

INSPECTION REPORT



For the Property at:



Prepared for:

Inspection Date:

Prepared by: Clayton Hitt

**Hitt Home
Inspection**

Hitt Home Inspection
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November 25, 2013

Dear [REDACTED]

RE: Report No. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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,

Clayton Hitt
on behalf of
Hitt Home Inspection

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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](#)

Exterior

EXTERIOR GLASS \ General

Condition: • Missing caulking on lower level windows, New windows need sealant at brick

Location: Exterior

Task: Repair

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box

Condition: • [There are known problems with these panels, breakers have failed to trip causing possible overload, fire hazard](#)

Location: Exterior

Task: Correct

Time: Discretionary

DISTRIBUTION SYSTEM \ Junction boxes

Condition: • [Cover loose or missing](#)

Junction box in attic needs a cover, receptacle in garage

Implication(s): Electric shock | Fire hazard

Location: Attic

Task: Repair

Time: Discretionary

Heating

GAS FURNACE \ Life expectancy

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

Recommend clean and certify by Licensed HVAC contractor

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

Location: Basement Utility Room

Task: Further evaluation

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.

The suggested time frames for completing recommendations are based on the limited information available during a

SUMMARY

SUMMARY

ROOFING

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pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material:

- [Asphalt shingles](#)

Roof looks newer in good condition, turban type roof vents



1. Asphalt shingles



2. Asphalt shingles



3. Asphalt shingles

Description

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

Gutter & downspout type:

• [Eave mounted](#)



4. Eave mounted

Gutter & downspout discharge:

• [Above grade](#)



5. Above grade

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									

Lot slope: • [Flat](#)

Wall surfaces : • [Vinyl siding](#)

Soffit and fascia: • [Vinyl](#)

Driveway: • Concrete

Walkway: • Concrete

Deck:

- Raised
- Synthetic wood

Deck has been rebuilt new framing underneath, Trex decking on top, new railing



6. Synthetic wood



7. Synthetic wood



8. Synthetic wood

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ROOFING

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Exterior steps: • Concrete • Synthetic wood

Fence:

• Wood

Fence behind shed has some rotten posts



9. Wood

Garage: • 2 car with 2 doors. In good working order with safety lights

Recommendations

EXTERIOR GLASS \ General

1. **Condition:** • Missing caulking on lower level windows, New windows need sealant at brick

Location: Exterior

Task: Repair

Time: Immediate



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- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE



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SUMMARY

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction:

• [Joists](#)

wood joists visible from mechanical room



14. Joists

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

Roof and ceiling framing:

• [Trusses](#)



15. Trusses

• [Plywood sheathing](#)

Description

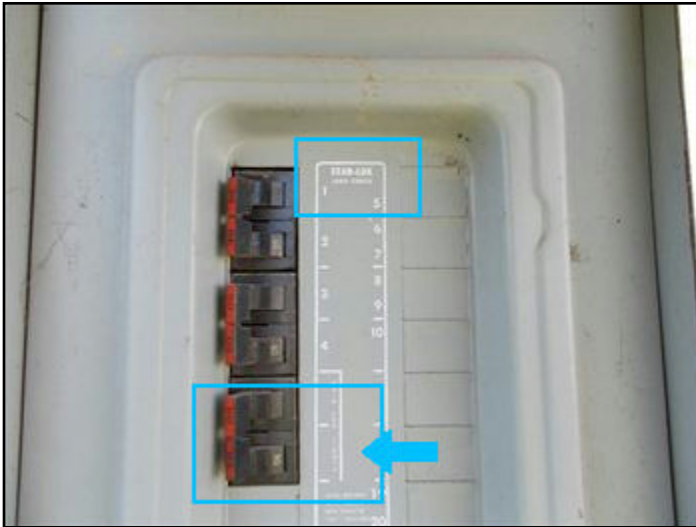
Service entrance cable and location: • [Underground aluminum](#)

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

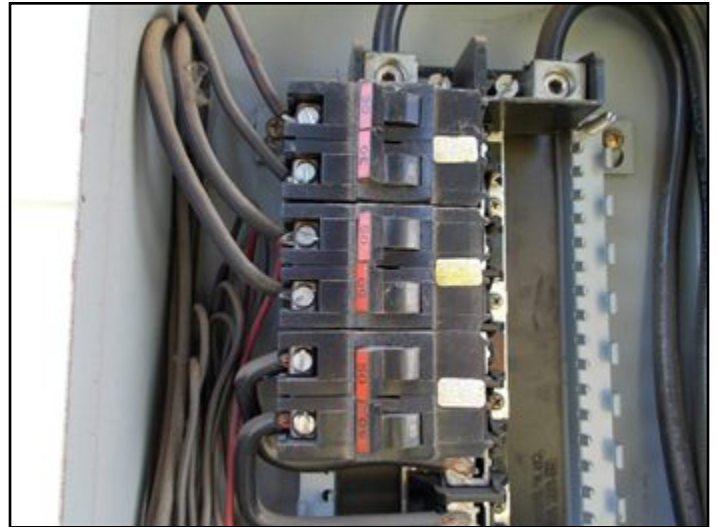
Main disconnect/service box rating:

• [100 Amps](#)

Federal Pacific Panel



16. 100 Amps



17.



18. Stab Lok Panel



19. Cover not well labeled

SUMMARY

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Main disconnect/service box type and location: • [Breakers - basement](#) • [Breakers - first floor](#) • [Breakers - utility room](#)
• [Breakers - garage](#) • [Breakers - exterior wall](#)

System grounding material and type: • [Copper - water pipe](#)

Distribution wire material and type: • [Copper - conduit](#)

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

2. Condition: • [There are known problems with these panels, breakers have failed to trip causing possible overload, fire hazard](#)

Location: Exterior

Task: Correct

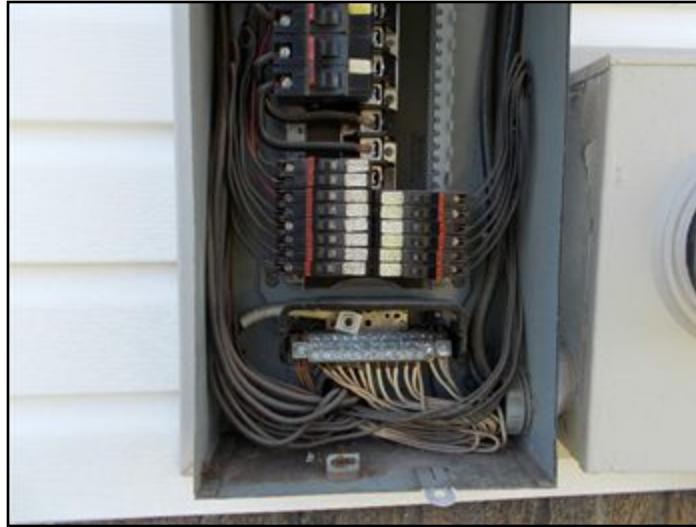
Time: Discretionary



20.



21.



22.

DISTRIBUTION SYSTEM \ Junction boxes

3. Condition: • Loose connections and no cover

Location: Basement Utility Room

Task: Repair



23.

4. Condition: • [Cover loose or missing](#)

Junction box in attic needs a cover, receptacle in garage

Implication(s): Electric shock | Fire hazard

Location: Attic

Task: Repair

Time: Discretionary

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
REFERENCE									



24. Cover loose or missing



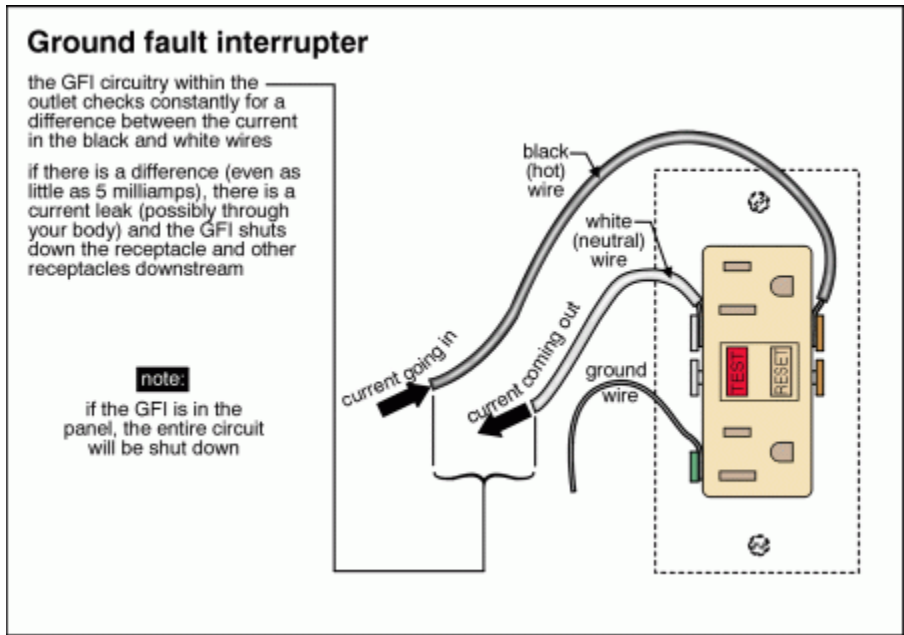
25. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

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

left of stove this out let non GFCI

Location: First Floor Kitchen



[Click on image to enlarge.](#)

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26. No GFCI (Ground Fault Interrupter)

Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer:

• Rheem

Rheem

Model number: Model RG-AA-080A *Serial number:* EN30104F3377-3500



27. Rheem

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [34 years](#)

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

Main fuel shut off at: • Meter • Utility room

Supply temperature: • 115°

Return temperature: • 40° • 73°

Exhaust pipe (vent connector):

• Single wall

This heat reclaimer did not run during heating test

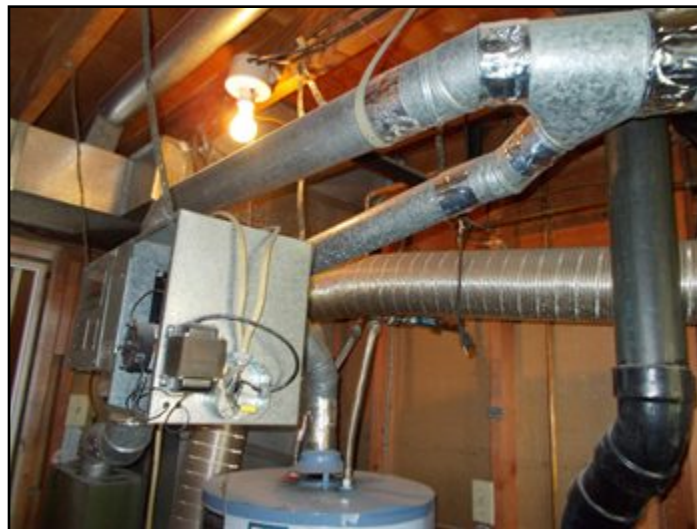
Model number: Energizer AHH-6A *Serial number:* B-3602



28. Energizer model AHH-6A heat reclaimer



29. Heat reclaimer



30. Single wall

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Cement](#)

Carbon monoxide test: • 0 parts per million - approximate

Combustion air source: • Outside - sealed combustion

Recommendations

GAS FURNACE \ Life expectancy

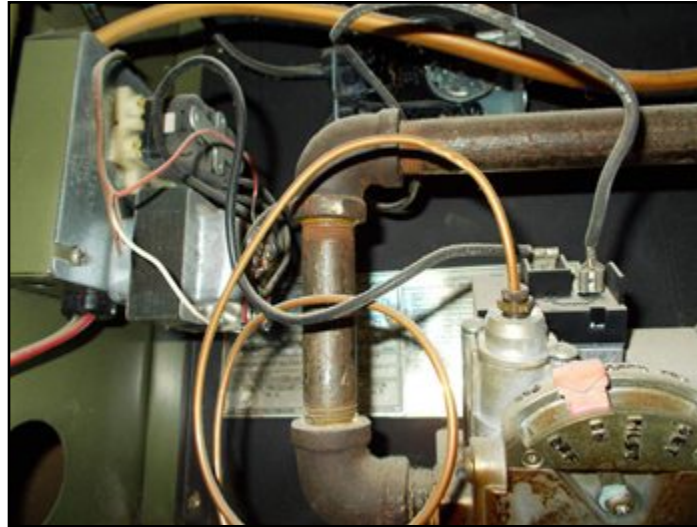
6. Condition: • [Near end of life expectancy](#)

Recommend clean and certify by Licensed HVAC contractor

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

Location: Basement Utility Room

Task: Further evaluation



31. Near end of life expectancy

FIREPLACE \ General

7. Condition: • looks like old floor tile used to cover top and reduce draft

Location: Exterior

Task: Repair

Time: Immediate



32. remove obstruction at chimney top

SUMMARY

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Description

General: • No air conditioning

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Description

Attic/roof insulation material:

- [Cellulose](#)



33. Cellulose



34. Cellulose

Attic/roof insulation amount/value: • [R-20](#) • Not determined

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

Wall insulation material: • Not determined

Description

Water supply source: • Public

Service piping into building:

- [Copper](#)

Water main



35. Main water shut off basement front

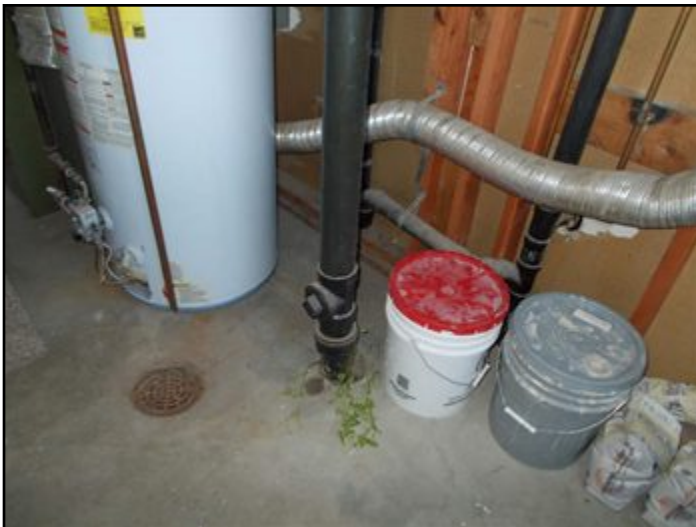
Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater fuel/energy source:

- [Gas](#)



36. Gas



37. Gas

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Water heater type:

- [Conventional](#)

Kenmore Power Miser 12, 2009

Serial number: 0904A000831

Water heater manufacturer: • Kenmore

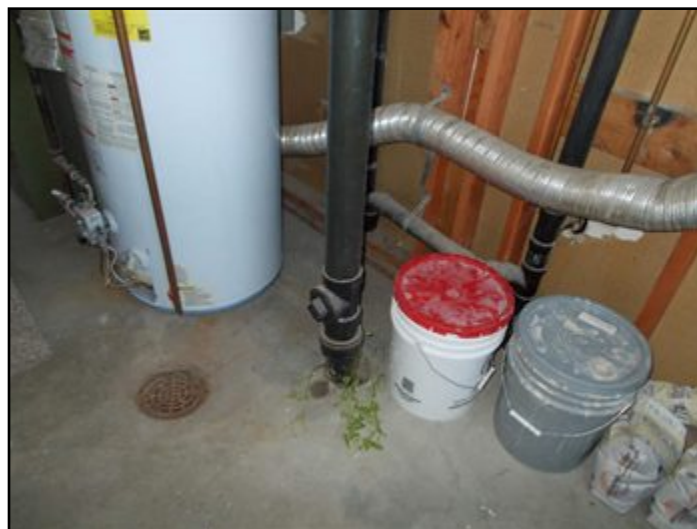
Serial number: 0904A000831



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Tank capacity: • 50 gallons

Water heater approximate age: • 5 years

Waste disposal system: • [Public](#)

Waste piping in building: • [ABS plastic](#)

Floor drain location: • Near water heater

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Description

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

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

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

Windows:

• [Sliders](#)

New Jeldwen double glazed sliders

Glazing: • [Double](#)

Exterior doors - type/material:

• Hinged

Front door fiberglass composite

• [Sliding glass](#)

• [Plastic/fiberglass](#)

Doors: • Inspected

Oven type: • Conventional

Range fuel: • Electricity

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

Laundry facilities: • 240-Volt outlet • Waste standpipe

Kitchen ventilation : • Recirculating type

Bathroom ventilation : • Exhaust fan

Stairs and railings: • Inspected

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