



SiteLogic
HOME INSPECTIONS



YOUR INSPECTION REPORT

Premier home inspection services in Northern Colorado.

PREPARED BY:

Joe Anderson



FOR THE PROPERTY AT:

213 Jewel Ct.
Fort Collins, CO 80525

PREPARED FOR:

JOHN DOE

INSPECTION DATE:

Saturday, June 13, 2015



SiteLogic Home Inspections
1405 Miramont Dr.
Fort Collins, CO 80524

970-797-3387 (office)
970-817-3687 (cell)

www.sitelogicinspections.com
janderson@SiteLogicInspections.com



Scan to download
report



September 23, 2015

Dear John Doe,

RE: Report No. 1005
213 Jewel Ct.
Fort Collins, CO
80525

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Joe Anderson
on behalf of
SiteLogic Home Inspections

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SUMMARY

213 Jewel Ct., Fort Collins, CO June 13, 2015

Report No. 1005

www.sitelogicinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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

SLOPED ROOFING \ Asphalt shingles

Condition: • [Leak](#)

Roof Decking (sheathing) at junction point where the roof above the garage meets the second story exterior wall showed evidence of significant moisture damage. Discoloration of sheathing and evidence of leaking was present at time of inspection. Lack of flashing is the probable cause of this condition. Recommend repair of roof sheathing and the installation of a proper flashing as soon as possible by a licensed, qualified ROOFING CONTRACTOR. Failure to do so will lead to major damage and costly repairs.

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

Location: Attic

Task: Repair

Time: Immediate

Condition: • [Missing, loose or torn](#)

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

Location: Northwest Roof

Task: Replace

Time: Immediate

SLOPED ROOF FLASHINGS \ Roof/wall flashings

Condition: • [Siding not cut back](#)

Signs of rotting on siding above roof covering. Recommend further evaluation by a professional roofing contractor.

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

Location: Throughout Roof

Task: Further evaluation

Time: Immediate

Exterior

WALLS \ Wood siding

Condition: • [Too close to grade](#)

Siding on north side of home is in direct contact with newer portion of driveway. Recommend a qualified contractor make repairs and replacements to prevent further damage to siding.

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: North Exterior Wall

Task: Repair

Time: Immediate

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DOORS \ General

Condition: • Weather stripping on exterior door leading into garage is deteriorating and cable found improperly leading through door. Also, ants have entered the garage at the base of the door. Recommend a qualified contractor replace the weather stripping or entire door.

Location: Rear Garage

Task: Replace

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

Condition: • [Loose breakers or fuses](#)

Extra breaker found resting at bottom of panel. Recommend further evaluation by a licensed and qualified electrician.

Implication(s): Electric shock | Fire hazard

Task: Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFI \(Ground Fault Interrupter\)](#)

Current standards call for GFCI protected outlets in bathrooms. Outlet near sink in basement bathroom was not GFCI protected. Recommend replacement by a licensed electrician.

Implication(s): Electric shock

Location: Basement Bathroom

Task: Replace

Time: Immediate

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Smoke detector near end of life expectancy.

Implication(s): When smoke detector plastic turns yellow it is a sign that they are at the end of life and should be replaced.

Task: Replace

Time: Immediate

Heating

GAS FURNACE \ Mechanical air filter

Condition: • [Loose or collapsed](#)

Air filter not installed correctly. Recommend correctly installing filter in channel provided up against the return air supply. Monitor monthly and replace when dirty

Implication(s): Increased fire hazard | Increased heating costs | Reduced comfort

Task: Improve

Time: Immediate

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Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Task: Service annually

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate

Interior

EXHAUST FANS \ Exhaust fan

Condition: • [Inoperative](#)

Ventilation fan in basement bathroom was inoperative at the time of inspection. Recommend repair or replacement by a qualified professional.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate

EXHAUST FANS \ Power vent for roof space

Condition: • Not well secured

The bathroom fan was observed to exhaust into the attic, which is an improper INSTALLATION. The fan should be vented to the exterior, either through the roof or through an outside wall, rather than to the soffit vent at the eaves of the roof. The present installation permits the bathroom fan to vent moisture into the attic space, which can reduce the R-value of the insulation, and promote mildew and mold growth on the underside of the roof sheathing. Recommend correction of the bathroom fan vent so that it exhausts to the exterior.

Implication(s): Damage to equipment

Location: Attic

Task: Repair

Time: Immediate

This concludes the Summary section.

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.

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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

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Description

Sloped roofing material:

- [Asphalt shingles](#)



1. Asphalt shingles

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Leak](#)

Roof Decking (sheathing) at junction point where the roof above the garage meets the second story exterior wall showed evidence of significant moisture damage. Discoloration of sheathing and evidence of leaking was present at time of inspection. Lack of flashing is the probable cause of this condition. Recommend repair of roof sheathing and the installation of a proper flashing as soon as possible by a licensed, qualified ROOFING CONTRACTOR. Failure to do so will lead to major damage and costly repairs.

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

Location: Attic

Task: Repair

Time: Immediate

ROOFING

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2. Leak

2. Condition: • [Missing, loose or torn](#)

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

Location: Northwest Roof

Task: Replace

Time: Immediate



3. Missing, loose or torn

SLOPED ROOF FLASHINGS \ Roof/wall flashings

3. Condition: • [Siding not cut back](#)

Signs of rotting on siding above roof covering. Recommend further evaluation by a professional roofing contractor.

ROOFING

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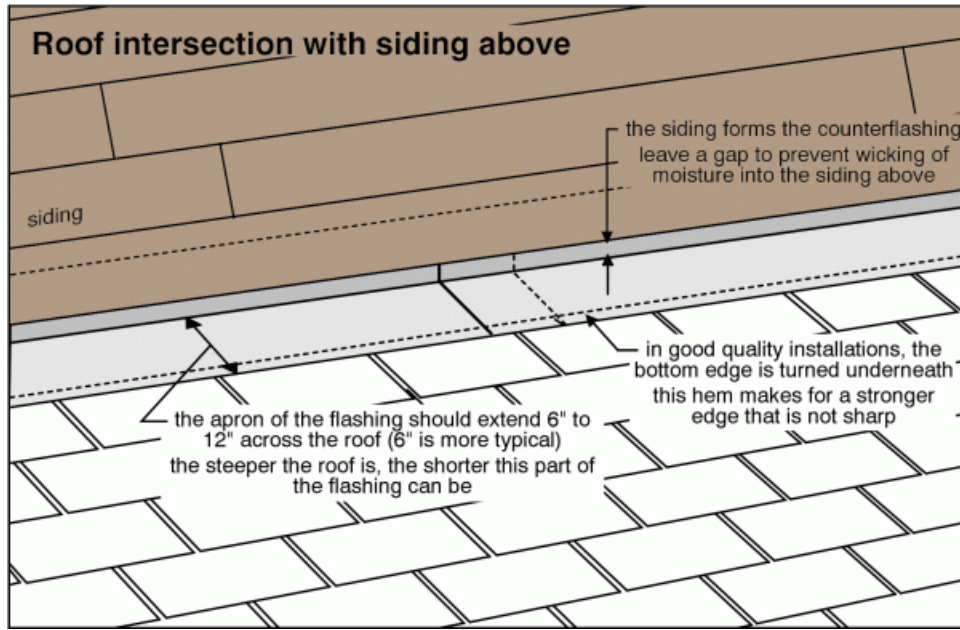
REFERENCE

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

Location: Throughout Roof

Task: Further evaluation

Time: Immediate



4. Siding not cut back

Description

General: • Exterior



5. Front Entrance



6. Driveway



7. Backyard

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

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - wood: • [Hardboard, plywood or OSB](#)

Wall surfaces - masonry:

• [Brick](#)

EXTERIOR

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8. Brick

Soffit and fascia: • [Wood](#)

Driveway: • Concrete

Walkway: • Concrete

Deck:

• Wood



9. Wood

Garage:

• General

Successfully operated by garage door opener

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Limitations

Exterior inspected from: • Ground level

Recommendations

WALLS \ Wood siding

4. Condition: • [Too close to grade](#)

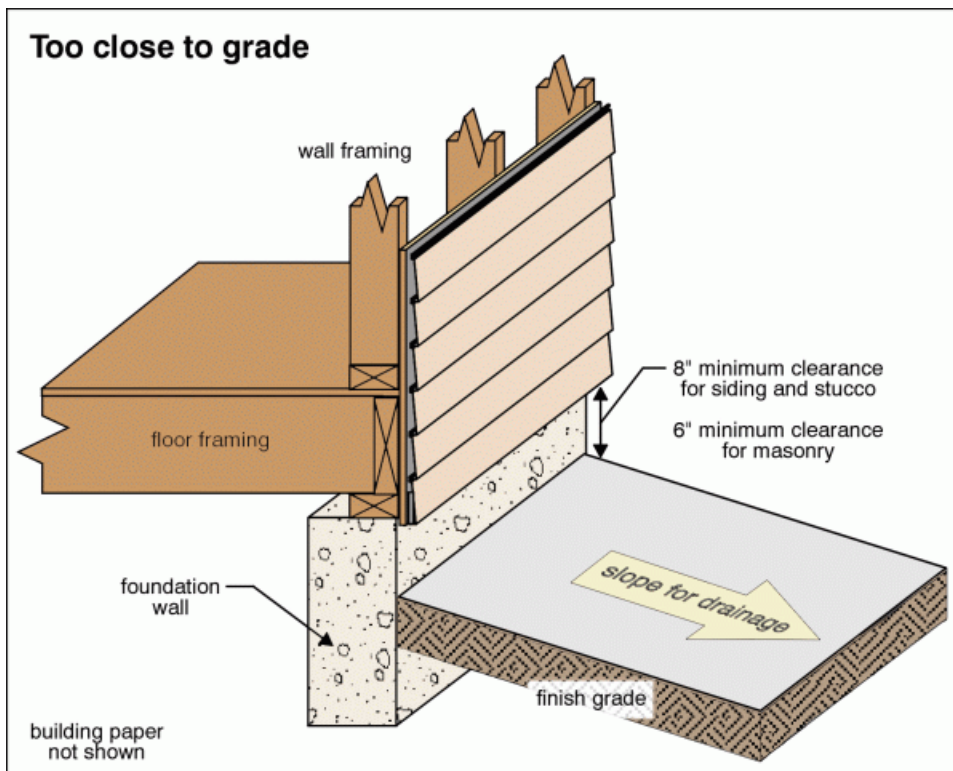
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Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: North Exterior Wall

Task: Repair

Time: Immediate



EXTERIOR

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10. Too close to grade

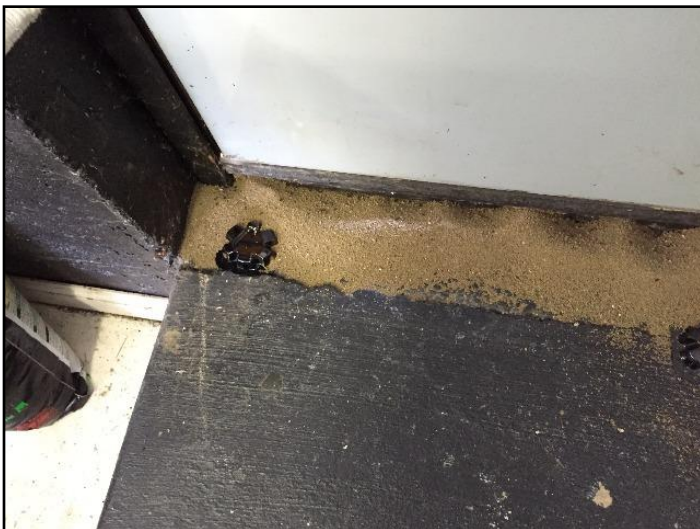
DOORS \ General

5. Condition: • Weather stripping on exterior door leading into garage is deteriorating and cable found improperly leading through door. Also, ants have entered the garage at the base of the door. Recommend a qualified contractor replace the weather stripping or entire door.

Location: Rear Garage

Task: Replace

Time: Immediate



11.



12.

Description

Configuration:

- [Basement](#)
- [Crawl space](#)

Crawlspace hatch located in utility room, in basement



13. *Crawl space*

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Subfloor - plywood

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

Roof and ceiling framing: • [Trusses](#)

Limitations

Percent of foundation not visible: • 75 %

Description

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

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

Main disconnect/service box type and location:

- [Breakers - garage](#)



14. Breakers - garage

System grounding material and type:

- [Aluminum - water pipe](#)



15. Aluminum - water pipe

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

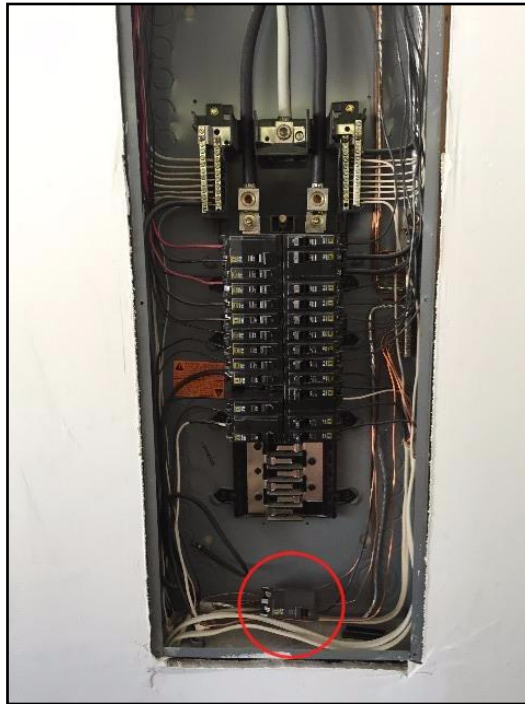
6. Condition: • [Loose breakers or fuses](#)

Extra breaker found resting at bottom of panel. Recommend further evaluation by a licensed and qualified electrician.

Implication(s): Electric shock | Fire hazard

Task: Further evaluation

Time: Immediate



16. Loose breakers or fuses

DISTRIBUTION SYSTEM \ Outlets (receptacles)

7. Condition: • [No GFI \(Ground Fault Interrupter\)](#)

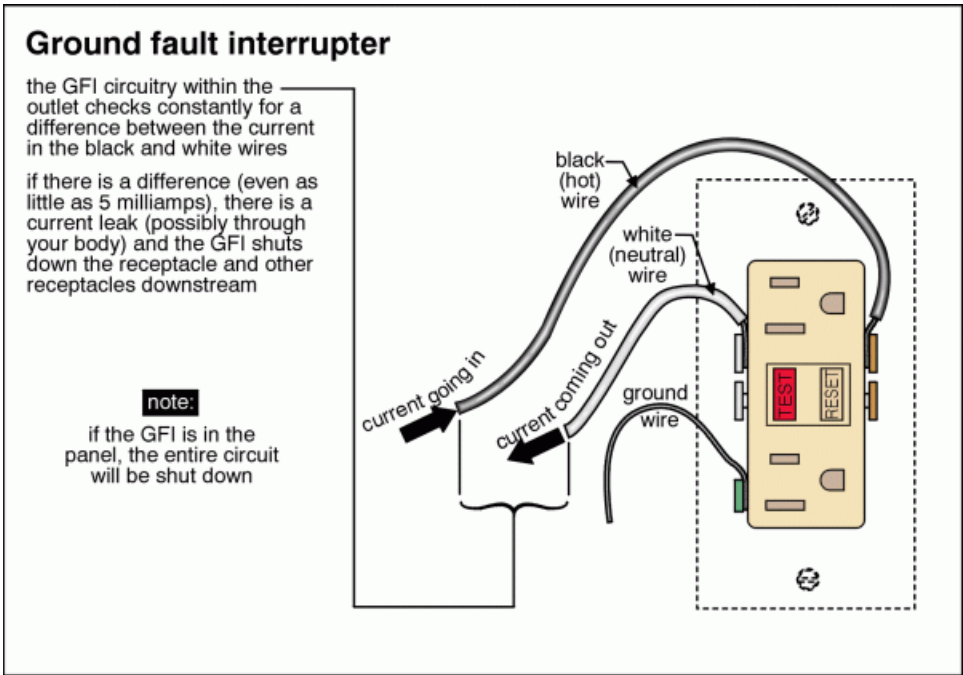
Current standards call for GFCI protected outlets in bathrooms. Outlet near sind in basement bathroom was not GFCI protected. Recommend replacement by a licensed electrician.

Implication(s): Electric shock

Location: Basement Bathroom

Task: Replace

Time: Immediate



17. No GFI (Ground Fault Interrupter)

DISTRIBUTION SYSTEM \ Smoke detectors

8. Condition: • Smoke detector near end of life expectancy.

Implication(s): When smoke detector plastic turns yellow it is a sign that they are at the end of life and should be replaced.

Task: Replace

Time: Immediate



18.

Description

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



19. Furnace

Furnace manufacturer: • Amana

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

Approximate capacity: • [70,000 BTU/hr](#)

Exhaust venting method: • [Forced draft](#)

Approximate age: • [25 years](#)

Typical life expectancy:

• Furnace (conventional or mid-efficiency) 18 to 25 years
Furnace is near life expectancy. Budget for replacement.

Main fuel shut off at: • Basement

Fireplace:

• [Gas fireplace](#)

Operated with normal controls with no issues at time of inspection

Chimney/vent: • [Metal](#)

Limitations

Warm weather: • Prevented testing in heating mode

Recommendations

GAS FURNACE \ Life expectancy

9. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for building

GAS FURNACE \ Mechanical air filter

10. Condition: • [Loose or collapsed](#)

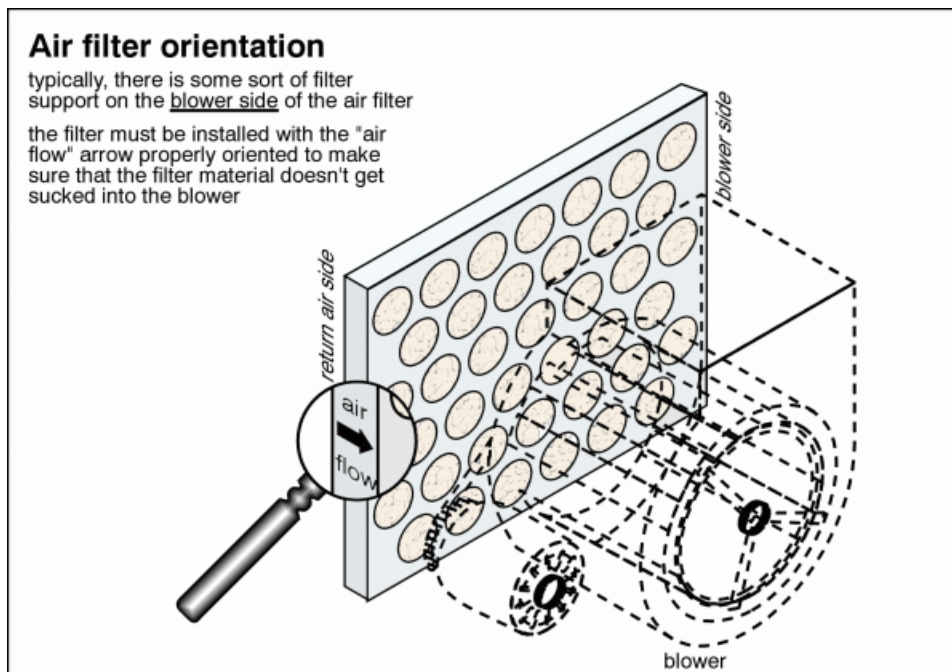
Air filter not installed correctly. Recommend correctly installing filter in channel provided up against the return air supply.

Monitor monthly and replace when dirty

Implication(s): Increased fire hazard | Increased heating costs | Reduced comfort

Task: Improve

Time: Immediate



HEATING

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20. *Loose or collapsed*

COOLING & HEAT PUMP

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SUMMARY

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Description

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

Manufacturer:

• Lennox



21. Lennox

Cooling capacity: • 42,000 BTU/hr

Compressor approximate age: • 18 years

Recommendations

AIR CONDITIONING \ Life expectancy

11. Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | Reduced comfort

Task: Service annually

Description

Attic/roof insulation material:

- [Glass fiber](#)



22. Glass fiber



23. Glass fiber

Attic/roof insulation amount/value:

- [R-40](#)

Average depth of about 16 inches of blown in insulation in the unfinished attic. This is below standards and homeowner should be advised to increase to 20 inches if the home feel uncomfortable.

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material:

- [Glass fiber](#)

Observed from crawlspace

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

Description

Water supply source: • Public

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

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Basement



24. Basement

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

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • General Electric

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 14 years

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

Floor drain location: • Near water heater

Gas piping: • Steel

Main fuel shut off valve at the: • Utility room

Recommendations

FIXTURES AND FAUCETS \ Toilet

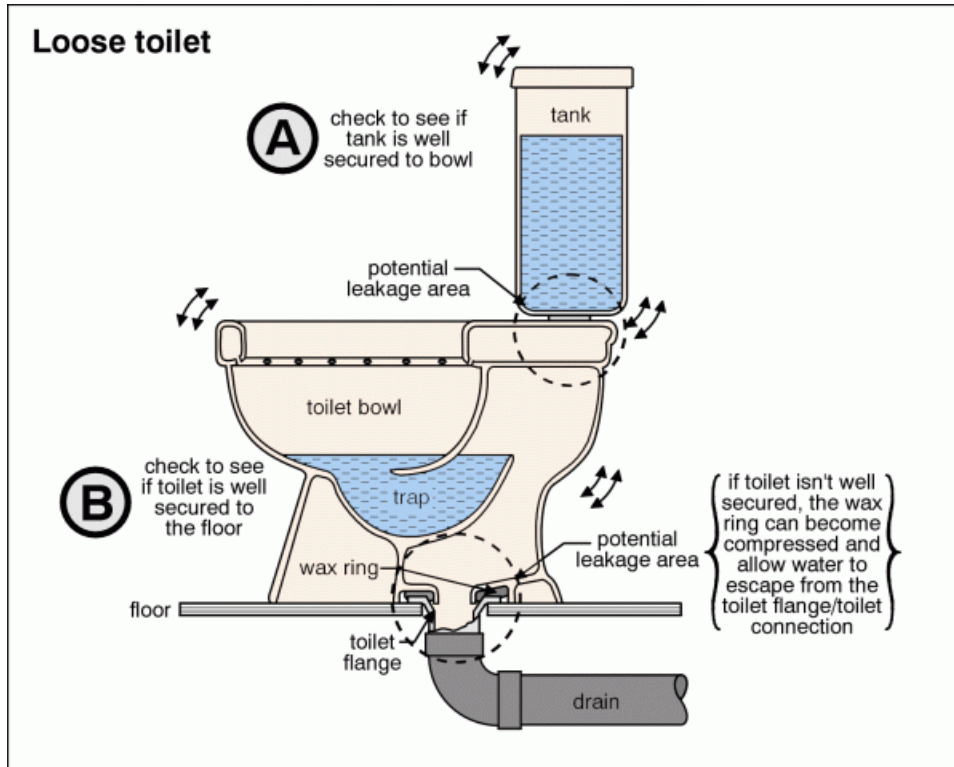
12. Condition: • Loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate



25. Loose

Description

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

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

Windows: • [Sliders](#)

Exterior doors - type/material: • Hinged

Oven fuel:

• Electricity



26. Electricity

Range fuel: • Electricity

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

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Exhaust fan

Inventory Thermostat:

• Honeywell

Located in dining Room



27. Honeywell

Recommendations

EXHAUST FANS \ Exhaust fan

13. Condition: • [Inoperative](#)

Ventilation fan in basement bathroom was inoperative at the time of inspection. Recommend repair or replacement by a qualified professional.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement Bathroom

Task: Repair or replace

Time: Immediate



28. Inoperative

EXHAUST FANS \ Power vent for roof space

14. Condition: • Not well secured

The bathroom fan was observed to exhaust into the attic, which is an improper INSTALLATION. The fan should be vented to the exterior, either through the roof or through an outside wall, rather than to the soffit vent at the eaves of the roof. The present installation permits the bathroom fan to vent moisture into the attic space, which can reduce the R-value of the insulation, and promote mildew and mold growth on the underside of the roof sheathing. Recommend correction of the bathroom fan vent so that it exhausts to the exterior.

Implication(s): Damage to equipment

Location: Attic

Task: Repair

Time: Immediate



29. *Not well secured*

END OF REPORT

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