



Inspection Report

Jack Frost

Property Address:
1234 Anywhere Lane
Grand Junction CO. xxxxx



Jay's Inspection Service

**Jay Empson
599 Rambling Rd.
Grand Junction, CO. 81507
970-518-1813**

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Date: 2/11/2021	Time:	Report ID: 21
Property: 1234 Anywhere Lane Grand Junction CO. xxxxx	Customer: Jack Frost	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

CREIA California

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story), Single Family (1 story), Single Family (2 story)

Approximate age of building:

Over 40 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain or Snow in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennas, and lightning arrestors.

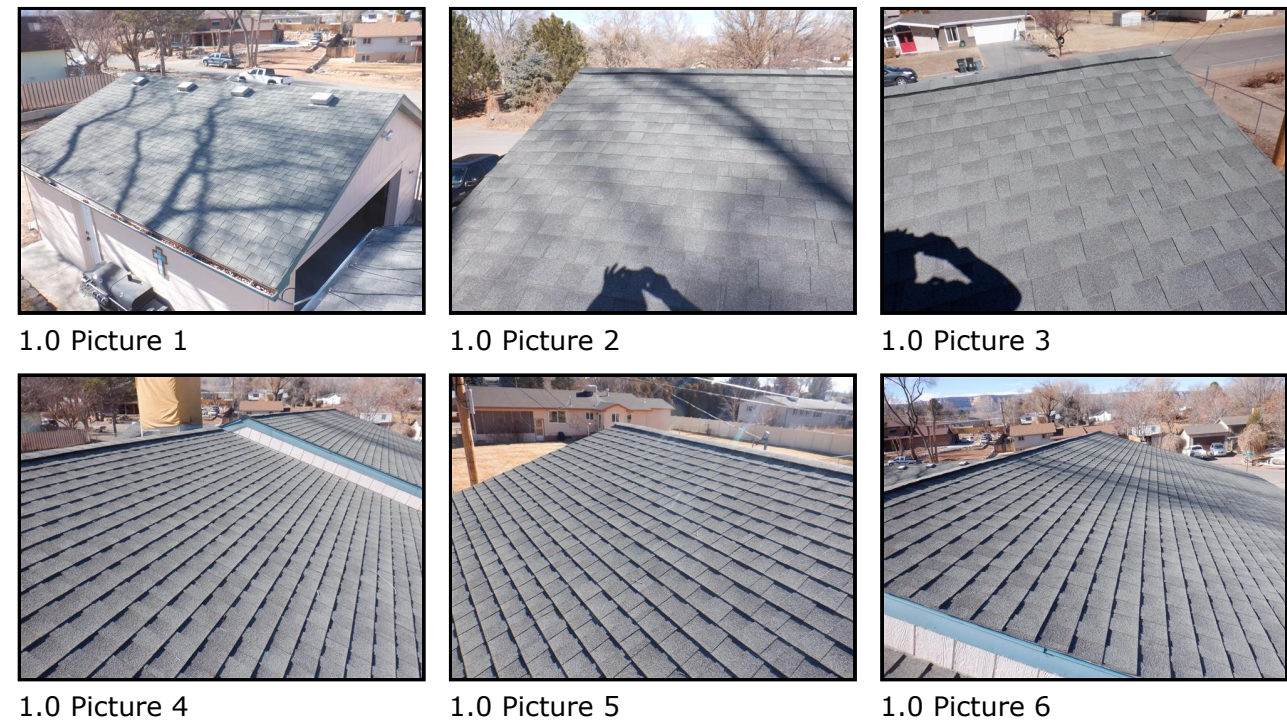
		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	●				Roof Covering: Architectural Viewed roof covering from: Walked roof
1.1	Flashings	●				
1.2	Skylights, Chimneys and Roof Penetrations	●				
1.3	Roof Drainage Systems	●				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

1.0 The main roof cover appeared to be functional at time of inspection.

Inspector is UNABLE to determine any active roof leakage. No Rain.



1.2 Plumbing vent pipes and roof flashings look good.



1.2 Picture 1



1.2 Picture 2



1.2 Picture 3

1.3 Keep rain gutters clean for proper drainage.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				Siding Material: Wood
2.1	Doors (Exterior)	•				Siding Style: Lap Tongue and Groove
2.2	Windows	•				Exterior Entry Doors: Metal doors with glass
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover, Applicable Railings and Fences/Gates	•			•	Appurtenance: Concrete Sidewalk Steps
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway: Concrete
2.5	Eaves, Soffits and Fascias	•				
2.6	Irrigation	•				

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2.0 The exterior wood siding appeared to be functional at time of inspection.
The wood siding on east side of garage has water damage. FYI



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

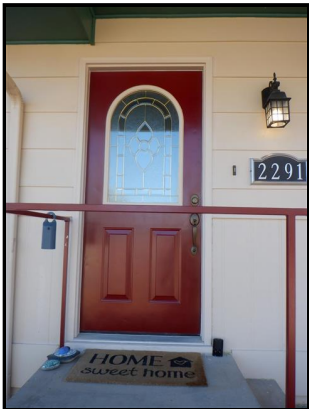


2.0 Picture 5

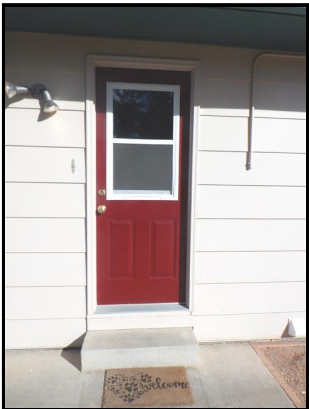


2.0 Picture 6

2.1 Exterior doors are functional.



2.1 Picture 1



2.1 Picture 2

2.2 All window screens in place.

2.3 Recommend the handrail at front entry have balusters installed every four inches.

Patio area appeared to be functional at time of inspection. Common cracks. Seal as needed. Concrete pitted. The front entry concrete walkway/porch appeared to be functional at time of inspection.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3



2.3 Picture 4



2.3 Picture 5



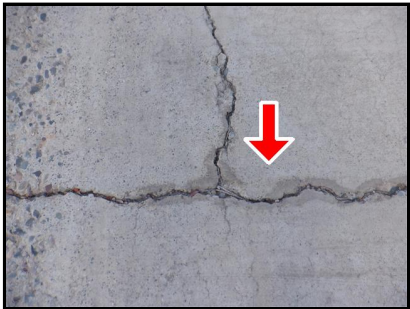
2.3 Picture 6

2.4 The driveway and walkways appeared functional at time of inspection. Common cracks. Seal as needed. The concrete is pitted.

Recommend sealing all cracks larger than 1/4 inch wide to prevent water intrusion.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5

2.5 The fascia boards and soffits/vents appeared to be functional at time of inspection.



2.5 Picture 1



2.5 Picture 2

2.6 The irrigation system was winterized at time of inspection. No water test.

The pump is removed during winter months. Pump in garage.

Timer and smart box on east side of home.



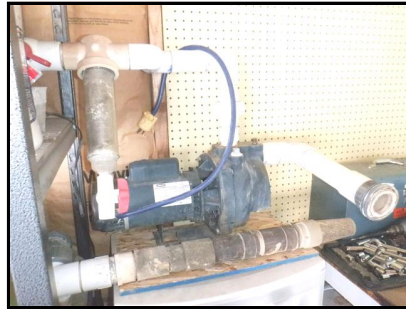
2.6 Picture 1



2.6 Picture 2



2.6 Picture 3



2.6 Picture 4

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceilings	●				Garage Door Type: One automatic Garage Door Material: Metal Auto-opener Manufacturer: LIFT-MASTER
3.1	Garage Walls (including Firewall Separation)	●			●	
3.2	Garage Floor	●				
3.3	Garage Door (s)	●				
3.4	Occupant Door (from garage to inside of home)			●		
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	●				
		IN	NI	NP	RR	

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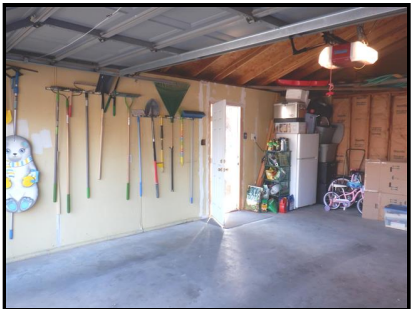
3.0 The garage ceiling structure is open 2x6.



3.0 Picture 1

3.1 The two wood double hung windows will not open. One covered and other painted closed.

The walls are covered with drywall or peg board. No obvious problems discovered during inspection.



3.1 Picture 1



3.1 Picture 2

3.2 The garage appeared to be functional at time of inspection.



3.2 Picture 1

3.3 All garage doors were functional at time of inspection.



3.3 Picture 1



3.3 Picture 2

3.5 The garage door will reverse when met with resistance. Sensors tested only. Opener is operational.



3.5 Picture 1

4. Interiors

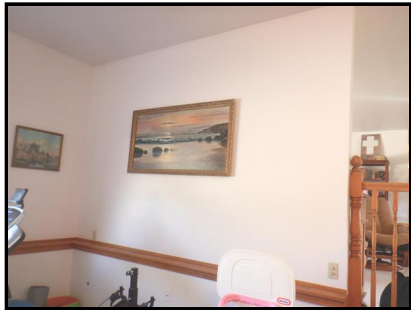
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
4.0	Ceilings	●				Ceiling Materials: Gypsum Board
4.1	Walls	●				Wall Material: Gypsum Board
4.2	Floors	●				Floor Covering(s): Carpet Tile Vinyl
4.3	Steps, Stairways, Balconies and Railings	●				Interior Doors: Hollow core Sliders Solid Panel Swinging Doors Wood
4.4	Counters and Cabinets (representative number)	●				Window Types: Dual Pane Metal Sliders Storm windows Cabinetry: Veneer Wood Countertop: Corian Stone
4.5	Doors (representative number)	●			●	
4.6	Windows (representative number)	●				

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4.0 All of the walls and ceilings in the home are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

4.1 All of the walls and ceilings in the home are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.



4.1 Picture 1

4.2 The floors appeared to be functional at time of inspection.



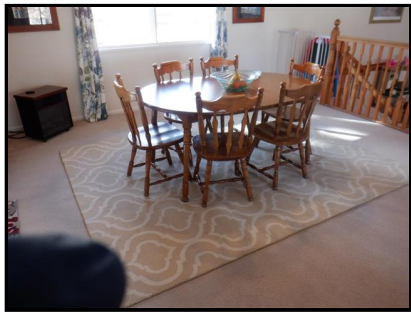
4.2 Picture 1



4.2 Picture 2



4.2 Picture 3



4.2 Picture 4



4.2 Picture 5



4.2 Picture 6



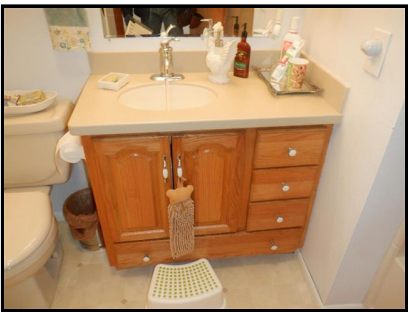
4.2 Picture 7

4.3 The stairs and rails appeared to be functional at time of inspection.

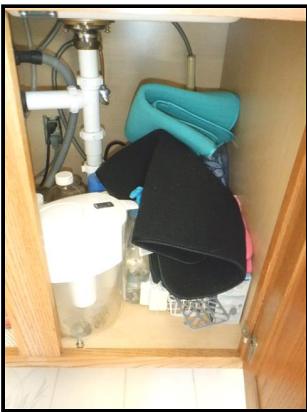
4.4 Counters and cabinets appeared functional at time of inspection. Cabinet bottoms not fully visible.



4.4 Picture 1



4.4 Picture 2



4.4 Picture 3



4.4 Picture 4



4.4 Picture 5



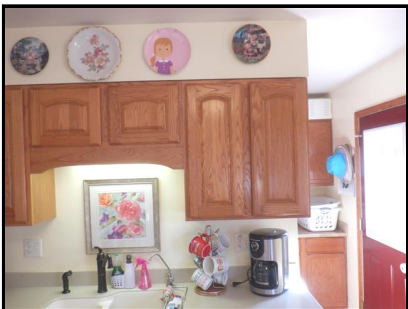
4.4 Picture 6



4.4 Picture 7



4.4 Picture 8



4.4 Picture 9



4.4 Picture 10

4.5 The master bathroom door does not latch properly. Recommend adjusting strike plate as needed.

Remaining interior doors appear to be functional.



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3



4.5 Picture 4

4.6 All windows in home were tested and appeared to be functional at time of inspection. No broken seals. There are also storm windows.

Inspector is UNABLE to determine if window seals are broken/leaking or predict/determine discoloration within the window panes. Client is advised to seek further specialized examination of the windows by a window professional/company of their choice, if so desired.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Poured concrete Method used to observe Crawlspace: Crawled Floor Structure: Concrete Slab Wood Subfloor Wood beams Wood joists Wall Structure: 2 X 4 Wood
5.1	Walls (Structural)	•				Columns or Piers: Concrete Pads Wood columns Ceiling Structure: 2X4 Roof Structure: 2 X 4 Rafters Engineered wood trusses Plywood Roof-Type: Gable Hip Method used to observe attic: From entry Attic info: Attic access
5.2	Columns or Piers	•				
5.3	Floors (Structural)	•				
5.4	Ceilings (Structural)	•				
5.5	Roof Structure and Attic	•				
		IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace				

5.0 The crawlspace area and concrete foundation appeared to be functional at time of inspection. Entry is outside backyard.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5

5.1 All of the walls and ceilings in the home are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

5.2 The concrete pads and wood post appeared to be functional at time of inspection.



5.2 Picture 1



5.2 Picture 2

5.3 All of the floors in home are covered with some type of floor cover and wood subfloor is not visible. Wood floor joist under home appeared functional at time of inspection. No obvious problems discovered at time of inspection.

The floor in bonus room is covered with some type of floor cover and concrete slab is not visible. No obvious problems discovered at time of inspection.

5.4 All of the walls and ceilings in the home are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings. The 2x4 structural in attic area appeared to be functional at time of inspection.

5.5 The roof structure and attic appeared to be functional at time of inspection. Access in house bonus room.

Inspector is UNABLE to determine active roof leakage. NO RAIN



5.5 Picture 1



5.5 Picture 2



5.5 Picture 3



5.5 Picture 4



5.5 Picture 5

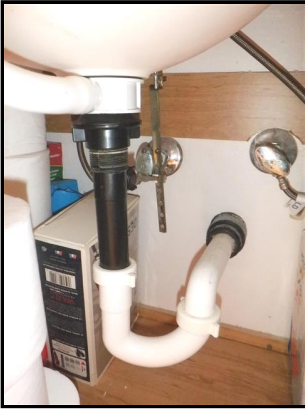
The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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6.0 The waste lines appeared to be functional at time of inspection.

Overflow drains at sinks and tubs are not tested.



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3



6.0 Picture 4

6.1 The water supply lines, hose bibs, toilets, sink faucets, tubs and showers appeared to be functional at time of inspection.



6.1 Picture 1



6.1 Picture 2



6.1 Picture 3



6.1 Picture 4



6.1 Picture 5



6.1 Picture 6



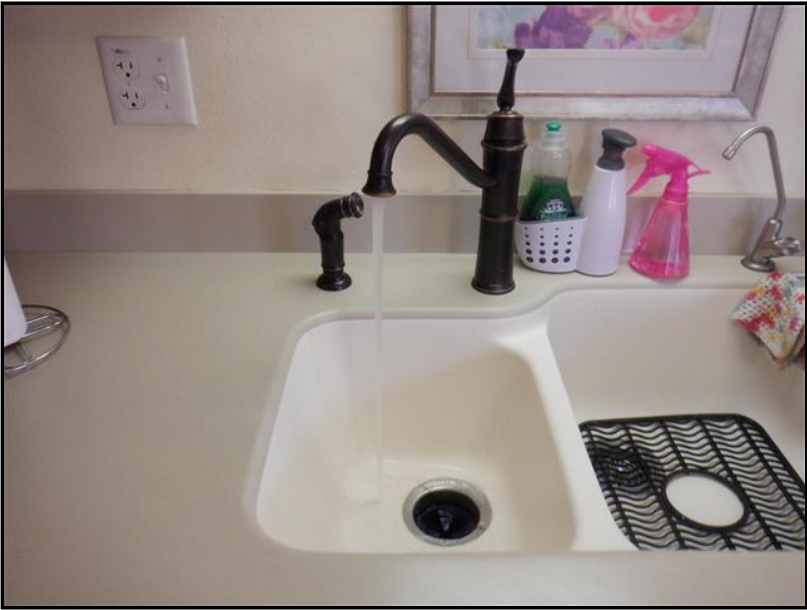
6.1 Picture 7



6.1 Picture 8



6.1 Picture 9



6.1 Picture 10

6.2 The water heater and expansion tank appeared to be functional at time of inspection. YR. 2009



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3



6.2 Picture 4

6.3 The main water shut off is located in crawlspace area and valve by water heater.



6.3 Picture 1



6.3 Picture 2



6.3 Picture 3

6.4 The gas meter and exterior/interior supply lines appeared to be functional at time of inspection.



6.4 Picture 1

6.5 The main fuel shut off is at gas meter outside on east side of home.



6.5 Picture 1

6.6 Washer and dryer hook ups appeared to be functional at time of inspection. System was tested. Electric dryer only.



6.6 Picture 1



6.6 Picture 2



6.6 Picture 3

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	<u>Styles & Materials</u>
7.0	Service Entrance Conductors	•				Electrical Service Conductors: Aluminum Panel capacity: 100 AMP Panel Type: Circuit breakers Electric Panel Manufacturer: FEDERAL PACIFIC Branch wire 15 and 20 AMP: Aluminum Copper Wiring Methods: Cloth covered. Romex
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			•	
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, building, garage, and on the dwelling's exterior walls)	•			•	
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				
7.6	Location of Main and Distribution Panels	•			•	
7.7	Smoke Detectors	•				
7.8	Carbon Monoxide Detectors	•				
		IN	NI	NP	RR	

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7.0 Overhead conductors appeared functional at time of inspection.



7.0 Picture 1

7.1 Grounding system not visible.

7.2 You have a Federal Pacific panel which is legal, but there is a possibility that the circuit breakers may not trip when shorted possibly causing an electrical hazard. Opinions by licensed electrical contractors on this panel varies between safe and unsafe. I recommend you consult a licensed electrical contractor for an opinion and correct if necessary.

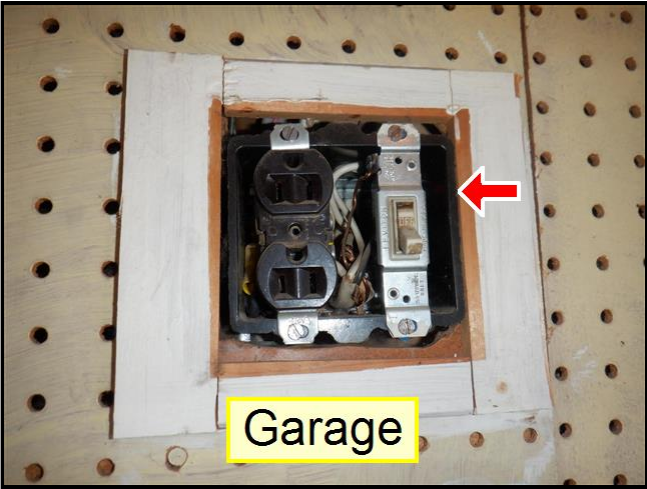
7.3 The disposal was wired in with extension cord and switch. This is not installed correctly according to electrical codes. Recommend repairs by qualified contractor.

The switch on right side of kitchen sink should operate the disposal. The switch powers the top half of plug under kitchen sink for disposal. The bottom half of plug is hot for dishwasher.

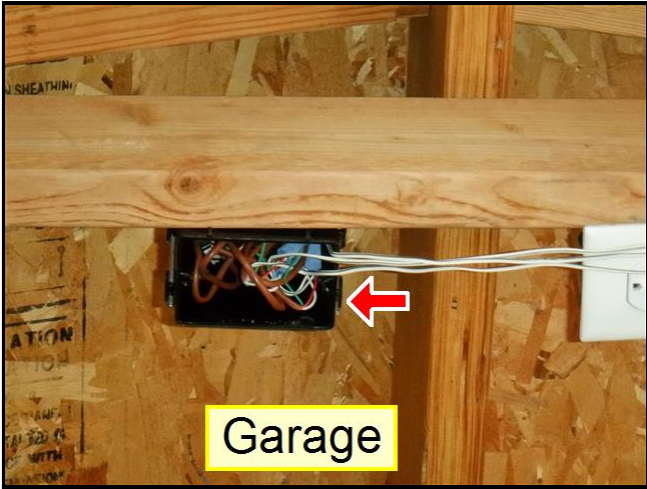
There are two missing junction box covers missing in garage. Install as needed.

All light fixtures and accessible plugs were operational at time of inspection.

The living room light switch operates plug on same wall.



7.3 Picture 1



7.3 Picture 2



7.3 Picture 3



7.3 Picture 4

7.5 The GFCI plugs operated as intended. Kitchen, Bathrooms, Garage and Exterior.

7.6 The main panel box is located on east side of home. The main panel appeared to be functional at time of inspection.

The sub panel is located in laundry room. Sub panel was functional at time of inspection



7.6 Picture 1



7.6 Picture 2

7.7 Smoke detectors located in appropriate places. Hallway.

7.7 Picture 1

7.8 Carbon monoxide detectors in appropriate places. Hallway.

7.8 Picture 1

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	<u>Styles & Materials</u>
8.0	Heating Equipment	•				Heat Type: Forced Air Gas Fired Heater
8.1	Normal Operating Controls	•				Energy Source: Natural gas
8.2	Automatic Safety Controls			•		Number of Heat Systems (excluding wood): One
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: DAY & NIGHT
8.4	Presence of Installed Heat Source in Each Room	•				Ductwork: METAL DUCTS Metal chase
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•				Filter Type: Disposable
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•		Filter Size: 16x20
8.7	Gas/LP/Electric Firelogs and Fireplaces			•		Cooling Equipment Type: Evaporative Cooler
8.8	Cooling and Air Handler Equipment	•				Cooling Equipment Energy Source: Electricity
8.9	Normal Operating Controls	•				Central Air or Evaporative Cooler Manufacturer: FRIGIKING
8.10	Presence of Installed Cooling Source in Each Room	•				Number of AC or evaporative cooler units: One

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

8.0 The heating system in house appeared to be functional at time of inspection.



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3

8.1 The thermostat was functional at time of inspection.



8.1 Picture 1



8.1 Picture 2

8.3 The metal ductwork and metal chase appeared to be functional at time of inspection.

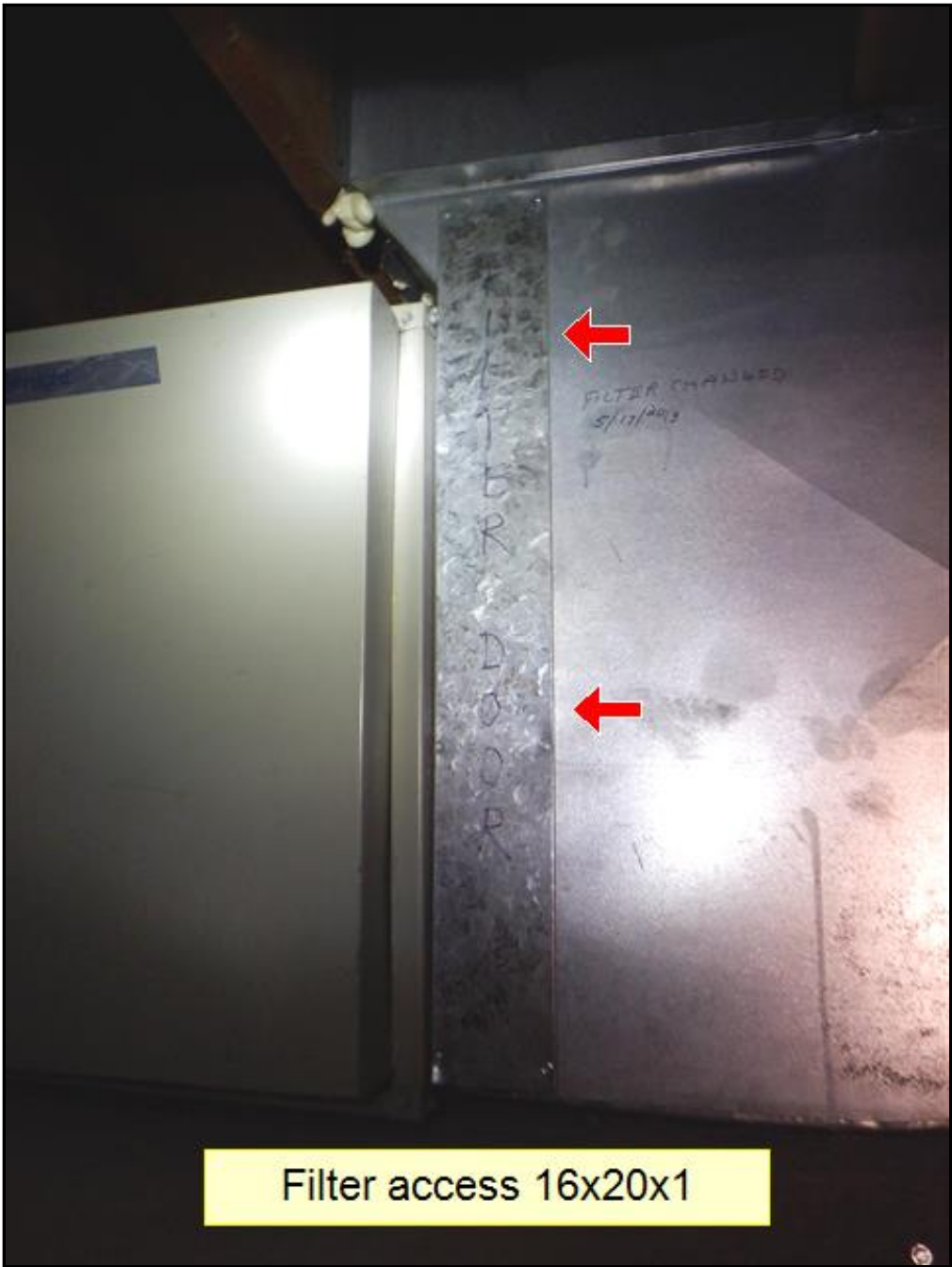
The disposable filter is located at furnace in crawlspace. Filter needs changing. Last changed 2013.



8.3 Picture 1



8.3 Picture 2



8.3 Picture 3

8.5 The vent pipe systems are functional.



8.5 Picture 1

8.8 The evaporative cooler was winterized and covered at time of inspection. No test or inspection performed. The water line connection is at water heater.



8.8 Picture 1



8.8 Picture 2

8.9 The thermostat was functional at time of inspection. Delayed thermostat.



8.9 Picture 1

8.10 There is one drop/register in home only for cooling house.



8.10 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	Insulation in Attic	●				Attic Insulation: Blown Cellulose
9.1	Insulation Under Floor System	●				Ventilation: Gable vents Ridge Vent Cap Roof Vents Soffit Vents
9.2	Vapor Retarders (in Crawlspace or basement)			●		Exhaust Fans: Fan Fan with light
9.3	Ventilation of Attic and Foundation Areas	●				Dryer Power Source: 220 Electric
9.4	Venting Systems (Kitchens, Baths and Laundry)	●				Dryer Vent: Flexible Metal Metal
9.5	Ventilation Fans and Thermostatic Controls in Attic			●		Floor System Insulation: Batts Fiberglass

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

9.0 The attic insulation is adequate for the time the home was built.



9.0 Picture 1

9.1 The fiberglass insulation under floor system is adequate.



9.1 Picture 1

9.3 Ventilation in attic and crawlspace area are adequate.



9.3 Picture 1



9.3 Picture 2



9.3 Picture 3

9.4 Vent systems in bathrooms, laundry and kitchen are adequate and functional.



9.4 Picture 1



9.4 Picture 2

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	●				Dishwasher
10.1	Ranges/Ovens/Cooktops	●				Brand: KENMORE
10.2	Range Hood (s)	●			●	Disposer Brand: IN SINK ERATOR
10.3	Trash Compactor			●		Range/Oven/ Cooktop:
10.4	Food Waste Disposer	●				AMERICANA
10.5	Microwave Cooking Equipment			●		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

10.0 The switch on right side of kitchen sink should operate the disposal. The switch kills power to dishwasher. See Disposal or Electrical section.

The dishwasher appeared to be functional at time of inspection.

There is no anti siphon device installed at dishwasher. Dishwashers require an air gap or high loop system.



10.0 Picture 1



10.0 Picture 2

10.1 The electric oven/range appeared functional at time of inspection.



10.1 Picture 1

10.2 The range hood is missing in hood over range. Install as needed.



10.2 Picture 1



10.2 Picture 2

10.4 The waste disposal appeared to be functional at time of inspection.

The disposal was wired in with extension cord and switch. This is not installed correctly according to electrical codes. Recommend repairs by qualified contractor.

The switch on right side of kitchen sink should operate the disposal. The switch powers the top half of plug under kitchen sink for disposal. The bottom half of plug is hot for dishwasher.



10.4 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**INVOICE**

Jay's Inspection Service
599 Rambling Rd.
Grand Junction, CO. 81507
970-518-1813
Inspected By: Jay Empson

Inspection Date: 2/11/2021
Report ID: 21

Customer Info:	Inspection Property:
Jack Frost	1234 Anywhere Lane Grand Junction CO. xxxxx
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: Cash Or Check at or before inspection (Discounted)

Payment Status: Not Paid (Must be paid prior to inspection to receive report)

Note:



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

CLIENT NAME: Jack Frost

Address of Structure to be Inspected:	1234 Anywhere Lane Grand Junction CO. xxxxx
Inspection Fee and Payment Method:	\$0.00, Cash Or Check at or before inspection (Discounted)
Payment Status:	Not Paid (Must be paid prior to inspection to receive report)

Client requests a visual inspection of the structure identified at the above address by Jay's Inspection Service hereinafter collectively

1. referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this

2. Agreement, and (c) Client will read the entire Inspection Report when it is received and shall promptly call the inspector with any questions or concerns client may have regarding the Real Estate Inspection or Inspection Report.

CONFIDENTIAL REPORT: Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) One copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the

3. Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS COMPENSATION FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation or any other theory of liability of the company.

4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant

observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the California Real Estate Inspection Association. (CREIA).

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. This is a Non-Invasive Inspection. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

- Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, mill tailings, wave action or hydrological stability, survey, engineering, analysis or testing/ soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostat or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.
5.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector.)

If your inspector recommends consulting other specialized experts, client must do so at client’s expense.

- CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**
6.

- The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.
7.

- LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in any way insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the
8. relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

- DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO
9. alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

- ARBITRATION:** It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the American Arbitration
10. Association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The decision of the Arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any Colorado Court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

- Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought
11. within one (1) year from the date of the inspection or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Colorado

- ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded
12. all reasonable attorneys' fees, arbitrator fees and other costs.

- Client understands and agrees that if he or she is not present at the time of the inspection or does not sign this Inspection Agreement that this Agreement will become part of the Inspection Report and therefore delivery of the**
13. **Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

14. **SEVERABILITY:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

15. **PAYMENT: Payment is expected before the report is delivered.** A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks. A \$50 fee will be added to the inspection fee should Company bill closing company.

16. **ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____

Signature of Client _____
(One signature binds all)

Printed Name of Client: _____

Dated: February 15, 2021

For the Company Jay Empson

Jay's Inspection Service - www.GJinspect.com - (970) 518-1813 -
JaysInspection@gmail.com
599 Rambling Road, Grand Junction, CO 81507