

# Inspection Report



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## GENERAL INFORMATION

**Client:** Sam & Suzie Smith  
**Inspection Address:** 123 Anywhere Ln, Denver CO 80200  
**Inspection Date:** January 11, 2009  
**Inspector:** Garet Denise  
**Report Number:** 09011101

**Structure:** One story single family residence built about 1954.  
**Weather:** Partly cloudy. The ground was dry.  
**Temperature:** 40s  
**Recent Weather:** Fair.  
**Attendees:** None.

For the purposes of this report, I'll assume the house faces east.

The house is occupied.

### Who This Report Is For

This inspection and report are provided for the sole, confidential and exclusive use of the named client only. This report is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. Other readers of this report should hire a qualified independent inspector to perform an inspection that meets their specific needs and to obtain current information about the property (property conditions change with time and use). A separate Inspection Agreement contains terms, conditions and

limitations critical to understanding this report. Do not use this report without consulting that agreement. Cornerstone Inspection, LLC assumes no responsibility to or liability from any third parties in connection with the inspection or report.

### **Your Risk**

This inspection can help you reduce your risk, but I can not eliminate it nor do I assume it. This inspection is an overview of the property, but I will not find every defect. All homes require maintenance. You should anticipate occasional unexpected repairs. This inspection is not a guarantee or warranty of any kind.

### **Who Should Make Repairs?**

Sometimes when repairs are made, additional defects will be uncovered that were not found during the inspection. The best way to make sure that all defects are properly addressed is to have repairs made by qualified licensed contractors who will offer a warranty on their work.

### **Building Codes**

This inspection does not include checking for compliance with building codes. The older a house is, the more likely that it does not meet today's building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. If you find codes, specifications or standards referenced in this report you should realize that they're only provided as a reference source for opinions; they are not intended to imply that this code was in place at the time of construction, nor that this is a code compliance inspection. Not all code related issues can or will be disclosed in this report. We offer no warranty as to code compliance.

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## **STRUCTURE**

<b>Area:</b>	Original house.
<b>Foundation:</b>	Cast-in-place concrete walls.
<b>Floor Structure:</b>	Conventional wood joists.
<b>Exterior Walls:</b>	Wood framed.
<b>Ceiling Support:</b>	Ceiling joists.
<b>Roof Structure:</b>	Solid plank decking over conventional rafters.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

**Slab-On-Grade Addition**

The rooms at the rear have been added to the original structure. These rooms appear to have been constructed on top of a slab without a foundation under it (this can only be verified by digging a hole). Without a foundation to provide stable support this structure is at greater risk of movement and damage. Minor wall cracks inside the addition suggest such movement. It's not possible to predict the rate of continuing movement (if any) during a one-time visit.

- 1. Patch the wall cracks in the rear addition for cosmetic reasons, and have this area re-evaluated if there are signs of continuing movement. It would be sensible to use a flexible wall covering in this area (such as wood paneling) rather than drywall in order to absorb minor continued shifting without causing future damage.**



Wall cracks in rear addition.

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## ROOF

**Area:** Original house.  
**Type:** Gable.  
**Covering:** 3-tab asphalt shingles.  
**Estimated Age:** 21 years.  
**Number of Layers:** 1  
**Examination Method:** Walked on surface.  
**Gutters:** Installed. Downspouts discharge above grade.

**Area:** Rear addition.  
**Type:** Low slope (sometimes called 'flat').  
**Covering:** Modified bitumen membrane w/ granular surface.  
**Estimated Age:** 21 years.  
**Number of Layers:** 1  
**Examination Method:** Walked on surface.  
**Gutters:** Installed. Downspouts discharge above grade.

This inspection is not a warranty, guarantee or insurance policy and it's not intended to predict how long the roof will last or if it will leak. Leaks can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs should be inspected annually in order to last typical life spans. Expect to make minor repairs to any roof.

2. **Ask the seller, point-blank, “Has the roof ever leaked? If so when, where and what repairs were made?”**

### **Asphalt Shingle Roof Covering**

The asphalt shingle roofing is at end of its useful life. Old roofs should be replaced before they leak rather than after. Cupping/curling shingles are in indication that the roof is at the end of its life.

3. **Replace the asphalt shingle roofing.**

### **Gutters and Drains**

Gutters and drains are important because water from the roof entering the ground adjacent to the foundation can cause structural damage and is a frequent source of water problems in basements or crawl spaces. Unless it is raining during the inspection I may not be able to see leaks or other problems.



Worn out shingles.

Although many homeowners ignore them, gutters and drains need regular maintenance and cleaning to make sure that water flows through the system and then flows well away from the structure after it exits downspouts. Some gutters need cleaning several times per year, depending on landscaping.

The old steel gutters and downspouts are rusting and/or have holes.

4. **Replace the rusted, leaking gutters.**

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## **EXTERIOR**

**Primary Siding:** Lapped wood.  
**Other Siding:** Brick veneer.  
**Eave Trim:** Wood soffits.

You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage.

**Paint**

Painting will require extra preparation effort and re-priming because the paint is peeling and cracking.

5. **Paint the exterior. Make sure you scrape loose paint first and then prime these areas prior to applying finish paint.**



Peeling and cracked paint.

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## GROUNDS

**Driveway:** Concrete.

**Walks:** Concrete.

Fences, recreational facilities, detached buildings (other than detached garages), trees and landscaping, erosion control and earth stabilization measures are not inspected unless specifically documented.

**Grading**

Proper drainage (slope of the ground surface) is important. Water entering the ground near the foundation can cause various problems ranging from a wet basement or crawl space to structural problems. Water from roof gutters and downspouts should be directed away from the foundation for the same reason.

The grading around the structure is relatively flat. This is common at many older properties. If you make changes to the landscaping, you should do it in a way that improves the drainage to encourage water to flow away from the structure to reduce the risk of future problems.

**Expansive Soils**

Expansive soils are found in much of the Colorado Front Range. These clay minerals act like a sponge and swell when water is added. They also shrink when dried out. This swelling and shrinkage can cause major structural damage. Colorado also has a semi-arid climate. Many naive (but well-intentioned) homeowners plant Kentucky Bluegrass or other water-thirsty plants next to their house and add lots of water to the foundation with sprinklers. I strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called 'Xeriscape') for at least the first 5 feet around the house (more if there are signs of expansive soil problems). You should minimize lawn irrigation and pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

**Slab Settlement**

The front walk and garage floor concrete slabs have settled. This is likely the result of settlement of soil backfill below the slabs (a common construction defect). This may need repair if movement is continuing. It's not possible to predict the rate of continuing settlement (if any) during a one-time visit.

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## GARAGE

**Type:** Attached.  
**Doors:** 1 overhead vehicle door.  
**Openers:** 1

**Garage Door**

The garage vehicle door is the largest moving object in the home. A malfunctioning or falling garage door can cause severe injury. You should check its operation monthly.

**Missing Safety Cables**

If a support spring for an overhead garage doors were to break it could fly across the room and cause injury. Installing a wire safety cable through the middle of the spring will prevent this. Cost is minimal.

**6. Install safety cables on overhead garage door springs.**

**Automatic Opener - General**

An automatic garage door opener that doesn't reverse properly can cause severe injury. You should test this important safety feature each month by placing a 2x4 wood block flat on the floor and closing the door on the block. The door should reverse. Read the owner's manual.

**Safety Reverse Not Working**

The overhead garage door opener reversed correctly when the photo-electric eye was interrupted, but did not automatically reverse when it struck a 2x4 block of wood.

**7. Adjust or repair the garage door openers so the safety reverse mechanism works properly. If the opener can't be repaired then replace it. Disconnect the opener until it's been repaired.**

**Garage Door Opener Button Too Low**

Control buttons for overhead garage door openers should be mounted high enough that young children can not reach them. Most manufacturers recommend the button should be at least 60 inches up.

**8. Raise garage door opener buttons at least 60 inches above the adjacent standing surfaces.**

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## WINDOWS & DOORS

<b>Exterior Doors:</b>	Metal covered and sliding glass.
<b>Interior Doors:</b>	Hollow-core.
<b>Windows:</b>	Metal frame. Single pane glass and storm windows.
<b>Windows:</b>	Vinyl frame. Double pane glass.

We only report on physical condition and operability. Thermal efficiency is not a part of this inspection. We can't check windows or doors that are blocked by furniture. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented.

Modern standards call for bedrooms to have egress windows so you can get directly out of the house quickly during an emergency. The older the house, the more likely that it does not meet these standards. Replace the windows if this bothers you. Sometimes this is straightforward, but be prepared to make structural changes.

### Double-Key Deadbolt

Deadbolts that require a key on both sides improve security, but they also create a safety hazard because they present an obstacle to fleeing in the event of an emergency.

#### 9. Remove double-key deadbolts from entry doors.

### Damaged Window Crank

The gears in window crank mechanisms tend to be fragile. Use the cranks gently. Seasonal application of lubricating oil will help prolong their life. Avoid thick buildups of paint on the frame that make the window more difficult to operate.

For safety reasons, it is especially important for you to be able to easily open bedroom windows.

#### 10. Repair the damaged casement window crank in the master bedroom.

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## CRAWL SPACE

<b>Area:</b>	Under the original house.
<b>Examination Method:</b>	Crawled through it.
<b>Height:</b>	About 2-3 feet.
<b>Ventilation:</b>	Perimeter wall vents.
<b>Vapor Retarder:</b>	None.
<b>Insulation:</b>	Fiberglass batts at the rim joist. Insulation blocks a visual examination.

Conditions in the crawl space appear to be generally adequate.

**A Few Words About Crawl Space Moisture**

Moisture in the crawl space can lead to structural damage, wood destroying insects and health related issues such as mold/mildew. The crawl space was dry at the time of the inspection. However, because conditions can change (particularly in wetter years) it's impossible for us -or anyone else- to make a long-term prediction or give you a guarantee that you won't have problems.

You can reduce the risk of problems by maintaining your gutters, making sure downspouts discharge far away from the foundation and by sloping the ground surface away from the structure in all directions. Minimize irrigation from sprinkler systems.

You should periodically check to make sure your crawl space is staying dry (particularly after severe storms).

- 11. Ask the seller point-blank: “Have you ever seen water in the crawl space? If so when, where, how much, and what was done to correct the problem?”**

**Crawl Space Needs Vapor Retarder**

The ground surface in the crawl space is bare dirt. Although the crawl space is dry, moisture conditions in crawl spaces can -and do- change. Moisture in the crawl space could cause significant problems, such as rotting of the floor structure.

- 12. Install plastic sheeting in the crawl space to reduce the risk of moisture related problems. Overlap and seal the seams, and seal the plastic to the foundation walls.**

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## ATTIC

**Examination Method:** Crawled through its center.

**Insulation:** Loose fiberglass.

**Estimated Depth:** 10-12 inches.

**Estimated R-Value:** About the R-30 that is generally recommended for this climate. R-Value is the ability to resist the movement of heat. Higher numbers are better. This estimate is a rough average value.

**Ventilation:** Gable and soffit vents.

The remote areas of the attic were not examined due to limited access. Conditions in these areas (including water-tightness of the roof) are unknown and are specifically excluded from the inspection and report.

Conditions in the attic appear to be generally adequate.

## ELECTRICAL SYSTEM

<b>Size:</b>	120/240 volt. 150 amp.
<b>Main Disconnect:</b>	A circuit breaker in the main distribution panel outside at the rear.
<b>Grounding:</b>	Metal water pipe. Driven ground rod.
<b>Wiring:</b>	Copper wire in non-metallic cable.
<b>Subpanels:</b>	Garage. Laundry.

Older electrical systems often fall short of modern safety standards. Electrical repairs should have a high priority because most electrical problems are either a shock and/or fire hazard. Repairs should be made by a qualified licensed electrician.

The electrical inspection consists of looking inside fuse/circuit breaker panels, testing receptacles and lights and observing wiring in accessible areas. The hidden nature of the electrical system prevents inspection of many components. Electrical components can not be inspected if access is blocked by furniture and/or storage.

The electrical inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightening or surge protection systems or operation of smoke alarms.

### Missing Junction Box

All electrical connections should be made inside junction boxes with cover plates.

### 13. Repair wiring in the attic so that all connections are inside closed junction boxes.

### Receptacles

Receptacles are mostly newer 3 hole, with some older 2 hole types. I tested random receptacles (but not all of them) where accessible. They tested as being correctly wired.

### 2 Hole Receptacles

The 2 hole ungrounded receptacles are typical in older houses. Grounding is a safety feature that provides protection in the event of a fault. Grounding and 3 hole receptacles were not required before about 1962. There are several options. Sometimes it makes sense to use a combination of approaches. The ideal time to address this is when the house is vacant because an electrician can access all of the receptacles at once.

- A. Do nothing. Many electrical devices only have a 2 prong plug. If you are going to use only devices with a 2 prong plug then upgrading the receptacles does not increase safety.
- B. Investigate the possibility of upgrading the receptacles. Sometimes it's possible to install a grounded 3 hole receptacle without great effort; other times the wiring must be replaced (this could be expensive). **Any appliance that has a 3 prong plug must be provided with a grounded 3 hole receptacle.** It would be wise to upgrade to grounded receptacles in damp locations such as near sinks, exterior, garage, basement, crawl space, fountains, hot tubs, spas, and jetted tubs.
- C. Install ground fault circuit interrupter (GFCI) devices. The GFCI device will improve safety, even though the receptacles will not be grounded.

You should also understand that surge protectors will not function without a properly grounded receptacle.

### 14. Have an electrician repair 2 hole receptacles everywhere that you plan to use a 3 prong cord.

**Ground Fault Circuit Interrupters (GFCI)**

GFCIs are safety devices (either a receptacle or circuit breaker) designed to protect people from shock and electrocution. In the event that you are shocked, the GFCI senses the current passing through your body and shuts off the circuit. The Consumer Product Safety Commission estimates that deaths from household electrocution would be reduced by one half if all homes were equipped with GFCIs.

Modern standards require GFCI devices in wet or damp locations such as sink areas, exterior, garage, basement, crawl space, fountains, hot tubs, spas, and jetted tubs. **For your safety, an electrician should install GFCI devices at these locations if they are not already present.** You should test GFCIs monthly or more frequently as instructed by the manufacturer.

GFCI devices were tested and appear functional.

**Smoke Detectors**

Modern standards call for smoke detectors inside and outside all sleeping rooms and on each level of the house. I found smoke detectors in only a few locations.

**15. Install additional smoke detectors and replace old ones unless you know they've been replaced recently.**

Be sure to test your smoke detectors upon moving in and monthly thereafter.

**Frequently Asked Question:** Why doesn't Cornerstone Inspection push the test button on smoke detectors?

**Answer:** First, smoke detectors are designed so that you can test them yourself on a regular basis. More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. The National Fire Protection Agency (NFPA) urges homeowners to replace smoke detectors more than 10 years old, and to replace all smoke detectors when moving into a new residence unless you know that the smoke detectors are new. Battery-powered replacements are inexpensive and readily available. Modern building standards call for smoke detectors to be powered by a 120v circuit, and for them to be interconnected so that all go off together at the same time.

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## PLUMBING SYSTEM

**Main Valve Location:** Front wall of crawl space.

**Service Pipe:** Copper.

**Interior Supply Pipes:** Copper.

**Waste Pipes:** Older metal and newer plastic.

**Water Heater:** Natural gas, 40 gallon, 2000.

**Fuel Valve:** Valve at the natural gas meter outside.

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: *"Is it working or not?"* Concealed pipes within walls, floors and ceilings or that are buried below soil can not be evaluated. Keep in mind that leaks can and do occur at any time without warning. You should expect to have leaks, clogs and toilets fixed from time to time.

The plumbing system appears to be generally adequate.

**Adjust Hot Water Temperature**

Hot water can cause severe scalding. The risk is especially high for infants, children, and the elderly. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120°F (there is a big warning label on most new water heaters telling you to do this). Note that modern dishwashers contain heating elements and do not need high temperature supply.

**Underground Drain Pipes Not Inspected**

I can't inspect sewer pipes that are buried outside the house. The likelihood and severity of problems (such as leaks or blockages) is greater with older pipes, and they're expensive to fix. If you want more information about their condition, then have a professional plumber video-inspect their interior.

**Shutoff Valves Not Tested**

Shutoff valves that are not used on a regular basis by the homeowner are not operated during the inspection because they can fail to reopen or can drip after being operated. If you want to verify their proper operation prior to closing you should have a qualified licensed plumber do this so the plumber can make any repairs that are needed.

**TPR Valve Not Tested**

The temperature pressure relief valve (TPR) on the water heater is an important safety device intended to prevent the water heater from exploding in the rare event of a defect in the operating controls. TPR manufacturers recommend that the valve be tested on a regular basis. However, if it's has never been tested it will most likely leak after the test and need to be replaced. The TPR valve was not tested during the inspection. If you want to verify its proper operation prior to closing you should have a qualified licensed plumber do this so the plumber can make any repairs that are needed.

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## HVAC SYSTEM (HEATING/COOLING)

<b>Area:</b>	Original house.
<b>Forced-Air Furnace:</b>	Induced draft, 100,000 Btu/hr, located in crawl space, 1998 .
<b>Filter Location:</b>	Inside furnace blower door.
<b>Exhaust Venting:</b>	Double-wall metal vent pipe.
<b>Fuel:</b>	Natural gas.
<b>Area:</b>	Rear addition.
<b>Heat Type:</b>	Electric baseboard.

The HVAC inspection consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. Further evaluation by an HVAC contractor may reveal defects that were not readily apparent to the inspector. HVAC equipment can fail at any time without warning, including the day after the inspection. Regular service is important for efficient operation and to achieve maximum life from equipment; most manufacturers recommend annual service.

### **Humidifier**

Humidifiers need routine maintenance. Such maintenance is commonly lacking and can only be evaluated by disassembling the unit. Lack of maintenance can generate health related issues. Leaking humidifiers can damage HVAC equipment. I did not inspect the humidifier.

- 16. Find out how to operate and maintain your humidifier. Read the owner's manual or consult an HVAC contractor.**

### **Duct Cleaning**

Clean ducts are healthier than dirty ducts and most houses (even brand new ones) would benefit from a whole-house duct cleaning. In newer houses, a significant amount of construction debris can often be removed from floor-mounted air registers using a simple shop-vac. You should consider having the ducts cleaned unless you know that it's been done recently.

### **Air Filter**

Air filters should be changed or cleaned monthly during the heating season, or more often if necessary (also during the cooling season if you have A/C). A clean filter is vital to keeping the system working efficiently and minimizing wear and tear on equipment. The filter is clean.

### **Electric Heat**

Electric heat is usually more expensive than gas, although some savings can be gained by lowering the thermostat in rooms that are not being used. Potential cost savings depend on the lifestyle of the occupants and their degree of involvement with heat control.

Inspection of electric heat is limited to checking the units visually for damage, and turning up the thermostat. The electric heat responded to the thermostat.

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## **INTERIOR**

**Walls & Ceilings:** Drywall. Wood paneling at the addition.

**Flooring:** Wood, carpet and vinyl.

This inspection is intended to address functional issues rather than aesthetic appeal. Nearly all buildings have minor cracks on interior surfaces. These are typically cosmetic in nature and can be caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in this report.

The interior appears to be generally adequate.

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## FIREPLACE AND CHIMNEY

**Type:** Wood stove.  
**Flue:** Metal flue.

This is a visual inspection; we don't start fires to check operation. Screens and doors, appliance gaskets and seals, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted) are not inspected unless specifically documented.

### Wood Stove

For safety reasons, wood stoves need to be installed according to the manufacturer's instructions; many are not. The metal flue is dislodged from the back of the stove because it's not attached.

- 17. Secure the flue pipe to the back of the wood stove. Obtain the manufacturer's installation instructions for the wood stove and verify that it's been installed correctly, or have a chimney sweep evaluate it.**

### Chimney Interior Not Inspected

Chimney interiors cannot be fully observed from the top or bottom. The National Fire Protection Association (NFPA) recommends a Level II inspection by a qualified chimney sweep whenever a house is sold. A Level II inspection includes examination of the flue interior (such as using a video camera) and may reveal problems we can't see during our home inspection.

- 18. Have a chimney sweep clean and inspect the inside of the chimney.**

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## APPLIANCES

**Tested:** Electric range, refrigerator, sink disposal.  
**Not Tested:** Clothes washer and clothes dryer. Portable dishwasher.  
**Laundry Facility:** Hot/cold water hookup and drain standpipe. Receptacle for electric dryer. Exterior dryer vent.

We test appliances by turning them on briefly using the normal operating controls. In other words, "*Does it run or not?*" The inspection does not include extensive testing of thermostats, timers or specialized features. You should check appliance function again during a pre-closing walk-through.

Searching for recalls on appliances or other products is not a part of this inspection. If you would like information about recalls, visit <http://www.pueblo.gsa.gov/recallsdesc.htm#CP> and <http://www.cpsec.gov/cpscprerel/prerel.html>

### Range Anti-Tip Missing

An anti-tip bracket should prevent the range from toppling over in the event that a child were to open the oven door and crawl onto the door, or if something heavy were placed on the door. It's missing or is not installed properly.

- 19. Install the anti-tip bracket to keep the range from toppling over.**

### **Refrigerator Maintenance**

Clogged refrigerator coils make the compressor cool less and run longer. Cleaning the coils regularly is vital to reduce your utility bills and maximize the life of the appliance. Clean the coils with a vacuum. They may be located behind a grille under the door or on the back of the unit.

### **Dryer Receptacle, 3-Prong vs. 4-Prong**

The dryer receptacle is the newer 4-prong style. Since about 2000, dryers come equipped with a 4-prong plug (a newer and safer standard); many older dryers have a 3-prong plug. An electrician may need to either upgrade the wall receptacle or replace the dryer cord, depending on what type of plug your dryer has.

### **Dryer Maintenance**

It's important for clothes dryers to have a proper vent. The U.S. Consumer Product Safety Commission (CPSC) says "in 1997, there were 16,700 clothes dryer fires resulting in 30 deaths and 430 injuries. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers." (CPSC Document #5022)

Clean the dryer vent regularly to prevent fires. We can't observe the vent during most inspections because it's blocked from view by the dryer itself. Many chimney sweeps and duct cleaning contractors also clean dryer vents.

To prevent dryer fires, closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. If metal duct is not available where you purchased the dryer then check other locations such as hardware or building supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of other materials.

### **Plastic Dryer Vent Connector**

The dryer is connected to the vent pipe with a flexible plastic connector. This plastic would melt and burn in the event of a dryer fire.

**20. Replace the plastic dryer vent connector with a flexible metal vent connector.**

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## **COMMON ENVIRONMENTAL ISSUES**

A standard home inspection does not include screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Cornerstone Inspection, LLC.

### **Carbon Monoxide**

Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon monoxide testing of a house is a specialized service that Cornerstone Inspection, LLC does not perform. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

### **Radon Gas**

Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Cornerstone Inspection, LLC does not test for radon unless agreed-to under a separate contract. For more information read the booklet 'Home Buyer's and Seller's Guide to Radon' published by the EPA and available from the Colorado Department of Public Health and Environment (CDPHE) at 303-692-3420 or on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

### **Lead Based Paint, Lead in Water**

Houses built before about 1980 usually have lead based paint. Lead can cause severe brain injury, particularly for infants and children. Unborn children are also at risk if the mother is exposed to lead paint. Lead dust can be created by scraping or sanding during renovation projects or by rubbing of windows or doors as they operate. Lead dust in the soil outside houses is also a hazard. Tap water may contain lead due to plumbing materials, particularly in older homes. Common sense dictates that children and pregnant women should stay away from lead dust, and that children who come in contact with lead dust should have their blood lead levels tested. Consult your pediatrician about this inexpensive test.

Lead based paint testing is available from environmental specialists. Lead levels in drinking water can be easily tested; check with a private water testing laboratory, your water provider, or the Colorado Department of Public Health and Environment (303-692-3048 or 303-692-3500). Cornerstone Inspection, LLC does not perform any tests for lead. For further information read the booklet 'Protect Your Family From Lead In Your Home' published by the EPA and available by calling 800-424-5323 or on the internet at <http://www.epa.gov/lead/leadpdf.pdf>

### **Asbestos**

Many, but not all, pre-1980 houses contain asbestos in a wide variety of building products. If asbestos fibers are inhaled or swallowed, they can cause serious health effects that may not appear for many years. For further information read the booklet 'Asbestos in Your Home' published by the American Lung Association in conjunction with the U.S. Consumer Product Safety Commission and the EPA. It is available by calling 800-638-2772 or on the internet at <http://www.epa.gov/asbestos/ashome.html>

Asbestos can not be positively identified visually. The presence or absence of asbestos can only be verified by laboratory analysis. Cornerstone Inspection, LLC does not perform any tests for asbestos. If you suspect the presence of asbestos in any material, do not disturb the material. Consult with a qualified environmental specialist or asbestos remediation contractor to confirm the presence or absence of asbestos, and for advice on how best to deal with any asbestos that may be present. There may be special regulations for the removal and disposal of asbestos.

### **Mold**

Mold, mildew or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Recent media coverage has made mold a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the Environmental Protection Administration (EPA), or any other independent authoritative source.

The testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Cornerstone Inspection, LLC does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold

or other indoor air quality issues you should contact your doctor, an industrial hygienist, the CDC or the EPA. Be prepared to receive differing opinions from different experts.

For more information on mold and other indoor air contaminants you should visit  
CDC <http://www.cdc.gov/nceh/airpollution/mold/moldfacts.htm>  
EPA <http://www.epa.gov/iaq/molds/moldresources.html>

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## SUPPORT AFTER THE INSPECTION

### Re-Inspection Policy

Clients sometimes ask me to re-inspect problem areas after repairs are made. A minimum fee of \$125 covers a re-inspection of any two specific items, and does not include a written report, which is \$50 extra. Additional items to be inspected cost \$25 each. Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents must be available at the house when I arrive for the re-inspection. Items without this documentation will not be re-inspected. Sorry, I won't re-inspect repairs done by unlicensed contractors or amateurs.

### Your Questions

I'll do my best to answer your questions during and after the inspection. All I ask is that you read the report first – all of it. Calls during business hours are preferred. Sometimes I'm available during the evening, but not always. Most questions can be answered in one call, but sometimes I have to go back to the office to look over your report. I'll try to answer any question the day you ask it.

### The Questions Of Others

If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, I'll politely inform them that I can't talk about your inspection unless you're a part of the conversation. I'll suggest that they call me back after setting up a conference call with you.

If a seller or repair person calls and asks us how to fix something, I'll politely decline. It's not because I don't know how to fix things, it's because I'm not willing to boss a repair job by remote control. It's also to protect you from unqualified repair people, and to protect me from people who might just forget what I told them between the phone and the actual job.