

INSPECTION REPORT



For the Property at:
A STREET
SOME CITY, CO 80138

Prepared for: A HOME BUYER
Inspection Date: Saturday, September 23, 2017
Prepared by: David Kidston



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

www.kidstonhomeinspections.com
Davidkidston@comcast.net



January 16, 2018

Dear A Home Buyer,

RE: Report No. 1115, v.5
A Street
Some City, CO
80138

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 home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

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 ASHI 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.

The information provided in this report is solely for your use. Kidston Home Inspections will not release a copy of this report without your written consent.

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

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INVOICE

January 16, 2018

Client: A Home Buyer

Report No. 1115, v.5

For inspection at:

A Street

Some City, CO

80138

on: Saturday, September 23, 2017

Home inspection With HouseFax and Recall Check with 90 Day Limited warranty Up to 3500 S.F.	\$385.00
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Homes 50+ years old	\$25.00
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Radon Test with Home Inspection	\$100.00
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Mainline Sewer Scope	\$135.00
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Total	<u>\$645.00</u>
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PAID IN FULL - THANK YOU!

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SUMMARY

A Street, Some City, CO September 23, 2017

Report No. 1115, v.5

www.kidstonhomeinspections.com

SUMMARY

ROOFING

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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](#)

Roofing

General

- We Recommend Having a qualified roofing contractor Inspect the roof and make recommendations

Implication(s): Old roof may not be insurable

SLOPED ROOFING \ Asphalt shingles

Condition: • Roof is beyond it's life expectancy, weather damaged

Condition: • [Old, worn out](#)

3 layers. Roof is difficult to cool, excess weight for roof structure

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

Task: Remove and replace entire roof

Time: As soon as possible

SLOPED ROOF FLASHINGS \ Flashings

Condition: • Replace when reroofing

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

SLOPED ROOF FLASHINGS \ Roof jacks

Condition: • Gap in rubber seal

Implication(s): Water entry into attic/home

Task: Replace/seal rubber boot

Time: As soon as possible

Exterior

WALLS \ Brick, stone and concrete

Condition: • [Masonry deterioration](#)

Step cracking from settling

Implication(s): Weakened structure | Chance of structural movement

Location: North, front and south

Task: Tuck point as needed

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to building](#)

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

LANDSCAPING \ Driveway

Condition: • [Cracked or damaged surfaces](#)

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Old driveway

Task: Replace as desired

GARAGE \ Floor

Condition: • Settled

Structure

FOUNDATIONS \ General

Condition: • [Settled](#)

Old home typical settling. Step cracks in exterior brick. Drywall cracks in N/W bedroom. Recent settling cracks in interior drywall N/W bedroom

Implication(s): Chance of structural movement

Task: Monitor and repair as needed

Condition: • [Cracked](#)

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

Task: Repair

FOUNDATIONS \ Performance opinion

Condition: • Not acceptable

Patching and repairs were accomplished but gaps and cracks in mortar have continued

Implication(s): Chance of structural movement

Task: Have a structural engineer inspect the foundation and make recommendations.

Time: Before purchasing the home

Condition: • Further evaluation required

Multiple settling cracks old and current

Implication(s): Chance of structural movement

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: Living room north side

Task: Have a licensed electrician correct as needed

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

Implication(s): Electric shock

Location: Main living room and bedrooms

Task: Have an electrician correct as needed

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

No power, will not reset

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Location: Kitchen counter S/W

Task: Have an electrician correct as needed

Heating

General

- Furnace filter is clogged

Implication(s): Equipment failure

- Furnace was not operating at time of inspection

The furnace operated, flame was good for approximately 1 minute then automatically shut-down.

Implication(s): No Heat

Task: Have an HVAC tech repair as needed

Time: Immediately

GAS FURNACE \ Combustion air

Condition: • [Inadequate combustion air](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Task: Have an HVAC tech install combustion air

GAS FURNACE \ Venting system

Condition: • [Rust, dirty, obstructed](#)

Rust holes in furnace vent pipe, safety issue

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Between furnace and water heater

Task: Replace rust damaged vent pipe

Time: Before operating furnace

GAS FURNACE \ Mechanical air filter

Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Task: Replace filter

GAS FURNACE \ Ducts, registers and grilles

Condition: • Improve, Add a cold air return in the basement for a better temperature balance

Basement was cold at time of inspection, we recommend adding a cold air return in the central hallway.

Implication(s): Cold Basement

Location: Basement

Task: Have a qualified professional evaluate and improve/repair as needed

Time: As soon as possible

Condition: • Missing

No heat vents in the basement

Location: Basement Bedroom Family Room

Task: Have a qualified professional evaluate and improve/repair as needed

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Time: As soon as possible

Condition: • Missing return duct

Implication(s): Reduced comfort

Task: Have a qualified professional evaluate and improve/repair as needed

Time: As soon as possible

Cooling & Heat Pump

General

• A/C System will need to be tested when temperatures are above 65 degrees

AIR CONDITIONING \ Air cooled condenser coil

Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Have a licensed HVAC Tech Inspect and repair as needed

Time: Before use in the summer

Plumbing

SUPPLY PLUMBING \ Pressure regulator

Condition: • Recommended due to high supply water pressure

Water pressure is 105 PSI

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

Task: Have a plumber install a pressure regulator

WASTE PLUMBING \ Drain piping - performance

Condition: • Main sewer drain pipe was scoped out to the street hook-up, Refer to plumbers report.

Main sewer line clay pipe needs to be replaced from 5' to 93'

Implication(s): Health hazard Sewage leaking into property, potential back-up, potential structural issues from sewage water eroding soil.

Task: Have a licensed plumber replace main sewer line

Time: Immediately

WASTE PLUMBING \ Floor drain

Condition: • [Missing](#)

No floor drain for the water heater, potential flooding

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

Task: Monitor. Install sump pit and pump near water heater

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Radon

General

- [A 48 hour radon test indicated an average Radon level over 4.0 Picocuries. the EPA recommends installing a Radon mitigation system](#)

Radon levels were 19.3 pCi/L (High Levels)

Implication(s): Health Hazard

Task: Contract a Radon mitigation professional and install a radon mitigation system

Time: As soon as possible

- [Radon Test: 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>](#)

Implication(s): Health hazard

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

[Home Improvement - ballpark costs](#)

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Description

General: • Age

Note: Unknown. Appears to be 25+ years old

General: • 3 Layers



1. 3 layers, Old worn out

The home is considered to face : • West

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Recommendations

General

1. • We Recommend Having a qualified roofing contractor Inspect the roof and make recommendations

Implication(s): Old roof may not be insurable

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • Roof is beyond it's life expectancy, weather damaged

3. **Condition:** • [Old, worn out](#)

3 layers. Roof is difficult to cool, excess weight for roof structure

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

Task: Remove and replace entire roof

Time: As soon as possible

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2. Old, worn out



3. Old, worn out, weather damaged



4. Old, worn out



5. Old, worn out

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6. Old, worn out



7. Old, worn out



8. Old, worn out



9. Old, worn out, weather damaged

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10. Improper flashing installation



11. Old, worn out

SLOPED ROOF FLASHINGS \ Flashings

4. Condition: • Replace when reroofing

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

SLOPED ROOF FLASHINGS \ Roof jacks

5. Condition: • Gap in rubber seal

Implication(s): Water entry into attic/home

Task: Replace/seal rubber boot

Time: As soon as possible



12. Cracked boot seal

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Description

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

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

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

Lot slope: • [Flat](#)

Soffit and fascia: • [Wood](#)

Wall surfaces and trim: • Brick

Wall surfaces and trim:

• [Stucco](#)

Garage

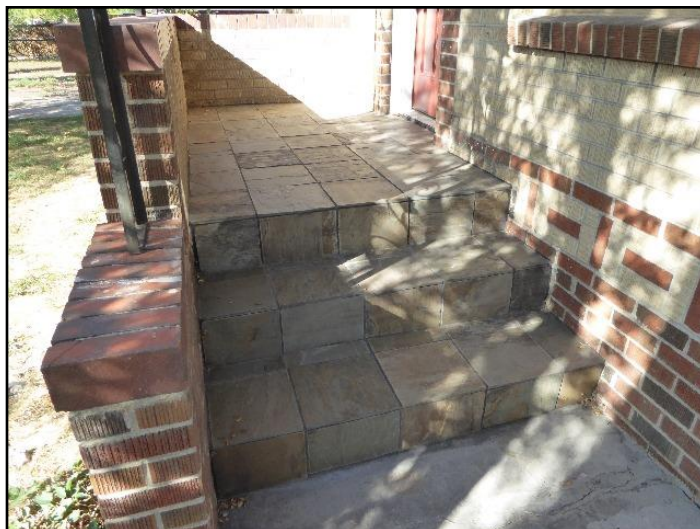
Driveway: • Concrete

Walkway: • Concrete

Porch:

• Concrete

Tile on



13. *Tile on Concrete*

Exterior steps: • Concrete

Fence: • Metal

Garage: • New stucco

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14.



15.

Garage: • Automatic opener is installed

Note: Both doors



16. Automatic opener is installed

Garage: • Newer door

Note: 2 car door & 1 car door

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Recommendations

WALLS \ Brick, stone and concrete

6. Condition: • [Masonry deterioration](#)

Step cracking from settling

Implication(s): Weakened structure | Chance of structural movement

Location: North, front and south

Task: Tuck point as needed



17. Settling cracks



18. Settling cracks



19. Cracks below grade



20. Cracks

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21. Movement



22. Settling cracks



23. Masonry deterioration



24. Settling cracks

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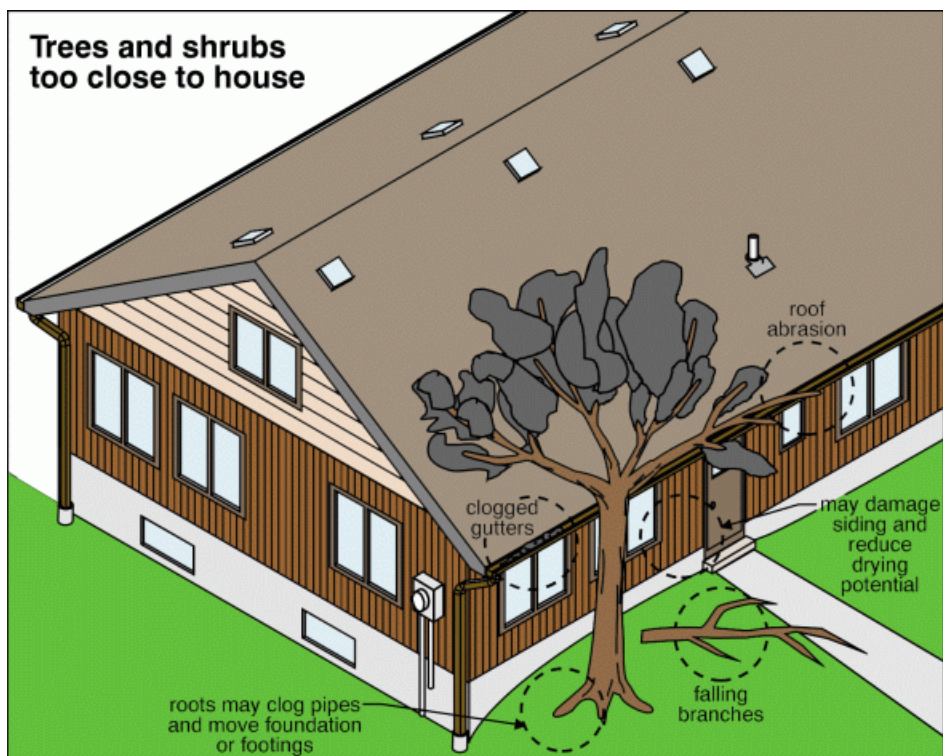


25. Settling cracks

LANDSCAPING \ General

7. Condition: • [Trees or shrubs too close to building](#)

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



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26. Trees or shrubs too close to building



27. Trees or shrubs too close to building

LANDSCAPING \ Walkway

8. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard

LANDSCAPING \ Driveway

9. Condition: • [Cracked or damaged surfaces](#)

Old driveway

Task: Replace as desired



28. Cracked or damaged surfaces

GARAGE \ Floor

10. Condition: • Settled

Description

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#)

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

Exterior wall construction: • [Masonry](#) • Concrete block

Roof and ceiling framing: • Rafters • Roof Joists

Recommendations

FOUNDATIONS \ General

11. Condition: • [Settled](#)

Old home typical settling. Step cracks in exterior brick. Drywall cracks in N/W bedroom. Recent settling cracks in interior drywall N/W bedroom

Implication(s): Chance of structural movement

Task: Monitor and repair as needed



29. Settled



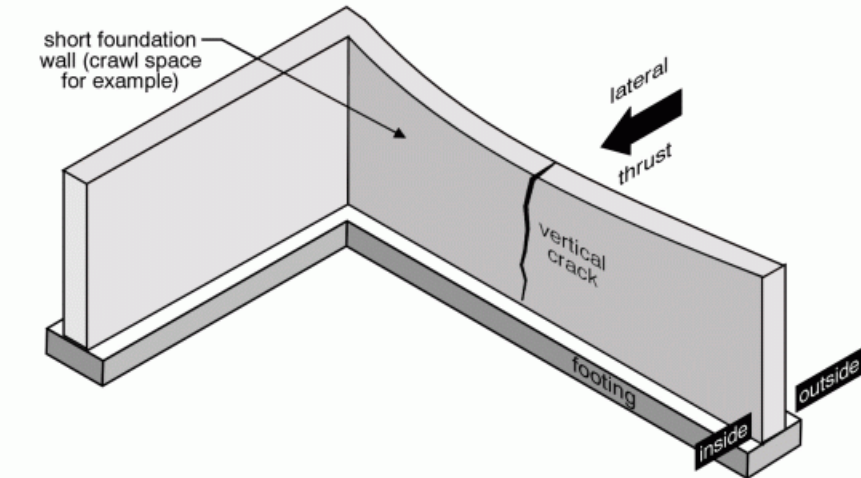
30. Settling cracks in drywall

12. Condition: • [Cracked](#)

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

Task: Repair

Vertical foundation cracks



in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



31. Cracked

FOUNDATIONS \ Performance opinion

13. Condition: • Not acceptable

Patching and repairs were accomplished but gaps and cracks in mortar have continued

Implication(s): Chance of structural movement

Task: Have a structural engineer inspect the foundation and make recommendations.

Time: Before purchasing the home

14. Condition: • Further evaluation required

Multiple settling cracks old and current

Implication(s): Chance of structural movement

Description

General: • Upgraded



32. Upgraded

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

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

Main disconnect/service box rating: • [200 Amps](#)

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

Distribution panel type and location: • [Breakers - exterior wall](#)

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

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

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

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

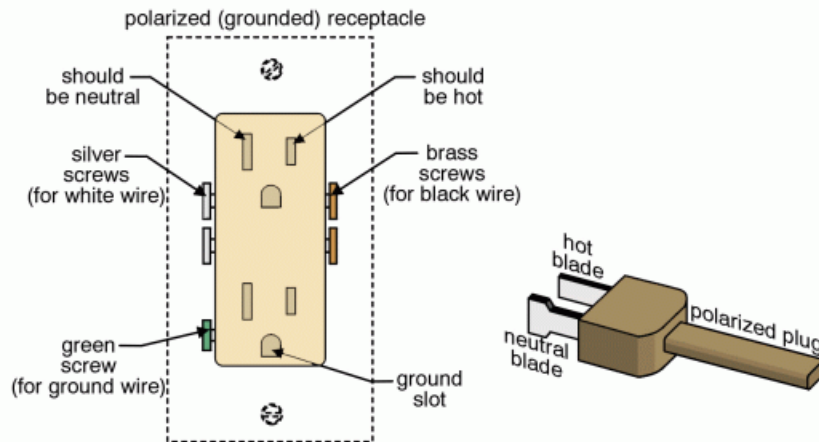
15. Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: Living room north side

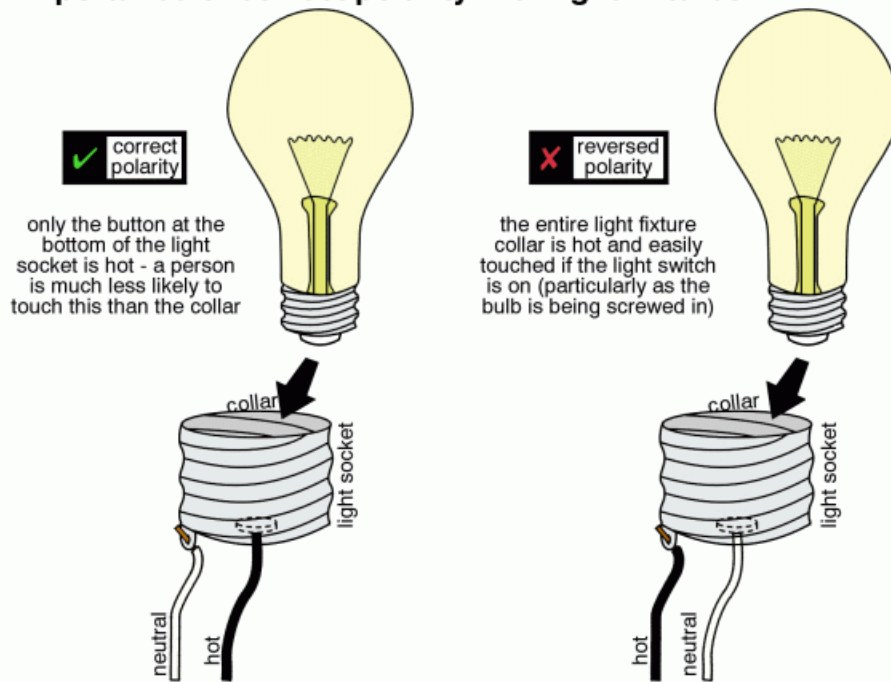
Task: Have a licensed electrician correct as needed

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





33. Reversed polarity

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

Implication(s): Electric shock

Location: Main living room and bedrooms

Task: Have an electrician correct as needed



34. Ground needed for 3-slot outlet



35. Ground needed for 3-slot outlet

ELECTRICAL

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36. Ground needed for 3-slot outlet



37. Ground needed for 3-slot outlet



38. Ground needed for 3-slot outlet

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

No power, will not reset

Location: Kitchen counter S/W

Task: Have an electrician correct as needed

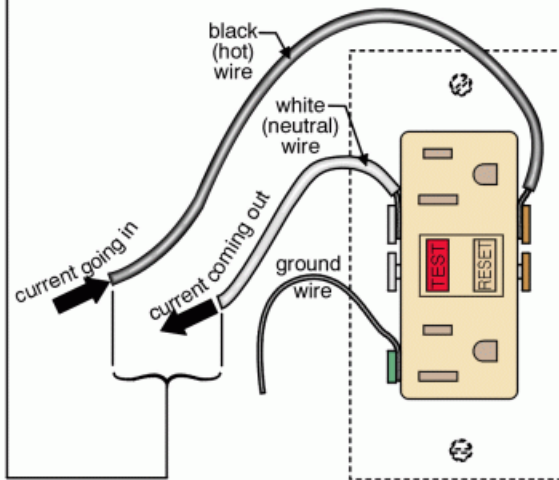
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



39. No operating

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Description

General: • Programmable thermostat is installed, this will save on energy bills



40. Programmable thermostat is installed, this...

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• Goodman

Installed year 2006

Serial number: 0611739474

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

Approximate capacity: • [90,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

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

Approximate age: • [11 years](#)

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

Main fuel shut off at: • Meter

Failure probability: • [High](#)

Exhaust pipe (vent connector): • Single wall

Combustion air source: • Interior of building

Recommendations

General

18. • Furnace filter is clogged

Implication(s): Equipment failure



41. Furnace filter is clogged

19. • Furnace was not operating at time of inspection

The furnace operated, flame was good for approximately 1 minute then automatically shut-down.

Implication(s): No Heat

Task: Have an HVAC tech repair as needed

Time: Immediately



42. Furnace was not operating at time of...



43. Furnace was not operating at time of...

GAS FURNACE \ Combustion air

20. Condition: • [Inadequate combustion air](#)

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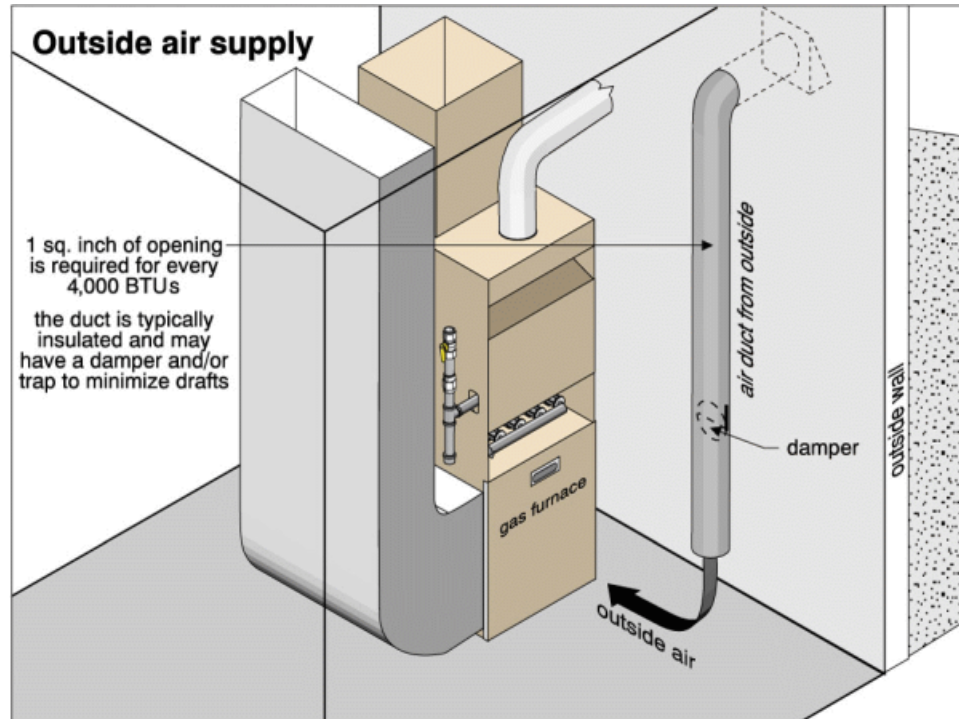
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Implication(s): Equipment not operating properly | Hazardous combustion products entering home | Increased heating costs | Reduced comfort | Increased operating costs

Task: Have an HVAC tech install combustion air



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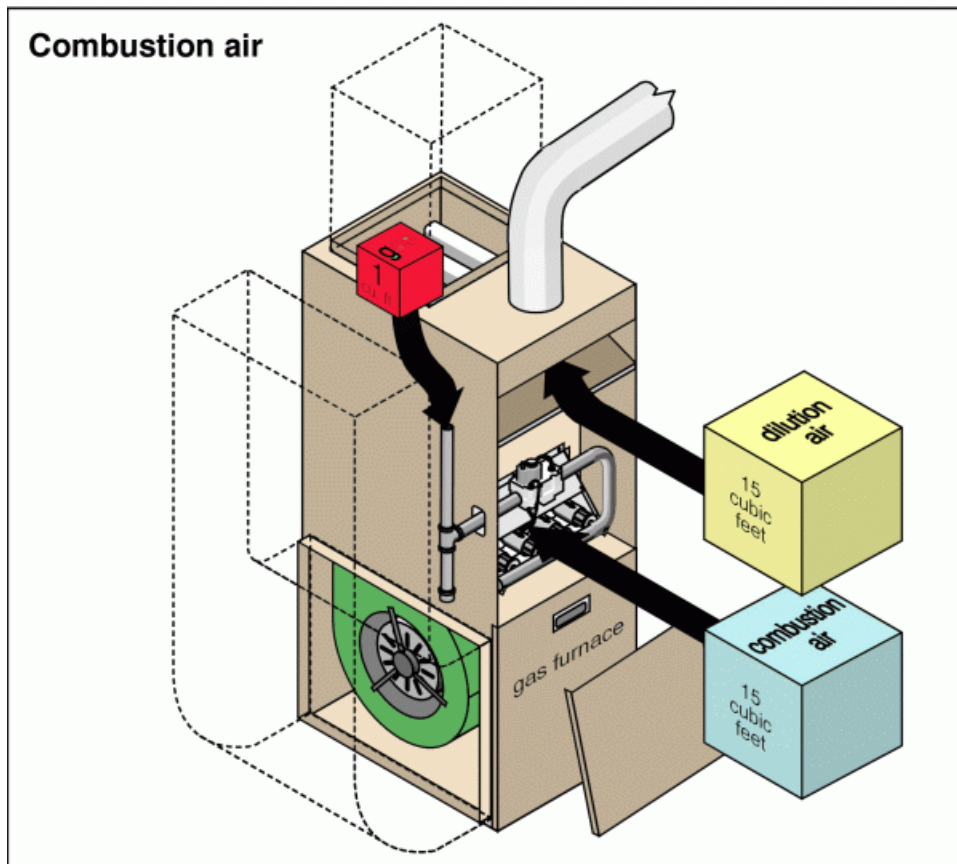
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GAS FURNACE \ Venting system

21. Condition: • [Rust, dirty, obstructed](#)

Rust holes in furnace vent pipe, safety issue

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Between furnace and water heater

Task: Replace rust damaged vent pipe

Time: Before operating furnace

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44. Safety issue. Rust holes in furnace vent pipe



45. Safety issue. Rust holes in furnace vent pipe



46. Poor connections



47. Poor connections

GAS FURNACE \ Mechanical air filter

22. Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Task: Replace filter

GAS FURNACE \ Ducts, registers and grilles

23. Condition: • Improve, Add a cold air return in the basement for a better temperature balance
Basement was cold at time of inspection, we recommend adding a cold air return in the central hallway.

Implication(s): Cold Basement

Location: Basement

Task: Have a qualified professional evaluate and improve/repair as needed

Time: As soon as possible

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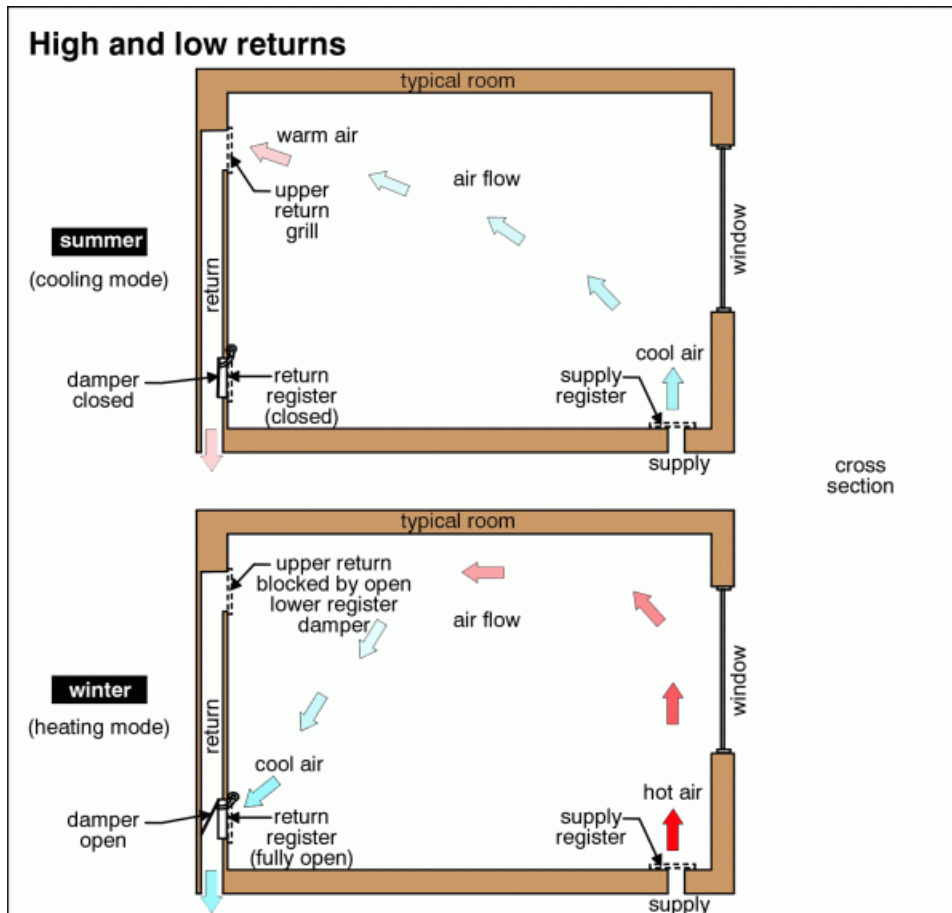
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24. Condition: • Missing

No heat vents in the basement

Location: Basement Bedroom Family Room

Task: Have a qualified professional evaluate and improve/repair as needed

Time: As soon as possible

25. Condition: • Missing return duct

Implication(s): Reduced comfort

Task: Have a qualified professional evaluate and improve/repair as needed

Time: As soon as possible

COOLING & HEAT PUMP

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Description

General: • Limited test, too cold outside, below 65 degrees

Manufacturer:

• Carrier

Model number: ABWCTN12398 *Serial number:* 120468771456

Cooling capacity: • 3 Tons

Compressor approximate age: • 15 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [High](#)

Refrigerant Type: • R-22

Limitations

General: • The Air Conditioning Could not be tested, outside temperature was below 65 degrees

Recommendations

General

26. • A/C System will need to be tested when temperatures are above 65 degrees

AIR CONDITIONING \ Air cooled condenser coil

27. **Condition:** • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Task: Have a licensed HVAC Tech Inspect and repair as needed

Time: Before use in the summer

COOLING & HEAT PUMP

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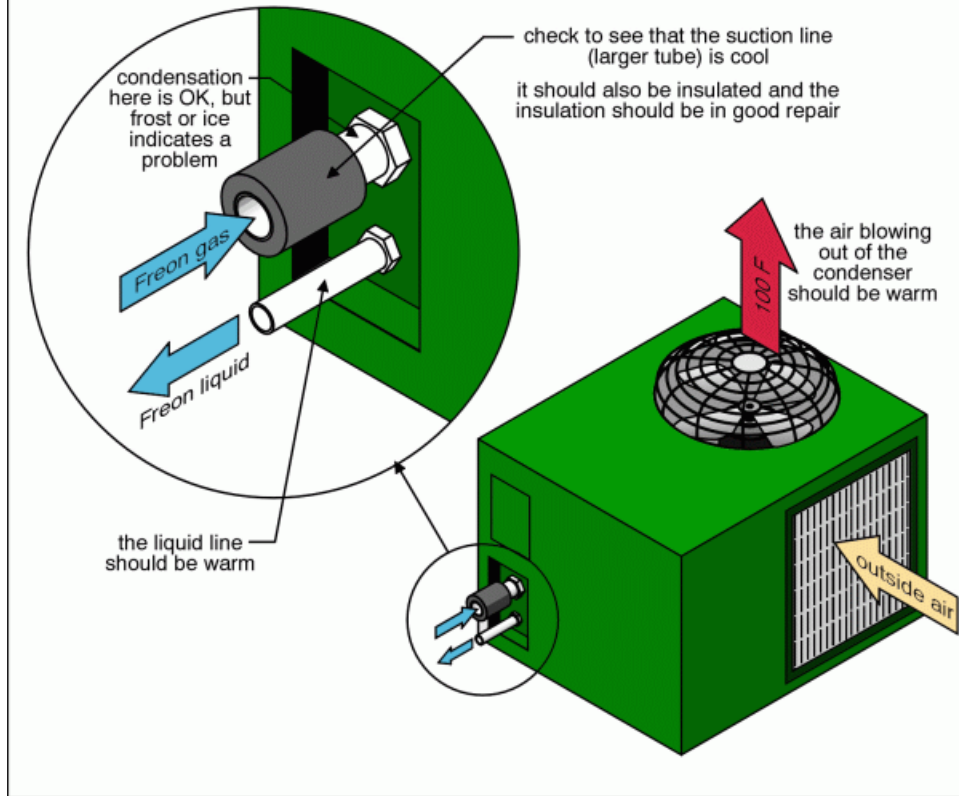
PLUMBING

RADON

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Inspecting the condenser unit



Description

General: • All shower/tub tile surfaces are in good condition, scanned with a moisture meter.

General: • Filled tubs and checked overflows

Water supply source: • Public

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

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

• Utility room



48. Utility room

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

Water heater type: • [Conventional](#)

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Rheem

Tank capacity: • [40 gallons](#)

Water heater approximate age: • New

Typical life expectancy: • 8 to 12 years

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

Waste disposal system: • [Public](#)

Waste and vent piping in building:

• [Cast Iron](#)

PLUMBING

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49. Cast Iron

Pumps: • Ejector pump in basement

Note: For basement bathroom, operating

Floor drain location: • No floor drain for water heater



50. No floor drain for water heater



51. No floor drain for water heater

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

Exterior hose bibb: • Anti siphon

Recommendations

SUPPLY PLUMBING \ Pressure regulator

28. Condition: • Recommended due to high supply water pressure

Water pressure is 105 PSI

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

Task: Have a plumber install a pressure regulator



52. Water pressure is 105 PSI

WASTE PLUMBING \ Drain piping - performance

29. Condition: • Main sewer drain pipe was scoped out to the street hook-up, Refer to plumbers report.

Main sewer line clay pipe needs to be replaced from 5' to 93'

Implication(s): Health hazard Sewage leaking into property, potential back-up, potential structural issues from sewage water eroding soil.

Task: Have a licensed plumber replace main sewer line

Time: Immediately

WASTE PLUMBING \ Floor drain

30. Condition: • [Missing](#)

No floor drain for the water heater, potential flooding

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

Task: Monitor. Install sump pit and pump near water heater

RADON

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Description

General: • A Chart & Graph has been provided to the buyers

Note: See appendix in this report

General: • Tested for Radon

Note: A 48 Hour radon test indicated average radon levels of 19.4 pCi/L

Monitor Placement: • Back Bedroom • Basement

Recommendations

General

31. • [A 48 hour radon test indicated an average Radon level over 4.0 Picocuries, the EPA recommends installing a Radon mitigation system](#)

Radon levels were 19.3 pCi/L (High Levels)

Implication(s): Health Hazard

Task: Contract a Radon mitigation professional and install a radon mitigation system

Time: As soon as possible

32. • [Radon Test: 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>](#)

Implication(s): Health hazard

END OF REPORT

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Continuous Radon Monitor

Model Number: 1028

Serial Number: 55540092

Calibration Date: 05/22/2014

CF: 2.84

Monitor Time: 10/23/2014 7:49

Inspection Company

Kidston Monitor

KIDSTON HOME INSPECTIONS

11361 N. Brownstone Dr.

Parker, Colorado-80138

Phone Number: 303-808-7862

License Number: N/A

Billing Information

Dads

11351 b dr

next

Site Information

Dads

11351 b dr

next

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: 10/20/2014 12:46

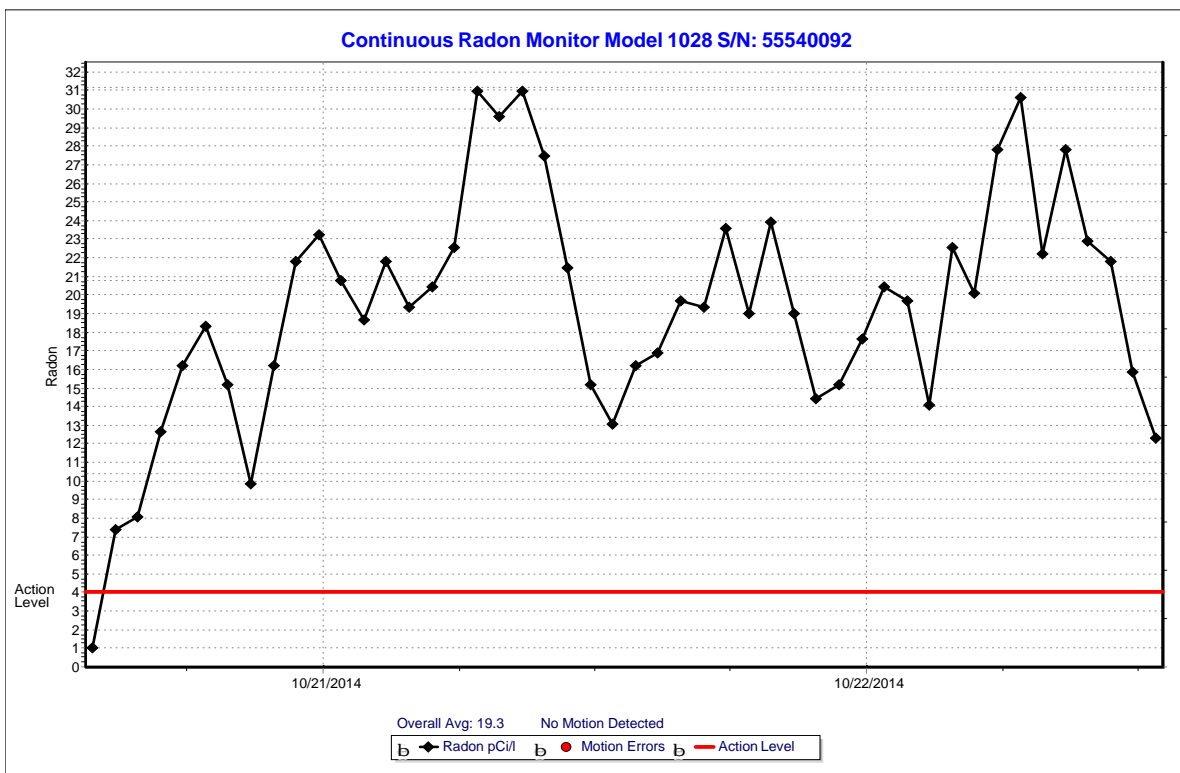
Overall Avg: 19.3 pCi/l

End Time: 10/22/2014 12:46

EPA Avg: 20.4 pCi/l

Measurement Interval(hr): 1.0

Exposure Time: 2 Days 0 hrs



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***** 10/20/2014 *****

Time	Counts pCi/l	Flags
13:46	1.1	
14:46	7.4	
15:46	8.1	
16:46	12.7	
17:46	16.2	
18:46	18.3	
19:46	15.1	
20:46	9.9	
21:46	16.2	
22:46	21.8	
23:46	23.2	

***** 10/21/2014 *****

Time	Counts pCi/l	Flags
00:46	20.8	
01:46	18.7	
02:46	21.8	
03:46	19.4	
04:46	20.4	
05:46	22.5	
06:46	31.0	
07:46	29.6	
08:46	31.0	
09:46	27.5	
10:46	21.5	
11:46	15.1	
12:46	13.0	
13:46	16.2	
14:46	16.9	
15:46	19.7	
16:46	19.4	
17:46	23.6	
18:46	19.0	
19:46	23.9	
20:46	19.0	
21:46	14.4	
22:46	15.1	
23:46	17.6	

***** 10/22/2014 *****

Time	Counts pCi/l	Flags
00:46	20.4	
01:46	19.7	
02:46	14.1	

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***** 10/22/2014 *****

Time	Counts pCi/l	Flags
03:46	22.5	
04:46	20.1	
05:46	27.8	
06:46	30.6	
07:46	22.2	
08:46	27.8	
09:46	22.9	
10:46	21.8	
11:46	15.8	
12:46	12.3	

Error Flags:

M Motion:

Inspector Signature _____

PC Software Version: 2.2.0

Embedded Software Version: 109

REFERENCE LIBRARY

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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