
Mrs. Danielle McAtee

**RE: 6441 Pulpit Rock Dr.
Colorado Springs, Co 80918
Inspection #: 586-012010-0028**

Dear Mr. and Mrs. McAtee:

On 1/28/2010 The HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

The HomeTeam Inspection Service

Scott Whitbeck

File Number: **586-012010-0028**
Address of Inspection: **6441 Pulpit Rock Dr.**

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam® client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.



Front view of the home

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be

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disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

All items designated for inspection in the ASHI (American Society of Home Inspectors) Standards of Practice, which was present at the time of inspection, were inspected unless noted in this report.

The inspected property consisted of a quad-level wood-framed structure with channel cedar siding and plywood siding that was occupied at the time of the inspection. There were no major visual defects on the visible portions of the siding. The exterior wall covering was properly sealed and the bottom siding flashing was in acceptable condition and installed correctly. The exterior trim was found to be in satisfactory condition and the exterior window and door caulking was in fair to good condition.

The approximate temperature at the time of the inspection was 20 to 25 degrees Fahrenheit, and the weather was snowing. The utilities were on at the time of the inspection. The buyer and their agent were present during the inspection.

The home was situated on a level to lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The age of the home, as reported by the building permits was said to be 31 years old.

There was a concrete walkway leading to a wood porch in the front of the home. There were no major visual defects observed in the walkway or the front entry way.

SITE FYI:

Any system of grading or landscaping that creates positive drainage away from the foundation will help keep a basement dry. Soil level should be approximately 6" below the bottom sill plate should not touch wood surfaces. Flower beds, loose mulch areas, railroad ties and other landscape items close to the foundation may trap moisture and contribute to wet basements. To establish a positive grade., proper slope away from the house is 1" per foot for approximately 5 to 6 feet.

DRIVEWAY:

There was a concrete driveway in the front of the home which led to the attached garage. There were no major visual defects observed in the driveway.

NOTE:

Small cracking of the driveway can be considered common due to expansive soils and ground movement. The driveway is usually not a part of the homes foundation or support structure.

GARAGE:

The attached garage was designed for two cars with access provided by one overhead-style door. The Chamberlain brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The concrete garage floor was in good condition.

There were no major visual defects observed in the garage or the door mechanisms.

PATIO:

There was a concrete patio located in the back of the home. Small cracking is common on patio concrete and the patio is typically not part of the homes foundation or structure. Patio concrete should always be sloped away from the home and foundation to help prevent water from entering the basement area.

There were no major visual defects observed to the patio.

DECKS:

There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. The main deck header was bolted to the home using properly sized lag bolts. The deck joists were properly attached to the structure with joist hangers. The deck boards were properly attached to the deck joists using wood screws.

The deck piers however, were only constructed of temporary concrete footers which are considered to not properly support the deck structure according to normal construction practices. These type of footers are subject to freezing and premature failure. We recommend that the deck be evaluated and repaired as necessary by a reputable contractor prior to closing. See attached photo on the next page of this report.



Deck supports are not standard construction type

NOTE:

The deck should also be cleaned and sealed on a regular basis to prevent any further deterioration of the wood.

ROOF STRUCTURE:

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from roof level. The age of the roof covering, as reported by the building permits, was approximately 9-10 years. There were two layers of shingles on the roof at the time of the inspection.

There was no curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were near the middle of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. Roofs coverings should be checked in the spring and fall seasons for any missing shingles, damaged coverings and visible roof felt. Manufactured trusses (if applicable) are composed of wood members and metal gusset plates to connect them. They are not designed to be altered during their lifetime.

There were no major visual defects detected on the exterior of the roof.

GUTTERS:

The roof drainage system consisted of aluminum and galvanized metal gutters and downspouts which appeared to be functional and clean at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure.

There were no major visual defects observed on the visible portions of the gutters or downspouts.

CHIMNEY:

There was one chimney. The chimney was constructed of brick and mortar with a clay type inner liner for fireplace venting. Observation of the chimney exterior was made from the ground, with the aid of binoculars and by a visual inspection on the roof. There were no major visual defects observed on the exterior.

FOUNDATION:

The foundation was constructed of steel reinforced, poured in place concrete. A single inspection cannot determine whether movement of a foundation has ceased. Smaller, stress type cracking of a foundation is generally considered normal and should not be construed as indications of foundation movement unless these cracks continue to grow. Any larger, horizontal type cracks (if present) should be monitored for continued movement regularly. There were no major visual defects observed on the visible portions of the foundation.

SLAB ON GRADE:

The full basement slab was not fully visible at the time of the inspection because of carpet or other floor coverings. There were however, no indications of any moisture present near the foundation and along the foundation base. There were no major visual defects observed on any of the visible portions of the slab. Please note that the condition of any utilities within or under a slab-on-grade, such as plumbing or ductwork, are not within the scope of the inspection.

BASEMENT: (LOWER LEVEL)

The full basement was finished, and contained the following mechanical systems: furnace and water heater.

FLOOR STRUCTURE:

The visible floor structure consisted of a plywood subfloor, supported by two-inch by ten-inch wood joists spaced eighteen to twenty four inches on center. There was a 4x10-inch engineered center beam and three-inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of ABS plastic pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. Water pressure was tested by a pressure gauge and found to be 63 pounds per square inch.

There were no major visual defects observed in the visible portions of the plumbing system but the upstairs hall bath toilet and the basement toilet were both very loose at the base and in need of repair/ re sealing.

WATER METER:

The water meter was located in the basement next to the water heater. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement next to the water heater.

GAS METER:

The gas meter was located on the left exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

WATER HEATER:

There was a 50 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Reliance, model number S50NORT9718 and serial number H98874316. Information on the water heater indicated that it was manufactured 12 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional. The water heater fired when called to do so from the thermostat. The flame was observed to be normal and there was no combustable gas leaks present. A normal life expectancy of a gas fired or electric water

heater is **12-18** years meaning that any water heater we inspect that is past this age should be considered a deferred cost item which will probably need to be replaced within the next 5 years. We recommend draining 5-10 gallons of water from the tank 2-3 times per year to expel rust and sediment and extend water heater life.

ELECTRIC SERVICE:

The underground electric service wire entered the home on the rear, exterior wall. The electric meter was located on the rear, exterior wall. The service wire entered a General Electric service panel, located on the family room wall with a 100 amp and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

SWITCHES, FIXTURES, RECEPTACLES:

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters(GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were some GFCI protected circuits located in the kitchen and bathroom(s). The present and tested GFCI's were functional. A non-functional GFCI should be replaced with functional GFCI's.

The electrical service overall appeared to be serviceable but slightly outdated by today's standards. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS:

There were carbon monoxide and smoke alarms found in the house and they were tested and found to be functional. For safety reasons, the smoke alarms should be re-tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS AND DOORS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl-clad, double hung style, with double pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy.

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Possible problem areas may not be identified if the windows or doors have been recently painted. Maintaining of the exterior caulking of doors and windows is critical as these can waste an enormous amount of energy.

There were no major defects observed in the windows or doors.

INTERIOR WALLS AND CEILINGS:

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

APPLIANCES:

OVEN:

The Amana electric free standing oven with counter top range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

REFRIGERATOR:

The Amana refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

DISHWASHER:

The Kitchenaid dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle. The dishwasher was in overall acceptable condition. The door seal was in good condition and the unit was free from leaks.

GARBAGE DISPOSER:

The In-Sink-Erator disposer was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

FIREPLACE:

There was one fireplace in the home. The visual condition at the time of the inspection is indicated as follows.

A wood-burning fireplace was located in the family room. The flue damper did appear to be functional. There was no visual evidence of creosote buildup in the

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firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

Although not operated the fireplace and its internal components were found to be in satisfactory condition.

ATTIC STRUCTURE:

The attic was accessed through a scuttle in the upstairs bedroom. The attic above the living space was insulated with loose fill cellulose insulation, approximately 10-inches in depth. Ventilation throughout the attic was provided by soffit vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing.

Because of the configuration of the trusses, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

CONTROLS:

The control for the heating and air conditioning system (if applicable) was a 24 volt thermostat located on the living room wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems (if applicable) were inspected by your inspector. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. The home was heated by a Magic Chef natural gas, eighty percent efficient forced air furnace, Serial Number GS5130020, Model Number A28512A98 which is **31** years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 104,000 BTUH.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The heating system (furnace) was found to be functional but very dirty and needs to be cleaned and serviced.

FILTER TYPE:

The disposable furnace filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating of the furnace filter is not within the scope of this inspection.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist (such as extreme winds or a prolonged period of rain). Some problems will only be discovered when carpets are lifted, furniture is moved, or finishes are removed.

No clues

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

Major vs. minor problems

Any minor problems identified in our report were discovered as we were looking for more significant problems. We note the minor ones simply as a courtesy. The intent and purpose of a whole-house inspection is not to find the \$200 problems; it's to find the \$1,000 problems—those are the ones that affect your decision to purchase or not purchase the house.

Why didn't we see it?

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

Conditions during inspection

It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember, for example, that it was snowing, there were storage boxes everywhere, or that the furnace could not be turned on because the air conditioning was operating. It's impossible for contractors to know what the circumstances were when the inspection was performed.

This wisdom of hindsight

Once a problem manifests itself, it's very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.

A long look

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because an inspector must have, in addition to heating expertise, plumbing expertise, structural expertise, electrical expertise, and expertise in every other system and component found in a typical house.

An invasive look

Problems often become apparent when carpets, plaster, fixtures, cabinets, or other items are removed. A home inspection is a strictly visual examination—an inspector doesn't perform invasive or destructive tests.

Not insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit, and an indefinite policy period would be considerably greater than the fee we charge for a home inspection. An insurance policy also does not include the added value of a home inspection of being specifically generated for a particular property on a specific date.

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SUMMARY:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF.

Minor Defects

DECKS:

- There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. The main deck header was bolted to the home using properly sized lag bolts. The deck joists were properly attached to the structure with joist hangers. The deck boards were properly attached to the deck joists using wood screws.
- The deck piers however were only constructed of temporary concrete footers which are considered to not properly support the deck structure according to normal construction practices. These type of footers are subject to freezing and premature failure. We recommend that the deck be evaluated and repaired as necessary by a reputable contractor prior to closing.

PLUMBING:

- There were no major visual defects observed in the visible portions of the plumbing system but the upstairs hall bath toilet and the basement toilet were both very loose at the base and in need of repair/ re sealing.

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Maintenance Concerns

HVAC INSPECTION REPORT:

- The heating system (furnace) was found to be functional but very dirty and needs to be cleaned and serviced.